

THE BUYERS AND SELLERS GUIDE TO THE POINT OF SALE RULE



FOR SALE
Auction
2 Bedrooms
1 bathroom
Large section
Clean air fire
Enquire within



Buying? Selling?

Check your fire!

After 1 May 2012 the Point of Sale rule comes into effect to make sure properties sold with solid fuel burners meet clean air standards. This rule is for all residential properties in the Rotorua airshed (see map below). By removing old polluting burners we will improve Rotorua's air quality.

It is important that both buyers and sellers check any wood, pellet or coal burning appliance before a property sells.

Appliances that need checking include freestanding or built-in wood burners, pellet fires, water heaters and solid fuel burning central heating systems.

No open fire, Marshall heater, cooker, potbelly stove, coal range or multi-fuel burner (an appliance that burns coal and wood) meets clean air standards. They need to be removed or blocked off.

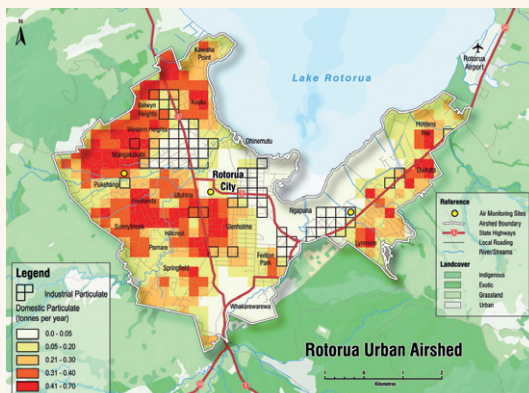
A clean air approved appliance meets emission and heating efficiency ratings. These burners produce little pollution compared to older burners.

You will need to check all appliances that burn coal or wood to ensure they are clean air approved.

CLEAN AIR BURNER STANDARDS

Emission rating	Up to 1.5g per kg of wood burnt
Heating efficiency	At least 65%

Rotorua urban airshed map



For more information please call **0800 468 792** or visit www.boprc.govt.nz

Selling a house?

What you need to do:

If you have an appliance that burns wood or coal in your house you will need to see if the appliance meets clean air standards.

This is easy to do:

1. Look behind the wood burner and see if there is a tag or metal plate. This may be difficult to see depending on how the appliance was installed in your home. Clean air burners meet the set emission rating and heating efficiency standards.
2. Go to www.mfe.govt.nz and see if your burner model is listed as an approved clean air model.
3. Check the installation date of your burner. Wood burners installed after 1 September 2005 should be clean air burners. If you are unsure when your burner was installed call Rotorua District Council on 07 348 4199.



Non-compliant solid fuel burners

If you find out your burner is not a clean air model you must remove the wood burner from your property. Open fires can be blocked off and the chimney capped to make it inoperable. You do not need to replace the heating. You can leave the replacement to the new owner.

If you want to upgrade the heating before you sell the property then the Rotorua Hot Swap loan helps with the cost. This is a 10 year interest free loan to upgrade solid fuel burners to clean heat. The loan will need to be repaid in full when you sell the property.

Compliance Certificate

If you remove or block off an appliance but you don't want to upgrade before you sell, you can get a compliance certificate. This allows the purchaser to apply for the Hot Swap loan to install new heating.

Complete the Bylaw Point of Sale Compliance form, available from www.boprc.govt.nz.

If your property's burner is a clean air model you can rest easy. You can let the real estate agent or purchaser know the burner is an approved model.

Buying a house?

What you need to check:

If a property you are interested in has a solid fuel burner it is important that you check if it is a clean air model. Otherwise you may be ultimately responsible for its upgrade.

Ask the vendor or real estate agent for proof that the appliance is clean air approved.

Proof of a clean air burner includes:

1. Tag or metal plate on burner that states emission rating and heating efficiency and this meets clean air burner standards.
2. Model is listed on www.mfe.govt.nz as a clean air model.
3. Installation date is after 1 September 2005.

If the appliance is not a clean air approved model then the vendor must remove the burner or block off the open fire.

Hot Swap Loan

If a property you buy had a non-compliant solid fuel burner removed to comply with the Point of Sale Rule you may still be eligible for the Hot Swap Loan.

A 10 year interest free loan up to \$4,600 inclusive of GST* to upgrade non-compliant solid fuel burners to clean heat.

To be eligible you must provide proof that a solid fuel burner was removed or blocked off before you took ownership of the property.

Ask for the Point of Sale Compliance Certificate from the vendor or a copy of the invoice detailing date, address and the appliance that was removed or blocked off.

Please be aware you must apply for the Hot Swap loan within six months of purchasing the property. Otherwise you will NOT be eligible for the Hot Swap Loan.

REMEMBER

No open fire, Marshall heater, cooker, pot belly stove, coal range or multi-fuel burner (can burn coal and wood) meets clean air standards. These appliances need to be removed or blocked off before you take ownership of the property.

* Borrow up to the cost of a standard installation of clean heat. Loan amount exclusive of GST. Eligibility criteria and conditions apply.