



FREE GUIDE FOR OVERSEAS OWNERS

Looking after a Queenstown rental from overseas.

The things you need to stay on top of, and how we take care of them for you.

There are a few legal and practical responsibilities every overseas owner needs to know about. The good news is, when Mountain Property Management looks after your home, **we make sure they're covered.**

What you need to know	What it means for you	How MPM takes care of it
21 day NZ agent requirement	If you're out of New Zealand for more than 21 days, the law says you need someone based here to act on your behalf.	The moment you sign with us, we're your local representative. It's all taken care of, so there's nothing extra for you to organise.
Healthy Homes Standards	Every rental needs to meet Healthy Homes requirements, including heating, insulation, ventilation, moisture control and smoke alarms.	We organise inspections through trusted local specialists, manage any work that needs doing, and keep all the paperwork on file.
NZ tax obligations	Overseas owners still need an IRD number and may need to file a New Zealand tax return.	We provide clear financial statements that make life easier for both you and your accountant.
Keeping an eye on your property	It's hard to know what's happening when you're thousands of kilometres away.	Think of us as your eyes and ears on the ground. Every three months you'll receive a detailed inspection report with photos, plus you'll always have one person to call if you need anything.

This guide is general information only and isn't legal or tax advice. If you're unsure how these rules apply to your situation, it's always worth speaking with a lawyer or tax adviser.

Questions? We're here if you need us.

Whether you're just exploring your options or ready for someone local to take care of your property, we'd be happy to help.

Give us a call, send us an email, or get in touch whenever it suits you.