

Healthy Homes Guarantee Standards Statement

Healthy Homes Guarantee Statement

As of the 1st July 2019, a statement of intent to comply is required under [section 13A\(1CA\) of the Residential Tenancies Act](#). This document verifies that the landlord intends to comply and will provide the required information to the Tenants before or no later than when they have a legal obligation to do so.

As of the 1st July 2020, the information provided in regards to [regulations 34 to 39 of the Residential Tenancies \(Healthy Homes Standards\) Regulations 2019](#) must be stated on the Tenancy Agreement or any lease renewal.

For tenancies that commenced on or after 1st of July 2021, the standards become law. For lease renewals after the 1st of July 2021, the landlord must comply with the standards by the 90th day of the renewal takes effect. For all other tenancies, the standards become law by 1st of July 2024.

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| <p>Heating Statement</p> <ul style="list-style-type: none"> • Regulation 34 of the Healthy Homes Standards | <p>The main living room of the premises is heated by the following qualified heaters with a heating capacity of at least 1.5 kW.</p> <p>Description of heater:</p> <p>Heating capacity (in kW):</p> <p>OR: The main living room is exempt from the requirements under regulation 12 (state reason why): _____</p> |
| <p>Insulation Statement</p> <ul style="list-style-type: none"> • Regulation 35 of Healthy Homes Standards | <p>The Premises currently has the following insulation installed, which the Landlord advises is appropriately and safely installed under NZS 4246:2016:</p> <p><input type="checkbox"/> Ceiling insulation:</p> <p>Type: _____</p> <p>Condition: R-Value _____ or Thickness _____</p> <p>Date of installation _____</p> <p>Exemption statement: _____</p> <p><input type="checkbox"/> Under floor insulation:</p> <p>Type: _____</p> <p>Condition: R-Value _____ or Thickness _____</p> <p>Date of installation _____</p> <p>Exemption statement: _____</p> <p><input type="checkbox"/> Wall insulation:</p> <p>Type: _____</p> <p>Condition: R-Value _____ or Thickness _____</p> <p>Date of installation _____</p> <p>Exemption statement: _____</p> |
| <p>Ventilation Statement</p> <ul style="list-style-type: none"> • Regulation 36 of Healthy Homes Standards | <p>Unless stated below, each habitable space has 1 or more qualifying window or door that covers at least 5% of the floor area of the habitable space.</p> <p>Habitable Room</p> <p>Exemption: _____</p> <p>Reason for Exemption: _____</p> |

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| | <p>Kitchen Extractor Fan: Diameter _____ mm Exhaust capacity _____ kW</p> <p>Bathroom Extractor Fan: Diameter _____ mm Exhaust capacity _____ kW</p> <p>Exemption of Extractor Fan: _____</p> <p>_____</p> |
| <p>Draught Stopping Statement</p> <ul style="list-style-type: none"> • Regulation 37 of Healthy Homes Standard | <p>The premises are free from unintentional and unreasonable gaps between, and holes in, the building elements that allow draughts into or out of the premises. This includes any open fireplaces unless requested otherwise by the tenants.</p> |
| <p>Moisture Ingress and Drainage Standards</p> <ul style="list-style-type: none"> • Regulation 38 of Healthy Homes Standard | <p>The premises have an efficient drainage system that drains stormwater, surface water and groundwater to an appropriate outfall. The system includes gutters, downpipes and drains for the removal of water from the roof.</p> <p>Ground Moisture Barrier: (Delete the following if N/A)</p> <p>The premises do not have any enclosed subfloor space making the premises exempt from the requirement to have a ground moisture barrier</p> <p>OR The subfloor space of the premises has a ground moisture barrier that complies with Section 8 of NZS 4246: 2016 or has a vapour flow resistance of at least 50MN s/g and was installed by an appropriate professional.</p> <p>OR It is not reasonably practicable to install a ground moisture barrier because _____</p> <p>_____</p> |
| <p>General Exemptions</p> <ul style="list-style-type: none"> • Regulation 39 of Healthy Homes Standard <p>(IMPORTANT ONLY USE IF PREMISES IS EXEMPT)</p> | <p>The premises are exempt from the Healthy Homes Standards 2019 due to the fact that the premises fall under the following regulations. (DELETE IF N/A)</p> <ul style="list-style-type: none"> • The tenant falls into the category of regulation 30 (Tenant is the former owner) • The premises falls under the category of regulation 31 (premises are to be demolished or substantially rebuilt) • The premises falls under the category of regulation 32 (the landlord is not the owner of the whole tenancy building) |
| <p>Landlord/Agent statement:</p> <p>We confirm that the property and this agreement meets the obligations for the Residential Tenancies (Healthy Homes Standards) Regulations 2019.</p> <p>The landlord also confirms that they have sufficient records and documents so far as to provide reasonable proof of compliance with the regulations. This is a requirement under section 123A of the Residential Tenancies Act. Copies of records will be made available for tenants within 10 working days of any written requests.</p> <p>Print: _____ Sign: _____ Date: _____</p> | |