

Queenstown was originally known as Tāhuna, coming from the prefix of Whaka, which means to do something, and Tipu, meaning to grow.

Property Appraisal

PROPERTY ADDRESS	30a Hamilton Road, Queenstown
PREPARED FOR	Crampton & Smith
PREPARED BY	Jo Lundgren
DATE	16/09/2026

+64 34425185 rebecca@tahunahideaway.com www.tahunalettingco.co.nz



About us

Tahuna Letting Co is a dedicated long-term residential property management company, focused solely on leasing and managing homes for stable, ongoing tenancies.

While Tāhuna Hideaway operates independently as a holiday home management business, Tahuna Letting Co exists to support long-term property owners and tenants with a more hands-on, transparent, and personable approach.
Our values, work ethic, sustainability, personability, passion, and loyalty, underpin everything we do. We believe long-term rentals deserve the same level of care, professionalism, and attention as any premium asset.

We’re local, highly involved, and proactive. Owners are kept informed, tenants are treated with respect, and properties are managed as if they were our own.

Watch our company video for more insight ***- Watch now!***

Residential homes. Local management. A service you can trust.

+64 34425185 rebecca@tahunahideaway.com www.tahunalettingco.co.nz

Thank you for allowing us to appraise your property.

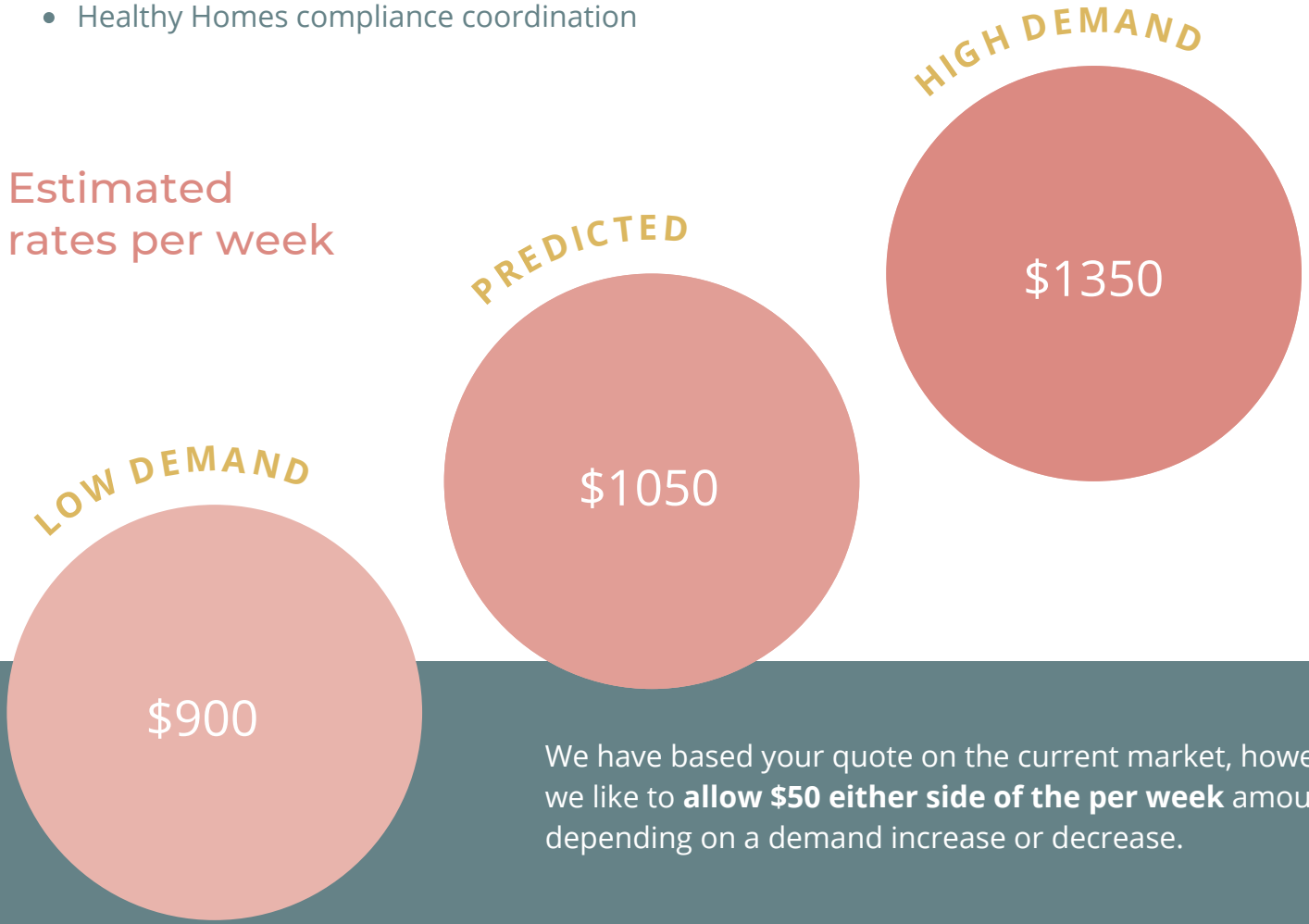
We provide a personable, long-term rental management service, giving owners confidence that their property is well cared for while achieving strong, market-aligned returns.

Our understanding of local rental demand, market movements, and tenant behaviour ensures your property remains competitive, well-presented, and tenanted with the right people.

We tailor our service to suit each property and owner.

- Routine inspections every three months
- Tenant sourcing and screening
- Ongoing property maintenance coordination
- Rent collection and monitoring
- Owner and tenant communication
- Healthy Homes compliance coordination

Estimated rates per week



We have based your quote on the current market, however we like to **allow $50 either side of the per week** amount depending on a demand increase or decrease.

Tāhuna HIDEAWAY +64 3442 5185 rebecca@tahunahideaway.com www.tahunalettingco.co.nz

Why choose us?



We focus on:

- Attracting the **right tenants**, not just quick fills
- Maintaining strong **communication** between owners and tenants
- Proactive **management** to protect your asset long-term

Don't just take our word, hear from our clients!
Watch Now!

Our services

Tahuna Letting Co provides a tailored long-term rental service, ensuring your property is marketed appropriately and managed with consistency and care.

- Property appraisal and rental strategy
- Property preparation (cleaning, photography, presentation)
- Targeted long-term rental advertising
- Private and after-hours viewings (where required)
- Tenant vetting including credit, criminal, and suitability checks
- Detailed entry inspection and chattels report
- Tenancy agreements compliant with the Residential Tenancies Act 1986
- Bond lodgement with Tenancy Services
- Ongoing inspections and maintenance oversight
- Monthly owner statements and rent reporting
- Seasonal and preventative maintenance planning
- Exit inspections & bond management

Personal service and regular communication with your property manager is standard - it is a non negotiable.

Tāhuna HIDEAWAY +64 3442 5185 rebecca@tahunahideaway.com www.tahunalettingco.co.nz

Value

Effective long-term leasing relies on clear presentation and accurate information.

- **PHOTOGRAPHY**
- **PRESENTATION OF INFORMATION**





We ensure:

- Properties are photographed to accurately reflect size and condition
- Listings are clear, honest, and well-presented
- Prospective tenants understand the home before viewing

Our primary marketing channels are proven, cost-effective platforms suited to long-term rentals, including targeted online listings and local networks.

Costs

ROUTINE INSPECTIONS
$50 + GST PER INSPECTION (QUARTERLY)

MAINTENANCE
8.5% + GST PER INVOICE

COMMISSION PER WEEK OFF EACH RENT PAYMENT
8% + GST

HEALTHY HOMES COMPLIANCE
$265 + GST (price may vary)

PROPERTY/TENANCY SET UP FEE
FIRST WEEKS RENT + GST

Tāhuna HIDEAWAY +64 3442 5185 rebecca@tahunahideaway.com www.tahunalettingco.co.nz



Thank you.

We appreciate the opportunity to provide this appraisal and would love to discuss how Tahuna Letting Co can support you with long-term management of your property.

Our service is flexible, transparent, and tailored to your needs as an owner.

Rebecca Freeman

+64 3442 5185

rebecca@tahunahideaway.com

www.tahunalettingco.co.nz

Tāhuna HIDEAWAY