



Healthy Homes Standards Compliance Certificate

This certifies that the property at the below address has been assessed by Sustainability Trust, with the below breakdown of compliance by the Healthy Homes Standards.

34E Upland Road, Kelburn, Wellington

COMPLIANT / NOT COMPLIANT	
Heating	Exempt
Insulation	Compliant
Ventilation & Extraction	Compliant
Draught Stopping	Compliant
Moisture Ingress and drainage	Compliant
HHS compliance	Compliant

Definitions:

Compliant: For the purpose of this report compliant means; that the aforementioned property meets the necessary minimum healthy homes standard under the particular standard and complies with the New Zealand standard 4246:2016 where required. No further action is required at this time. However, continued maintenance will be required to keep the compliance valid.

Non-compliant: For the purpose of this report not compliant means; that the aforementioned property does not meet the necessary minimum healthy homes standard under the particular standard. Action is required to make the property compliant. All works should comply with the New Zealand standard 4246:2016 where required. This work will need to be undertaken and signed off by Sustainability trust before any renewal of this certificate.

Exempt: For the purpose of this report exempt means; that it is unreasonably impracticable to undertake works to meet the required healthy homes standard and that it is the landlord's responsibility to provide such information and evidence to support this exemption (e.g., code of compliance, body corporate rules, etc).

Please note: Maintenance of the property and fixtures to ensure ongoing compliance with the Healthy Homes Guarantee Act is the responsibility of the landlord.

Landlord Name: Wellbeck Upland Ltd. Signed: per Sharon





Healthy Homes Standards

This information pack has been provided by Sustainability Trust following a Healthy Homes Standards (HHS) compliance assessment. The HHS are the regulatory standards developed following the passing of the Healthy Homes Guarantee Act which came into force as of 1st July 2019. The standards require compliance in five areas:

- **Heating**

The heating standard requires landlords to provide one or more fixed heater(s) that can directly heat the main living room of every rental property. These must be acceptable types of heaters and must meet a required minimum heating capacity. The minimum heating capacity shows the heater(s) can heat the main living room to 18° C.

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-heating.pdf>

- **Insulation**

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on the current insulation requirements. Under the healthy homes insulation standard, existing insulation may need to be topped up or replaced if it is not in a reasonable condition. In most situations, existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it needs to meet minimum R-values* for ceiling insulation as set out in the 2008 Building Code. Underfloor insulation needs a minimum R-value of 1.3.

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-insulation.pdf>

- **Ventilation**

A rental property must have: › an extractor fan(s) in rooms with a bath, shower or indoor cooktop, and › openable windows or external doors in all habitable rooms (living room, dining room, kitchen and bedrooms).

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf>

- **Draught stopping**

Any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and cause noticeable draughts must be blocked. This includes open fireplaces, unless the tenant has requested in writing that the open fireplace not be blocked and the landlord accepts this request.

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-draught-stopping.pdf>

- **Moisture ingress and drainage**

1. A rental property must have a drainage system that: – efficiently drains storm water, surface water and ground water to an appropriate outfall, and – includes appropriate gutters, downpipes and drains to remove water from the roof. 2. Rental properties with suspended floors, where the subfloor space is enclosed by more than 50%, must have a ground moisture barrier (unless it is not reasonably practicable to install one).

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf>



Healthy Homes Standards Compliance Report

Job Number	Address	Assessed By	Dated
56912	34E Upland Road, Kelburn, Wellington	Greg Claridge	12/11/2020 08/03/2023

This report provides landlords and tenants with information on the current status of the rental property against the HHS and enables property owners to demonstrate their compliance against the regulations.

This information pack contains a Compliance Certificate and data collected during the HHS assessment on each of the standards and their component parts. The Compliance Report should be provided to the tenant along with the tenancy agreement.

The document includes compliance dates that relate to your rental property.

When areas of non-compliance have been identified a description of the work required to bring the dwelling up to the standard is described. Sustainability Trust can carry out the work required to bring the property up to the HHS standards and where necessary we have included quotes to complete this work. When this work has been undertaken the HHS Compliance Certificate will be updated.

COMPLIANCE DATES

- From 1st July 2019 ceiling and under-floor insulation must be installed if it is practicable to do so. Landlords must keep records that demonstrate compliance to any of the Healthy Homes Standards that apply or will apply during the tenancy.
- From 1st December 2020 landlords must include a statement of their current compliance with the Healthy Homes Standards for any new or renewed tenancy agreement.
- From 11th February 2021 phase 2 of law changes contained within the **Residential Tenancies Amendment Act 2020** takes effect.
- From 1st July 2021 all private landlords must ensure that their rental properties comply with the Healthy Homes Standards within 120 days of a new or renewed tenancy.
- From 1st July 2025 all houses rented out by Housing New Zealand and Community Housing Providers must comply with the Healthy Homes Standards.
- From 1st July 2026 all New Zealand rental homes must comply with the Healthy Homes Standards.



HEATING

The heating standard requires that there must be fixed heating devices, capable of achieving a minimum temperature of at least 18°C in the main living room all year round.

The heating capacity is calculated using the online heating assessment tool available from tenancy services at [tenancy.govt.nz/heating tool](https://tenancy.govt.nz/heating-tool). The tool provides a report that shows the minimum required heating capacity in kW's for the main living space.

The main living room is a room that is used for general everyday use. Note; if there is more than 1 living room only the main living room requires heating or if the living room cannot be easily identified the main living room is the largest room in the property. Open plan areas are considered as one space (this includes any open connecting hallways or stair wells).

Heating	
Age of dwelling	1920's
Estimated R-value of ceiling	N/A
Estimated R-value of floor	N/A
Estimated R-value of external walls	0.5
Estimated R-value of internal walls	0.4
Floor area of main living space	22sqm
Current heating type	Wall mounted electric heater
Current heating capacity	2.4kW
Required heating capacity	3.8kW
Heating tool link	N/A
Compliance	Exempt
Compliance statement	Partial exemption from heating standard as there is no practical location for required heat pump, the body corp rules do not allow the installation of a heat pump. The landlord has installed a 2.4kW fixed qualifying heater, An explanation/evidence as to why should be included in the tenancy agreement.

Please note – The Heating Tool link will expire 60 days from the date of the assessment. Moreover, as revisits may incur an additional assessment charge, we encourage you to save a copy of the report. To do this, scroll to the bottom of the results page and click the **EMAIL RESULTS** button.



INSULATION

The insulation standard requires that the ceiling and underfloor insulation must meet the HHS standard in accordance with NZS4246:2016 building code.

<https://www.standards.govt.nz/sponsored-standards/building-standards/nzs4246/>

Ceiling insulation	
Can ceiling be accessed?	No, skillion roof
Insulation type	Undetermined
Average thickness (mm) in accessible areas	N/A
Estimated R-value in accessible areas	N/A
Gaps, compressions, folds or missing sections	N/A
Insulation clear of downlights, flues and electrical hazards	N/A
Is the insulation installed to NZS 4246:2016	Exempt
Required R-value in Zone 2	R2.9
Compliance	Exempt
Compliance statement	Our professional assessment has deemed the ceiling exempt as it is a skillion/flat roof and below safe working height and impracticable to install.
Underfloor insulation	
Can underfloor be accessed?	No, concrete
Insulation type	Concrete pad
Average thickness (mm) in accessible areas	N/A
Estimated R-value in accessible areas	N/A
Damaged, torn or missing sections	N/A
Sufficient clearance to subfloor lights or electrical hazards	N/A
Is the insulation installed to NZS 4246:2016	Exempt
Required R-value in Zone 2	R1.3
Compliance	Exempt
Compliance statement	Our professional assessment has deemed the underfloor exempt as it has a concrete pad and is impracticable to install.



VENTILATION

Ventilation must include openable windows in all habitable rooms (living room, dining room, kitchen and bedrooms). The openable area of windows or doors must be at least 5% of the floor area of the room and must be able to be fixed open.

Ventilation	
Is there adequate ventilation in the habitable rooms?	Yes
If no, which rooms require additional ventilation?	N/A
Compliance	Exempt
Compliance statement	Adequate ventilation can be achieved by opening windows in all of the spaces except those that were built lawfully without windows and are exempt. Evidence of compliance to the prior law is required and should be provided with the tenancy agreement.

EXTRACTION

An appropriately sized extractor fan should be present in all rooms with a bath, shower or an indoor cooktop.

Kitchen extraction	
Extractor fan	Yes externally vented
Diameter (mm)	150
Flow rate (l/s)	N/A
Rangehood	Yes
Diameter (mm)	N/A
Flow rate (l/s)	N/A
Externally vented	Yes
Well maintained	No
Compliance	Compliant
Compliance statement	An appropriately sized extractor fan is installed in all qualifying kitchens. The property complies with the ventilation standard. Where possible, specifications for all of the extractors should be provided to tenant as evidence of compliance.
Bathrooms extraction	
Bathroom 1 extractor fan	Yes externally vented



Bathroom 2 extractor fan

N/A

Bathroom 3 extractor fan

N/A

Compliance

Compliant

Compliance statement

The extractor fan does not meet the size or flow rate specified in the standard but it was fitted before 1st July 2019, is vented to the outside and is in working condition. It therefore complies with the ventilation standard.



DRAUGHT-STOPPING

The property must not have any unreasonable gaps or draughts in walls, windows, ceilings, floors or doors. Any unreasonable gap is considered any gap or draught greater than 3mm in width and opens to the outside. Landlords will also have to block any fireplace or chimney that is open, unless the tenant and landlord has agreed otherwise.

Chimneys

Does the property have any chimneys?	No
Are the chimneys blocked?	Yes
Are the chimneys free from unreasonable gaps and draughts	No
Has the tenant requested to use the chimneys?	No
Compliance	Exempt
Compliance statement	The property is exempt as there are no chimneys present.

Draught stopping

Is the building free from unnecessary gaps and holes in the building elements?	Yes
If no, which rooms have draughts that need fixing?	N/A
Compliance	Compliant
Compliance statement	The property is free from unnecessary gaps or holes in walls, ceiling, windows, floors and doors and no noticeable draughts are present. The property complies with the draught stopping standard.



MOISTURE INGRESS

To comply with the moisture ingress standards The property must have efficient drainage for the removal of storm water, surface water and ground water. This includes having an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof. If the property has an enclosed subfloor of more than 50% a ground vapour barrier (GVB) must be installed if it is reasonably practicable to do so.

Moisture barrier	
Is the underfloor accessible?	Yes
Is there a ground moisture barrier present?	Yes
Is the subfloor enclosed by at least 50%	Yes
Does the moisture barrier comply with NZS 4246:2016	Yes
Compliance	Exempt
Compliance statement	Our professional assessment has deemed that it is not practicable to install a moisture barrier at this dwelling, therefore this dwelling is exempt from the moisture ingress standard.
Drainage	
Does the dwelling have efficient drainage?	Storm water is efficiently dealt with
What is the condition of the drainage system including gutters, downpipes and drains?	Has efficient gutters
Compliance	Compliant
Compliance statement	The property has a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall. The drainage system includes gutters, downpipes and drains and complies to the moisture ingress standard



SMOKE ALARMS

The RTA requires all rental properties have as a minimum, one working smoke alarm in each bedroom or within 3m of each bedroom door. In multi-level properties there must be at least one smoke alarm on each level. Any new smoke alarms added to a property must be photo-electric alarms with long-life batteries (8-year minimum).

In order to ensure tenant safety, meet minimum RTA requirements, and remove liabilities or confusion over condition of existing smoke alarms. We will install new long-life alarms in correct areas of the house to ensure the property meets RTA requirements. Extra alarms will be installed if requested.

Smoke alarms	
Do pre-assessment alarms meet HHS requirements	Yes
Total number of pre-assessment alarms	6
Number of non-long life, non- photoelectric alarms removed	0
Number of alarms left in place	6
Expiry date of alarms left in place	12/01/2027
Number of new alarms installed	0
Expiry date of new alarms	N/A
Total number of compliant alarms in the property post-assessment	6
Compliance	Compliant
Compliance statement	Networked smoke detectors are present in each room where someone sleeps or within 3 meters of each bedroom door and on every floor of the property. The detectors are hard wired. The Body Corporate will hold the maintenance records of this system.

The scope of this inspection is limited to reporting on the components of the Healthy Homes Standards (HHS) within the property, which our assessor has reasonable access to and is in the assessors' clear line of sight. For each component of the Standards we have issued a Pass or fail. The purpose of the inspection is to identify the compliance (or not) of the current HHS that are visually identifiable at the time and date of the inspection.

This Healthy Homes Standards compliance certificate is valid at time of issue and reflects the opinion of our assessor. It is the legal responsibility of the property owner to represent that their property meets the Standard, however this report can reasonably be relied on by the owner as a basis for confirming the compliance status of their property. Further, it is the responsibility of the property owner to ensure the property remains compliant with the Healthy Homes Standards at all times while the property is a rented by conducting ongoing maintenance checks and remedial work if necessary.

This inspection has been carried out exclusively for the client of Sustainability Trust to provide information regarding the Healthy Homes Standards. Sustainability trust accepts no liability for any statement made by any person conducting the inspection or comments made in the report or after the supply of the report. Sustainability Trust will also not be held liable for any errors, omissions, or consequential loss or damages that may stem from the use of this report.



Compliance Notes



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.