



The Salvation Army New Zealand Trust

Independent Living Units Information Sheet for Applicants

Appendix II

The following information is provided to inform you of the conditions of tenancy for the Independent Living Units. If your application is successful, and you agree to occupy, then as a condition of tenancy it is understood that you agree to these conditions:

1. Independent Living Units are for persons who can care for themselves. Custodial or nursing care is not available. Residents are expected to keep their unit clean and tidy. They are also responsible for the tidiness of their paths, gardens and area around their unit.
2. The units are unfurnished. The Salvation Army supplies the following:
 - i) Floor coverings – carpet and vinyl
 - ii) Drapes and curtains
 - iii) Television aerial – but not TV set
 - iv) Bench top electric stove with range hood and wall oven (where applicable)
 - v) Electric Stove
 - vi) Heat Pump (where applicable)
 - vii) One drawer dishwasher.(where Applicable)

You will need to supply:

- i) Telephone
 - ii) Refrigerator
 - iii) Microwave oven
 - iv) Washing Machine and Drier
 - v) Your own furniture and household appliances
 - vi) Rubbish bin.
3. Units are one or two bedroom, with built-in wardrobes, lounge/dining room, kitchen with pantry cupboard and space for a refrigerator and microwave oven, bathroom with vanity unit shower, toilet and wash-hand basin.
 4. A single garage with internal access and one automatic garage door opener is provided.(where applicable)
 5. A Tub and space for a washing machine and drier is provided. Each unit has its own clothes line.
 6. The rental is reviewed annually. The rental covers General Rates, Insurance of the unit and General Maintenance and Grounds Maintenance.
Maintenance of the Dishwasher, Electric Stove, Rangehood and Heatpump is the tenants responsibility.
 7. Rental is payable monthly, two weeks in arrears, two weeks in advance by Direct Debit from the tenant's bank account to The Salvation Army Territorial Headquarters
P O Box 6015, Wellington.
A Tenancy Bond is required.
 8. In addition to the rent you will be responsible for your electricity connection fee and account, telephone connection fee and rental, water rates (where applicable) and your personal effects insurance.

- 9 Residents must not alter any part of the interior or exterior of the unit, and may not erect garden or storage sheds without written approval of the Trustees.
- 10 Pets are limited to caged birds, fish and only **one** cat.
- 11 There is only limited parking for cars. No parking is permitted on the lawns or footpaths.
- 12 Rubbish collection is undertaken by local authorities.
- 13 In the event of the death/hospitalisation of a tenant the estate is liable for rent payments until the unit is cleared and left in a clean state available for reletting.
- 14 Smoking is not permitted in the units