



Franklin
DISTRICT COUNCIL

PENSIONER HOUSING

INFORMATION ON PENSIONER HOUSING IN THE FRANKLIN DISTRICT

**VERSION JANUARY 2007
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FRANKLIN DISTRICT**

BACKGROUND

Franklin District Council has a history of providing affordable housing to pensioners since the early 1960's. Initially this was provided by the former Borough Councils of Tuakau, Waiuku and Pukekohe. The present housing stock is 111 units built between 1963 and 1989.

The benefit to the tenants of pensioner housing accommodation is that they enjoy the security of a stable home to live in at an affordable rental. Generally, our existing tenants are reliant on Superannuation as their primary source of income. Therefore, the pensioner housing service provided by Franklin District Council is designed to be appropriate to meet desired levels of independence and affordability in providing accommodation.

TOTAL PENSIONER FLATS

Location	Description	Address	No. of Flats
Pukekohe	Parkway	16 Princes Street	28
	Albert	Albert Place	30
	Lawrie	111 Queen Street	07
	Henry Curd	4-8 Henry Curd Terrace	10
Tuakau	Henderson	Henderson Avenue	04
	Jellicoe	5 Jellicoe Avenue	08
Waiuku	Norfolk	2 Norfolk Rise	16
	Kent	14 Kent Street	08
Total Flats			111

ELIGIBILITY CRITERIA

The eligibility of the applicant is dependent on the applicant meeting the following requirements:

- The combined value of the applicant's assets (excluding car, furniture and personal household effects) must not exceed the figures below:

Single	\$17,500
Couple	\$20,500

Assets may include cash in the bank, shares, trusts, investments or any other property of value (but excluding car, furniture and personal household effects);

- The applicant must have a housing need as determined by Franklin District Council;
- The applicant must be in position to care for themselves independently;
- The applicant must be a permanent New Zealand resident or Citizen of New Zealand;
- The applicant must be receiving an age related benefit, national superannuation or war pension not exceeding the income figure of \$17,500 per annum for a single applicant and \$20,500 per annum for a couple;
- Any applicant on a benefit other than an age related benefit, national superannuation or war pension and who is over 60 years old will be considered if the applicant's sole source of income is fixed and does not exceed \$17,500 per annum for a single applicant and \$20,500 per annum for a couple (this income does not include payments made to the applicant by way of compensation e.g. War Disability Allowance);
- In the case of a married couple, one spouse must meet all the eligibility criteria;

Authorised Council Officers reserve the right to request references from past landlords.

Applicants who own land or property may not qualify.

Consideration will be given to applicants:

- **Who reside in the Franklin District;**

- **Who have an urgent need for accommodation due to their current circumstances; and**
- **Those who have relatives in the Franklin District.**

EACH APPLICATION WILL BE CONSIDERED INDIVIDUALLY ON ITS MERITS. FRANKLIN DISTRICT COUNCIL RESERVES THE RIGHT TO AND HAS COMPLETE DISCRETION IN DETERMINING THE ELIGIBILITY OR OTHERWISE OF ANY APPLICANT.

TERMS & CONDITIONS OF TENANCY

In addition to the Terms & Conditions contained in the Tenancy Agreement, the following are the basic terms of any tenancy in Franklin District Council Pensioner Housing.

RENTAL

This is payable fortnightly or four weekly in advance. **It is required that an Automatic Payment be set up for rent payment starting on the nearest Pension Payment Day.** The rent week is from Tuesday to Monday. Automatic Payment forms are available at Council offices.

Rent

Single Tenant \$97.00 per week*
Couple \$148.00 per week*

**** This figure may change at any time by way of notice under the Residential Tenancies Act 1986.***

BOND

A bond of four weeks rent is payable by the tenant at the commencement of tenancy. This bond shall be refunded/applied in accordance with the terms and conditions of the Residential Tenancies Act 1986. In the event that the bond money held is insufficient to cover the cleaning works and/or repair cost to damages caused by the tenant, the additional cost will be charged to the tenant. Council reserves the right to engage the services of a debt collection agency for this purpose and any fees incurred will be added to the money owed by the tenant.

ACCOMMODATION

All units have a kitchen with an electric stove and separate bathroom containing a toilet and either a shower or a bath.

FLOOR COVERINGS

Council owns all floor coverings at Parkway Pensioner and Albert Place units and will maintain and repair them unless the floor coverings are negligently or willfully damaged by the tenant. In such instances, the tenant will be required to pay for repair or replacement of the floor covering.

In all other Pensioner Housing units, Council only provides vinyl floor covering in kitchens and bathrooms. All other floor coverings are to be provided by the tenant (this includes carpets in lounges and bedrooms).

In some instances the floor coverings are available for purchase from the outgoing tenant, or are already installed and are available for use of the incoming tenant.

Council will not maintain, repair or replace any floor covering that is not the property of the Council.

LAUNDRY FACILITIES

The Pensioner Housing units at Albert Place, Lawrie Avenue and some of the units at Norfolk Rise have shared laundry facilities that are owned by the Council and these are available for use by the tenant. The Council will only maintain and repair these laundry facilities and will not undertake any repair or maintenance of laundry facilities owned by the tenant.

HEATERS

Council no longer provides heaters for tenants and it is the responsibility of the tenant to provide their own heating facilities.

LIGHT BULBS /ELECTRIC STOVE ELEMENTS/FUSES

It is the tenants responsibility to replace any light bulbs, stove elements or fuses that expire or malfunction during occupancy.

BLINDS AND CURTAINS

All blinds and curtains at Parkway Pensioner Units are provided by Council. In all other Pensioner Housing units, the curtains and blinds need to be provided by the tenant. In some instances, blinds and curtains are available for purchase from the outgoing tenant or where already installed, are available for use by the incoming tenant.

The Council will not maintain, repair or replace blinds or curtains not the property of the Council.

CAR PARKING

Car parking facilities are very limited and parking spaces are NOT RESERVED for any particular unit. Tenants are required to be considerate in the use of any available carparks.

Eight carport spaces are available at Henry Curd units. Twelve carport spaces are available at Albert Place. There are limited off street parking facilities at Henderson Avenue and Lawrie Avenue. Other Pensioner Housing areas have limited car park spaces available.

Tenants shall not park their vehicles on Pensioner Housing premises without prior approval from an authorised Council Officer. This permission can be revoked at any time at the sole discretion of the Council.

REFRIGERATORS

Council does not provide refrigerators. The tenants are responsible for the provision and maintenance of their own refrigerators.

GARDENS & LAWNS

The gardens and lawns of the Pensioner Housing units in each area are maintained by Council. The tenants are encouraged to maintain small gardens in the immediate area of their units.

Areas for vegetable gardening are available at Henry Curd units and Jellicoe Avenue units.

CONNECTION OF POWER, TELEPHONE & INTERNET

It is the responsibility of the tenant to pay for connection of electricity, telephone and internet.

TELEVISION AERIALS

Council will not provide television aerials for individual tenants. Some units are already installed with internal aerials and these are available for tenants use. Tenants must obtain approval from an authorised Council Officer prior to installing television aerials.

CLOTHES LINES

Exterior clothes lines are provided by Council. The clothes lines are to be shared and therefore tenants are required to be considerate and consult with neighbours when using them.

PETS

Strictly no dogs are permitted in any of the Pensioner Units.

Prior approval from an authorised Council Officer must be sought if a tenant wishes to have a pet **(dogs are strictly not permitted)**.

REFUSE COLLECTION

Only rubbish bags with official stickers will be collected by the refuse truck. These stickers are available for purchase at Council Offices in Waiuku and Pukekohe, or Foodtown and Pak 'N' Save in Pukekohe or New World in Waiuku.

In Tuakau the Pensioner Housing units have wheelie bins available for tenants use. This eliminates the need for official rubbish stickers.

APPLICATIONS

Applications for Pensioner Housing must be made on the Pensioner Housing Application Form, which is available at the Pukekohe, Tuakau or Waiuku Council Offices. Once the application form has been processed, each successful applicant will be placed on our waiting list accordingly.

TENANCY AGREEMENT

Each tenant is required to enter into a Tenancy Agreement. This agreement sets out the rights and responsibilities of landlord and tenant.

MEDICAL CERTIFICATE

A recent medical certificate relating to applicant's health and their ability to care for themselves independently must be completed as part of the application process.

A form and covering letter addressed to the applicant's doctor is enclosed within the application pack provided by Council. This needs to be presented to the applicant's doctor and completed. The completed form needs to be returned to Council with rest of the application forms.

CHANGING CIRCUMSTANCES

If the circumstances of an applicant should alter after an application has been lodged, such changes should be recorded in writing and forwarded to the authorised Council Officer processing the application.

INSURANCE

All tenants shall be required to have in place their own contents insurance to cover personal household effects. Council as the landlord is only responsible for insuring the premises.

INFORMATION

Any further information can be obtained from Council by contacting the Customer Services Team at Franklin District Council by phone on: (09) 237 1300.

WHERE TO SEND COMPLETED APPLICATION FORM

Completed application forms, accompanied by any relevant supporting information should be addressed to:

**Pensioner Housing Application
Customer Services Team
Franklin District Council
Private Bag 5
PUKEKOHE**

PENSIONER FLATS

The Council owns 111 flats throughout the Franklin District for the elderly. All the flats, except for the bedsits in Waiuku, are capable of accommodating two people, and are located in the following areas:

Name/Location:	Singles:	Doubles:	Description:
Albert Place Pukekohe		30	30 flats Separate bedroom Shared Laundries Own shed
Parkway 16 Princess St Pukekohe		28	28 flats Separate bedroom Own laundry
Lawrie Avenue Pukekohe		7	7 flats Separate bedroom Shared laundries
Henry Curd Terrace Pukekohe		10	10 flats Separate bedroom Own laundry
Norfolk Rise (Old) Waiuku	6	4	4 Double Separate bedroom Some Shared laundries 6 single bedsit
Norfolk Rise (New) Waiuku		6	6 Flats Separate bedroom Some Shared laundries
Kent Street Waiuku		8	8 flats Separate bedroom Own laundry
Jellicoe Avenue Tuakau		8	8 flats Separate bedroom Own laundry
Henderson Avenue		4	4 flats Separate bedroom Own laundry

