

Rotorua Lakes Council

Housing for the Elderly



**ROTORUA
LAKES COUNCIL**

This brochure aims to answer various questions you may have about Rotorua Lakes Housing for the Elderly units.

Criteria

All applicants must meet the following eligibility criteria:

- Be a New Zealand citizen or hold New Zealand Permanent Residency.
- Be 60 years of age or older and reliant on a benefit, or
- Be 55 years and over and reliant on a sickness benefit.
- Be retired from full time work.
- Have assets of less than \$30,000 for a single applicant and \$55,000 for a couple – this includes the value of any major asset sold within 5 years of applying.
- Have an income of less than \$30,000 for a single applicant and \$55,000 for a couple.
- Be in need of long-term accommodation.
- Capable of living independently.

All applicants are required to attend an interview with an appropriate Rotorua Lakes Council staff member.

Advantages

Living in a Rotorua Lakes Council Housing for the Elderly Units means:

- Affordable rent.
- Privacy and independence.
- Security and companionship of close neighbours.
- Lawns mowed and gardens maintained by Council.
- Council is responsible for all maintenance.

Application

If you meet the criteria and wish to apply, please complete the application form and provide the following:

- Confirmation of all income received including confirmation from WINZ of your benefit status and entitlements.
- Confirmation of all assets, excluding furniture and personal items including any supporting documents i.e. if you have sold property within the last 5 years you will be required to provide a copy of the final settlement statement.
- Confidential medical statement for each applicant – couples must provide one each. *This could incur a cost, this is payable by the applicant.*
- A tenancy reference and or credit check.
- Confirmation of existing accommodation costs.

How to apply

Call in to Rotorua Lakes Council and pick up an application pack, complete the form and return it to the Rotorua District Council Customer Centre at 1061 Haupapa Street or PO Box 3029, Rotorua Mail Centre, Rotorua.

If you need assistance completing the application form, or would like some further information, please call us, we are more than happy to help.

Once your application form has been received by the Customer Centre, we will contact you to set an appointment time to discuss your application.

Subsequent to applying, please notify the Rotorua District Council of any changes to your address or telephone number to keep your details current and avoid your application being cancelled.

Frequently Asked Questions

What if my assets change?

If your financial situation changes or you acquire money for whatever reason, you are required to notify Council as soon as possible.

Records will be updated annually, a new application pack will be sent to you for you to update.

Where are the units located?

Rotorua Lakes Council currently has 152 units. They consist of bedsits and one bedroom units, with bedrooms either to fit a single or double bed.

The units are spread through four complexes in Rotorua:

Westbrook - Osiris Street, Pharoah Street and Thebes Street

Fenton Park - Lucas Place

Glenholme - Rawhiti Flats, Miller Street

Ngongotaha - Dawson Drive and Domain Avenue

Am I allowed pets in the unit?

Tenants are permitted to have a single bird or one spayed or neutered cat. Unfortunately, dogs are not permitted. Any applicants with guide dogs will be assessed at the time of application.

Can I smoke in the unit?

No, smoking is not permitted in the units.

What size are the units and what do they contain?

The units are either bedsit or one bedroom and contain:

- A stove, heater, carpet, and vinyl in the service areas
- Building Insurance and rates are paid by Council
- Any parking available in the complex is for tenants use only and parking spaces are not allocated to specific units.

What are the tenant's responsibilities?

Tenants are responsible for:

- Curtains/drapes
- Contents insurance, telephone, and electricity
- To act responsibly, and contribute to the harmony of the community.

How do I terminate my tenancy?

To terminate your tenancy, you must give 28 days notice and supply in writing:

- That you are giving your 28 days notice to terminate.
- Your name, current address.
- Your new address and telephone number (so we can forward any correspondence).
- Confirmation that you will close and fully pay any accounts such as electricity or telephone on leaving your unit.
- Consent to the landlord for access to show any prospective tenants your unit.
- Arrangement for return of the keys.
- The unit must be left clean and tidy.
- Cleaning fees will be deducted from the bond if necessary.

Current rental rates

HOUSING FOR THE ELDERLY – RENTS – EFFECTIVE 1 DECEMBER 2018		
Complex	Rent per week – Single	Rent per week – Double
NGONGOTAHA		
Dawson Drive	\$111.21	\$147.04
Domain Ave	\$111.21	\$147.04
WESTBROOK		
Osiris Place	\$120.79	\$142.66
Thebes Street	\$120.79	\$142.66
Pharaoh Place	\$120.79	\$142.66
FENTON PARK		
Lucas Place	\$98.61	\$126.73
Lucas Place – one bedroom	\$120.79	\$142.66
MILLER STREET		
Rawhiti Flats – bedsits	\$86.85	\$115.48
Rawhiti with one bedroom	\$120.79	\$142.66
KAHIKATEA STREET		
Rawhiti Flats	\$129.44	\$162.76

- Rotorua Lakes Council aims to keep the units as affordable as possible.
- Rent will be reviewed annually.
- Tenants must pay two weeks rent in advance as well as a bond equivalent to three weeks rent.

- Work and income may be able to assist you with a rent advance and bond payment.

For further information or enquiries, please contact the
Customer Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Phone 07 348 4199

The logo for Rotorua Lakes Council, featuring the words "ROTORUA" and "LAKES COUNCIL" in white, bold, uppercase letters on a black rectangular background.

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