KINGDOM
REALTY
PROJECT MARKETING SPECIALISTS

FREE GUIDE



THE INVESTOR'S GUIDE TO BUYING A NEW BUILD

A new build, *with your eyes open.*

EDITION	CHECKED	PREPARED BY	FOR
2026	October 2026	Kingdom Realty	Investors

The lending rules, the tax pointers and the agreement, for a home bought off the plans.

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A new build, *with your eyes open.*

Investors buy new builds for what is known on day one: the price, the plan and the specification. This guide sets out what is known, what is not, and the questions to settle with your adviser, accountant and solicitor before you sign.

THE SHORT VERSION

01 A new build usually gives you a price written into the agreement, with a plan and specification attached to it. Check what the developer is allowed to change.

02 It does not tell you what the home will be worth, what a tenant will pay or what interest rates will be at settlement. Nobody can.

03 The Reserve Bank's deposit rules treat a new build differently from an existing home. Your bank still sets its own terms.

04 Decide whose name the home is bought in before you sign, with your accountant and solicitor.

05 We sell new homes for developers. We do not give financial advice, and nothing in this guide is a prediction.

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WHO WE WORK FOR

Kingdom Realty is a project marketing company. We sell new homes for the developers who build them, so the developer is our client, not you. We will always say that plainly.

It does not change how we treat you. Every home has its plan and its place from the first day, and we tell you how the price works before you decide. Every enquiry gets a reply from a real person within one working day. If we do not know something, we say so and find out.

Have your own solicitor read the agreement, and take your own advice on the money.

01 — BUYING A NEW BUILD

What you know, and what you do not

The case for a new build is that more is settled at the start. It is worth being exact about which parts.

SET OUT IN THE AGREEMENT WHEN YOU SIGN	The price (check for any adjustment clause). The plan of the home. The specification (check what can change). Who is developing it. The kind of title. The expected completion date.
NOT KNOWN WHEN YOU SIGN	The exact completion date. The value of the home on that date. What a tenant will pay. Interest rates and lending rules at settlement.

Anyone who tells you the second list with confidence is guessing. Plan for a range, with your adviser, and make sure you can still settle at the hard end of it.

Test the plan at the hard end

Put these questions to your adviser. Each one has an answer for your case, and none of them needs a prediction from us.

- What happens to my plan if the home is valued below the price?
- Can I still meet the repayments if interest rates are higher on the day I settle?
- What happens if the completion date moves by several months?
- What happens if the lending rules tighten before I settle?
- What do I do if the home is empty between tenants, and the costs carry on?

Checking the developer and the builder

A new home is only as sound as the people who build it, and the company that sells it. These checks take a little time, and they tell you more than a brochure does.

- **The developer company.** The Companies Register lets you search by company name, company number or NZBN. It shows the company's directors and shareholders. Check that the company named in your agreement is the one that owns the land and is building the home.
- **The builder's licence.** Work that affects the structure or the weathertightness of a home is restricted building work. Only a Licensed Building Practitioner can design or carry it out, or supervise it. Ask to see the builder's LBP ID card, then check the licence and its history at lbp.govt.nz.
- **The council file.** A property file holds the consent documents and council correspondence for a property. It only includes work the council knows about. It does not replace a Land Information Memorandum, or LIM, which summarises what the council holds on the property, including natural hazards, drains and rates. Order both.
- **Past work.** Ask for the addresses of homes the developer and the builder have finished, and look at them from the street.

The Building Act implies warranties into residential building work. They apply for up to 10 years, whether or not there is a written contract. To rely on them you may have to take a dispute to court and prove loss, so ask your solicitor how they apply to your agreement.

In the first 12 months after completion, the builder must fix defects that emerge within that time. Report each defect as it appears, in writing, and keep a copy.

The lending rules

Two sets of Reserve Bank rules shape what a bank will lend to an investor. These were the settings when this guide was checked in October 2026, and the Reserve Bank maintained them on 14 August 2026.

Loan to value limits

The Reserve Bank limits banks to 10 per cent of their new investor lending with a loan to value ratio above 70 per cent. That is a deposit under 30 per cent. A loan to value ratio, or LVR, is the loan divided by the value of the home. Each bank sets its own deposit rules, so ask your bank what it will lend.

There is an exemption for new builds. It covers building a new home, and a newly built home bought from the original developer and completed less than six months before the loan application. As at October 2026, the Reserve Bank says the limit does not apply to that lending. The exemption does not mean any deposit will do. Banks set their own criteria for construction loans and may set their own maximum LVR. If you are buying off the plans, ask your bank or adviser to confirm in writing whether the exemption covers your purchase before you sign.

Debt to income limits

Banks may lend only 20 per cent of their investor lending to borrowers whose debt to income ratio is greater than 7. The ratio compares your total debt with your gross income. The Reserve Bank's explainer works through examples. Construction loans are exempt from this limit on the same two grounds as above.

> **WORTH KNOWING**
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> The Reserve Bank adjusts these settings from time to time. Lending rules can change between the day you sign and the day you settle. Ask your adviser what happens to your plan if they tighten.

Who may buy, and the tax at the border

If you are not a New Zealand citizen or resident, read this section first.

> **WORTH KNOWING**
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> These rules are for buying a home to live in. If you are buying to let, the rules can be different. Ask LINZ and your solicitor before you commit.

Whether you can buy a home at all depends on your status. The Overseas Investment Office, part of LINZ, sets the rules. These groups can buy a home to live in without applying first:

- New Zealand citizens.
- Residence class visa holders who are ordinarily resident in New Zealand.
- Australian and Singaporean citizens who are ordinarily resident, for residential land.
- Australian and Singaporean permanent residents who are ordinarily resident, for residential land that is not otherwise sensitive.

Residence class visa holders who are not yet ordinarily resident can apply for consent before they buy one home to live in. Overseas persons, as the Overseas Investment Act defines them, generally need consent before they can buy a house or land, and people on temporary visas or with no visa generally do not qualify for the exemptions above. Some exemptions exist, for example the apartment certificate below. Check with LINZ. A discretionary exemption is possible only in limited circumstances.

Apartments in a large development

A developer of a large apartment building can apply for an exemption certificate. It lets overseas buyers buy up to 60 per cent of the homes in a building without first getting consent, on the condition that they do not live in the apartment they buy. The certificate is for buildings with more than 20 homes. Ask the developer whether a certificate applies to your building.

Residential land withholding tax

Residential land withholding tax is deducted when an offshore person sells residential land in New Zealand within the bright-line period. The conveyancer normally does the deducting. Your residence status matters when you sell as well as when you buy, so answer

any residence questions accurately from the start. Ask your accountant how it applies to you.

05 — BUYING A NEW BUILD

The agreement, read as an investor

Everything a home buyer checks applies to you too. Your solicitor should also look at these.

- [ ] Whose name is on the agreement, and whether you can nominate another buyer before settlement.
- [ ] Whether you are allowed to sell the agreement on before settlement, and on what terms.
- [ ] Any limit on how the home can be let, including short stays.
- [ ] The body corporate or residents' society: what it covers, what it is expected to cost, its rules, and whether it allows short stays and pets.
- [ ] What the developer may change in the plans, the specification and the finishes.
- [ ] The completion date, the sunset date and who can end the agreement if the date passes.
- [ ] The deposit: how much, who holds it and when it is released.
- [ ] If you are buying more than one home, whether each agreement stands alone.

Developers' agreements differ from one development to the next. Have your solicitor read this one clause by clause before you sign.

What it costs to hold a home

A new home still has holding costs from the first day. These are the costs to plan for. None of them is a figure in this guide. Your adviser can put numbers on them for your case.

- **Rates.** The council sets and collects rates. A new title can take time to reach the council's records. The council says that if a title is issued after 1 July, the property does not appear in its rates search until the next rating year. Ask the council when your rates start.
- **Insurance and the natural hazards levy.** The Natural Hazards Insurance levy is paid through your home insurance premium, when the policy includes fire cover, which most do. Your lender will need proof of property insurance before settlement day, so arrange it in good time. Tell your insurer if the home will be let.
- **Body corporate levies.** Owners share the cost of looking after the common property through levies. Some owners may pay more where the work was caused by an owner or a tenant, or benefits some owners more than others.
- **The long-term maintenance plan.** Every body corporate must have a plan covering at least 10 years. A large development, with 10 or more homes, must plan for 30 years, with detailed costings for the first 10. The plan is reviewed every 3 years, or sooner if something material changes.
- **The maintenance fund.** A body corporate must set up a long-term maintenance fund unless its owners decide otherwise by special resolution. The fund does not have to cover every cost in the plan, so ask how much is in it.
- **Your own home, and empty weeks.** You maintain the inside of your home, and the outside too if it is detached. What the tenant pays stops when the home is empty between tenancies, but the costs carry on.
- **Records.** A home that is let must meet the healthy homes standards, and the landlord must keep the records that show it does.

Before you sign, ask the developer, or the body corporate once it exists, for the latest budget, the long-term maintenance plan, the fund balance and the levy history. Then ask your adviser to test your plan against those costs.

Tax: the rules in outline, and the questions

We are not tax advisers. This section is general information in outline, as at October 2026, so you know the shape of each rule before you meet your accountant. It may not apply to you. Take the questions at the end of this section to your accountant before you sign.

Interest

From 1 April 2025 interest on residential property you let is generally deductible. Some exclusions and exemptions still matter in particular cases, for example the land business and property development rules. Ask your accountant whether any apply to you. For earlier years the interest limitation rules applied, from 1 October 2021 to 31 March 2025, and when you borrowed the money can matter.

The bright-line test

If you sell residential property within the bright-line period, the profit can be taxed. For property sold on or after 1 July 2024, the period is two years. For some homes bought off the plans, Inland Revenue says the period starts on the date you enter into the agreement to buy, not on settlement. Ask your accountant whether that applies to your agreement, especially if you are buying the land and the building under separate contracts. The main home exclusion needs you to live in the property for more than half the period, and to use more than half its area as your home. A home let out for most of the period does not qualify. Full or partial rollover relief can apply to some transfers of ownership, so ask before you change the owner.

Intention, and other tax rules

Other tax rules still apply when you buy a property with the intention of selling it, whatever the bright-line period. Ask your accountant how your intention at purchase affects your tax, and which records to keep.

Ring-fencing

A loss on residential property can only be set against residential property income. It cannot reduce your salary or other income. Unused deductions carry forward, and can be set against later residential property income, including profit taxed when you sell. Deductions are worked out across your portfolio unless you choose property by property. Ask your accountant which basis to use.

Depreciation

Inland Revenue says you cannot claim depreciation on the land or the building itself. It lists depreciation on capital expenses among the deductions you can claim. Which items qualify, at what rate, and whether you need a valuation of them when you buy, are questions for your accountant.

GST

Long-term letting under the Residential Tenancies Act has no GST on what the tenant pays, and you cannot claim GST on the expenses. Short-stay accommodation can be taxable. If your turnover from it passes the GST registration threshold, you must register. Online marketplaces such as Airbnb have collected GST on short-stay bookings since 1 April 2024. Ask your accountant which side of the line your plans fall on.

Who owns it

The owner's name, a partner's, a trust or a company each changes who is taxed, and how. Ring-fencing applies to individual owners, partners in a partnership, shareholders in a look-through company, shareholders in a close company and trustees of a trust. Settle the owner before you sign. Changing the owner later can have tax consequences, and rollover relief covers only some transfers.

- **Interest.** Ask how the 100 per cent rule from 1 April 2025 treats your borrowing, and whether any exclusion or exemption applies to your purchase.
- **The bright-line test.** Ask when your two years start and end, and whether the main home exclusion could ever apply to you.
- **GST.** Ask whether your plans are long-term letting or short stays, and what that means for GST.
- **Ownership.** Ask whether changing the owner later would count as selling the home for tax, and whether rollover relief would apply.

08 — BUYING A NEW BUILD

From signing to settlement without surprises

One of the risks in buying off the plans is arriving at settlement unable to complete. Others include delays, changes to the plan and the developer not finishing the home. These three checks help with the first.

01 **Keep the approval current**

Approvals expire well before most builds finish. Know the date. Expect to be assessed again on the rules and the rates of the day.

02 **Plan for the valuation**

Your lender may value the finished home before it pays. If the figure is under your price, you fund the gap. Decide now where that money would come from.

03 **Watch your other borrowing**

Your debt across every property counts. Talk to your adviser before you take on anything else during the build.

Check the construction exemption at the date you borrow. The exemption covers a newly built home bought from the original developer and completed less than six months before the loan application. Ask your bank on what date it measures the six months. If settlement falls later than that, ask your lender which rules apply.

We pass on progress updates the developer gives us, and we aim to tell you when a date moves. Keep your own finance dates in your diary.

09 — BUYING A NEW BUILD

Letting the home: the rules as they stand

The rules changed in 2024 and 2025, and older guides have not caught up. This is the position when this guide was checked on 21 October 2026. The main changes came through the Residential Tenancies Amendment Act 2024, which was passed in December 2024 and took effect in stages.

Starting a tenancy

- **A written agreement.** A tenancy agreement must be in writing, and the landlord must give the tenant a copy of the signed agreement before the tenancy starts.
- **The required statements.** A new tenancy agreement must include an insurance statement, an insulation statement and a healthy homes compliance statement. The landlord signs them as well as the agreement.
- **Healthy homes.** Every private tenancy must meet the healthy homes standards, which have applied to all of them since 1 July 2025. Keep the records that show compliance, and give them to a tenant who asks, within 21 days.
- **Smoke alarms.** Working smoke alarms are compulsory in every home that is let. New ones must be long-life photoelectric or hard-wired. There must be one in each room where someone sleeps, or within three metres of the bedroom door, and one on each level.
- **Bonds.** A bond must be lodged with Tenancy Services within 23 working days of the landlord receiving it. Bonds are now lodged and paid online, through Bond Hub or linked property management software.

Pets

A tenant needs the landlord's written consent to keep a pet, unless the tenancy agreement allows it. A landlord can refuse only on reasonable grounds, and can set reasonable conditions, such as a pet bond. Pets kept before 1 December 2025 generally need no fresh consent, and the landlord cannot ask for a pet bond for them. Assistance dogs are excluded.

Rent increases, bond top-ups and ending a tenancy

- **Rent increases.** The rent can go up only 12 months after the tenancy started and 12 months after the last increase. The landlord must give at least 60 days' written notice. Ask your adviser whether the law limits how far the rent can go up, and what a tenant can do about a large increase.
- **Bond top-ups.** When the rent goes up, the landlord can ask for extra bond. It must be lodged within 23 working days.
- **Ending a periodic tenancy.** A landlord can end a periodic tenancy with 90 days' written notice and no reason, but never in retaliation for something the tenant has asked for. In some cases, for example when the owner or a family member needs the home as their main residence, or there is an unconditional agreement to sell that requires the home to be empty, the notice can be 42 days, if the conditions on the Tenancy Services page are met. Read those conditions before you give notice. A tenant needs at least 21 days' written notice. A notice given in retaliation can be set aside, and damages can follow.
- **Fixed terms.** A fixed-term tenancy becomes periodic when it expires, unless someone gives notice between 90 and 21 days before it ends, or both sides agree otherwise.

Inspections, and what you may ask

A landlord can inspect only within set limits: between 8am and 7pm, no more than once every four weeks, with at least 48 hours' notice and no more than 14 days' notice. Check the Tenancy Services page for the current rules and for what you can photograph.

The Privacy Commissioner's test is whether you need the information for a lawful purpose connected with finding a tenant or managing the tenancy. Do not ask about sex, religion, ethnicity, disability, employment status or spending habits. Credit and criminal record checks wait until you are negotiating an offer.

Disputes and short stays

Problems can be settled by talking, through FastTrack Resolution, through mediation, or at the Tenancy Tribunal. A Tribunal order is legally binding, so keep every notice and record.

Whether a short stay falls under the Residential Tenancies Act depends on the facts, including how long the occupant stays and why. Ask your solicitor, and ask the council and the body corporate whether their rules allow short stays at your address.

Managing it: yourself or a property manager

As the owner you stay responsible to the tenant for the landlord's duties, including the healthy homes standards, however much of the work you hand to a property manager.

The government has announced a light-touch regime for residential property managers, with registration, a code of conduct and a disciplinary tribunal. It is not yet law. The Residential Property Managers Bill was discharged from Parliament in June 2024. Until a regime applies, check a property manager's track record, references and written terms yourself.

What the management agreement should cover

- What the manager does, and what it costs you, in writing. Where client money is held, and whether it is kept separate from the manager's own money.
- Who lodges the bond, runs the inspections, sends the notices and keeps the healthy homes records. How often you will hear from them, and how urgent repairs are handled.
- How either of you can end the agreement, and who keeps the records when it ends. The warranty certificates and the builder's maintenance requirements, handed over with the home.

Self-managing is possible. You would handle the notices, the bond lodgement, the inspections and the records yourself, using the forms and guidance on tenancy.govt.nz. The duties are the same, whoever does the work.

> **WORTH KNOWING**
>
> A property manager can do the work. Ask your solicitor how responsibility is shared with them.

Words we use

BOND
The money a landlord may take at the start of a tenancy. The landlord lodges it with Tenancy Services, which holds it until the tenancy ends.

BODY CORPORATE
The owners' group for a unit title development. It looks after the common property and collects the levies.

BRIGHT-LINE TEST
A tax test. If you sell residential property within the bright-line period, the profit can be taxed. For property sold on or after 1 July 2024, the period is two years.

CONSTRUCTION EXEMPTION
The Reserve Bank's exemption from the loan to value and debt to income limits for building a new home, or a newly built home bought from the original developer and completed less than six months before the loan application.

DEBT TO INCOME RATIO
Your total debt compared with your gross income. The Reserve Bank limits how much banks lend to investors above a ratio of 7.

HEALTHY HOMES STANDARDS
The minimum standards for heating, insulation, ventilation, moisture and draught stopping in homes that are let.

IMPLIED WARRANTIES
Duties the Building Act implies into residential building work, for up to 10 years, whether or not there is a written contract.

LIM
Land Information Memorandum. A council report summarising what the council holds on a property, including natural hazards, drains and rates.

LONG-TERM MAINTENANCE PLAN
A body corporate's plan for the common property over at least 10 years, with the costs of upkeep, used to set the levies.

LOAN TO VALUE RATIO (LVR)
The loan divided by the value of the home. A loan of 80 per cent of the value has an LVR of 80.

NATURAL HAZARDS INSURANCE LEVY
A levy paid through your home insurance premium, which gives natural hazards cover for the home. It applies where the policy includes fire cover.

PERIODIC TENANCY
A tenancy with no fixed end date. A landlord can end it with 90 days' written notice and no reason; shorter notice applies in some cases.

RESIDENTIAL LAND WITHHOLDING TAX
Tax deducted when an offshore person sells residential land within the bright-line period. The conveyancer usually does the deducting.

RESTRICTED BUILDING WORK
Building work that affects a home's structure or weathertightness. Only a Licensed Building Practitioner can design or carry it out, or supervise it.

RING-FENCING
The rule that a loss on residential property can only be set against residential property income.

TENANCY TRIBUNAL
The body that decides tenancy disputes that cannot be settled by talking or by mediation. Its orders are legally binding.

Check it yourself

RBNZ.GOVT.NZ: LOAN TO VALUE AND DEBT TO INCOME RESTRICTIONS

The current investor limits, and the wording of the new build exemption, before you rely on what a lender tells you.

IRD.GOVT.NZ: PROPERTY TAX PAGES

Interest, the bright-line start and end dates, ring-fencing, depreciation and GST for residential property you let. Check the date each page was last updated.

TENANCY.GOVT.NZ: LAW CHANGES, RENT, BONDS AND INSPECTIONS

The notice periods, rent increase timing, bond lodgement and inspection limits as they stand today.

LINZ.GOVT.NZ: BUYING RESIDENTIAL PROPERTY TO LIVE IN

Who may buy without consent, and what the exemption for large apartment developments covers.

UNITTITLES.GOVT.NZ: MONEY AND MAINTENANCE

The body corporate's long-term maintenance plan, levies and fund, and the rules for common property.

AUCKLANDCOUNCIL.GOVT.NZ: PROPERTY FILE AND LIM

What a LIM covers, and what the council holds on the building's consents.

COMPANIES-REGISTER.COMPANIESOFFICE.GOVT.NZ

The directors and shareholders of the developer company, and whether the company is registered.

LBP.GOVT.NZ

Whether the builder, and each tradesperson doing restricted building work, is a Licensed Building Practitioner, and their licence history.

HUD.GOVT.NZ AND PARLIAMENT.NZ: PROPERTY MANAGERS

Whether the property manager regime has become law since the notice of 24 March 2026.

How this guide was checked

This is the October 2026 edition. We checked the facts in this guide against the official pages listed at the back in October 2026. Where we could not confirm a point on an official page, we have put it as a question to ask. Rules change, so check the current position before you act.

The rules change, so check anything you will rely on before you sign. Every enquiry gets a reply from a real person within one working day.

Tick these off *as you go.*

Before you sign

- [ ] My adviser has confirmed what I can borrow for a new build, and on what deposit.
- [ ] My accountant has answered the interest, bright-line and ownership questions.
- [ ] My accountant has told me when the two years start for a home bought off the plans.
- [ ] My solicitor has read the agreement, including nomination and any limit on letting.
- [ ] I know the price, what it includes and what the ongoing costs are.
- [ ] I know whether the body corporate or residents' society allows short stays and pets.
- [ ] I have checked the developer on the Companies Register and the builder on the LBP register.
- [ ] I have a plan for a lower valuation or a higher interest rate at settlement.

Before settlement

- [ ] My finance is confirmed for the settlement date, and my adviser has confirmed the construction exemption still applies.
- [ ] I have inspected the home, or someone I trust has, and listed anything to fix.
- [ ] The home is insured from settlement day as a tenanted home.
- [ ] I have the warranties, the maintenance requirements and the healthy homes records.
- [ ] I have the insurance, insulation and healthy homes statements ready for the first tenancy.
- [ ] My property manager is ready to start, or I have set up my own records.

Questions to ask about any development

01	How is each home still available being sold: at a set price or by negotiation?
02	Can I buy more than one, and is there a limit?
03	Who is the developer, who is the builder, and what have they finished before?
04	Where is the build up to, and when is completion expected?
05	Can the agreement be nominated or sold on before settlement?
06	Is there a body corporate or residents' society, and what is it expected to cost?
07	Are there any limits on letting the home?
08	Does the body corporate or residents' society allow short stays and pets?
09	Who are the directors of the developer company?
10	Who do you work for?

SOURCES

Reserve Bank of New Zealand: Loan-to-value ratio restrictions

Reserve Bank of New Zealand: Understanding debt-to-income restrictions

Reserve Bank of New Zealand: Reserve Bank maintains loan-to-value ratio settings (August 2026)

Inland Revenue: The bright-line test

Inland Revenue: Property interest rules

Tenancy Services: Healthy homes compliance

Building Performance (MBIE): Implied warranties and defects

settled.govt.nz: Confirming your finances

Reserve Bank of New Zealand: Understanding loan-to-value restrictions

Reserve Bank of New Zealand: Construction exemption categories from LVR restrictions, questions and answers

Inland Revenue: Bright-line start and end dates

Inland Revenue: Exclusions to the bright-line test

Inland Revenue: Residential property deductions

Inland Revenue: Deductible and non-deductible property expenses

Inland Revenue: GST and renting out residential property

Inland Revenue: Residential land withholding tax

Inland Revenue: When residential land withholding tax is deducted

Land Information New Zealand: Buying residential property to live in

Land Information New Zealand: Exemption certificates for large residential developments

naturalhazards.govt.nz: About natural hazards cover

Unit Titles Services: Unit title maintenance

Auckland Council: Find your property rates or valuation

Auckland Council: About property files and LIM reports

Auckland Council: What can I do in my zone

Companies Register: Searching the Companies Register

Licensed Building Practitioners: Register search

Building Performance (MBIE): Use licensed people for restricted building work

Tenancy Services: Tenancy law changes

Tenancy Services: Rent increases and reductions

Tenancy Services: Lodging a bond

Tenancy Services: Inspections

Tenancy Services: Ending a periodic tenancy

Tenancy Services: Required statements for tenancy agreements

Tenancy Services: Tenancy agreements

Tenancy Services: Smoke alarm requirements

Tenancy Services: Disputes

Office of the Privacy Commissioner: Privacy guidance for landlords

Ministry for Cities (formerly Housing and Urban Development): Regulation of residential property managers

Tenancy Services: New regulations for residential property managers and organisations

Parliament: Residential Property Managers Bill (bill record)



KINGDOM REALTY

New homes, sold *home by home.*

From the first plans to the last key.

If this guide raised a question, ask it. The first conversation costs nothing, and nothing is signed until you choose to.

TALK TO US →

$550m+

of property worked on over our careers, new homes and at auction

17+ years

in property between us, New Zealand and Australia

100%

focused on new builds, from the first plans to the last key

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This guide is general information. It is not legal, financial or tax advice, and it is no substitute for your own solicitor, lender, adviser or accountant. The rules described were checked in October 2026 and they change. Check anything you will rely on before you sign.

2026 edition. Checked October 2026.