

Hillview Village

Terms & Conditions

- Hillview Village is a Smoke/Vapor free area – no tenant or visitor are to smoke or vapor in the village.
- RENT - A weekly rent rate is charged depending on whether a unit is occupied by a couple or a single tenant. Amount of rent charged to be confirmed when tenancy confirmed.
Initial payment, on handing over of keys, is to be Bond of 2 weeks rent plus 2 weeks rent in advance.
Bond is to be lodged with Tenancy Services within 23 working days of payment and a receipt for bond amount to be issued.
- Tenants are not responsible for the mowing of lawns – this service is included in rent payment.
Other expenses related to the unit e.g. electricity, broadband etc will be the responsibility of the tenant.
- Approval must be given by Hillview Management prior to anything being hung on the walls. Maintenance staff will assist with the hanging of approved items.
- Tenants will be given the option to plant and tend to their own units small garden by the front door. If they are wanting to take up this offer these gardens must be keep tidy at all times. If they are not interested Hillview staff will maintain these gardens.
- 1 car only is to be allocated to each unit and this car is to be parked in the garage provided.

- All visitors to the Hillview Village are to park on Hospital Road kerb side and not in Hillview residents and visitors carpark.
- 1 existing companion pet on application is allowed. This pet is to be desexed and adhere to local Waitomo District Council bylaws. The companion pet is not to be replaced at any stage. Installation of pet doors are prohibited.
- Hillview will insure each unit but tenants will be liable for the excess due from accidental damage caused. Tenants are responsible for the own contents and car insurance cover.
- No subletting, of any type, is allowed.
- Visitors to a unit are welcome to stay for up to 2 weeks, without consultation with the Hillview General Manager, but visits for a longer period of time will need to be agreed upon, prior, on application to Hillview General Manager.