

Healthy Homes Standards compliance statement

All rental properties must comply with the healthy homes standards.

This healthy homes compliance statement must be included in all new, renewed or varied tenancy agreements.

The information that landlords must include is outlined in regulations 34-39 of the **Residential Tenancies (Healthy Homes Standards) Regulations 2019**. Landlords must either complete this form or attach a signed statement that contains the same information.

Address of tenancy:



If properly completed this form meets the requirements for the landlord to provide a written signed statement containing certain information as required under sections 13A(1A), 13A(1C) and 13A(1CA) or 13A(1CB) of the Residential Tenancies Act 1986 (the Act). If you have the information, you must include it in this statement. If the information does not exist yet or otherwise cannot be provided by the landlord, and this statement is completed before the healthy homes compliance date for the tenancy, the landlord can state in the sections provided on this statement that compliance isn't required until the healthy homes compliance date.

Information on the requirements can be found at: tenancy.govt.nz/healthy-homes

Completing this form does not negate the requirement since 1 July 2019 to include a statement in new, renewed or varied tenancy agreements that confirms landlords will or already do comply with the healthy homes standards as required by either section 45(1)(bb) – residential tenancies, or section 66(1)(bb) – boarding house tenancies, of the Act.¹ It is necessary to provide both, separately signed, statements.²

Tick one option:

- ☐ I/we, _____ (name(s) of landlord(s)) will comply with the healthy homes standards as required by section 45(1)(bb) of the Act.
(This can only be used for some residential tenancies. All other tenancies must already comply with the Healthy Homes standards, unless an exemption applies. For further information when obligations apply visit tenancy.govt.nz/healthy-homes.)
- ☐ I/we, _____ (name(s) of landlord(s)) comply with the healthy homes standards as required by either section 45(1)(bb) or 66(1)(bb) of the Act.
- ☐ I/we, _____ (name(s) of landlord(s)) do not comply with the healthy homes standards as required by either section 45(1)(bb) or 66(1)(bb) of the Act as a general exemption applies.
- ☐ I/we, _____ (name(s) of landlord(s)) comply with the healthy homes standards as required by either section 45(1)(bb) or 66(1)(bb) of the Act, but the following exemption(s) from specific standards apply:
- ☐ Heating ☐ Insulation ☐ Ventilation ☐ Moisture Ingress and Drainage
(The details of these exemptions are set out under relevant headings below.)

The healthy homes compliance date for this tenancy is:

DD

/

MM

/

YYYY

¹ legislation.govt.nz/act/public/1986/0120/latest/DLM94278.html

² See tenancy.govt.nz/starting-a-tenancy/tenancy-agreements/required-statements-for-tenancy-agreements for information on required statements for tenancy agreements.

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards³.

If one of the general exemptions below applies to your tenancy, state here and include a brief description of why this exemption applies. If an exemption applies across all the standards, you do not need to complete the sections that relate to each standard.

- › ☐ The tenant is the immediate former owner of the property and the tenancy started immediately after the landlord acquired the property from the tenant. *This exemption will only apply for 12 months from the tenancy start date.*

Include a brief description of the circumstances giving rise to this exemption:

- › ☐ The landlord intends to demolish or substantially rebuild the rental property and has applied for or has been granted the relevant resource or building consent with that work to begin within the grace period. *This exemption will last for up to 12 months from the tenancy commencement date. This exemption will cease if the application for consent is refused (unless challenged) or the consent(s) lapses or is terminated. This exemption will cease to apply if you receive a request to provide evidence that you have applied for the relevant consent(s) and this evidence is not provided within 10 working days (or a time period provided in a Tenancy Tribunal order).*

Include a brief description of the circumstances giving rise to this exemption:

Heating standard

For more information on all aspects of the heating standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/heating-standard.

Heating standard exemptions

Select one box from three options provided in question 1 about heating standard exemptions, then complete questions 2 to 5 about compliance with the heating standard.

1. ☐ **No heating exemption applies** (continue to question 2)

Heating exemption: is the property exempt from meeting the heating standard?

- ☐ Yes, the main living room is exempt from the requirement to have qualifying heaters and I am relying on the following exemption⁴:

Give a brief description of the circumstances giving rise to this exemption.

³ For more information on the general exemptions, visit tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards

⁴ There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-heating.pdf

- ☐ **Partial exemption:** the rental property is part of a building and the landlord doesn't own the whole building. Provide specific information below on how this exemption applies to your property. If this exemption applies you still need to complete the rest of this statement. Landlords will still need to take all reasonable steps to ensure the property complies with the healthy homes standards to the greatest extent reasonably practicable. This means if the required heating capacity is over 2.4 kW, a landlord must install at least one qualifying heater that has a heating capacity of at least 2 kW. A fixed electric heater with thermostat is an acceptable heater in this situation.

***Example:** Partial exemption from the heating standard as the building Body Corporate rules do not allow the installation of a heat pump on external walls as these are part of the common property. There is no mains gas to install a flued gas heater and woodburners can't be installed.*

Heating standard compliance

2. Required heating capacity for the main living room of the rental property: kW

You must calculate the required heating capacity for your rental property using one of the following two methods:

1. the Heating Assessment Tool at tenancy.govt.nz/heating-tool
2. the appropriate formula contained in **Schedule 2 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019⁵**

Alternatively, certain qualified specialists are able to assess the required heating capacity using criteria set out in regulation 10A.

3. ☐ Select if applicable

For the purpose of calculating the required heating capacity, this rental property is considered a modern dwelling or a relevant apartment as defined in regulation 3 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019⁶

Give a brief description why the heating formula for modern dwellings/relevant apartments applies to this rental property.

4. The type(s) of qualifying heater(s) installed in the main living room (e.g. heat pump, flued gas heater, modern wood burner) and heating capacity/capacities. If there is more than one, make sure to include each heater, and please note which heater has which kW:

Type of and heating capacity of each installed, qualifying heater:

<input type="text"/>	<input type="text"/>	<input type="text"/>
kW	kW	kW

⁵ legislation.govt.nz/regulation/public/2019

⁶ legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LM5147048

5. Does the 'tolerance' or 'top up'⁷ allowance for existing heaters apply?

☐ No

☐ Yes If yes, include a brief description on why it applies:

Examples:

- › Required heating capacity is 5.7kW and existing heat pump (installed prior to 1 July 2019) has capacity of 3.3kW. A 2.4kW fixed electric heater with a thermostat to top up to the required amount has been installed.
- › Existing (installed before 1 July 2019) woodburner capacity is 11.9kW. This is 82% of the required heating capacity of 14.5kW.

Alternative pathway to compliance

Note: Questions 2 to 5 above also need to be answered if this section is being completed.

6. ☐ Select if applicable

The minimum required heating capacity for this property has been assessed by a suitably qualified specialist under the requirements in regulation 10A of the Residential Tenancies (Healthy Homes Standards) Regulations 2019⁸

Provide description on why this regulation applies:

Name and qualifications of specialist:

Note: If this section is being completed, the landlord must hold documentation that shows the name and relevant qualifications of who made the assessment and a description of how the specialist calculated the required heating capacity.

For the definition of suitably qualified specialist, visit tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity.

⁷ For an explanation of these allowances, visit: tenancy.govt.nz/healthy-homes/heating-standard
⁸ legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168

Geothermal heating compliance

Note: Questions 2 to 5 above do not need to be answered if this section is being completed.

7. ☐ Select if applicable

The main living room is directly heated by geothermal heating and meets the requirements in regulation 10B of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.⁹

Provide description on why this regulation applies:

For the definition of geothermal heating, visit tenancy.govt.nz/healthy-homes/heating-standard.

- ☐ Select if applicable

Some details regarding compliance with the heating standard for this tenancy have not been provided. This is because the required information for the heating standard under regulation 34 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the heating standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.

Please note: You must provide this information if you have it. Alternatively, you must provide this information if it exists and you can obtain it.

Insulation standard

For more information on all aspects of the insulation standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/insulation-standard.

This section combines the requirements of the insulation statement (**section 13A(1A) of the Residential Tenancies Act 1986**) and healthy homes insulation information requirements (regulation 35 of the **Residential Tenancies (Healthy Homes Standards) Regulations 2019**) into one statement. If you complete this section you do not need to complete a separate insulation statement, which has been required in new tenancy agreements since 1 July 2016. The insulation statement requires landlords to take all reasonable steps to find information relating to the location, type and condition of their current insulation. If any information below is already provided as part of a separate insulation statement in the tenancy agreement, it does not need to be included again in this section. However, it may be preferred to include all information on this form for ease and clarity of record-keeping.

Ceiling and underfloor insulation has been compulsory in all rental properties since 1 July 2019, unless an exemption applies. The healthy homes insulation standard builds on the previous requirements so some existing insulation may need to be topped up or replaced. See our website for more information. Ceiling insulation and underfloor insulation for suspended floors is required in all areas of the premises, unless these are areas:

- › that are not a domestic living space
- › of the ceiling that have a domestic living space directly above
- › of suspended floors that have a domestic living space directly below.

⁹ legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LM5167168

Ceiling insulation

1. Does the **ceiling** insulation above all domestic living spaces meet the requirements of the insulation standard?
Complete one of sections (a), (b) or (c) for this question.

☐ **(A) YES – ENTIRE PREMISES**

- › R-value of ceiling insulation when it was installed

The R-value may be stapled to a beam in the area, or may be included in the council building file.
Landlords need to check all possible sources.

OR

- ☐ I don't know the R-value

- › If ceiling insulation exists, but you haven't been able to find out the R-value when installed, specify thickness of the insulation when last inspected

If you're unsure of insulation thickness, you may need to go into the ceiling cavity and physically measure the insulation thickness.

The following four fields must be completed:

- › Date insulation was installed (if known, or write 'Unknown')

- › Date insulation was last inspected (if known, or write 'Unknown')

- › Type of insulation (eg segments, loose-fill, blanket)

- › ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

☐ **(B) YES – SOME AREAS OF THE PREMISES**

- › Specify which areas of the premises have ceiling insulation

- › R-value of insulated areas when installed

The R-value may be stapled to a beam in the area, or may be included in the council building file.
Landlords need to check all possible sources.

OR

- ☐ I don't know the R-value

- If ceiling insulation exists, but you haven't been able to find out the R-value when installed, specify thickness of the insulation when last inspected

If you're unsure of insulation thickness, you may need to go into the ceiling cavity and physically measure the insulation thickness.

The following five fields must be completed:

- › Date insulation was installed (if known, or write 'Unknown')
- › Date insulation was last inspected (if known, or write 'Unknown')
- › Type of insulation (eg segments, loose-fill, blanket)
- › ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- › Specify all areas of domestic living spaces in the premises that don't have ceiling insulation and that are exempt from this requirement because it is not reasonably practicable for a professional to install insulation in these areas.

Example: Bedroom 4 was an extension to the original property and has a skillion ceiling with no roof space to install insulation.

☐ **(C) NO – NONE OF THE PREMISES**

- › Does the premises meet the R-value exemption for ceiling insulation installed before 1 July 2016?
If this exemption applies it means the insulation does not need to meet the R-value required under the healthy homes insulation standard. This exemption applies if:
 - a) *there is ceiling insulation that covers the ceiling at the premises; and*
 - b) *the insulation was installed before 1 July 2016; and*
 - c) *immediately before the healthy homes compliance date, the landlord met the insulation requirements already in force ; and*
 - d) *the minimum thickness of the insulation material is at least 120 mm.*

☐ Yes

If yes, please provide a brief description of the circumstances giving rise to this exemption:

☐ No

If no, specify the reason why the ceiling isn't insulated or why the existing insulation doesn't meet the requirements of the insulation standard, and any specific exemption that applies.

Example: Installation is not reasonably practicable because the property has a skillion roof throughout and there is not enough space for a professional installer to access the areas to install insulation.

If ceiling insulation isn't required because your premises are exempt, but you are unsure if there is any existing insulation, specify why an exemption applies and include confirmation that you have taken all reasonable steps to find information about the existing insulation (if any). **Note:** *cutting an access hatch doesn't count as substantial building work.*

Example: *Insulation information is not provided in the council building file. The ceiling space is also inaccessible and substantial building work would be required to gain access. Specifically, in order to access the ceiling space, the roof would need to be lifted. The landlord confirms that all reasonable steps have been taken to find this information.*

Underfloor insulation

2. Does the property meet the partial exemption for certain thermal underfloor insulation? *This partial exemption means that installed insulation doesn't need to be a minimum R-value of 1.3 or have been installed in accordance with NZS 4246:2016 to be qualifying underfloor insulation. The insulation must still be in reasonable condition. This exemption will cease to apply if you receive a request to provide reasonable evidence of the compliance document and this evidence is not provided within 10 working days (or a time period provided in a Tenancy Tribunal order).*

This partial exemption applies if:

- a) *there is underfloor insulation; and*
- b) *when the insulation was installed, there were requirements relating to thermal insulation that applied to the premises (under an enactment or bylaw); and*
- c) *the landlord has a compliance document showing that when the insulation was installed, the premises met these requirements.*

☐ No (continue to question 3)

☐ Yes (provide details below then continue to question 3)

If yes, please provide a brief description of the circumstances giving rise to this exemption:

Example: *Foil insulation is installed in the subfloor and I have the appropriate compliance documents.*

Note: The Building Act 2004 prohibits the installation and/or repair of foil insulation in residential buildings with existing electrical installations. Anyone doing so may be liable to a fine of up to \$200,000. Existing foil insulation that is in reasonable condition will only meet the healthy homes standards if it meets the criteria for an R-value partial exemption¹⁰. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

¹⁰ See the insulation guidance document at tenancy.govt.nz/healthy-homes/insulation-standard

3. Does the **underfloor** insulation meet the requirements of the insulation standard?¹¹

Complete one of sections (a), (b) or (c) for this question.

☐ **(A) YES – ENTIRE PREMISES**

- › R-value of underfloor insulation when installed
The R-value may be stapled to a beam in the area, or may be included in the council building file.
Landlords need to check all possible sources.
- › Type of insulation (eg segments, polystyrene, foil, blanket)
- › ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- › Date insulation was installed (if known, or write 'Unknown')
- › Date insulation was last inspected (if known, or write 'Unknown')

☐ **(B) YES – SOME AREAS OF THE PREMISES**

- › Specify which areas of the premises have underfloor insulation
- › R-value of underfloor insulation in those areas when installed
- › Type(s) of insulation (eg segments, loose-fill, blanket, foil)
- › ☐ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- › Date insulation was installed (if known, or write 'Unknown')
- › Date insulation was last inspected (if known, or write 'Unknown')
- › Specify all areas of domestic living spaces with suspended floors in the premises that **don't** have underfloor insulation and that are exempt from this requirement because it is not reasonably practicable for a professional to install insulation in these areas.

Example: *It is not reasonably practicable for a professional to install underfloor insulation in some areas due to the slope of the land, as there is not enough space under the kitchen (including part of the hallway outside the kitchen) and bedroom 3 for a professional to access the area to install insulation.*

¹¹ This question does not need to be completed where the partial exemption for certain underfloor insulation applies (question 2 of this section)

☐ **(C) NO – NONE OF THE PREMISES**

- › Specify the reason(s) why the underfloor area isn't insulated or why the existing insulation doesn't meet the requirements of the insulation standard, and any specific exemption that applies¹².

Example: The property is built on a concrete slab, therefore there is no suspended floor area in which to install insulation.

- › If underfloor insulation isn't required because your premises are exempt, but you are unsure if there is any existing insulation, specify why an exemption applies and include confirmation that you have taken all reasonable steps to find information about the existing insulation (if any).

Example: Insulation information is not available in the council building file. The underfloor space is also too narrow for a professional assessor to gain access and provide an assessment. The landlord confirms that all reasonable steps have been taken to find this information. Note: cutting an access hatch doesn't count as substantial building work.

Wall insulation

4. Do the **walls** of the premises have insulation? Complete one of sections (a), (b), (c) or (d) for this question.

Note: Wall insulation is not compulsory in rental properties, however you need to make reasonable effort to provide the following information.

☐ **(A) YES – ENTIRE PREMISES**

- › Please provide any other details about the type or condition of the insulation (if known, or write 'Unknown' and explain why, and include confirmation that you have taken all reasonable steps to find the information).

☐ **(B) YES – SOME AREAS OF THE PREMISES**

- › Specify which areas of the premises have wall insulation

Please provide any other details about the type or condition of the insulation (if known, or write 'Unknown' and explain why, and include confirmation that you have taken all reasonable steps to find the information).

☐ **(C) NONE OF THE PREMISES**

¹² See tenancy.govt.nz/maintenance-and-inspections/insulation/insulation-exceptions for examples of access exceptions that may apply.

☐ **(D) I DON'T KNOW**

- › If you don't know if there is wall insulation in any, or in some walls, explain why not and include confirmation that you have taken all reasonable steps to find the information.

☐ Select if applicable

For all parts where details have not been provided (except information required about the location, type and condition of insulation in connection with any ceiling, underfloor or walls, or reasons for any general or specific exemptions provided in a separate insulation statement), the required information for the insulation standard under regulation 35 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the insulation standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.

Please note: You must provide this information if you have it. Alternatively, you must provide this information if it exists and you can obtain it.

☐ Select if applicable

If information about the location, type and condition of any insulation has not been provided in a separately signed insulation statement, this information must be provided as part of the healthy homes standards compliance statement, unless despite making all reasonable efforts the landlord has been unable to obtain some of this information. The landlord must specify what information he or she has been unable to obtain in relation to the location, type and condition of any ceiling, underfloor or wall insulation, why they have not been able to obtain this information, and confirm that all reasonable efforts have been made to obtain the information.

Please note: Qualifying ceiling and underfloor insulation is now compulsory, unless an exemption applies, and must be in a reasonable condition. Landlords in most cases should be able to provide this information.

Ventilation standard

For more information on all aspects of the ventilation standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/ventilation-standard.

1. Do all habitable rooms in the property have one or more windows, doors or skylights that open to the outside and meet the requirements below? Complete one of sections (a) or (b) for this question.

Note: Openable windows, doors or skylights need to be able to be fixed in the open position. The combined area of openable windows, doors or skylights must be at least 5% of the floor area¹³ of each room. Habitable spaces are all living rooms, dining rooms, bedrooms and kitchens (ie spaces where people spend most of their time at home).

☐ (A) YES – ALL HABITABLE SPACES

☐ (B) YES – SOME HABITABLE SPACES

- › State which rooms meet the requirement

State which rooms don't meet the requirement

- › For each room that doesn't meet the requirement, briefly state how the specific exemption¹⁴ applies.

Example: The apartment does not have openable windows. However, the rooms in the apartment can be ventilated by mechanical ventilation, which was lawful at the time the apartment was built. The mechanical ventilation continues to meet the requirements of the building consent.

¹³ For information on how to calculate this, see the ventilation guidance document at tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf

¹⁴ A room does not need to meet the requirements for openable windows (including skylights) and external doors if it was lawful at the time it was built or converted into a habitable space. If having fewer openable windows or doors was only lawful because the room met alternative ventilation requirements, then those requirements must still be met to qualify for this exemption. For more information, see section 1.3.4 in the building code compliance document for ventilation at building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g4-ventilation/asvm/g4-ventilation-4th-edition.pdf

Ventilation for kitchens and bathrooms

Complete section 2 or 3.

Extractor fans

2. Does each room in the rental property with an indoor cooktop, bath or shower have an extractor fan installed that vents to the outside and is in good working order? Complete one of sections (a), (b) or (c) for this question.

☐ **(A) YES – ALL ROOMS**

- › State the diameter or exhaust capacity of each extractor fan and which room(s) they are located in. *Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard¹⁵. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.*

☐ **(B) YES – SOME ROOMS**

- › State the diameter or exhaust capacity of each extractor fan and which room it is located in. *Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.*

- › State which rooms don't have extractor fans installed and provide brief information about why each room is exempt¹⁶:

Example: The rental property is on the third floor of a five floor building. A licensed electrician has advised that installing an extractor fan in the kitchen is not reasonably practicable. The room was lawful when built as it met the Building Code ventilation requirements for kitchens at the time by providing windows with a combined net-openable area of no less than 5% of the kitchen floor area. These openable windows are still present and functional.

¹⁵ Information on performance requirements for extractor fans is available at tenancy.govt.nz/healthy-homes/ventilation-standard

¹⁶ There are a number of criteria which must all be met to meet this exemption. Details are available in the guidance document: tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf

☐ **(C) NOT INSTALLED IN ANY ROOMS**

- › Provide brief information about why each room is exempt:

***Example:** The rental property is on the third floor of a five floor building. There is one kitchen and one bathroom. A licensed electrician has advised that installing extractor fans in both the kitchen and bathroom is not reasonably practicable. The rooms were lawful when built as they met the Building Code ventilation requirements for kitchens and bathrooms at the time by providing windows with a combined net-openable area of no less than 5% of the floor area of each respective room. These openable windows are still present and functional.*

Continuous mechanical ventilation

3. ☐ Select if applicable:

(A) THE RENTAL PROPERTY HAS A MECHANICAL VENTILATION SYSTEM THAT:

- › is designed to vent extracted air continuously from residential premises to the outdoors, and for a kitchen or bathroom, extracts the air directly from the room, and
- › was installed in the premises or a tenancy building that first received building consent on or after 1 November 2019 and was part of that original building consent, and continues to meet the requirements of the building consent.

- ☐ Select if applicable:

(B) THE RENTAL PROPERTY HAS BEEN RETROFITTED WITH A CONTINUOUS MECHANICAL VENTILATION SYSTEM THAT:

- › is designed to vent extracted air continuously from residential premises to the outdoors, and
- › for a kitchen or bathroom, extracts the air directly from the room, and
- › is designed to provide ventilation for multiple rooms, with an exhaust capacity of at least 12 l/s for the kitchen and at least 10 l/s for the bathroom.

Include a brief description of how the kitchen and bathroom(s) in the rental property meets one the above definitions, including the exhaust capacity.

Note: Recirculating systems (products like HRV and DVS systems), or fans that do not extract to the outdoors are not suitable to meet the ventilation standard.

☐ Select if applicable

For all parts where details have not been provided, the required information for the ventilation standard under regulation 36 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the ventilation standard is not required until the healthy homes compliance date for the tenancy, which is noted on the front page of this statement.

Please note: You must provide this information if you have it. Alternatively, you must provide this information if it exists and you can obtain it.

Moisture ingress and drainage standard

For more information on all aspects of the moisture ingress and drainage standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard

1. Does the property have gutters and downpipes that efficiently drain storm water, surface water, and ground water to an appropriate outfall? *An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.*

☐ Yes

Note: It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

2. Does the property have any enclosed subfloor spaces?

The subfloor is considered to be enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter.¹⁷

☐ Yes (continue to question 3)

☐ No (continue overleaf to next section on draught stopping standard)

3. If the property has an enclosed subfloor, has a ground moisture barrier been installed that meets the requirements of the standard?

☐ Yes

☐ No

Briefly specify the reason why there is no moisture barrier.

Example: *There is limited space under the house or part of the house and I have received confirmation from a professional installer that it is not reasonably practicable to install a polythene ground moisture barrier.*

☐ Select if applicable

For all parts where details have not been provided, the required information for the moisture ingress and drainage standard under regulation 38 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the moisture ingress and drainage standard is not required until the healthy homes compliance date for the tenancy, which is provided on the front page of this statement.

Please note: if you have this information or it exists and you can obtain it, you must provide it.

¹⁷ See the guidance document tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf for further information on determining whether a subfloor area is enclosed.

Draught stopping standard

For more information on all aspects of the draught stopping standard, including a comprehensive guidance document, visit tenancy.govt.nz/healthy-homes/draught

1. Does your property have any open fireplaces?

- ☐ No
☐ Yes

If yes, have they been blocked off or do you hold written agreement from the tenant not to block them off? Specify whether they have been blocked off, or are available for use at the tenant's request:

For an open fire to meet the requirements of the draught stopping standard the fireplace and the chimney must be in good working order and free from any gaps or holes that allow draughts to enter in and out of the property, unless these are necessary for the safe and efficient operation of the fireplace. Use of the fireplace must be agreed by both landlord and tenant in writing.

2. Is the property free from unintentional and unreasonable gaps or holes that allow noticeable draughts in or out of the building? Areas include, but are not limited to, doors, windows, walls, floors and ceilings.

- ☐ Yes
☐ No (explain why some gaps or holes that allow noticeable draughts are not blocked).

To meet the requirements of the draught stopping standard the property must be free from unintentional and unreasonable gaps or holes that allow noticeable draughts in and out of the property. A common sense approach should be taken to assessing whether a draught is noticeable. The age and condition of the property must not be taken into account when assessing if a gap or hole is unreasonable.

Refer to the draught stopping guidance document¹⁸ when determining if a draught is unreasonable.

- ☐ Select if applicable

For all parts where details have not been provided, the required information for the draught stopping standard under regulation 37 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the draught stopping standard is not required until the healthy homes compliance date for the tenancy, which is provided on the front page of this statement.

Please note: if you have this information or it exists and you can obtain it, you must provide it.

Landlord Statement

I/we, _____ (name of landlord(s)) declare that the information contained in this statement is true and correct as at the date of signing.

Signed by _____ (landlord(s))

Date signed / /
DD MM YYYY

¹⁸ tenancy.govt.nz/healthy-homes/draught