

Improvements to the Property by Shared Home Owner – 3.3

Queenstown Lakes Community Housing Trust

July 2008

Updated February 2011, November 2013, January 2014, April 2017

Background

As per Clause 6 of the Shared Ownership Agreement and Clause 5 of the Property Sharing Agreement, Homeowners must seek written consent from the Trust if they wish to carry out improvements to the property. The Trust has agreed Homeowners do not need to obtain consent for minor variations and improvements.

Policy

- I. Should the Homeowner wish to make improvements to the property which will require resource consent, building consent or involve erecting a new structure, it shall first seek written consent from QLCHT to undertake those improvements.
- II. It is the responsibility of the Homeowner to ensure they are complying with all regulatory rules and covenants for any proposed improvements.
- III. If a Homeowner requires QLCHT consent to undertake improvements they must provide evidence of approximate costings to QLCHT. If the proposed improvements will cost under \$5,000, QLCHT Executive Officer may authorise the request. If the proposed improvements will cost more than \$5,000, signoff for works must be obtained by 2 Trustees.
- IV. Non-notifiable improvements include internal painting and other general maintenance and home handyman jobs, but exclude any electrical work.