



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.

34B Upland Road, Kelburn, Wellington

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

Definitions:

Compliant: Insulation is in good condition and covers all accessible areas in the ceiling and underfloor and meets the requirements of the Healthy Homes Guarantee Act.

Exempt: The condition or extent of cover of the insulation in the ceiling and/or underfloor could not be determined due to limited or no access to enable inspection and any further insulation is not able to be installed without major renovations. e.g. no accessible attic or basement/underfloor, concrete pad, apartment above or below, etc.

Non-compliant: Ceiling and/or underfloor insulation is not in good condition and does not meet the requirements of the Healthy Homes Guarantee Act. It may be non-existent, have gaps, compression or be poorly installed and will require work to bring it up to standard. In cases where there is space in the ceiling or underfloor for insulation and access could be created without major renovations, landlord will need to create access to the attic or underfloor to enable insulation condition to be assessed and if necessary brought up to standard.

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: Wellcote Upland Ltd. Signed: per [signature]





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
- Insulation
- Ventilation
- Draught stopping
- Moisture ingress and drainage

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.



Healthy Homes Standards Compliance Report

Job Number	Address	Assessed By	Dated
56909	34B Upland Road, Kelburn, Wellington	Derek	14/03/23

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 1st July 2021 all private landlords must ensure that their rental properties comply with the Healthy Homes Standards within 90 days of a new or renewed tenancy.
- From 1st July 2023 all houses rented out by Housing New Zealand and Community Housing Providers must comply with the healthy homes standards.
- From 1st July 2024 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. Some heating devices are inefficient, unaffordable or unhealthy and do not meet the requirements under the heating standard.

The heating capacity is calculated using a standard method.

Heating	
Age of dwelling	1910s
Estimated R-value of ceiling	undetermined
Estimated R-value of floor	N/A
Estimated R-value of external walls	0.4
Estimated R-value of internal walls	0.5
Floor area of main living space	14
Current heating type	Convection heater
Current heating capacity	2.4
Required heating capacity	7
Compliance	Compliant
Compliance statement	All steps to gain consent from the body corporate to fit a heating solution that complies to the heating standard have been denied. The Landlord has complied with the standard where reasonably practicable by fitting an alternate form of qualifying heater



INSULATION

The insulation standard requires that the ceiling and underfloor insulation must meet either the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm. As Wellington is in Zone 2 the requirement for ceiling and underfloor insulation is an R-value of 2.9 and 1.3 respectively.

Ceiling insulation

Can ceiling be accessed?	No Flat Above
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	2.9
Compliance	Exempt
Compliance statement	Our professional assessment is that it's not practical to install ceiling insulation at this property, therefore the property is exempt from this part of the standard. An explanation why the property is exempt should be included in the tenancy agreement.

Underfloor insulation

Can underfloor be accessed?	No
Insulation type	N/A
Average thickness (mm) in accessible areas	undetermined
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	1.3
Compliance	Exempt
Compliance statement	Our professional assessment has indicated that it is not practicable to install underfloor insulation at this property, therefore the property is exempt from the insulation standard. An explanation of why should be included in the tenancy agreement.





VENTILATION

Ventilation must include openable windows in the 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.

Ventilation

Is there adequate ventilation in the habitable rooms?	Yes
If no, which rooms require additional ventilation?	Yes
Compliance	Compliant
Compliance statement	Adequate ventilation can be achieved by opening the windows in the required spaces. The property complies with the ventilation standard.

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
Diameter (m2)	180
Flow rate (l/s)	Undetermined
Rangehood	None
Diameter (m2)	N/A
Flow rate (l/s)	N/A
Externally vented	N/A
Well maintained	N/A
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

Compliance statement

Compliant

An appropriately sized extractor fan is installed in all qualifying bathrooms. The property complies with the ventilation standard. Where possible, specifications for extractors should be included with the tenancy agreement as evidence of compliance.



DRAUGHT-STOPPING

Landlords must stop any unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

Chimneys	
Does the property have any chimneys?	Yes
Are the chimneys blocked?	Yes
Are the chimneys free from unreasonable gaps and draughts	Yes
Has the tenant requested to use the chimneys?	N/A
Compliance	All unused chimneys and fire places have been blocked and the property complies with the draught stopping standard.
Compliance statement	All unused chimneys and fire places have been blocked and the property complies with the draught stopping standard.

Draught stopping	
Is the building free from unnecessary gaps and holes in the building elements?	N/A
If no, which rooms have draughts that need fixing?	None
Compliance	Compliant
Compliance statement	The property has one or more unnecessary gaps or holes in the walls, ceiling, windows, floors resulting in noticeable draughts. The holes need to be fixed in order for the property to comply with the draught stopping standard.



MOISTURE INGRESS

To comply with the moisture ingress standards landlords must ensure that the dwelling has efficient drainage and guttering, downpipes and drains. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it's possible to install one.

Moisture barrier

Is the underfloor accessible?	No
Is there a ground moisture barrier present?	N/A
Is the subfloor enclosed by at least 50%	N/A
Does the moisture barrier comply with NZS 4246:2016	N/A
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	3
Number of non-long life, non- photoelectric alarms removed	0
Number of alarms left in place	3
Expiry date of alarms left in place	1/01/2026
Number of new alarms installed	0
Expiry date of new alarms	N/A
Total number of compliant alarms in the property post-assessment	3
Compliance	Compliant
Compliance statement	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 fitted with long life batteries or are hard wired. The property complies with these requirements.

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.



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Ventilation	Compliant
Draught Stopping	Compliant
Moisture Ingress and drainage	Compliant
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Healthy Homes Standards Compliance Report

Job Number
56909

Address
34B Upland Road, Kelburn,
Wellington

Assessed By
Derek

Dated
14/03/23

COMPLIANCE DATES

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Heating

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Ceiling insulation

Can ceiling be accessed?	No Flat Above
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	2.9
Compliance	Exempt
Compliance statement	Our professional assessment is that it's not practical to install ceiling insulation at this property, therefore the property is exempt from this part of the standard. An explanation why the property is exempt should be included in the tenancy agreement.

Underfloor insulation

Can underfloor be accessed?	No
Insulation type	N/A
Average thickness (mm) in accessible areas	undetermined
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	1.3
Compliance	Exempt
Compliance statement	Our professional assessment has indicated that it is not practicable to install underfloor insulation at this property, therefore the property is exempt from the insulation standard. An explanation of why should be included in the tenancy agreement.





VENTILATION

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EXTRACTION

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Kitchen extraction	
Extractor fan	Yes
Diameter (m2)	180
Flow rate (l/s)	Undetermined
Rangehood	None
Diameter (m2)	N/A
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Externally vented	N/A
Well maintained	N/A
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
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Compliance

Compliant

Compliance statement

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DRAUGHT-STOPPING

Landlords must stop any unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

Chimneys

Does the property have any chimneys?	Yes
Are the chimneys blocked?	Yes
Are the chimneys free from unreasonable gaps and draughts	Yes
Has the tenant requested to use the chimneys?	N/A
Compliance	All unused chimneys and fire places have been blocked and the property complies with the draught stopping standard.
Compliance statement	All unused chimneys and fire places have been blocked and the property complies with the draught stopping standard.

Draught stopping

Is the building free from unnecessary gaps and holes in the building elements?	N/A
If no, which rooms have draughts that need fixing?	None
Compliance	Compliant
Compliance statement	The property has one or more unnecessary gaps or holes in the walls, ceiling, windows, floors resulting in noticeable draughts. The holes need to be fixed in order for the property to comply with the draught stopping standard.



MOISTURE INGRESS

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Compliance	Exempt
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Drainage

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What is the condition of the drainage system including gutters, downpipes and drains?	Has efficient gutters
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Smoke alarms

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Total number of pre-assessment alarms	3
Number of non-long life, non- photoelectric alarms removed	0
Number of alarms left in place	3
Expiry date of alarms left in place	1/01/2026
Number of new alarms installed	0
Expiry date of new alarms	N/A
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Compliance statement	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 fitted with long life batteries or are hard wired. The property complies with these requirements.

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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.