CITRUS LIVING



Edinburgh Quarter
Warranties and Maintenance

Contact List

Welcome to your newly Completed property. We hope you enjoy living in a Citrus Living development. Citrus Living has a legal obligation to handle all warranty and maintenance claims for the first 12 months, then a 10 year structural warranty. We love supporting our customers, so feel free to contact us in the first instance (otherwise please see suppliers and key people's details in the Table below):

Paul Macey 022 162 7488

Marcus Stufkens 021 411 589

Citrus Living Office 03 365 8582

Item	Supplier	Contact Name	Contact Number
Appliances	Fisher and Paykel		
Blinds	Curtain Studio	enquiries@curtainstudio.co.nz	0800 287 824
Carpet	Floorpride Mandeville	floorpride@floorpride.com	03 348 0939
Door Hardware	Placemakers		
Heat Pump	Meka Prasad	Meka	021 162 4052
BGC Weatherboard	Placemakers		
Hot Water Cylinder	Placemakers		
Kitchen	Elite Kitchens	elitejoinery@xtra.co.nz	03 3548311
Mirror	Bunnings		
Paint	Placemakers		
Roof/Gutter/Downpipes	Telfer Skates Rooding Ltd		(03) 359 7973
Shower Installation	Clear Solutions Ltd		03 942 6107
Shower Head	Placemakers		
Tapware	Placemakers		
Toilet	Placemakers		
Vanity	Placemakers		
Wardrobe	Elite		
Windows and Front Door	Raylight Aluminium Ltd	accounts@raylight.co.nz	03 366 5637
Key People	**Supplier**	**Contact Name**	**Contact Number**
Builder	JLF Construction Limited	Lloyd Foster	022 450 5662
Builder	Select Builders	Nathan	021 608 630
Electrician	Mika Prasad	Mika	021 162 4052
Landscaper	Concrete Brothers	Louis & Ben	027 411 1440
Plumber	Peter Diver Plumbing & Drainage	Peter Diving	03 385 2250
Painter	Brock Biggs	Brock	027 608 8266

Contents

Appliances	**1-3**
Bathroom	**4-9**
Carpet	**10-43**
Cladding	**44-48**
Code Compliance Certificate	**49-52**
Colour Scheme and Paint Finishes	**53-54**
Curtains and Blinds	**55-57**
Door Hardware	**58-60**
Healthy Home Compliance Certificate	**61-408**
Heat Pump	**409-431**
Insulation	**432-434**
Kitchen	**435-439**
Roof	**440-446**
Storm Water Jellyfish Filters	**447- 472**
Water Heater	**473-475**
Windows and Doors	**476-489**

CITRUS LIVING

Appliances

FISHER & PAYKEL

MANUFACTURER'S WARRANTY

When you purchase a Fisher & Paykel appliance you automatically receive a two year Manufacturer's Warranty covering parts and labour for servicing within New Zealand.

Fisher & Paykel undertakes to:

Repair or, at its option, replace without cost to the owner either for material or labour any part of the Product, the serial number of which appears on the Product, which is found to be defective within TWO YEARS of the date of purchase.

This warranty DOES NOT cover;

- Service calls to which are not related to any defect in the Product. The cost of a service call will be charged if the problem is not found to be a Product fault. For example:
  - Correcting the installation of the product.
  - Instructing you how to use the product.
  - Replacing house fuses or correct house wiring or plumbing.
  - Correcting fault(s) caused by the user.
  - Noise or vibration that is considered normal, e.g. drain/fan sounds, regeneration noises or user warning beeps.
  - Correcting damage caused by pests, e.g. rats, cockroaches etc.
- Defects caused by factors other than:
  - Normal domestic use or
  - Use in accordance with the Product's User Guide.
- Defects to the Product caused by accident, neglect, misuse or Act of God.
- The cost of repairs carried out by non-authorised repairers or the cost of correcting such unauthorised repairs.
- Normal recommended maintenance as set out in the Product's User Guide.
- Repairs when the appliance has been dismantled, repaired or serviced by other than a Fisher & Paykel trained and support service technician or the selling dealer.
- Pick-up and delivery.
- Transportation or travelling costs involved in the repair when the product is installed outside the AUTHORISED CUSTOMER SERVICE CENTRE'S normal service area.

Service under this manufacturer's warranty must be provided by a Fisher & Paykel trained and supported service technician. Such service shall be provided during normal business hours. This warranty certificate should be shown when making any claim.

This Warranty is an extra benefit and does not affect your legal rights.

SERVICE WARRANTY

When you are provided with a service that is carried out and invoiced by Fisher & Paykel in New Zealand, you automatically receive a 12 month Service Warranty covering this service and any parts used during the service.

Fisher & Paykel undertakes to, without cost to the owner for material or labour:

Correct any aspect of a service on a Fisher & Paykel appliance, or repair or replace (at its option) any part used during a service, which is found to be defective within 12 MONTHS of the date of the service.

This Service Warranty DOES NOT cover;

- Service calls which are not related to any problem with the service. The cost of a service call will be charged if the problem is not found to be a problem with the service. For example:
  - Correcting the installation of the product or part where we did not provide the installation.
  - Instructing you how to use the product or part.
  - Replacing house fuses or correcting house wiring or plumbing.
  - Correcting fault(s) caused by the user.
  - Noise or vibration that is considered normal, e.g. drain/fan sounds, refrigeration noises or user warning beeps.
  - Correcting damage caused by pests, e.g. rats, cockroaches etc.
  - Replacement light bulbs.
- Defects caused by factors other than:
  - Normal domestic use or
  - Use in accordance with the product or part's user guide.
- Defects to the product or part caused by accident, neglect, misuse or act of God.
- The cost of repairs not carried out by Fisher & Paykel or the cost of correcting such repairs.
- Normal recommended maintenance as set out in the product or part's user guide.
- Repairs when the appliance or part has been dismantled, repaired or serviced other than by Fisher & Paykel.
- Pick-up and delivery.
- Transportation or travelling costs involved in the repair when the product or part is installed outside Fisher & Paykel's normal service area.
- Filter replacement except in the case of faulty parts or materials within the filter cartridge.
- Damage (including water damage) caused by faulty installation or plumbing, in each case not performed by Fisher & Paykel.

Nothing in this Service Warranty is intended to, or does limit, any rights you may have under law to recover the costs of inspecting or returning goods to us.

Our products and parts have been designed for use in a normal domestic (residential) environment. Our products and parts are not designed for any commercial use (whatsoever). Any commercial use by a customer will affect this Service Warranty.

Service under this Service Warranty must be carried out and invoiced by Fisher & Paykel. Such service shall be provided during normal business hours. This Service Warranty certificate should be shown when making any claim.

This Service Warranty is an extra benefit and does not affect your legal rights.

NOTE: Fisher & Paykel Appliances offers separate manufacturer's warranties on its appliances, please check the documentation that came with your product for full details.

BOOK A SERVICE ONLINE

Visit **fisherpaykel.co.nz/service** to book a service online with one of our expert team



IT'S FAST AND EASY
Three quick steps,
no waiting on the phone



SAVE TIME
Track your technician
to save waiting time



TRAINED TECHNICANS
Genuine spare parts & 12 months
parts & labour warranty

For appliances covered by manufacturer's warranty there is no charge for our service.
If a labour charge applies we charge a flat rate of $125 per appliance. Parts are additional.

FISHER & PAYKEL

Bathroom

NEWLINE
for a lifetime!



Features

- 6mm Safety Glass
- 1830mm Door Screen Height
- Chrome Handle
- Fully Reversible Door Screens
- 5 Year Warranty
- Waste and Glue Supplied

Raymor

AUSTIN WALL HUNG VANITY 400MM
GLOSS WHITE



DESCRIPTION

The Austin vanity range fits perfectly in small bathrooms giving you a slim and modern design. It features a polymarble top and high density board cabinet with soft close hinges. Available in glossy white, white oak, and chestnut.

For your continued peace of mind, all Raymor accessories carry a 5 year warranty from date of purchase, providing they are installed according to our specification.

Edge Back to Wall Toilet Suite Rimless with Slim Seat 734600



Description

The Edge II Rimless toilet suites exude an edge of sophistication and style. Classic and timeless design, enhanced with modern nuances and lines.

Warranty

WARRANTY TERMS AND CONDITIONS APPLICABLE TO ALL ADESSO PRODUCTS

TOILETS

From date of purchase, when installed by a registered plumber and maintained in accordance with the manufacturer's instructions. 5 YEAR WARRANTY on vitreous china, 1 YEAR WARRANTY on all of the parts including seat.

Adesso (or their approved retailer) reserve the right to assess, repair, replace or service any warranty claims as they see fit.
Adesso will endevour to repair or replace the faulty product(s), subject to investigation and the following requirements;
- warranty claim must be submitted within the warranty period and Adesso (or their approved retailer) must be notified in writing, within ninety (90) days of the issue first appearing
- proof of purchase is required
- product(s) must be installed by the relevant tradesperson and maintained in accordance with the manufacturer's instruction.
- the product(s) are to be used for normal, domestic use only
This warranty DOES NOT APPLY if any product(s) fault results from;
- improper use, improper installation
- where damage is caused by normal wear and tear, the water pressure is outside the recommended levels, where the hot water temperature exceeds 55 ℃
Or if any of the following are not observed;
- Applicable Health Act
- any regulation or other standards which governs the water supply and sewerage plumbing requirements for installation in a particular area or location.
The warranty is limited to the replacement of defective parts only.
Excluded from the warranty;
- labour charges and/or damage incurred during incorrect installation, repair or consequential damage, or otherwise suffered or incurred by any such person any defect or injury caused by or resulting from misuse, abuse or neglect, accidental damage, improper installation or other alterations or modifications which affect the reliability or performance of the item, not attributed to faulty manufacture.

Raymor



DESCRIPTION

Raymor is well known for its collection of bathroom accessories and furniture. One such collection, the Brighton collection, offers this 740mm wide wall hung vanity that is sure to complement the beauty of your bathroom decor. It is fitted with polymarble top that withstands heavy impacts and ensures good durability, as well as minimalistic chrome handle which enhances the elegance of the architecture.

For your continued peace of mind, all Raymor accessories carry a 5 year warranty from date of purchase, providing they are installed according to our specification.

Carpet & Flooring

Avvio





100
Voile



120
Batik



150
Lantana



160
Cerville



180
Viyella



300
Linen



350
Camile



500
Moire



550
Camlet



700
Octavius



720
Batiste



750
Barathea

Specifications and colourations are subject to manufacturing tolerances. As part of the Godfrey Hirst continuous improvement program, Godfrey Hirst reserves the right to change the specifications of or delete colours of this product without notice. While all care is taken, product images may vary in colour due to possible printing process variations. Images do not seek to duplicate the exact visual appearance, but serve merely as a guide or point of reference.

Avvio

Avvio vinyl plank flooring combines excellent durability with great style and performance. Perfect for every area of your home Avvio is 100% Waterproof, easy to maintain and stain resistant.

Technical Data

Type:	Vinyl Plank Flooring
Dimensions:	1320mm x 196mm
Total Product Thickness:	2mm
Wear Layer:	0.3mm
Units Per Box:	18 boards
m² per box:	4.66
m² per pallet:	260.79

Colours:	12
Finish:	Matte
Surface:	Embossed
Profile:	Micro Bevel
Coating System:	Superguard®
Installation Method:	Direct Stick

Performance

E3 Internal Moisture:	Alternative solution

Slip Resistance:	(AS/NZ 4586-2013) P3, R9

Sustainability

Product Transparency:	Global Green Tag, GreenRate Level A certified
Accreditation:	Manufactured under a quality and environmental system certified and complying with ISO 9001 and ISO 14001 by an accredited certification body.


Embossed


Easy To Clean


Quiet Underfoot


Waterproof Surface^



ISO 9001 Quality Management System



Affordable


Global Green Tag



ISO 14001 Environment Management System


Matte Finish


Micro Bevel Edge

All Godfrey Hirst Vinyl Plank floors must be installed in accordance with relevant New Zealand Standards and in conjunction with the Godfrey Hirst Vinyl Plank Flooring Installation Instructions. Warranty: All Godfrey Hirst floors carry a warranty supported by New Zealand after sales service. The Godfrey Hirst warranty is applicable to all Godfrey Hirst floors, sold in New Zealand. "As a New Zealand manufacturer, we endorse and recognise all rights of the consumer under the Consumer Guarantees Act 1993 (the "CGA") and further agree to match any performance guarantee or warranty offered in the market place, at the time of purchase, on any product which is equivalent to ours, where that performance guarantee or warranty offers rights to the consumer in addition to those under the CGA". For further information as to the warranty, installation, care and characteristic of this hard flooring please visit www.godfreyhirst.com or call 0800 500 210.
~Test results and certificates are available on request.
^Subject to proper installation, maintenance and local building code/regulatory approval.



Care and maintenance

Vinyl Plank
Hybrid
Laminate
Timber
Vinyl Sheet

Protect your floor

Follow these simple steps to achieve many years of enjoyment from your Godfrey Hirst floor.

Timber

Cleaning & Care

- **Immediately** – clean up any liquid or water based spills or any other potentially staining marks using a dry, clean cloth. Though Godfrey Hirst floors are resistant to most spots and stains, some materials or colourants (such as tar, grease, oil, dyes, waxes, ball point, marker pens, pet mishaps or foods/beverages containing strong dyes such as mustard, curry, cordial, coffee, tea etc.) may under certain conditions migrate into the wear layer causing indelible stains.
- **Daily, or as required** – remove any loose dirt or grit which could damage the floor by sweeping with a soft dry broom or vacuum (preferably with an effective dust filter and suction nozzle for hard surfaces and turning off power head, if installed).
- **Weekly** – clean using a waterless (ph neutral) timber floor cleaning fluid and micro fibre mop, otherwise mop the floor using a well rung out damp mop (the floor should be dry 15 seconds after mopping) and a non-abrasive soap-free cleaner suitable for timber floors to remove any footprints, dirt and other stains or marks. Never flood the floor with water. Excessive water can damage your floor. Promptly soak up bulk liquid spills.
- **As required** – stubborn scuffs and stains can also easily be removed using a damp cloth or sponge with a diluted solution of methylated spirits. Ensure the methylated spirits is completely rinsed from the floor.

When cleaning the floor:

- Never use abrasive cleaners, nylon scouring pads, steel wool, scouring powder or bleach as they may damage the floor.
- Never use oil, soap, wax or polishes as these finishes may make the floor slippery and can leave a dull finish on the floor.
- Never use a steam-mop or steam-cleaner.

Protect Your Floor

Follow these simple steps to achieve many years of enjoyment from your Godfrey Hirst timber floor:

- Place entrance mats (which must not have a rubber backing) at all exterior doorways and entrances to trap dirt, sand, grit, moisture and other substances from shoes. Double mats (a coarse exterior mat and medium interior mat) are recommended for residential installations and triple commercial mats with a minimum walk off zone of 3.5 metres for commercial installations. Clean mats regularly.
- Use non-staining felt protectors under heavy pieces of furniture. Fit office chairs, filing trolleys, mobile containers and furniture, with soft treads. Chair pads should be used under desk chairs with castors.
- Heavy objects and furniture such as large bookcases, full sized billiard tables or kitchen units should not be situated on any floating installation. This can lead to the floor failing to respond to contraction and expansion, which can cause squeaking, gapping and possible failure.
- Never drag, slide or roll furniture or appliances across your floor. Protect the surface if using a trolley to move heavy objects.
- Spiked heels or shoes in need of repair can severely damage your floor. In areas of excessive traffic and wear, make use of runners or area rugs. Rugs should be cleaned regularly.
- Pet claws can scratch your floor. Keep nails trimmed.
- Floor to ceiling windows coupled with the harsh Australian/New Zealand sun can create floor temperatures of over 70°C. Your floor should be protected from extreme temperatures and strong, direct sunlight by the use of interior temperature and humidity control (recommended temperatures 10-30°C and relative humidity between 30% and 70%), window tinting, awnings

- and/or curtains/blinds. Dramatic temperature changes and/or extreme humidity can cause joins to lip/gap and possible surface checking. Prolonged direct sunlight will cause fading.

Common Characteristics of Timber Floors

- As a natural product, timber floors will oxidise during the first few months due to UV light exposure, typically leading to a darker, fuller appearance. As a result, timber floors may display some change in colour between exposed areas and areas covered by rugs or furniture. Your floor should be protected from prolonged periods of direct sunlight with curtains, blinds, shades or awnings and rugs/furniture moved periodically to expose all areas evenly.
- Timber flooring products can display discolouration caused by contact with rubber products such as rug/mat backings, furniture feet, rubber soled shoes/slippers, wheels for trolleys and wheelchairs etc. which are likely to leave permanent marks. Only non-staining vinyl backed mats or woven rugs identified as colourfast should be used on timber floors. If the floor is to be subjected to any of these applications, darker colours are recommended which will hide any discolouration, should it occur.
- The appearance of minor nicks and scratch marks can be reduced using repair accessories such as colour matched filler sticks. Products such as Tibetan Almond Stick or Gilly's Scratch Cover oil will successfully cover/disguise most minor scratches and blemishes.
- While the factory finish of Godfrey Hirst timber floors may be refinished, doing so will void the Finish/Abrasive Wear Warranty. If your lacquer finished timber floor starts to show dull spots or signs of wear, then periodic maintenance can be considered, consisting of a thorough clean and application of a topical water based polyurethane maintenance coating, such as Bona Timber Refresher (always following the manufacturer's instructions). This will typically satisfy most light scratching and dullness issues and reduce the need for a full refurbishment. Where refurbishment (sanding and recoating) is required, it is essential that a professional flooring contractor is engaged prior to commencement of any works.
- Timber flooring is a living product that is constantly moving and changing. This is the inherent beauty of timber flooring. It will expand and contract in accordance with your internal environment. As such it cannot be completely sealed. Keeping the environment stable as per recommendations in the installation instructions and maintenance care instructions is the key to longer lasting and great performing floors.

Commercial Installations - Additional maintenance may be required for commercial installations.

Please contact your Godfrey Hirst Account manager or visit www.ghcommercial.com.

NOTE: Godfrey Hirst timber floors have been designed for use in internal environments/ installations. While they are easy to care for, robust and durable and provide the appearance of a genuine timber floor, room temperature and humidity should be maintained as set out in this booklet. Timber Floors are not appropriate for outdoors or high-moisture or humid areas such as bathrooms, toilets, saunas, laundries or anywhere elevated moisture levels can be expected, timber may buckle, swell or deform if excessive moisture penetrates it.

Godfrey Hirst engineered timber flooring may, if properly installed, be installed over hydronic underfloor radiant heating systems only. The maximum surface temperature of the concrete slab should not exceed 26°C at all times. Please contact Godfrey Hirst or view product installation instruction requirements prior to commencement of any underfloor heating work.



Laminate

Cleaning & Care

- **Immediately** – clean up any liquid or water based spills or any other potentially staining marks using a dry clean cloth. Though Godfrey Hirst floors are resistant to most spots and stains, some materials or colourants (such as tar, grease, oil, dyes, waxes, ball point, marker pens, pet mishaps or foods/beverages containing strong dyes such as mustard, curry, cordial, coffee, tea etc.) may under certain conditions migrate into the wear layer causing indelible stains.
- **Daily, or as required** – remove any loose dirt or grit which could damage the floor by sweeping with a soft dry broom or vacuum (preferably with an effective dust filter and suction nozzle for hard surfaces and turning off power head, if installed).
- **Weekly** – clean using a waterless (ph neutral) laminate floor cleaning fluid and micro fibre mop, otherwise mop the floor using a well rung out damp mop (the floor should be dry 15 seconds after mopping) and a non-abrasive soap-free cleaner suitable for laminate floors to remove any footprints, dirt and other stains or marks. Never flood the floor with water. Excessive water can damage your floor. Promptly soak up bulk liquid spills.
- **As required** – stubborn scuffs and stains can easily be removed using a damp cloth or sponge with a diluted solution of methylated spirits. Ensure the methylated spirits is completely rinsed from the floor.

When cleaning the floor:

- Never use abrasive cleaners, nylon scouring pads, steel wool, scouring powder or bleach as they may damage the floor.
- Never use oil, soap, wax or polishes as these finishes may make the floor slippery and can leave a dull finish on the floor.
- Never use a steam-mop or steam-cleaner.

Protect Your Floor

Follow these simple steps to achieve many years of enjoyment from your floor:

- Place entrance mats (which must not have a rubber backing) at all exterior doorways and entrances to trap dirt, sand, grit, moisture and other substances from shoes. Double mats (a coarse exterior mat and medium interior mat) are recommended for residential installations and triple commercial mats with a minimum walk off zone of 3.5 metres for commercial installations. Clean mats regularly.
- Use non-staining felt protectors under heavy pieces of furniture. Fit office chairs, filing trolleys, mobile containers and furniture with soft treads or castors. Chair pads should be used under desk chairs with castors.
- Heavy objects and furniture such as large bookcases, full sized billiard tables or kitchen units should not be situated on any floating installation. This can lead to the floor failing to respond to contraction and expansion, which can cause squeaking, gapping and possible failure.
- Never drag, slide or roll furniture or appliances across your floor. Protect the surface if using a trolley to move heavy objects.
- Spiked heels or shoes in need of repair can severely damage your floor. In areas of excessive traffic and wear, make use of runners or area rugs. Rugs should be cleaned regularly.
- Pet claws can scratch your floor. Keep nails trimmed.
- Floor to ceiling windows coupled with the harsh Australian/New Zealand sun can create floor temperatures of over 70°C. Your floor should be protected from extreme temperatures and strong, direct sunlight by the use of interior temperature and humidity control (recommended temperatures 10-30°C and relative humidity between 30% and 70%), window tinting, awnings and/or curtains/ blinds. Dramatic temperature changes and/or extreme humidity can cause joins to lip/gap and prolonged direct sunlight will cause fading.

Common Characteristics of Laminate Floors

- Laminate flooring products can display discolouration caused by contact with rubber products such as rug/mat backings, furniture feet, rubber soled shoes/slippers, wheels for trolleys and wheelchairs etc. which are likely to leave permanent marks. Only non-staining vinyl backed mats or woven rugs identified as colourfast should be used on laminate floors. If the floor is to be subjected to any of these applications, darker colours are recommended which will hide any discolouration, should it occur.
- Laminate floors cannot be sanded.
- Even though Godfrey Hirst laminate floors are stable, boards can still be subject to some shrinkage and growth during changes in climatic conditions leading to small gaps between boards. Gaps should not exceed .15% of board length. This is a normal feature of laminate floors and not considered a manufacturing defect.

Commercial Installations - Additional maintenance may be required for commercial installations.

Please contact your Godfrey Hirst Account manager or visit www.ghcommercial.com.

NOTE: Godfrey Hirst laminate floors have been designed for use in internal environments/installations. While they are extremely easy to care for, robust and durable and provide the appearance of a genuine timber floor, they are not appropriate for outdoors, very high or low humidity areas or areas where there are extremely high temperatures (such as saunas and pool areas), or rooms with built-in drains (e.g. showers) as laminate may buckle, swell or deform if penetrated by excessive moisture and, other than products carrying a Water Resistant Warranty, should not be installed in wet areas such as bathrooms, toilets and laundries.

Godfrey Hirst Laminate flooring may, if properly installed, be installed over hydronic underfloor radiant heating systems only. The maximum surface temperature of the concrete slab should not exceed 26°C at all times. Please contact Godfrey Hirst or view product installation instruction requirements prior to commencement of any underfloor heating work.



Hybrid

Cleaning & Care

- **Immediately** – clean up any liquid or water based spills or any other potentially staining marks using a dry clean cloth. Though Godfrey Hirst hybrid floors are waterproof, don't leave liquid/water based spills there just to test it. Though Godfrey Hirst floors are resistant to most spots and stains, some materials or colourants (such as tar, grease, oil, dyes, waxes, ball point, marker pens, or foods/beverages containing strong dyes such as mustard, curry, cordial, coffee, tea etc.) may under certain conditions migrate into the wear layer causing indelible stains.
- **Daily, or as required** – remove any loose dirt or grit which could damage the floor by sweeping with a soft dry broom or vacuum (preferably with an effective dust filter and suction nozzle for hard surfaces and turning off power head, if installed).
- **Weekly** – damp mop the floor using water and a PH neutral cleaner to remove any footprints, dirt and other stains or marks. Never flood the floor with water. Excessive water can damage your floor. Promptly soak up bulk liquid spills.
- **As required** – stubborn scuffs and stains can easily be removed using a damp cloth or sponge with a diluted solution of methylated spirits. Ensure the methylated spirits is completely rinsed from the floor.

When cleaning the floor:

- Never use abrasive cleaners, nylon scouring pads, steel wool, scouring powder or bleach as they may damage the floor.
- Never use oil, soap, wax or polishes as these finishes may make the floor slippery and can leave a dull finish on the floor.
- Never use a steam-mop or steam-cleaner.

Protect Your Floor

Follow these simple steps to achieve many years of enjoyment from your Godfrey Hirst hybrid floor:

- Place entrance mats (which must not have a rubber backing) at all exterior doorways and entrances to trap dirt, sand, grit, moisture and other substances from shoes. Double mats (a coarse exterior mat and medium interior mat) are recommended for residential installations and triple commercial mats with a minimum walk off zone of 3.5 metres for commercial installations. Clean mats regularly.
- Use non-staining felt protectors under heavy pieces of furniture. Fit office chairs, filing trolleys, mobile containers and furniture, with soft treads or castors. Chair pads should be used under desk chairs with castors.
- Heavy objects and furniture such as large bookcases, full sized billiard tables, freestanding bathtubs or kitchen units should not be situated on any floating installation. This can lead to the floor failing to respond to contraction and expansion, which can cause squeaking, gapping and possible failure.
- Never drag, slide or roll furniture or appliances across your floor. Protect the surface if using a trolley to move heavy objects.
- Spiked heels or shoes in need of repair can severely damage your floor. In areas of excessive traffic and wear, make use of runners or area rugs. Rugs should be cleaned regularly.
- Pet claws can scratch your floor. Keep nails trimmed.
- Floor to ceiling windows coupled with the Australian/New Zealand sun can create floor surface temperatures over 70°C. Godfrey Hirst hybrid flooring is manufactured to be stable in low and high temperatures (0-55°C). However, your floor should be protected from extreme temperatures and strong direct sunlight by the use of interior temperature and humidity

control (recommended temperatures 10-30°C and relative humidity levels between 30% and 70%), window tinting, awnings and/or curtains/ blinds. Dramatic temperature changes and/or extreme humidity can cause joins to lip/gap and prolonged direct sunlight will cause fading.

Common Characteristics of Hybrid Floors

- Hybrid flooring products can display discolouration caused by contact with rubber products such as rug/mat backings, furniture feet, rubber soled shoes/slippers, wheels for trolleys and wheelchairs etc. which are likely to leave permanent marks. Only non-staining vinyl backed mats or woven rugs identified as colourfast should be used on hybrid floors. If the floor is to be subjected to any of these applications, darker colours are recommended which will hide any discolouration, should it occur.
- Hybrid floors cannot be sanded.
- Even though Godfrey Hirst hybrid floors are exceptionally stable, planks can still be subject to some shrinkage and growth during changes in climatic conditions leading to small gaps between planks. This is a normal feature of hybrid floors and not considered a manufacturing defect.

Commercial Installations - Additional maintenance may be required for commercial installations.

Please contact your Godfrey Hirst Account manager or visit www.ghcommercial.com.

NOTE: Godfrey Hirst hybrid floors have been designed for use in internal environments/ installations. While they are extremely easy to care for, robust and durable, they are not appropriate for outdoors, or rooms with inbuilt drains (e.g. showers).

Godfrey Hirst Hybrid flooring may, if properly installed, be installed over hydronic underfloor radiant heating systems only. The maximum surface temperature of the concrete slab should not exceed 26°C at all times. Please contact Godfrey Hirst or view product installation instruction requirements prior to commencement of any underfloor heating work.



Vinyl Plank

Cleaning & Care

- **Immediately** – clean up any liquid or water based spills or any other potentially staining marks using a dry clean cloth. Though Godfrey Hirst vinyl plank floors are waterproof^, don't leave liquid/water based spills there just to test it. However Godfrey Hirst floors are resistant to most spots and stains, some materials or colourants (such as tar, grease, oil, dyes, waxes, ball point, marker pens, pet mishaps or foods/beverages containing strong dyes such as mustard, curry, cordial, coffee, tea etc.) may under certain conditions migrate into the wear layer causing indelible stains. ^Subject to proper installation and maintenance.
- **Daily, or as required** – remove any loose dirt or grit which could damage the floor by sweeping with a soft dry broom or vacuum (preferably with an effective dust filter and suction nozzle for hard surfaces and turning off power head, if installed).
- **Weekly** – damp mop the floor using water and a PH neutral cleaner to remove any footprints, dirt and other stains or marks. Never flood the floor with water. Excessive water can damage your floor. Promptly soak up bulk liquid spills.
- **As required** – stubborn scuffs and stains can easily be removed using a damp cloth or sponge with a diluted solution of methylated spirits. Ensure the methylated spirits is completely rinsed from the floor.

When cleaning the floor:

- Never use abrasive cleaners, nylon scouring pads, steel wool, scouring powder or bleach as they may damage the floor.
- Never use oil, soap, wax or polishes as these finishes may make the floor slippery and can leave a dull finish on the floor.
- Never use a steam-mop or steam-cleaner.

Protect Your Floor

Follow these simple steps to achieve many years of enjoyment from your Godfrey Hirst vinyl plank floor:

- Place entrance mats (which must not have a rubber backing) at all exterior doorways and entrances to trap dirt, sand, grit, moisture and other substances from shoes. Double mats (a coarse exterior mat and medium interior mat) are recommended for residential installations and triple commercial mats with a minimum walk off zone of 3.5 metres for commercial installations. Clean mats regularly.
- Use non-staining felt protectors under heavy pieces of furniture. Fit office chairs, filing trolleys, mobile containers and furniture, with soft treads or castors. Chair pads should be used under desk chairs with castors.
- Never drag, slide or roll furniture or appliances across your floor. Protect the surface if using a trolley to move heavy objects.
- Spiked heels or shoes in need of repair can severely damage your floor. In areas of excessive traffic and wear, make use of runners or area rugs. Rugs should be cleaned regularly.
- Pet claws can scratch your floor. Keep nails trimmed.
- Floor to ceiling windows coupled with the harsh Australian/New Zealand sun can create floor temperatures of over 70°C. Your floor should be protected from extreme temperatures and strong, direct sunlight by the use of interior temperature and humidity control (recommended temperatures 10-30°C and relative humidity between 30% and 70%), window tinting, awnings and/or curtains/ blinds. Dramatic temperature changes and/or extreme humidity can cause joins to lip/gap and prolonged direct sunlight will cause fading.

Common Characteristics of Vinyl Plank Floors

- Vinyl plank flooring products can display discolouration caused by contact with rubber products such as rug/mat backings, furniture feet, rubber soled shoes/slippers, wheels for trolleys and wheelchairs etc. which are likely to leave permanent marks. Only non-staining vinyl backed mats or woven rugs identified as colourfast should be used on vinyl plank floors. If the floor is to be subjected to any of these applications, darker colours are recommended which will hide any discolouration, should it occur.
- Vinyl plank floors cannot be sanded.
- Vinyl floors can be professionally machine buffed (high-speed 450rpm – red pad) to remove minor scratches and to balance the gloss level.
- Even though Godfrey Hirst vinyl plank floors are stable, boards can still be subject to some expansion and contraction during changes in climatic conditions leading to small gaps between planks. Gaps should not exceed 0.1% of board length. This is a normal feature of vinyl plank floors and not considered a manufacturing defect.

Commercial Installations - Additional maintenance may be required for commercial installations.

Please contact your Godfrey Hirst Account manager or visit www.ghcommercial.com.

PLEASE NOTE: Godfrey Hirst vinyl plank floors have been designed for use in internal environments/installations. While they are extremely easy to care for, robust and durable, they are not appropriate for outdoors.



Vinyl Sheet

Cleaning & Care

- **Immediately** – clean up any liquid or water based spills or any other potentially staining marks using a dry clean cloth. Though Godfrey Hirst vinyl sheet floors are waterproof^, don't leave liquid/water based spills there just to test it. However Godfrey Hirst floors are resistant to most spots and stains, some materials or colourants (such as tar, grease, oil, dyes, waxes, ball point, marker pens, pet mishaps or foods/beverages containing strong dyes such as mustard, curry, cordial, coffee, tea etc.) may under certain conditions migrate into the wear layer causing indelible stains. ^Subject to proper installation and maintenance.
- **Daily, or as required** – remove any loose dirt or grit which could damage the floor by sweeping with a soft dry broom or vacuum (preferably with an effective dust filter and suction nozzle for hard surfaces and turning off power head, if installed).
- **Weekly** – damp mop the floor using water and a PH neutral cleaner to remove any footprints, dirt and other stains or marks. Never flood the floor with water. Excessive water can damage your floor. Promptly soak up bulk liquid spills.
- **As required** – stubborn scuffs and stains can easily be removed using a damp cloth or sponge with a diluted solution of methylated spirits. Ensure the methylated spirits is completely rinsed from the floor.

When cleaning the floor:

- Never use abrasive cleaners, nylon scouring pads, steel wool, scouring powder or bleach as they may damage the floor.
- Never use oil, soap, wax or polishes as these finishes may make the floor slippery and can leave a dull finish on the floor.
- Never use a steam-mop or steam-cleaner.

Protect Your Floor

Follow these simple steps to achieve many years of enjoyment from your Godfrey Hirst vinyl sheet floor:

- Place entrance mats (which must not have a rubber backing) at all exterior doorways and entrances to trap dirt, sand, grit, moisture and other substances from shoes. Double mats (a coarse exterior mat and medium interior mat) are recommended for residential installations and triple commercial mats with a minimum walk off zone of 3.5 metres for commercial installations. Clean mats regularly.
- Use non-staining felt protectors under heavy pieces of furniture. Fit office chairs, filing trolleys, mobile containers and furniture, with soft treads or castors. Chair pads should be used under desk chairs with castors.
- Never drag, slide or roll furniture or appliances across your floor. Protect the surface if using a trolley to move heavy objects.
- Spiked heels or shoes in need of repair can severely damage your floor. In areas of excessive traffic and wear, make use of runners or area rugs. Rugs should be cleaned regularly.
- Pet claws can scratch your floor. Keep nails trimmed.
- Floor to ceiling windows coupled with the harsh Australian/New Zealand sun can create floor temperatures of over 70°C. Your floor should be protected from extreme temperatures and strong, direct sunlight by the use of interior temperature and humidity control (recommended temperatures 10-30°C and relative humidity between 30% and 70%), window tinting, awnings and/or curtains/blinds. Dramatic temperature changes and/or extreme humidity can cause joins to lip/gap and prolonged direct sunlight will cause fading.
- Do not allow cigarettes, matches and other very hot items to contact the floor as this causes permanent damage.

Common Characteristics of Vinyl Sheet Floors

- Vinyl sheet flooring products can display discolouration caused by contact with rubber products such as rug/mat backings, furniture feet, rubber soled shoes/slippers, wheels for trolleys and wheelchairs etc. which are likely to leave permanent marks. Only non-staining vinyl backed mats or woven rugs identified as colourfast should be used on vinyl sheet floors. If the floor is to be subjected to any of these applications, darker colours are recommended which will hide any discolouration, should it occur.
- Vinyl sheet floors cannot be sanded.
- Vinyl floors can be professionally machine buffed (high-speed 450rpm – red pad) to remove minor scratches and to balance the gloss level.
- In case of loose lay installation, or use of inappropriate adhesive, or inadequate subfloor preparation, damage of the vinyl flooring caused by heavy overload or sliding activities is not covered by the warranty conditions.

Commercial Installations - Additional maintenance may be required for commercial installations.

Please contact your Godfrey Hirst Account manager or visit www.ghcommercial.com.

PLEASE NOTE: Godfrey Hirst vinyl sheet floors have been designed for use in internal environments/installations. While they are extremely easy to care for, robust and durable, they are not appropriate for outdoors.



Installation



Godfrey Hirst floors should be installed in accordance with the product specific Godfrey Hirst Instructions and appropriate flooring standards available at: www.godfreyhirst.com

For a quality finish, please ensure your floor is installed by a professional trained tradesperson. If the floor is improperly installed this may void the Godfrey Hirst Warranty.

Before installing a Godfrey Hirst floor, installers should check to make sure it is undamaged, of the right size with no visual defects when viewed standing up in daylight at the installation site. If any boards are visibly faulty or deemed visually or structurally inappropriate, they should not be installed and the fault should be immediately reported to the retailer.

Care needs to be taken to properly inspect the flooring before it is installed as Godfrey Hirst may refuse a claim where a reasonable inspection of the flooring before installation would have identified the fault.

Warranty

All Godfrey Hirst floors carry a warranty supported by New Zealand after sales service. The Godfrey Hirst warranty is applicable to all Godfrey Hirst floors sold in New Zealand.

"As a New Zealand flooring distributor, we endorse and recognise all rights of the consumer under the Consumer Guarantees Act 1993 (the "CGA") and further agree to match any performance guarantee or warranty offered in the marketplace, at the time of purchase, on any product which is equivalent to ours, where that performance guarantee or warranty offers rights to the consumer in addition to those in the CGA."

This means that, when you choose a Godfrey Hirst floor, you can be secure in the knowledge that your floor is backed by a comprehensive warranty, supported by a leading New Zealand manufacturer.

Home Owner Obligations

In addition to you complying with the other conditions which apply to the Godfrey Hirst Warranties, in order to obtain and maintain your coverage under the Godfrey Hirst Warranties, you must:

- Keep proof of purchase in the form of a receipt, bill, invoice or statement from the retailer, showing the price you paid for the flooring and the date of its purchase, together with proof of installation date.
- You must also demonstrate the floor is at the original installation site.
- Have your floor installed and maintained in accordance with guidelines set out in our Care and Maintenance Brochure.

Making a Claim

If you believe your floor is failing to perform, please contact the retailer from whom you purchased the flooring. Your retailer will fill out a complaint registration form and send it to Godfrey Hirst. If your complaint is accepted, Godfrey Hirst will repair, offer an allowance or arrange a credit equal to the cost of the floor material only in the affected area.

The credit will apply to new flooring of the same or comparable quality. The credit will be passed to the retail store where you purchased the hard flooring. If your flooring has been discontinued and replacement is necessary, Godfrey Hirst will substitute a flooring of comparable quality in the affected area.

Details correct at time of printing
February 2022
Please see www.godfreyhirst.com
for information updates.

Godfrey Hirst

For any information about your Godfrey Hirst carpet or any assistance in respect to warranties and care please contact:

Godfrey Hirst
142 Kerrs Road
Wiri, Manukau 2104

hardflooring@godfreyhirst.co.nz

0800 500 210

www.godfreyhirst.com



Cable Bay





110

Nikau



430

Mahia



525

Omer



540

Cockle



595

Moana



735

Erie



740

Myer



745

Stone



750

Pelorus



765

Coles



770

Haven



780

Coal



785

Dartmoor

Specifications and colourations are subject to manufacturing tolerances. As part of the Feltex continuous improvement program, Feltex reserves the right to change the specifications of or delete colours of this product without notice. While all care is taken, product images may vary in colour due to possible printing process variations. Due to the many variations in monitors and browsers, color samples may appear different on different monitors. Computer monitors are not all calibrated equally and color reproduction on the Internet is not precise. Images do not seek to duplicate the exact visual appearance but serve merely as a guide or point of reference.

Cable Bay

Featuring a large colour palette of neutrals, including some beautiful stippled options, Cable Bay is a great apartment flooring solution.

Technical Data

Type:	Solution Dyed Nylon Carpet
Style:	Cut Pile Twist
Total Product Thickness:	11 (+/- 1)mm
Pile Height:	8 (+/- 1)mm
Yarn:	Solution Dyed Nylon
Weight:	36 oz
Gauge:	39.4/10cm (1/10th Gauge)

Roll Width:	3.66m
Pattern Repeat:	Not Applicable
Colours:	13
Country of Origin:	New Zealand
Secondary Backing:	Woven Synthetic
Installation Method:	Conventionally Laid

Performance

Light Reflectance Values:	Available on Request

ACCS Rating:	Residential Extra Heavy Duty - 6 Star Contract Heavy Duty - 3 Star

Sustainability

Accreditation:	Manufactured under a quality and environmental system certified and complying with ISO 9001 and ISO 14001 by an accredited certification body.
Green Star:	Environmental Certification Scheme (ECS). Level 4 Maximum Points - Certificate #13215
Indoor Air Quality:	Green Building Council Compliant for VOC emission rate limits

Residential Extra Heavy Duty - 6 Star

Cut Pile Twist

Declare® Red List Free

Affordable

Stain Resistance

Contract Heavy Duty - 3 Star

ECS Level 4

Fade Resistance

Made in New Zealand

All Feltex carpets must be installed in accordance with the latest AS/NZS 2455: "Textile Floor Coverings - Installation Practice" standard and any relevant Feltex New Zealand Installation Instructions. ~Test results and certificates are available on request.

Warranty: All Feltex Carpets carry a warranty supported by New Zealand after sales service. The Godfrey Hirst Carpets warranty is applicable to all Feltex Carpets, sold in New Zealand. "As a New Zealand manufacturer, we endorse and recognise all rights of the consumer under the Consumer Guarantees Act 1993 (the "CGA") and further agree to match any performance guarantee or warranty offered in the market place, at the time of purchase, on any product which is equivalent to ours, where that performance guarantee or warranty offers rights to the consumer in addition to those under the CGA". This means, when you choose a Feltex Carpets product, you can be secure in the knowledge that your floor is backed by a comprehensive warranty which is easy to understand and supported by a leading New Zealand manufacturer.

For further information as to the warranty, installation, care and characteristic of this hard flooring please visit www.feltex.com or call 0800 500 210

Feltex

Care & Maintenance Guide

Caring for your Carpet



REGULAR VACUUMING

Thorough and frequent vacuuming, particularly in high traffic areas, is important for prolonging the life of your carpet and enhancing its appearance.

After your carpet is laid, vacuum to remove surface lint, dust and fluff. Thereafter, continue to vacuum thoroughly at least weekly and more frequently in high traffic areas. This will remove soil and grit before it works its way below the pile surface, where it is far more difficult to remove and can abrade the carpet and dull its appearance.

Three vacuum passes for light soiled areas is recommended, with five to seven passes for heavily soiled areas. Vacuuming against the natural pile direction first lifts the pile, helping to unsettle and remove dirt and grit while reducing matting. Then, vacuum in the direction of the pile to achieve a uniform finish.

To effectively clean your carpet use only a quality vacuum cleaner. Vacuums fitted with micro filter systems ensure fine particles (such as dust mite allergens) are removed and stay in the collection bag or canister. This is particularly important if you are dust sensitive.

Consider your carpet type when selecting a vacuum. Adjustable height and suction are important features as they enable your vacuum to be used on a wide variety of carpet constructions.

Luxuriously thick, soft cut pile carpets: Use a high height setting so any beater bar/ rotating brush just lightly touches the carpet surface. Use a suction level that allows the vacuum to move easily whilst lifting dirt and other foreign matter. Avoid vacuums with very concentrated or sealed suctions. Large wheels will ensure the vacuum glides easily across the carpet.

Loop pile or long pile carpets (including cut loop and berber): Vacuum with suction only. Vacuum powerheads, beater bars and rotating brushes should never be used as they may cause excessive fuzzing of the pile surface.

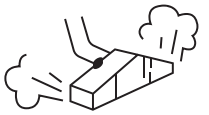
Other carpet constructions: Use a vacuum with a beater bar to agitate the pile and loosen any foreign matter in the pile.

Change or empty dust collection bags frequently (vacuum cleaner efficiency can be reduced when half full). Ensure the vacuum is kept in sound mechanical condition. Replace filters as recommended by the manufacturer. Check the height of beaters (if fitted) and ensure brushes are cleaned and replaced when worn out.



SPOT CLEANING

Carpet is not 100% stain proof but to ensure best results from spot cleaning, follow the easy steps in the Spot Cleaning Guide section of this booklet. Prompt and immediate attention to any spillages or stains is paramount to avoid the penetration of a stain into the carpet fibres. Liquids (particularly hot liquids) must be attended to immediately. If allowed to cool or dry, the stain will be almost impossible to remove. Care must be taken as haphazard attempts at spot removal can cause permanent stain setting, pile distortion and loss of colour.



STEAM CLEANING

Depending on usage, carpet should be professionally steam cleaned (hot water extraction) every 12-18 months to revitalise your carpet and remove any oily, sticky and well-settled soils that cause gradual, significant dulling of colours. Steam cleaning should only be undertaken by a professional carpet cleaner (who is a member of a professional association) in accordance with the latest version of Australian/New Zealand Standard AS/NZS 3733 “Textile floor coverings - Cleaning maintenance of residential and commercial carpeting”. Shampooing, do-it-yourself steam cleaning or dry cleaning is not recommended.





PREVENTATIVE MEASURES

1. Use new, quality underlay with your carpet - particularly on stairs. Good underlay not only provides better resilience under foot, but it can also add to the life of your carpet. Feltex Carpets do not recommend installing carpet over carpet (i.e. using old carpet as underlay).
2. When moving heavy wheeled furniture (pianos, buffets, etc.), prevent damage by placing a protective barrier of heavy cardboard or similar between the wheels and the carpet.
3. Use furniture cups and coasters and occasionally rearrange furniture to alleviate pressure marks. Plastic, slip free chair mats should be used under desk chairs with castors. Take care when moving furniture with wheels by placing a protective barrier between the wheels and the carpet.
4. Use scatter rugs or carpet protectors in high traffic areas and in front of chairs to protect carpet from localised and uneven wearing. Rugs should be cleaned regularly, at which time you should clean and restore the pile of the carpet underneath. Check rugs for colourfastness before placing them on carpet, as the colour in some rugs may bleed through. After steam cleaning, allow carpet to dry completely before replacing rugs.
5. Door mats – place mats at all exterior doorways and entrances to carpeted areas to trap dirt and moisture from shoes. Clean mats regularly.
6. Exercise extreme caution with all bleaches, tile cleaners, mildew removers, oven cleaners, drain openers, plant food and the like. They are strong chemicals that can permanently discolour or dissolve carpet fibres.
7. Protect your carpet from prolonged periods of direct sunlight with curtains, blinds or awnings.
8. Even though some carpets are deemed suitable for use on stairs, it is possible pile distortion (or flattening) will occur over time on the stair nosings and tread area. Feltex Carpets suggests you may wish to purchase a spare section of carpet to use for the replacement of stairs in the event this occurs.



MOTHS AND CARPET BEETLES

All Feltex wool carpets have insect resistant treatments applied during manufacture.

The treatment does not stop insects from entering your home and moths/ beetles can build up an immunity and in some areas have developed a tolerance to treatments. The insect deterrent treatment is embedded in the carpet fibre and needs to be ingested by the insect to have an effect and stop further spreading – such that some fibre loss may occur and good housekeeping is essential.

Regular vacuuming along the skirting, under furniture and in corners will discourage insects and reveal any infestations at an early stage.

If you believe there may be a minor infestation thoroughly vacuum the area (spraying the contents of the vacuum cleaner with insecticide prior to disposal) and treat the infested area, extending 15 cm beyond the boundaries of the activity, with an insecticidal aerosol spray or dust following manufacturer's directions and precautions.

In the case of serious infestations or if the initial treatment is not successful, it is recommended you contact a professional pest control operator.





Spot Cleaning Guide

BASIC CARPET CLEANING STEPS:

Immediately remove as much of the spill as possible. For solids use a blunt knife or spoon. Blot up liquids by applying pressure with white paper towels or tissues. Use a wet/dry vacuum for large spills. NEVER scrub or rub the carpet during the stain removal (or rinsing) process as a fuzzy area may result. Always work from the outside of the stain or spillage towards the middle to avoid further spreading using a blotting or dabbing motion.

Sometimes stains will reappear due to 'wicking' as stains hidden in the pile resurface as the carpet dries. If so, allow the carpet to dry fully and repeat the above treatment until no stain is evident (this process may need to be repeated over a number of days).

If stains fail to respond adequately to treatment, call a professional carpet cleaner immediately. It is important professional steam cleaners continually treat any areas affected by stains until there is no sign of discolouration in the carpet or removed water, following which the cleaning cycle should be repeated a number of times to minimise the risk of wicking.

Stains should be differentiated from soiling. Ensure that any residue from spills or cleaning mixtures are fully removed. For example, many sugar based spills, such as soft drinks and coffee, leave a sugar residue after removal. Similarly, when spills are cleaned with a detergent solution and the area is not sufficiently rinsed, a sticky detergent residue can remain. This sticky residue attracts soil from ordinary foot traffic and the resulting discolouration appears to be a stain. If so, repeat stain removal procedures above.

DETERMINE THE APPROPRIATE METHOD OF STAIN REMOVAL:

Triexta Carpets:

Cold water is all that's needed to remove most stains from Feltex triexta carpets. Always work from the outside of the stain or spillage towards the middle to avoid further spreading the stain. Apply clean cold water to the affected area with a sponge or spray while avoiding over wetting the carpet and blot up with a sponge or use a wet/dry vacuum to remove the water. Repeat until no discolouration is evident in the carpet or removed water. Once this has been achieved repeat the cleaning 4 or 5 times to remove any remnant stain hidden in the pile.

Once the stain has been removed with cold water, press dry with a clean white cloth or white paper towel.



Other Carpets:

Most common household food and beverage stains (not including stains containing strong dyes or substances which destroy or change the colour of carpet) need to be treated solely with cold water (for solution dyed nylon, polyester & polypropylene carpets) or warm water (for wool and wool blend carpets) immediately applied to the stained area. Repeat treatment above until no stain is evident on the cloth or towels used to press dry the area.

Ensure carpet is press dried with a clean white cloth or white paper towel to remove excess moisture. Do not rub, as rubbing can alter the carpet's texture.

Should the stain remain, using a clean white cloth or sponge, treat with a mixture of 1 teaspoon of laundry detergent and one teaspoon of white vinegar in 1 litre of warm water. Rinse with cold water, repeating treatment until no stain is evident on cloth or towels.

After the spill or stain has been treated, place several layers of white paper towels over the area and place a flat weight on them until dry. A hair dryer may be used to speed up the drying process but do NOT overheat the area. Do not walk on the carpet until dry.

Installation

All carpets must be laid in accordance with AS/NZS 2455.1 "Textile Floor Coverings – Installation Practice – General" and these instructions. Feltex Carpets recommends installation be carried out by a professional flooring installer.

PREPARATION

1. **BEFORE** making any cuts from rolls or attempting installation, carpet must be checked for:
    - Product and colour
    - Dyelots
    - Width and length
    - Any visible defects
    - Pattern including checking all edges for bow, skew and trueness (see below).

2. All carpet should be installed on a quality underlay (which should comply with the appropriate classification for the intended use/application as per AS4288 i.e. light residential, general, luxury, commercial and heavy commercial) compatible with the quality and proposed use of the carpet.

DETAILED INSTALLATION INSTRUCTIONS

1. Trim carpet according to the pattern, at both the "start" end of the carpet and the "skirt" selvage, not just the selvage edge.
2. Dry lay prior to installation. Allow sufficient waste in order to maximize pattern match (if necessary).
3. Match any patterns from the centre of the seam first, then work out to the ends. When pattern matching, stretch out short sides to meet long sides and if the glued down method is chosen, do not glue down the short side first.
4. When stretching the carpet, fix stay nails across the width (i.e. perpendicular to the seam) for approximately one to two metres in either direction. Stay nail further along the seam then make another stretch.
5. All carpets should be **power stretched** in both length and width using power stretchers with extendable poles, not knee kickers Knee kickers are useful installation tools and are designed only as a positioning tool not for stretching carpet into place. Bubbling and rucking may occur if carpet is not adequately power stretched in both directions during installation.
6. Seam adhesive (sealer) should be used for ALL seams - widthwise and lengthwise. For direct glue down applications, use a solvent base seam seal adhesive; conventional installations use a latex base seam seal adhesive. If the seams are not permanently bonded together unravelling and breakdown of the carpet at these edges will not only ruin the total installation, but will cause the carpet to wear prematurely and appear badly fitted. The quality of an installation depends entirely on the quality of seams. **Seams are NOT covered by the warranty.**

GEOMETRIC PRINTED OR PATTERNED CARPET

This applies to carpet that has a repeating pattern or texture.

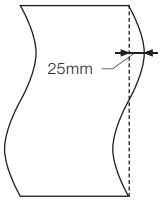
Perfect pattern match cannot be guaranteed due to the extensible nature of textile products, such that even with special care in laying some irregularities may be visible in the horizontal, vertical and diagonal pattern or texture, especially when viewing across multiple width installations.

Patterned carpet, taking into account method of installation, requires more time, effort and skill which should be considered in the original labour quotation.

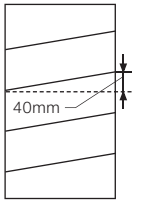
Our carpet tolerances are as follows:

CARPET TOLERANCES

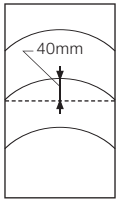
Trueness of Edge:	25mm in 3.66m width
Skewing:	Bowing 40mm in 3.66m widths
Pattern Repeat:	2% or 72mm in 3.66m length or 144mm in 7.32m lengths



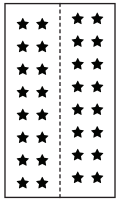
Trueness of Edge



Skewing



Bowing


Pattern Repeat

Warranty

FELTEX NEW ZEALAND WARRANTY

All Feltex carpets carry a warranty supported by New Zealand after sales service. The Feltex warranty is applicable to all Feltex carpets sold in New Zealand.

"As a New Zealand manufacturer, we endorse and recognise all rights of the consumer under the Consumer Guarantees Act 1993 (the "CGA") and further agree to match any performance guarantee or warranty offered in the marketplace, at the time of purchase, on any product which is equivalent to ours, where that performance guarantee or warranty offers rights to the consumer in addition to those in the CGA."

This means that, when you choose a Feltex carpet, you can be secure in the knowledge that your carpet is backed by a comprehensive warranty, supported by a leading New Zealand manufacturer.

WHAT TO DO IF YOUR CARPET FAILS TO PERFORM

If you believe your carpet is failing to perform, please contact the retailer from whom you purchased the carpet. Your retailer will fill out a complaint registration form and send it to Feltex. If your complaint is accepted, Feltex will repair, offer an allowance or arrange a credit equal to the cost of the carpet material only in the affected area.

The credit will apply to new carpet of the same or comparable quality. The credit will be passed to the retail store where you purchased the carpet. If your carpet has been discontinued and replacement is necessary, Feltex will substitute a carpet of comparable quality in the affected area.

HOMEOWNER OBLIGATIONS

As carpet is not a branded product, it is important to retain proof of purchase to establish the carpet is a Feltex product. Keep proof of purchase in the form of a receipt, bill, invoice or statement from the retailer, showing the price you paid and the date of its purchase, together with proof of installation date.

Carpet Characteristics

COLOUR VARIATION

It is normal for installed carpet to show minor colour variation from selling samples or minor variations between production runs and dye lots. If possible, all carpet in your home should be laid from the same production run. Our quality assurance program (AS/NZS ISO 9001 certified) seeks to minimise potential for variance and ensures any variation is within recognised textile industry standards.

DESIGN CHARACTERISTICS

An effect known as phasing can occur where carpet design includes the random use of contrasting colours when at times these colours may coincide in production. Similarly in loop pile carpets, shading effects of colour patterning can appear as panelling down the length of the carpet. Both phasing and panelling are an accepted part of the design and in no way affect the performance of the carpet.

SHEDDING

Shedding is a normal characteristic of cut pile carpets, particularly staple or spun yarn products. It is caused by some of the outside fibres of yarn bundles becoming detached during early carpet wear stages. Regular cleaning with a vacuum fitted with a beater bar will remove most of the loose fibres during the first year.

MISSING OR DAMAGED TUFTS

Tufts may be damaged or identified as missing following stretching of the carpet during installation, damage caused by pet claws, or the movement of furniture. In the case of loop pile carpets, tufts can be pulled from the backing resulting in long, lengthwise pulls out of the carpet.

Sprouts, or snagged tufts, can be easily trimmed without damaging the carpet and missing or damaged tufts can be easily replaced by hand or by retufting. These can be readily fixed on site by a skilled installer or carpet professional. It is recommended a small piece of spare carpet be retained to provide a source of additional tufting yarn.

TRACKING/FOOTPRINTS

The softer, more lustrous and longer the pile, generally the more noticeable will be footprints and movements over the carpet (known as tracking). The effect can be quite pronounced but can be lessened by careful vacuuming. This effect is not considered a manufacturing defect, however, this is a matter of personal taste and if you are concerned with the effect, carpets with these features are not recommended.

APPEARANCE RETENTION

All carpets will change in appearance over time, primarily due to foot traffic.

Matting generally occurs as a result of pile flattening together with the entanglement of fibres tuft to tuft. It occurs in all tufted carpets to some degree, but is more likely to occur in high traffic areas (e.g. in front of seating areas, doorways etc.). This may result in the loss of sharpness of the carpet pattern. Though induced by wear, matting can be caused by underlay failure or improper maintenance including inadequate vacuuming, or inappropriate or ineffective treatment of spots and spills. It is not considered a manufacturing fault unless it happens rapidly or to an unacceptable degree.

Fuzzing or blooming is caused due to the tips of the fibres in a cut pile carpet losing a degree of yarn twist over time. Most apparent in traffic areas or in front of chairs, this is normal and should be expected. Generally, fuzzing can be corrected by shearing away the cobweb of fibres on the installed carpet, with use of a special machine. Speak to your carpet retailer for more information.

FADING

All Feltex carpets meet Australian Carpet Classification Scheme (ACCS) standards for lightfastness. However, carpets like all other dyed textiles, will slowly lose colour over time when exposed to direct sunlight. Carpet should be protected from prolonged periods of direct sunlight with curtains, blinds, shades or awnings and furniture moved periodically to expose all areas evenly.

Some quality wool carpets will, upon initial exposure to light, undergo a rapid lightening/ brightening over the first few weeks. This is an inherent phenomenon referred to as ‘first fade’.

Colour change can also occur as the result of ozone, emissions from heating fuels and air conditioners, pesticides, cleaning agents, benzol peroxide and other household items. Care should be taken when using these items. The occurrence, known as ozone damage, is largely unexplained, but appears to be more prevalent in coastal areas with a high ultra-violet content. Some colours are more susceptible than others. If you believe there may be a risk of ozone damage, please discuss your choice with your retailer.

Colour changes are not considered to be a manufacturing defect and does not effect the performance of the carpet.



WRINKLING (OR RUCKING)

Wrinkling may occur after installation due to excessive humidity, inadequate underlay, or not using the recommended installation procedures, especially power stretching. In areas of high humidity use of an air conditioner or dehumidifier is recommended during summer months. Dragging of heavy objects across the carpet can also cause the carpet to stretch and wrinkle, and when moving heavy items it is best to lift the item or use plywood or similar to walk the item over the carpet. Should rucking occur, a professional installer can usually correct this problem by restretching the carpet.

SHIFT LINES

Shift lines are parallel lines appearing on the surface of patterned loop pile carpets at regular intervals, due to the nature of carpet construction. Lines may be more apparent with “large” designs or patterns. Colour, directional pile lay and light sources are also contributing factors. Certain light sources shining across the carpet may accentuate these lines in the form of shadowing. This is not a manufacturing defect and will not affect the carpet’s wear or durability.



PILE REVERSAL (SHADING & DISTURBANCE)

Light can make particular areas of carpet appear lighter or darker than others, depending on the angle from which they are viewed. This is caused by disturbed pile reflecting the light differently in each area. This is a feature characteristic of plush and twist pile carpets (particularly solid colour).

Temporary changes in appearance may be able to be removed or lessened by vacuuming or brushing of the pile. However, in fine cut pile carpets, permanent pile reversal (also known as shading, watermarking or puddling) can occur and at times may become very noticeable. Years of research and inquiry have failed to find a reason to explain the underlying cause, such that it is considered a phenomenon related to the location of the carpet which cannot be predicted or prevented. It is not a manufacturing defect and apart from affecting appearance, has no detrimental effect on the performance of the carpet. As this characteristic can affect the appearance of a carpet, you are advised to discuss this with your retailer when considering your purchase.

PATTERN MATCHING/BOWING & SKEWING

Feltex uses the best available techniques to minimise pattern distortion during manufacture. However some distortion due to shrinkage or stretch during and after manufacture is unavoidable. Repeating patterns may not precisely match along the length or width of carpet or from one production run to another. Installation methods and site and storage conditions can also contribute to instability in the pattern, such that perfect pattern match cannot be guaranteed.

Installation of patterned carpet requires more time and effort which should be considered in the original labour quotation. A competent carpet layer should be able to obtain a close pattern match in most circumstances. However some irregularities may still be visible. If concerned, please discuss further with your retailer and/or carpet layer.

All carpets are subject to some degree of bowing and/or skewing. Bowing of up to 40mm over any single width of carpet is generally acceptable. Full details of the tolerances of Feltex carpets are set out in the Feltex Installation Recommendations (available at www.feltex.com or by calling 0800 500 210).



Feltex

Designed for
New Zealand Interiors.

Freephone:	**0800 100 008**
Freefax:	**0800 488 088**
Postal:	**PO Box 97145, Manukau City 2241**
Website:	**www.feltex.com**

Details correct at time of printing
November 2022
Please see www.feltex.com
for information updates.

Godfrey Hirst NZ Limited
142 Kerrs Road
Wiri, Manukau 2104
info@godfreyhirst.co.nz
0800 500 210
www.godfreyhirst.com

NZWTA WOOL TESTING

NZWTA TEXTILES AND MATERIALS TESTING

No. 1457512.0

(Please quote this number in all correspondence)

CLIENT:
Godfrey Hirst New Zealand Ltd.
PO Box 97 145
SAMC, Manukau

Attn.: Marty Veele

SAMPLE RECEIVED FROM:
Godfrey Hirst New Zealand Ltd.

Date Received: 4.4.23

SAMPLE DESCRIPTION:
Luxury Vinyl flooring tiles – Code 470666 AVVIO GH fixed to a clear Perspex base using:
- Rapid set smoothing compound and absorbent mat used to prepare Perspex to receive the planks.
- Adhesive Polyurethane 1 part.

Client Order No.: 7000003547

Client Reference:

ISO 4760:2022(E) - LAMINATE FLOORING – TOPICAL MOISTURE RESISTANCE – ASSEMBLED JOINT (MODIFIED)

Method

This test method has been modified to suit Luxury vinyl tile flooring that is square butt joined without a joining mechanism. The modification involves adhesive fixing the tiles with 100 percent bond coverage then applying the same test method over the "T joint" to determine if coloured dye will penetrate through the substrate.
The samples are first adhered over an absorbent mat cloth that has been pre-coated with a flooring cementitious feathering compound to allow and simulate how the adhesive would actually set up on a typical timber or concrete substrate.
The testing was performed in triplicate.
Weights were not used on these samples.
100 mls of dye solution was applied onto the sample surface. It was poured into a cylinder 100mm diameter placed in the centre of the sample at the "T joint." Sealant was used at the plank/cylinder interface to avoid leakage.
The underside of the sample was inspected through the clear Perspex to enable detection of any dye penetration through the sample.
The sample was left at 20°C, 65% Relative Humidity room conditions for 24 hours after the dye was added and then examined for dye penetration through the backing (not 23^0C, 50% RH as stated in the method).
If swelling measurements are requested, thickness measurements are taken at specified test positions - before water, within 15 minutes after water removal (qualitative and quantitative) and 24 hours after removal of water (qualitative and quantitative).
Quantitative measurements are used to calculate surface swell in mm (within 15 minutes after water removal) and recovery swell (24 hours after removal of water).

Date Tested: 11/4/2022
Note: Samples were assembled /adhesive fixed to Perspex by the client.

Results:

Quantitative Results:	Wet Swell (mm)			Recovered Swell (mm)		
	Specimen 1	**Specimen 2**	**Specimen 3**	**Specimen 1**	**Specimen 2**	**Specimen 3**
Final Average (Positions 2 to 4)	0.00	0.00	0.00	0.01	0.10	0.10
Final average (Position 1)	0.00	0.20	0.00	0.03	0.19	0.18

C Marshall 13/04/2023
Key Technical Person

"THIS REPORT APPLIES ONLY TO THE SAMPLES TESTED"
Samples and their identifying descriptions have been provided by the client unless otherwise stated. NZWTA Ltd makes no warranty, implied or otherwise as to the source of the tested samples. The above results are designed to provide THE CLIENT WITH GUIDANCE INFORMATION 0NLY. This document shall not be reproduced except in full.

No. 1457512.0

(Please quote this number in all correspondence)

CLIENT:
Godfrey Hirst New Zealand Ltd.
PO Box 97 145
SAMC, Manukau

Attn.: Marty Veele

SAMPLE RECEIVED FROM:
Godfrey Hirst New Zealand Ltd.

Date Received: 4.4.23

SAMPLE DESCRIPTION:
Luxury Vinyl flooring tiles – Code 470666 AVVIO GH fixed to a clear Perspex base using:
- Rapid set smoothing compound and absorbent mat used to prepare Perspex to receive the planks.
- Adhesive Polyurethane 1 part.

Client Order No.: 7000003547

Client Reference:

	Wet Swell			Recovered Swell		
	Specimen 1	Specimen 2	Specimen 3	Specimen 1	Specimen 2	Specimen 3
Qualitative Ratings (individual results):	1	1	1	1	1	1

Qualitative Grade:
1 = No change - Little to no noticeable change in edge swell or panel surface lift
2 = Slight swelling - Slight swelling, small ridge along one or more joints, very little if any panel surface lift
3 = Moderate - Noticeable edge swelling and some panel surface lift extending away from joint
4 = Objectional - Severely raise edge and swelling extending noticeably under the panel surface
5 = Failed test - Water leaked out of the ring, leaving no continuous film of water inside the ring
(this grade is given even if there is no swell of the edge joint)

Observations:	**Specimen 1**	**Specimen 2**	**Specimen 3**
Migration of water along the upper surface:	Yes	Yes	Yes
Migration of water to the underside:	No	No	No

Disassembly Observations:	**Specimen 1**	**Specimen 2**	**Specimen 3**
Migration of water along the upper surface:	Yes	Yes	Yes
Migration of water to the underside:	No	No	No

Note: The Acceptable Solutions and verification methods, New Zealand Building Code E3 Internal Moisture defines on page 9 definitions - "**Impervious"** - that which does not allow the passage of moisture. While E3.3.3 and E3.3.6 require impervious surfaces about sanitary appliances/fixtures, the impervious performance criteria compliance covered in Page 11 mentions "No specific methods have been adopted for verifying compliance with the performance of NZBC E3." In summary, the Objective (3.1) and Functional requirement (3.2) of E3 is to prevent illness/injury or damage through accumulation of moisture, or damage caused by free water penetration.

This ISO test method is used internationally and has been independently performed in New Zealand. The result of this test verified that this product's assembled joint over a 24 hour period did not allow water penetration through to the substrate, or if tested at the edges where edge sealant has been applied.

C Marshall 13/04/2023
Key Technical Person

"THIS REPORT APPLIES ONLY TO THE SAMPLES TESTED"
Samples and their identifying descriptions have been provided by the client unless otherwise stated. NZWTA Ltd makes no warranty, implied or otherwise as to the source of the tested samples. The above results are designed to provide THE CLIENT WITH GUIDANCE INFORMATION 0NLY. This document shall not be reproduced except in full.

No. 1457512.0

(Please quote this number in all correspondence)

CLIENT:
Godfrey Hirst New Zealand Ltd.
PO Box 97 145
SAMC, Manukau

Attn.: Marty Veele

SAMPLE RECEIVED FROM:
Godfrey Hirst New Zealand Ltd.

Date Received: 4.4.23

SAMPLE DESCRIPTION:
Luxury Vinyl flooring tiles – Code 470666 AVVIO GH fixed to a clear Perspex base using:
- Rapid set smoothing compound and absorbent mat used to prepare Perspex to receive the planks.
- Adhesive Polyurethane 1 part.

Client Order No.: 7000003547

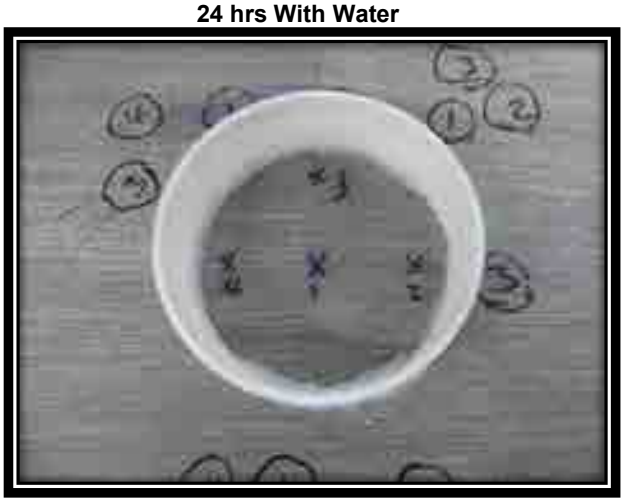
Client Reference:



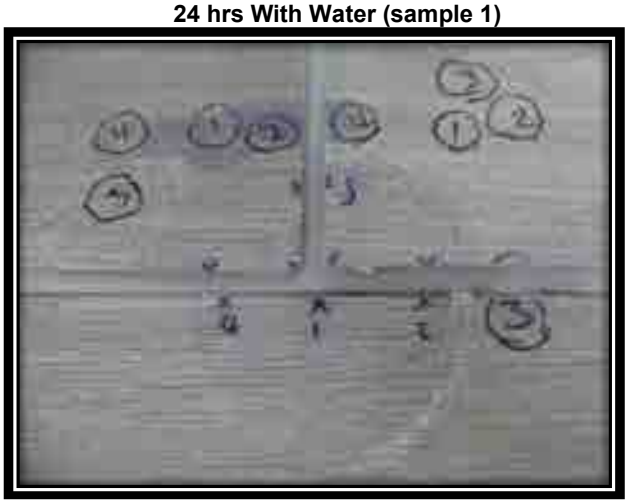
24 hrs With Water



24 hrs With Water (sample 1)



Wet Swell



Recovered Swell (Disassembled)

C Marshall 13/04/2023
Key Technical Person

"THIS REPORT APPLIES ONLY TO THE SAMPLES TESTED"
Samples and their identifying descriptions have been provided by the client unless otherwise stated. NZWTA Ltd makes no warranty, implied or otherwise as to the source of the tested samples. The above results are designed to provide THE CLIENT WITH GUIDANCE INFORMATION 0NLY. This document shall not be reproduced except in full.

NZWTA WOOL TESTING

NZWTA TEXTILES AND MATERIALS TESTING

No. 1457512.0

(Please quote this number in all correspondence)

CLIENT:
Godfrey Hirst New Zealand Ltd.
PO Box 97 145
SAMC, Manukau

Attn.: Marty Veele

SAMPLE RECEIVED FROM:
Godfrey Hirst New Zealand Ltd.

Date Received: 4.4.23

SAMPLE DESCRIPTION:
Luxury Vinyl flooring tiles – Code 470666 AVVIO GH fixed to a clear Perspex base using:
- Rapid set smoothing compound and absorbent mat used to prepare Perspex to receive the planks.
- Adhesive Polyurethane 1 part.

Client Order No.: 7000003547

Client Reference:



C. Marshall 13/04/2023
Key Technical Person

"THIS REPORT APPLIES ONLY TO THE SAMPLES TESTED"
Samples and their identifying descriptions have been provided by the client unless otherwise stated. NZWTA Ltd makes no warranty, implied or otherwise as to the source of the tested samples. The above results are designed to provide THE CLIENT WITH GUIDANCE INFORMATION 0NLY. This document shall not be reproduced except in full.

Cladding


LOXO®
CLADDING SYSTEMS
Granosite
SPECIALIST ARCHITECTURAL COATINGS
Loxo's Exclusive Coating Partner











LOXO PANELS EXTERIOR CLADDING SYSTEM

Loxo Panels are set to become the leading cladding solution for today's new residential and commercial buildings.

Loxo Panels outperform traditional cladding materials in almost every respect and provide longer-lasting, more efficient, more economical, safer, and more comfortable environments for your building.

Loxo's durable and lightweight aerated concrete enables most structural and insulation requirements of a building to be satisfied by a single material. Loxo buildings look superior too, thanks to our partnership with Valspar Paint (NZ) Ltd who provide exclusive, superior finishes from their Granosite plaster and paint system.

ABOUT THE TECHNOLOGY

Loxo Panels represent the very latest in exterior cladding solutions. Constructed of hi-tech, environmentally-friendly autoclaved aerated concrete (AAC), the panels are 50mm and 75mm thick, lightweight, quick and easy to install, and highly economical compared to traditional cladding products.

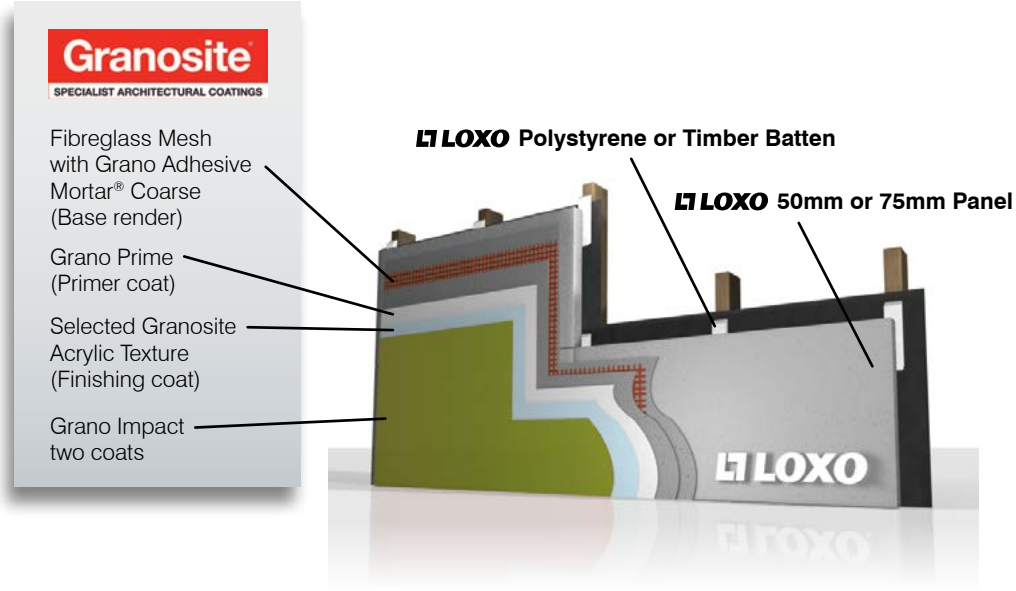
During its manufacture, an air entraining agent is added which produces a highly cellular material that is steam cured in high pressure autoclaves. The resulting product weighs about one quarter that of standard concrete and can be cut, drilled, channelled and shaped as required using hand or power tools.

Loxo Panels attach with battens to your building's timber or steel frame, considerably increasing the building's structural strength. Installation is simple and fast, with our panels utilising the Loxo flashing system to a create secondary weather defence dry cavity.
In addition, feature details such as grooves and express lines can be added easily unlike other plaster-based cladding systems. The Loxo Cladding System can be either vented or non-vented.

To finish, Loxo panels are reinforced with corrosion-protected steel, and coated and finished with Granosite Plaster and Paint system.

Loxo Panels can also be used for fences and floors.

For a full list of benefits, see opposite page.



THE BENEFITS OF THE LOXO SYSTEM

NOISE RESISTANT



Loxo Panels come with highly effective noise insulation built-in. The high surface mass and cellular structure make them twice as effective as traditional insulation and cladding sound absorption products, their aerated construction cuts out annoying noise from the street outside as well as interior noise from room to room and floor to floor.

SIMPLER DESIGN & INSTALLATION



Loxo Panels are quick and easy to install and even easier to work with using traditional hand tools. The high workability and design flexibility of Loxo Panels allows for modular solutions with minimal cutting and wastage, along with the easy addition of design features such as quoins or corbels.

ENERGY EFFICIENT



The hi-tech autoclaved aerated concrete used in Loxo Panels insulates over 50% better than brick. The panels provide insulation qualities and effectively moderate high and low temperatures. With Loxo Panels insulating your home, you'll feel warmer in winter and cooler inside on hot summer days, and save on power consumption.

SUPERIOR DURABILITY



Loxo Panels are extremely durable and surpass the minimum life as required by the New Zealand Building Code. They are also extremely low maintenance and will not warp, decay, rust, or rot and are resistant to destructive pests. Loxo Panels are guaranteed for 15 years and will continue to look and feel great while protecting your investment well into the future.

FIRE SAFE



Loxo Panels have excellent fire resistance compared to other cladding materials. They have a 1.5 hour fire rating (overseas rating) and do not combust, having an ignitability index of zero. In the event of a fire, Loxo Panels will not emit any toxic gases or vapours.

ECONOMICAL



Building with Loxo Panels is highly cost-competitive. Installation is fast and they incorporate quality thermal and noise-absorbing insulation meaning significant savings can be made in energy and maintenance costs by building with Loxo Panels.

ENVIRONMENTALLY SAFE



Loxo Panels are eco-friendly and non-toxic, producing no harmful gases both after installation and during manufacturing. Unlike most cladding solutions, Loxo Panels allow your building to breathe, and eliminate problems with moisture, rodents, insects, and fungi.

They are made from sustainable raw materials and are completely free of pollutants and toxic substances. The manufacturing process does not result in pollutants and all waste is recycled into future production.

QUALITY CONTROL



Loxo panels can only be installed by licensed Loxo installers and coated by licensed Building Practitioners Trained Granosite Applicators. With these measures in place plus strict system protocols Loxo Cladding NZ and Valspar can offer the guarantee of 15 years as per NZBC Clause B2 Durability adding piece of mind to all owners.

Loxo and Granosite both adhere to the ISO 9001 international standards for the management of quality. Loxo and Granosite have been appraised and certified by CertMark Australasia and BEAL (Building Element Assessment Laboratory).

GRANOSITE PLASTER AND PAINT SYSTEM

Loxo wants to ensure that you get the very best result on your project and so we have formed an exclusive relationship with Valspar a global leader in the paint coatings industry in both commercial and residential markets.

Loxo specify the Granosite Plaster System – a specialist, high build performance coatings system designed to meet the technical and application requirements of the construction industry – as it excels in all the important areas: durability, aesthetics and cost.

Granosite coating performance is guaranteed for 15 years, when correct specification is matched to professional application, and guards against acid rain, water ingress, carbon dioxide diffusion, vapour transmission, atmospheric pollution, dirt pick up, concrete spalling, mould and fungus. Refer to Granosite Waranty Guide: www.wattyl.co.nz

Granosite coatings are available in a wide colour range and a large selection of texture finishes, and retain their colour in the most demanding of climatic conditions including long term intensive ultraviolet exposure.

PERFORMANCE AND TECHNICAL SPECIFICATIONS (50MM)

Dry Density:	560kg/m^3
Intensity:	4.0MPa
Modulus of Elasticity:	1800MPa
Thermal Resistivity:	0.29m^{2}K/W
Dry Shrinkage Value:	0.8mm/m
Thermal Conductivity:	0.12 W/mK
Sound Transmission Class (STC):	33 (50mm bare panel)
Fire Resistance:	1.5 hours (overseas testing)
Panel Size:	50mm x 2200mm x 600mm
Dry Mass of 50mm Loxo Panel:	32kg/m^2 coating and substrate, considered a medium weight cladding in terms of NZS 3604
Windzone:	All wind zones of NZS 3604

LOXO® CLADDING SYSTEMS

Granosite SPECIALIST ARCHITECTURAL COATINGS

CertMark Australasia

ISO 14024

CODEMARK™

Loxo Cladding Systems

Head Office: Loxo Cladding NZ Limited
PO Box 10176, Christchurch 8041

Tel +64 3 372 3343 | Fax +64 3 365 8589 | Email info@loxocladding.co.nz

www.loxocladding.co.nz

Code Compliance Certificate
See separate booklet

Code Compliance Certificate

Section 95, Building Act 2004 *Form 7 – Building (Forms) Regulations 2004*

Building consent number	BCN/2022/2569	**Date issued**	4 October 2023

The building

Street address of building	126 - 128 Edinburgh Street Spreydon	**Location of building within site/block number**	Will be 1-5/126 and 1-13/128
Legal description of land where building is located	Pt Lot 21 DP 1601, Lot 3 DP 10954		
Building name		**Level/unit number**	
Year first constructed	2023	**Current, lawfully established use**	Housing - multi-units

The owner

Name of owner	Citrus Living Edinburgh Limited	**Phone number**	
Contact person		**Landline**	
Mailing address		**Mobile**	
		Daytime	
Street address/ registered office	35 Watsons Road Christchurch 8051	**After hours**	
		Fax	
Email address		**Website**	

First point of contact for communications with the building consent authority:

Name	Citrus Living Edinburgh Limited	**Phone**	
Contact person	Adam St John	**Mobile**	
Mailing address	35 Watsons Road Christchurch 8051	**Fax**	
		Email address	

Building work

Building consent number **BCN/2022/2569**

Construction of 18 dwellings in 5 blocks subject to section 77 certificate

Issued by: Christchurch City Council

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: 03 941-8999, Fax: 03 941-8792
ccc.govt.nz

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.



Osovale Teeboon

Code Compliance Assessor

03 941 6805

On behalf of: Christchurch City Council

Date: 4 October 2023

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: 03 941-8999, Fax: 03 941-8792
ccc.govt.nz

TWELFTH SCHEDULE

PROVISIONAL CERTIFICATE OF PRACTICAL COMPLETION and CERTIFICATE OF PRACTICAL COMPLETION

This certificate is a provisional certificate of Practical Completion until such time as the Principal notifies the Contractor under 10.4.5 of any work the Principal believes is to be altered or completed, or until it becomes the certificate of Practical Completion within a period of five Working Days after receipt of this certificate by the Principal as provided in 10.4.6.

Contract for:
Edinburgh Mews

Principal:
Citrus Living Edinburgh Ltd

Contractor:
Citrus Build Ltd

This certificate relates to:

(a) The whole of the Contract Works named above

(b) ~~The following Separable Portion~~

(Delete either (a) or (b))

Provisional certificate

In accordance with clause 10.4.2, the Contractor certifies that the Contract Works to which this certificate relates qualify for a certificate of Practical Completion as defined in clause 10.4.1, and were so completed on *28/09/2023* at *1600*

Signed on behalf of Contractor ..... Date 28/09/23

Signatory title QS

Principal's response

(Delete any two of (a), (b), (c))

(a) The Principal agrees that the Contract Works to which this certificate relates were so completed on the date and at the time shown above.

(b) The Principal agrees that the Contract Works to which the certificate relates were so completed on *(insert date)* at *(insert time).* The Principal's reasons for the difference in date or time are *(set out)* .

(c) The Principal notifies the Contractor that it believes the following items of work have to be altered or completed to qualify for a certificate of Practical Completion:

(Identify the items and set out the work required and the reasons for the Principal's belief. Continue on separate page as necessary.)

Signed on behalf of Principal ..... Date 28/09/23

Signatory title DIRECTOR

Colour Scheme and Paint Finishes

Colour Schemes and Paint Finishes

EXTERIOR

Weathertex & Stria:

Weathershield X10 Low Sheen

—Flaxpod

Fascia Boards :

Weathershield X10 Low Sheen

—Flax Pod

Soffits: Decorator IE Flat—1/8 Dolphin Grey

Fencing: Dulux Water Based Fence Stain—Ebony

INTERIOR

Walls: Wattyl Acrylic Low Sheen Velvet - 1/8 Dolphin Grey

Ceilings: Wattyl Acrylic Ceiling Flat

- 1/8 Dolphin Grey

Trim: Dulux Fast Finish Waterbased Enamel Low Sheen—1/8 Dolphin Grey

Bathrooms: Dulux Kitchen & Bathroom Semi Gloss—1/8 Dolphin Grey

Curtains & Blinds

Designers Collection

EMERSON - Smoke

Self Lined - Triple Weave





DESCRIPTION

Fabric: 100% Polyester

FREEPORT - Ash

Readymade Blockout Roller Blind





Vacuum regularly with appropriate attachment to remove dust. Wipe spots with a damp cloth and leave to dry completely before rolling up.

Door Hardware

How to program your new Yale Assure SL Digital Deadbolt

Step 1:

Press the Yale key at the top of the keypad to "Wake Up" your lock

Step 2:

Enter your existing master code, followed by the Gear Key

What is my master code?
Your master code may be 1234 (this is standard from factory)

If your master code is not 1234, it may be your four digit street number

EG: if your street address was "50 Smith Street", your master code may be "0050"
Or, if your street address was "124 Brown Street", your master code may be "0124"

Step 3:

Once you have entered your Master Code, followed by the Gear Key, your lock will advise that you have entered "Menu Mode"

Select the number 1, followed again by the Gear Key

Step 4:

Your lock will prompt you to enter your new Master Code

Enter a new personalised Master Code, followed by the Gear Key

Step 5:

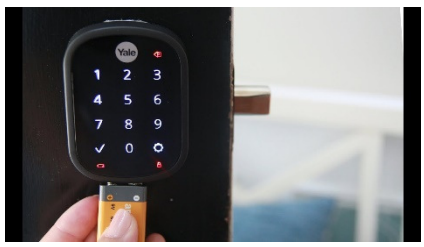
Your lock will confirm your new Master Code by showing it in sequence on the key pad

Press the Check Key to complete setup

What do I do if the batteries run flat in my lock, while I'm outside of my home?

- Locate emergency power terminals on the bottom of the keypad
- Touch a 9v battery onto the terminals to power the key pad
- Enter your entry code and access your home
- Replace batteries (4x AAs) from inside of your home





Useful Web Link: https://www.youtube.com/watch?v=v_5zM2-u_eU&t=76s

Yale Assure SL Deadbolt

by Yale



Overview

Introducing the hottest electronic lock on the market; the Assure Lock SL. This sleek and modern touchscreen deadbolt allows homeowners to enjoy the convenience of 100% key free locking/unlocking.

You'll never have to carry around your keys again. Create unique pin codes for friends and family and remove codes whenever you need to. The lock is Grade 2 certified and backed by Yale, one of the world's best known brands in the lock industry that's been securing homes since 1846, ensuring that your home and family is always safe.

Unlock the door by entering your 4-8 digit pin code and create unique pin codes for friends, family and neighbors. Delete pin codes whenever you need to with just a few steps.

The Assure Lock SL is simple to install on standard doors and replaces your existing deadbolt in minutes with just a screwdriver. The lock even has voice guidance to walk you through set up and customizing settings.

Features

- Weather Protection Gasket
- One Touch Locking
- Backlit Numbers That Won't Wear Off
- Privacy Button
- Tamper Resistant Battery Cover
- Sleek and Modern Design
- Create multiple entry codes for access by keypad

Warranty

3 Year Warranty from date of purchase backed by Yale NZ.

Healthy Homes Compliance

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

1-126 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.6 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

1-128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.7 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

2/126 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

› ☐ **(C) NONE OF THE PREMISES**

› ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

2/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

› ☐ **(C) NONE OF THE PREMISES**

› ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

3/126 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

3/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

4/126 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.5 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

4/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

5/126 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.5 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

5/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

6/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.1 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

› ☐ **(C) NONE OF THE PREMISES**

› ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

7/126 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

8/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

- ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.*

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

9/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

10/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown')

  2023

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

  2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

11/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

12/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.4 kW 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW | kW | kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Healthy Homes Standards – current level of compliance

This healthy homes compliance statement must be included in all new or renewed 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:

13/128 Edinburgh Street, Christchurch

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 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 when you need to comply with healthy homes requirements can be found at: tenancy.govt.nz/healthy-homes/healthy-homes-compliance-timeframes

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 66I(1)(bb) – boarding house tenancies, of the Residential Tenancies Act 1986 (the Act).[1] It is necessary to provide both, separately signed, statements.[2]

Strike out one option

I/we, _____ (name of the landlord(s))
will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

I/we, _____ (name of the landlord(s))
already comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act.

The healthy homes compliance date for this tenancy is: 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

Heating standard compliance - the compliance date for the heating standard changes to 12 February 2023 if:

- the rental property is considered a modern dwelling or relevant apartment for the purpose of assessing the required heating capacity
- the heating formula for modern dwellings and relevant apartments is being applied, and
- the date entered above is on or after 12 May 2022 and before 12 February, 2023[3]

1 www.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.
3 See tenancy.govt.nz/healthy-homes/heating-standard/calculating-heating-capacity for information on modern dwellings and relevant apartments when calculating the required heating capacity.

Tenancy Services

General exemptions

In some situations your tenancy may be exempt from complying with all or parts of the healthy homes standards[4].

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. *This exemption will last for up to 12 months from the healthy homes compliance 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 exemption[5]:

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

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

5 There are two specific exemptions to the heating standard. More information on these is in the heating standard guidance document at www.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.

EXAMPLES

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: 3.00 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 2019***[6]

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 2019[7]

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:

5.7 kW Heatpump kW	kW	kW

6 www.legislation.govt.nz/regulation/public/2019
7 www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS147048

5. Does the 'tolerance' or 'top up'[8] 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 2019[9]

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**.

8 For an explanation of these allowances, visit: **www.tenancy.govt.nz/healthy-homes/heating-standard/**
9 **www.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.[10]

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. 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.

10 **www.legislation.govt.nz/regulation/public/2019/0088/latest/whole.html#LMS167168)**

Tenancy Services

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: R3.6

  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')

  2023

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

  2023

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

  Pink Batts

- ☑ 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 exemption[11]. In many cases, existing foil insulation will not meet the healthy homes insulation standard.

11 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?[12]
   Complete one of sections (a), (b) or (c) for this question.

› ☑ **(A) YES – ENTIRE PREMISES**

- R-value of underfloor insulation when installed: R1.30 installed new 2023

  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): Rib raft, polystyrene, concrete slab
- ☑ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)
- Date insulation was installed (if known, or write 'Unknown'): 2023
- Date insulation was last inspected (if known, or write 'Unknown'): 2023

› ☐ **(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.

12 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 applies[13].

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).

Pink Batts R2.2, Installed new 2023

› ☐ **(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).

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

- ☐ **(C) NONE OF THE PREMISES**
- ☐ **(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 area[14] 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).

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

› ☑ **(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 exemption[15] 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.

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 standard[16]. In this case, state below that you are relying on the modified standard for extractor fans installed before this date.

150 mm diameter, in kitchen, laundry, bathroom

15 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**

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

› ☐ **(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 exempt[17]:

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.

› ☐ **(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.

17 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

☐ 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.[18]

   ☐ 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.*

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.

18 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.

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 document[19] 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, Citrus Living Limited (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 0 8 0 9 2 0 2 3 (D D M M Y Y Y Y)

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

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
1/126 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
08 September 2023
10:11am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3.6kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one

exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **25m²**
Number of staircases: **1**
Additional level 1 area: **7m²**

Level 1

Wall 1

Type of wall: **external**
Length: **5.70m**
Height: **2.40m**
Area: **13.68m²**
Calculated area: **13.68m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.60kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **2.85m**
Height: **2.20m**
Area: **6.27m²**
Calculated area: **6.27m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **external**
Length: **2.30m**
Height: **2.40m**
Area: **5.52m²**
Calculated area: **5.52m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.50m**
Height: **2.40m**
Area: **1.20m²**
Calculated area: **1.20m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **1.00m**
Height: **2.40m**
Area: **2.40m²**
Calculated area: **2.40m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **1.80m**
Height: **2.40m**
Area: **4.32m²**
Calculated area: **4.32m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 7

Type of wall: **internal**
Length: **1.00m**
Height: **2.40m**
Area: **2.40m²**
Calculated area: **2.40m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 8

Type of wall: **external**
Length: **1.00m**
Height: **2.40m**
Area: **2.40m²**
Calculated area: **2.40m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 9

Type of wall: **external**
Length: **4.50m**
Height: **2.40m**
Area: **10.80m²**
Calculated area: **10.80m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.21kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 9: Window 1

Glazing type: **double**
Length: **0.65m**
Height: **2.20m**
Area: **1.43m²**
Calculated area: **1.43m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 10

Type of wall: **internal**
Length: **5.70m**
Height: **2.40m**
Area: **13.68m²**
Calculated area: **13.68m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.19kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **24.60m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **24.60m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **24.60m²**
Internal area: **0.00m²**
External area: **24.60m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.42kW**
Standards Transmission Heat Loss: **0.42kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.42kW**

Ceiling:

Floor Area: **24.60m²**
Shape of ceiling: **flat**
Space above ceiling: **internal**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **100%**
Internal R-Value: **0.5**
Internal R-Value default: **0.5**
External percentage: **0%**
External R-Value: **0**
External R-Value default: **3.3**
Flat area: **24.60m²**
Irregular area: **0.00m²**
Total area: **24.60m²**
Internal area: **24.60m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.27kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.27kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **59.04m³**
Transmission Heat Loss: **1.95kW**
Ventilation Heat Loss: **0.22kW**
Additional heating-up power: **0.43kW**

Level 2

Wall 1

Type of wall: **external**
Length: **1.90m**
Height: **2.40m**
Area: **4.56m²**
Calculated area: **4.56m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.05kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 2

Type of wall: **external**
Length: **3.90m**
Height: **2.40m**
Area: **9.36m²**
Calculated area: **9.36m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.34kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 2: Window 1

Glazing type: **double**
Length: **1.80m**
Height: **1.80m**
Area: **3.24m²**
Calculated area: **3.24m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 3

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **2.20m**
Height: **2.40m**
Area: **5.28m²**
Calculated area: **5.28m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **7.20m²**
Space below floor: **internal**
External percentage: **0%**
External R-Value **0**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **100%**
Internal R-Value **0.5**
Internal R-Value default **0.5**
Total area: **7.20m²**
Internal area: **7.20m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.08kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.08kW**

Ceiling:

Floor Area: **7.20m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **7.20m²**
Standards R-Value 3.6
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: 0
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: 0
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: 3.6
External R-Value default: **3.3**

Flat area: **7.20m²**
Irregular area: **0.00m²**
Total area: **7.20m²**
Internal area: **0.00m²**
External area: **7.20m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.04kW**
Standards Transmission Heat Loss: **0.04kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.04kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **17.28m³**
Transmission Heat Loss: **0.76kW**
Ventilation Heat Loss: **0.06kW**
Additional heating-up power: **0.17kW**

Result

Transmission Heat Loss: **2.71kW**
Ventilation Heat Loss: **0.29kW**
Additional heating-up power: **0.60kW**
Heat load of the heated space: **3.6kW**
Heat load of the heated space (w/o heating-up power): **3.00kW**

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
1/128 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
08 September 2023
11:37am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3.7kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one

exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **30m²**
Number of staircases: **1**
Additional level 1 area: **7m²**

Level 1

Wall 1

Type of wall: **external**
Length: **5.60m**
Height: **2.40m**
Area: **13.44m²**
Calculated area: **13.44m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.60kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **2.85m**
Height: **2.20m**
Area: **6.27m²**
Calculated area: **6.27m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **external**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.05kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **3.70m**
Height: **2.40m**
Area: **8.88m²**
Calculated area: **8.88m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.12kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **external**
Length: **3.80m**
Height: **2.40m**
Area: **9.12m²**
Calculated area: **9.12m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.22kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 5: Window 1

Glazing type: **double**
Length: **0.80m**
Height: **2.20m**
Area: **1.76m²**
Calculated area: **1.76m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 6

Type of wall: **external**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 7

Type of wall: **external**
Length: **0.80m**
Height: **2.40m**
Area: **1.92m²**
Calculated area: **1.92m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 8

Type of wall: **external**
Length: **4.60m**
Height: **2.40m**
Area: **11.04m²**
Calculated area: **11.04m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.27kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 8: Window 1

Glazing type: **double**
Length: **1.00m**
Height: **2.20m**
Area: **2.20m²**
Calculated area: **2.20m²**
R-Value: **0.26**
Default R-Value **0.26**

Floor:

Floor Area: **29.84m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **29.84m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **29.84m²**
Internal area: **0.00m²**
External area: **29.84m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.50kW**
Standards Transmission Heat Loss: **0.50kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.50kW**

Ceiling:

Floor Area: **29.84m²**
Shape of ceiling: **flat**
Space above ceiling: **internal**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **100%**
Internal R-Value: **0.5**
Internal R-Value default: **0.5**
External percentage: **0%**
External R-Value: **0**
External R-Value default: **3.3**
Flat area: **29.84m²**
Irregular area: **0.00m²**
Total area: **29.84m²**
Internal area: **29.84m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.33kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.33kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **71.62m³**
Transmission Heat Loss: **2.17kW**
Ventilation Heat Loss: **0.27kW**
Additional heating-up power: **0.49kW**

Level 2

Wall 1

Type of wall: **external**
Length: **1.90m**
Height: **2.40m**
Area: **4.56m²**
Calculated area: **4.56m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.05kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 2

Type of wall: **external**
Length: **3.90m**
Height: **2.40m**
Area: **9.36m²**
Calculated area: **9.36m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **2.20m**
Height: **2.40m**
Area: **5.28m²**
Calculated area: **5.28m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **7.20m²**
Space below floor: **internal**
External percentage: **0%**
External R-Value **0**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **100%**
Internal R-Value **0.5**
Internal R-Value default **0.5**
Total area: **7.20m²**
Internal area: **7.20m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.08kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.08kW**

Ceiling:

Floor Area: **7.20m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **7.20m²**
Standards R-Value 3.6
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: 0
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: 0
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: 3.6
External R-Value default: **3.3**

Flat area: **7.20m²**
Irregular area: **0.00m²**
Total area: **7.20m²**
Internal area: **0.00m²**
External area: **7.20m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.04kW**
Standards Transmission Heat Loss: **0.04kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.04kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **17.28m³**
Transmission Heat Loss: **0.52kW**
Ventilation Heat Loss: **0.06kW**
Additional heating-up power: **0.12kW**

Result

Transmission Heat Loss: **2.70kW**
Ventilation Heat Loss: **0.33kW**
Additional heating-up power: **0.61kW**
Heat load of the heated space: **3.7kW**
Heat load of the heated space (w/o heating-up power): **3.03kW**

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
3/126 Edinburgh Street
3/128 Edinburgh Street
4/128 Edinburgh Street
5/128 Edinburgh Street
8/128 Edinburgh Street
9/128 Edinburgh Street
10/128 Edinburgh Street
11/128 Edinburgh Street
12/128 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
06 September 2023
10:52am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3.4kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For

more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You

don’t need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **25m²**
Number of staircases: **1**
Additional level 1 area: **7m²**

Level 1

Wall 1

Type of wall: **external**
Length: **5.60m**
Height: **2.40m**
Area: **13.44m²**
Calculated area: **13.44m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.60kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **2.85m**
Height: **2.20m**
Area: **6.27m²**
Calculated area: **6.27m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **internal**
Length: **2.40m**
Height: **2.40m**
Area: **5.76m²**
Calculated area: **5.76m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.08kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.50m**
Height: **2.40m**
Area: **1.20m²**
Calculated area: **1.20m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **1.00m**
Height: **2.40m**
Area: **2.40m²**
Calculated area: **2.40m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **1.90m**
Height: **2.40m**
Area: **4.56m²**
Calculated area: **4.56m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 7

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 8

Type of wall: **external**
Length: **1.00m**
Height: **2.40m**
Area: **2.40m²**
Calculated area: **2.40m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 9

Type of wall: **external**
Length: **4.50m**
Height: **2.40m**
Area: **10.80m²**
Calculated area: **10.80m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.21kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 9: Window 1

Glazing type: **double**
Length: **0.65m**
Height: **2.20m**
Area: **1.43m²**
Calculated area: **1.43m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 10

Type of wall: **internal**
Length: **5.70m**
Height: **2.40m**
Area: **13.68m²**
Calculated area: **13.68m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.19kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **24.60m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **24.60m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **24.60m²**
Internal area: **0.00m²**
External area: **24.60m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.42kW**
Standards Transmission Heat Loss: **0.42kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.42kW**

Ceiling:

Floor Area: **24.60m²**
Shape of ceiling: **flat**
Space above ceiling: **internal**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **100%**
Internal R-Value: **0.5**
Internal R-Value default: **0.5**
External percentage: **0%**
External R-Value: **0**
External R-Value default: **3.3**

Flat area: **24.60m²**
Irregular area: **0.00m²**
Total area: **24.60m²**
Internal area: **24.60m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.27kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.27kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **59.04m³**
Transmission Heat Loss: **1.97kW**
Ventilation Heat Loss: **0.22kW**
Additional heating-up power: **0.44kW**

Level 2

Wall 1

Type of wall: **external**
Length: **1.80m**
Height: **2.40m**
Area: **4.32m²**
Calculated area: **4.32m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.04kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 2

Type of wall: **internal**
Length: **3.80m**
Height: **2.40m**
Area: **9.12m²**
Calculated area: **9.12m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.13kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **3.00m**
Height: **2.40m**
Area: **7.20m²**
Calculated area: **7.20m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.10kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **7.20m²**
Space below floor: **internal**
External percentage: **0%**
External R-Value **0**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **100%**
Internal R-Value **0.5**
Internal R-Value default **0.5**
Total area: **7.20m²**
Internal area: **7.20m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.08kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.08kW**

Ceiling:

Floor Area: **7.20m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **7.20m²**
Standards R-Value **3.6**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: **0**
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: **3.6**
External R-Value default: **3.3**
Flat area: **7.20m²**
Irregular area: **0.00m²**
Total area: **7.20m²**
Internal area: **0.00m²**
External area: **7.20m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.04kW**
Standards Transmission Heat Loss: **0.04kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.04kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **17.28m³**
Transmission Heat Loss: **0.58kW**
Ventilation Heat Loss: **0.06kW**
Additional heating-up power: **0.13kW**

Result

Transmission Heat Loss: **2.55kW**
Ventilation Heat Loss: **0.29kW**
Additional heating-up power: **0.57kW**
Heat load of the heated space: **3.4kW**
Heat load of the heated space (w/o heating-up power): **2.83kW**

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
13/128 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
08 September 2023
12:02pm

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one

exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **28m²**

Level 1

Wall 1

Type of wall: **external**
Length: **5.70m**
Height: **2.40m**
Area: **13.68m²**
Calculated area: **13.68m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.74kW**
Number of windows: **2**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **0.80m**
Height: **2.20m**
Area: **1.76m²**
Calculated area: **1.76m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 1: Window 2

Glazing type: **double**
Length: **2.85m**
Height: **2.20m**
Area: **6.27m²**
Calculated area: **6.27m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **external**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.23kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 2: Window 1

Glazing type: **double**
Length: **1.00m**
Height: **2.20m**
Area: **2.20m²**
Calculated area: **2.20m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 3

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **1.90m**
Height: **2.40m**
Area: **4.56m²**
Calculated area: **4.56m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **3.00m**
Height: **2.40m**
Area: **7.20m²**
Calculated area: **7.20m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.10kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 7

Type of wall: **external**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.16kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 7: Window 1

Glazing type: **double**
Length: **0.60m**
Height: **2.40m**
Area: **1.44m²**
Calculated area: **1.44m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 8

Type of wall: **internal**
Length: **5.80m**
Height: **2.40m**
Area: **13.92m²**
Calculated area: **13.92m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.19kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **27.93m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **27.93m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **27.93m²**
Internal area: **0.00m²**
External area: **27.93m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.47kW**
Standards Transmission Heat Loss: **0.47kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.47kW**

Ceiling:

Floor Area: **27.93m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **27.93m²**
Standards R-Value **3.6**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: **0**
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: **3.6**
External R-Value default: **3.3**
Flat area: **27.93m²**
Irregular area: **0.00m²**
Total area: **27.93m²**
Internal area: **0.00m²**
External area: **27.93m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.17kW**
Standards Transmission Heat Loss: **0.17kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.17kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **67.03m³**
Transmission Heat Loss: **2.24kW**
Ventilation Heat Loss: **0.25kW**
Additional heating-up power: **0.50kW**

Result

Transmission Heat Loss: **2.24kW**
Ventilation Heat Loss: **0.25kW**
Additional heating-up power: **0.50kW**
Heat load of the heated space: **3kW**
Heat load of the heated space (w/o heating-up power): **2.49kW**

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
2/126 Edinburgh Street, Christchurch
2/128 Edinburgh Street, Christchurch
7/126 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
08 September 2023
11:22am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3.4kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **25m²**
Number of staircases: **1**
Additional level 1 area: **7m²**

Level 1

Wall 1

Type of wall: **external**
Length: **5.60m**
Height: **2.40m**
Area: **13.44m²**
Calculated area: **13.44m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.60kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **2.85m**
Height: **2.20m**
Area: **6.27m²**
Calculated area: **6.27m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **internal**
Length: **5.60m**
Height: **2.40m**
Area: **13.44m²**
Calculated area: **13.44m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.18kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **external**
Length: **4.40m**
Height: **2.40m**
Area: **10.56m²**
Calculated area: **10.56m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.21kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 3: Window 1

Glazing type: **double**
Length: **0.65m**
Height: **2.20m**
Area: **1.43m²**
Calculated area: **1.43m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 4

Type of wall: **external**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **1.80m**
Height: **2.40m**
Area: **4.32m²**
Calculated area: **4.32m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 7

Type of wall: **internal**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 8

Type of wall: **external**
Length: **2.30m**
Height: **2.40m**
Area: **5.52m²**
Calculated area: **5.52m²**
R-Value: 2.2
Default R-Value **2**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **24.60m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **24.60m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **24.60m²**
Internal area: **0.00m²**
External area: **24.60m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.42kW**
Standards Transmission Heat Loss: **0.42kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.42kW**

Ceiling:

Floor Area: **24.60m²**
Shape of ceiling: **flat**
Space above ceiling: **internal**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **100%**
Internal R-Value: **0.5**
Internal R-Value default: **0.5**
External percentage: **0%**
External R-Value: **0**
External R-Value default: **3.3**
Flat area: **24.60m²**
Irregular area: **0.00m²**
Total area: **24.60m²**
Internal area: **24.60m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.27kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.27kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **59.04m³**
Transmission Heat Loss: **1.92kW**
Ventilation Heat Loss: **0.22kW**
Additional heating-up power: **0.43kW**

Level 2

Wall 1

Type of wall: **external**
Length: **1.90m**
Height: **2.40m**
Area: **4.56m²**
Calculated area: **4.56m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.05kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 2

Type of wall: **internal**
Length: **2.20m**
Height: **2.40m**
Area: **5.28m²**
Calculated area: **5.28m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.80m**
Height: **2.40m**
Area: **1.92m²**
Calculated area: **1.92m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 7

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 8

Type of wall: **external**
Length: **3.90m**
Height: **2.40m**
Area: **9.36m²**
Calculated area: **9.36m²**
R-Value: 2.2
Default R-Value **2**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **7.20m²**
Space below floor: **internal**
External percentage: **0%**
External R-Value **0**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **100%**
Internal R-Value **0.5**
Internal R-Value default **0.5**
Total area: **7.20m²**
Internal area: **7.20m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.08kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.08kW**

Ceiling:

Floor Area: **7.20m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **7.20m²**
Standards R-Value **3.6**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: **0**
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: **3.6**
External R-Value default: **3.3**
Flat area: **7.20m²**
Irregular area: **0.00m²**
Total area: **7.20m²**
Internal area: **0.00m²**
External area: **7.20m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.04kW**
Standards Transmission Heat Loss: **0.04kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.04kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **17.28m³**
Transmission Heat Loss: **0.58kW**
Ventilation Heat Loss: **0.06kW**
Additional heating-up power: **0.13kW**

Result

Transmission Heat Loss: **2.50kW**
Ventilation Heat Loss: **0.29kW**
Additional heating-up power: **0.56kW**
Heat load of the heated space: **3.4kW**
Heat load of the heated space (w/o heating-up power): **2.78kW**

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
4/126 Edinburgh Street, Christchurch
5/126 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
06 September 2023
10:14am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3.5kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **25m²**
Number of staircases: **1**
Additional level 1 area: **7m²**

Level 1

Wall 1

Type of wall: **external**
Length: **5.60m**
Height: **2.40m**
Area: **13.44m²**
Calculated area: **13.44m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.60kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **2.85m**
Height: **2.20m**
Area: **6.27m²**
Calculated area: **6.27m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **internal**
Length: **4.80m**
Height: **2.40m**
Area: **11.52m²**
Calculated area: **11.52m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.16kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **0.80m**
Height: **2.40m**
Area: **1.92m²**
Calculated area: **1.92m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **external**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.02kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **external**
Length: **4.40m**
Height: **2.40m**
Area: **10.56m²**
Calculated area: **10.56m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.21kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 5: Window 1

Glazing type: **double**
Length: **0.65m**
Height: **2.20m**
Area: **1.43m²**
Calculated area: **1.43m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 6

Type of wall: **external**
Length: **5.60m**
Height: **2.40m**
Area: **13.44m²**
Calculated area: **13.44m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.28kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 6: Window 1

Glazing type: **double**
Length: **0.90m**
Height: **2.20m**
Area: **1.98m²**
Calculated area: **1.98m²**
R-Value: **0.26**
Default R-Value **0.26**

Floor:

Floor Area: **24.60m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **24.60m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **24.60m²**
Internal area: **0.00m²**
External area: **24.60m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.42kW**
Standards Transmission Heat Loss: **0.42kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.42kW**

Ceiling:

Floor Area: **24.60m²**
Shape of ceiling: **flat**
Space above ceiling: **internal**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **100%**
Internal R-Value: **0.5**
Internal R-Value default: **0.5**
External percentage: **0%**
External R-Value: **0**
External R-Value default: **3.3**

Flat area: **24.60m²**
Irregular area: **0.00m²**
Total area: **24.60m²**
Internal area: **24.60m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.27kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.27kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **59.04m³**
Transmission Heat Loss: **1.99kW**
Ventilation Heat Loss: **0.22kW**
Additional heating-up power: **0.44kW**

Level 2

Wall 1

Type of wall: **external**
Length: **1.80m**
Height: **2.40m**
Area: **4.32m²**
Calculated area: **4.32m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.04kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 2

Type of wall: **internal**
Length: **3.90m**
Height: **2.40m**
Area: **9.36m²**
Calculated area: **9.36m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.13kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **1.90m**
Height: **2.40m**
Area: **4.56m²**
Calculated area: **4.56m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.06kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **3.00m**
Height: **2.40m**
Area: **7.20m²**
Calculated area: **7.20m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.10kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **7.20m²**
Space below floor: **internal**
External percentage: **0%**
External R-Value **0**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **100%**
Internal R-Value **0.5**
Internal R-Value default **0.5**
Total area: **7.20m²**
Internal area: **7.20m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.08kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.08kW**

Ceiling:

Floor Area: **7.20m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **7.20m²**
Standards R-Value **3.6**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: **0**
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: **3.6**
External R-Value default: **3.3**
Flat area: **7.20m²**
Irregular area: **0.00m²**
Total area: **7.20m²**
Internal area: **0.00m²**
External area: **7.20m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.04kW**
Standards Transmission Heat Loss: **0.04kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.04kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **17.28m³**
Transmission Heat Loss: **0.58kW**
Ventilation Heat Loss: **0.06kW**
Additional heating-up power: **0.13kW**

Result

Transmission Heat Loss: **2.57kW**
Ventilation Heat Loss: **0.29kW**
Additional heating-up power: **0.57kW**
Heat load of the heated space: **3.5kW**
Heat load of the heated space (w/o heating-up power): **2.85kW**

Tenancy Services

Heating report

Report Details

This report was generated by
Adrienne Hulme

Address of rental property
6/128 Edinburgh Street, Christchurch

Name of landlord
Citrus Living Limited

Report was generated on
08 September 2023
11:49am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 3.1kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -4°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one

exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

Is your home a qualifying apartment: **No**
When was your home built or consented: **From 2009 to 2 Nov 2022**
Region: **Canterbury**
Council: **Christchurch City Council**
Zone: **3**
Assumed external temperature: **-4°C**

About your main living room

Main living room

Main living room area: **28m²**
Number of staircases: **1**
Additional level 1 area: **4m²**

Level 1

Wall 1

Type of wall: **external**
Length: **3.90m**
Height: **2.40m**
Area: **9.36m²**
Calculated area: **9.36m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.49kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **double**
Length: **2.40m**
Height: **2.20m**
Area: **5.28m²**
Calculated area: **5.28m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 2

Type of wall: **external**
Length: **7.80m**
Height: **2.40m**
Area: **18.72m²**
Calculated area: **18.72m²**
R-Value: **2.4**
Default R-Value **2**
Wall Transmission Heat Loss: **0.17kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **external**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.17kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 3: Window 1

Glazing type: **double**
Length: **0.60m**
Height: **2.20m**
Area: **1.32m²**
Calculated area: **1.32m²**
R-Value: **0.26**
Default R-Value **0.26**

Wall 4

Type of wall: **internal**
Length: **2.40m**
Height: **2.40m**
Area: **5.76m²**
Calculated area: **5.76m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.08kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **5.50m**
Height: **2.40m**
Area: **13.20m²**
Calculated area: **13.20m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.18kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **28.12m²**
Space below floor: **external**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **28.12m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
Total area: **28.12m²**
Internal area: **0.00m²**
External area: **28.12m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.48kW**
Standards Transmission Heat Loss: **0.48kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.48kW**

Ceiling:

Floor Area: **28.12m²**
Shape of ceiling: **flat**
Space above ceiling: **internal**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: **0**
Non-standards R-Value default: **1.9**
Internal percentage: **100%**
Internal R-Value: **0.5**
Internal R-Value default: **0.5**
External percentage: **0%**
External R-Value: **0**
External R-Value default: **3.3**
Flat area: **28.12m²**
Irregular area: **0.00m²**
Total area: **28.12m²**
Internal area: **28.12m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.31kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.31kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **67.49m³**
Transmission Heat Loss: **1.87kW**
Ventilation Heat Loss: **0.25kW**
Additional heating-up power: **0.42kW**

Level 2

Wall 1

Type of wall: **internal**
Length: **2.00m**
Height: **2.40m**
Area: **4.80m²**
Calculated area: **4.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.07kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 2

Type of wall: **external**
Length: **3.70m**
Height: **2.40m**
Area: **8.88m²**
Calculated area: **8.88m²**
R-Value: **2.2**
Default R-Value **2**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **internal**
Length: **2.80m**
Height: **2.40m**
Area: **6.72m²**
Calculated area: **6.72m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.09kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 5

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 6

Type of wall: **internal**
Length: **0.90m**
Height: **2.40m**
Area: **2.16m²**
Calculated area: **2.16m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.03kW**
Number of windows: **0**
Number of door glazing: **0**

Floor:

Floor Area: **4.32m²**
Space below floor: **internal**
External percentage: **0%**
External R-Value **0**
External R-Value default **1.3**
Standards compliance: **all**
Standards percentage: **0%**
Standards area: **0.00m²**
Standards R-Value **0**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**
Internal percentage: **100%**
Internal R-Value **0.5**
Internal R-Value default **0.5**
Total area: **4.32m²**
Internal area: **4.32m²**
External area: **0.00m²**
Internal Transmission Heat Loss: **0.05kW**
External Transmission Heat Loss: **0.00kW**
Standards Transmission Heat Loss: **0.00kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.05kW**

Ceiling:

Floor Area: **4.32m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **4.32m²**
Standards R-Value 3.6
Standards R-Value default **3.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: 0
Non-standards R-Value default: **1.9**
Internal percentage: **0%**
Internal R-Value: 0
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: 3.6
External R-Value default: **3.3**

Flat area: **4.32m²**
Irregular area: **0.00m²**
Total area: **4.32m²**
Internal area: **0.00m²**
External area: **4.32m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.03kW**
Standards Transmission Heat Loss: **0.03kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.03kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **10.37m³**
Transmission Heat Loss: **0.41kW**
Ventilation Heat Loss: **0.04kW**
Additional heating-up power: **0.09kW**

Result

Transmission Heat Loss: **2.28kW**
Ventilation Heat Loss: **0.29kW**
Additional heating-up power: **0.51kW**
Heat load of the heated space: **3.1kW**
Heat load of the heated space (w/o heating-up power): **2.57kW**

Heat Pump

MITSUBISHI ELECTRIC

SPLIT-TYPE AIR CONDITIONERS

INDOOR UNIT

MSZ-AP22VGD MSZ-AP25VGD MSZ-AP35VGD MSZ-AP42VGD MSZ-AP50VGD
MSZ-AP22VGKD MSZ-AP25VGKD MSZ-AP35VGKD MSZ-AP42VGKD MSZ-AP50VGKD



OPERATING INSTRUCTIONS

For user

- To use this unit correctly and safely, be sure to read these operating instructions before use.

English

CONTENTS

■ SAFETY PRECAUTIONS	1
■ NAME OF EACH PART	4
■ PREPARATION BEFORE OPERATION	5
■ SELECTING OPERATION MODES	6
■ FAN SPEED AND AIRFLOW DIRECTION ADJUSTMENT	7
■ I-SAVE OPERATION	8
■ ECONO COOL OPERATION	8
■ NIGHT MODE OPERATION	9
■ TIMER OPERATION (ON/OFF TIMER)	9
■ WEEKLY TIMER OPERATION	10
■ DEMAND RESPONSE AND INDOOR UNIT OPERATION (MUZ-VGD TYPE ONLY)	11
■ EMERGENCY OPERATION	11
■ AUTO RESTART FUNCTION	11
■ CLEANING	12
■ Wi-Fi INTERFACE SETTING UP (VGK TYPE ONLY)	13
■ WHEN YOU THINK THAT TROUBLE HAS OCCURRED	16
■ WHEN THE AIR CONDITIONER IS NOT GOING TO BE USED FOR A LONG TIME	17
■ INSTALLATION PLACE AND ELECTRICAL WORK	17
■ SPECIFICATIONS	18

SAFETY PRECAUTIONS

Meanings of symbols displayed on indoor unit and/or outdoor unit

	WARNING (Risk of fire)	This unit uses a flammable refrigerant. If refrigerant leaks and comes in contact with fire or heating part, it will create harmful gas and there is risk of fire.
	Read the OPERATING INSTRUCTIONS carefully before operation.	
	Service personnel are required to carefully read the OPERATING INSTRUCTIONS and INSTALLATION MANUAL before operation.	
	Further information is available in the OPERATING INSTRUCTIONS, INSTALLATION MANUAL, and the like.	

- Since rotating parts and parts which could cause an electric shock are used in this product, be sure to read these “Safety Precautions” before use.
- Since the cautionary items shown here are important for safety, be sure to observe them.
- After reading this manual, keep it together with the installation manual in a handy place for easy reference.
- Be sure to receive a guarantee card from your dealer and check that the purchased date and shop name, etc. are entered correctly.

Marks and their meanings

⚠ WARNING : Incorrect handling could cause serious hazard, such as death, serious injury, etc. with a high probability.

⚠ CAUTION : Incorrect handling could cause serious hazard depending on the conditions.

Meanings of symbols used in this manual

: Be sure not to do.

: Be sure to follow the instruction.

: Never insert your finger or stick, etc.

: Never step onto the indoor/outdoor unit and do not put anything on them.

: Danger of electric shock. Be careful.

: Be sure to disconnect the power supply plug from the power outlet.

: Be sure to shut off the power.

: Risk of fire.

: Never touch with wet hand.

: Never splash water on the unit.

⚠ WARNING

Do not connect the power cord to an intermediate point, use an extension cord, or connect multiple devices to a single AC outlet.
- This may cause overheating, fire, or electric shock.

Make sure the power plug is free of dirt and insert it securely into the outlet.
- A dirty plug may cause fire or electric shock.

Do not bundle, pull, damage, or modify the power cord, and do not apply heat or place heavy objects on it.
- This may cause fire or electric shock.

Do not turn the breaker OFF/ON or disconnect/connect the power plug during operation.
- This may create sparks, which can cause fire.
- After the indoor unit is switched OFF with the remote controller, make sure to turn the breaker OFF or disconnect the power plug.

Do not expose your body directly to cool air for a prolonged length of time.
- This could be detrimental to your health.

The unit should not be installed, relocated, disassembled, altered, or repaired by the user.
- An improperly handled air conditioner may cause fire, electric shock, injury, or water leakage, etc. Consult your dealer.
- If the power supply cord is damaged, it must be replaced by the manufacturer or its service agent in order to avoid a hazard.

When installing, relocating, or servicing the unit, make sure that no substance other than the specified refrigerant (R32) enters the refrigerant circuit.
- Any presence of foreign substance such as air can cause abnormal pressure rise and may result in explosion or injury.
- The use of any refrigerant other than that specified for the system will cause mechanical failure, system malfunction, or unit breakdown. In the worst case, this could lead to a serious impediment to securing product safety.

SAFETY PRECAUTIONS

This appliance is not intended for use by persons (including children) with reduced physical, sensory or mental capabilities, or lack of experience and knowledge, unless they have been given supervision or instruction concerning use of the appliance by a person responsible for their safety.

Children should be supervised to ensure that they do not play with the appliance.

Do not insert your finger, a stick, or other objects into the air inlet or outlet.
- This may cause injury, since the fan inside rotates at high speeds during operation.

In case of an abnormal condition (such as a burning smell), stop the air conditioner and disconnect the power plug or turn the breaker OFF.
- A continued operation in the abnormal state may cause a malfunction, fire, or electric shock. In this case, consult your dealer.

When the air conditioner does not cool or heat, there is a possibility of refrigerant leakage. If any refrigerant leakage is found, stop operations and ventilate the room well and consult your dealer immediately. If a repair involves recharging the unit with refrigerant, ask the service technician for details.
- The refrigerant used in the air conditioner is not harmful. Normally, it does not leak. However, if refrigerant leaks and comes in contact with fire or heating part of such a fan heater, kerosene heater, or cooking stove, it will create harmful gas and there is risk of fire.

The user should never attempt to wash the inside of the indoor unit. Should the inside of the unit require cleaning, contact your dealer.
- Unsuitable detergent may cause damage to plastic material inside the unit, which may result in water leakage. Should detergent come in contact with electrical parts or the motor, it will result in a malfunction, smoke, or fire.
- The appliance shall be stored in a room without continuously operating ignition sources (for example: open flames, an operating gas appliance or an operating electric heater).
- Be aware that refrigerants may not contain an odour.
- Do not use means to accelerate the defrosting process or to clean the appliance, other than those recommended by the manufacturer.
- Do not pierce or burn.

This appliance is intended to be used by expert or trained users in shops, in light industry and on farms, or for commercial use by lay persons.

⚠ CAUTION

Do not touch the air inlet or the aluminum fins of the indoor/outdoor unit.
- This may cause injury.

Do not use insecticides or flammable sprays on the unit.
- This may cause a fire or deformation of the unit.

Do not expose pets or houseplants to direct airflow.
- This may cause injury to the pets or plants.

Do not place other electric appliances or furniture under the indoor/outdoor unit.
- Water may drip down from the unit, which may cause damage or malfunction.

Do not leave the unit on a damaged installation stand.
- The unit may fall and cause injury.

Do not step on an unstable bench to operate or clean the unit.
- This may cause injury if you fall down.

Do not pull the power cord.
- This may cause a portion of the core wire to break, which may cause overheating or fire.

Do not charge or disassemble the batteries, and do not throw them into a fire.
- This may cause the batteries to leak, or cause a fire or explosion.

Do not operate the unit for more than 4 hours at high humidity (80% RH or more) and/or with windows or outside door left open.
- This may cause the water condensation in the air conditioner, which may drip down, wetting or damaging the furniture.
- The water condensation in the air conditioner may contribute to growth of fungi, such as mold.

Do not use the unit for special purposes, such as storing food, raising animals, growing plants, or preserving precision devices or art objects.
- This may cause deterioration of quality, or harm to animals and plants.

Do not expose combustion appliances to direct airflow.
- This may cause incomplete combustion.

Never put batteries in your mouth for any reason to avoid accidental ingestion.
- Battery ingestion may cause choking and/or poisoning.

Before cleaning the unit, switch it OFF and disconnect the power plug or turn the breaker OFF.
- This may cause injury, since the fan inside rotates at high speeds during operation.

When the unit will be unused for a long time, disconnect the power plug or turn the breaker OFF.
- The unit may accumulate dirt, which may cause overheating or fire.

Replace all batteries of the remote controller with new ones of the same type.
- Using an old battery together with a new one may cause overheating, leakage, or explosion.

If the battery fluid comes in contact with your skin or clothes, wash them thoroughly with clean water.
- If the battery fluid comes in contact with your eyes, wash them thoroughly with clean water and immediately seek medical attention.

Ensure that the area is well-ventilated when the unit is operated together with a combustion appliance.
- Inadequate ventilation may cause oxygen starvation.

Turn the breaker OFF when you hear thunder and there is a possibility of a lightning strike.
- The unit may be damaged if lightning strikes.

After the air conditioner is used for several seasons, perform inspection and maintenance in addition to normal cleaning.
- Dirt or dust in the unit may create an unpleasant odor, contribute to growth of fungi, such as mold, or clog the drain passage, and cause water to leak from the indoor unit. Consult your dealer for inspection and maintenance, which require specialized knowledge and skills.

Do not operate switches with wet hands.
- This may cause electric shock.

Do not clean the air conditioner with water or place an object that contains water, such as a flower vase, on it.
- This may cause fire or electric shock.

Do not step on or place any object on the outdoor unit.
- This may cause injury if you or the object falls down.

IMPORTANT

Dirty filters cause condensation in the air conditioner which will contribute to the growth of fungi such as mold. It is therefore recommended to clean air filters every 2 weeks.

Before starting the operation, ensure that the horizontal vanes are in the closed position. If operation starts when the horizontal vanes are in the open position, they may not return to the correct position.

SAFETY PRECAUTIONS

For installation

⚠ WARNING

Consult your dealer for installing the air conditioner.
- It should not be installed by the user since installation requires specialized knowledge and skills. An improperly installed air conditioner may cause water leakage, fire, or electric shock.

Provide a dedicated power supply for the air conditioner.
- A non-dedicated power supply may cause overheating or fire.

Do not install the unit where flammable gas could leak.
- If gas leaks and accumulates around the outdoor unit, it may cause an explosion.

Earth the unit correctly.
- Do not connect the earth wire to a gas pipe, water pipe, lightning rod, or a telephone earth wire. Improper earthing may cause electric shock.

⚠ CAUTION

Install an earth leakage breaker depending on the installation location of the air conditioner (such as highly humid areas).
- If an earth leakage breaker is not installed, it may cause electric shock.

Ensure that the drain water is properly drained.
- If the drain passage is improper, water may drip down from the indoor/outdoor unit, wetting and damaging the furniture.

In case of an abnormal condition
Immediately stop operating the air conditioner and consult your dealer.

For Wi-Fi interface

⚠ WARNING

(Improper handling may have serious consequences, including serious injury or death.)

This appliance can be used by children aged from 8 years and above and persons with reduced physical, sensory or mental capabilities or lack of experience and knowledge if they have been given supervision or instruction concerning use of the appliance in a safe way and understand the hazards involved.

Children shall not play with the appliance. Cleaning and user maintenance shall not be made by children without supervision.

Do not use the Wi-Fi interface nearby the medical electrical equipment or people who have a medical device such as a cardiac pacemaker or an implantable cardioverter-defibrillator.
- It can cause an accident due to malfunctions of the medical equipment or device.

Do not install the Wi-Fi interface nearby the automatic control devices such as automatic doors or fire alarms.
- It can cause accidents due to malfunctions.

Do not touch the Wi-Fi interface with wet hands.
- It can cause damage to the device, electric shock, or fire.

Do not splash water on the Wi-Fi interface or use it in a bathroom.
- It can cause damage to the device, electric shock, or fire.

When the Wi-Fi interface is dropped, or the holder or cable is damaged, disconnect the power supply plug or turn the breaker OFF.
- It may cause fire or electric shock. In this case, consult your dealer.
- This device complies with all Australia and New zealand regulrements for EMC and electrical safety.

⚠ CAUTION

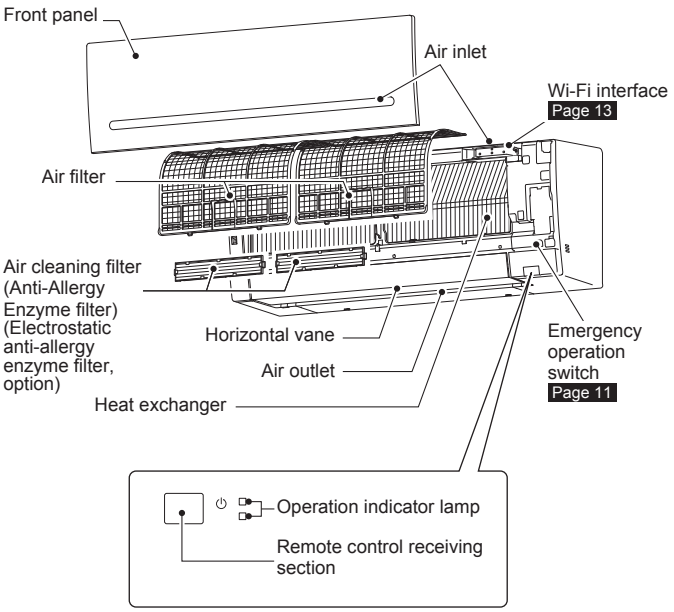
(Improper handling may have consequences, including injury or damage to building.)

Do not step on unstable stepstool to set up or clean the Wi-Fi interface.
- It may cause injury if you fall down.

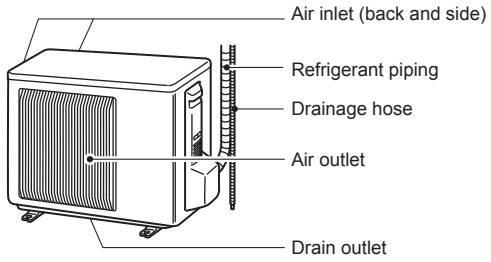
Do not use the Wi-Fi interface nearby other wireless devices, microwaves, cordless phones, or facsimiles.
- It can cause malfunctions.

NAME OF EACH PART

Indoor unit

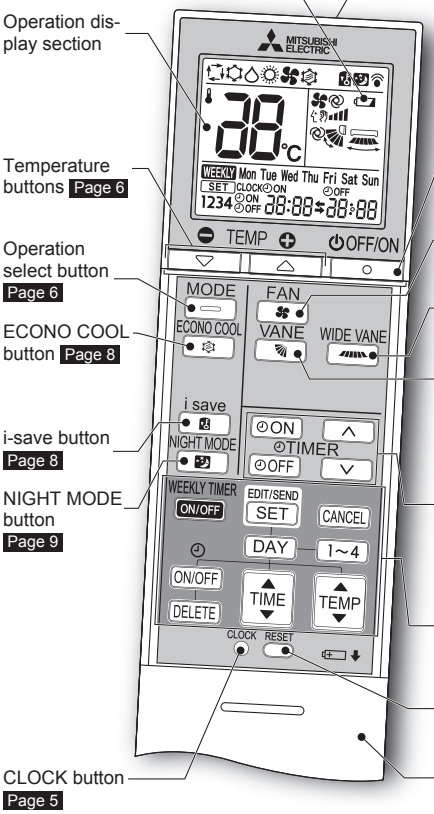


Outdoor unit

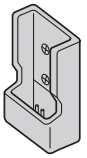


Outdoor units may be different in appearance.

Remote controller



Remote controller holder



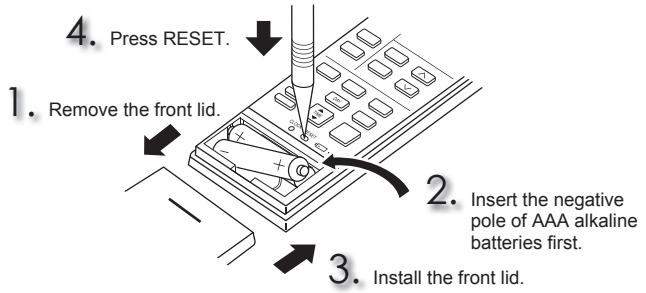
- Install the remote controller holder in a place where the signal can be received by the indoor unit.
- When the remote controller is not used, place it in this holder.

Only use the remote controller provided with the unit.
Do not use other remote controllers.
If 2 or more indoor units are installed in proximity to one another, an indoor unit that is not intended to be operated may respond to the remote controller.

PREPARATION BEFORE OPERATION

Before operation: Insert the power supply plug into the power outlet and/or turn the breaker on.

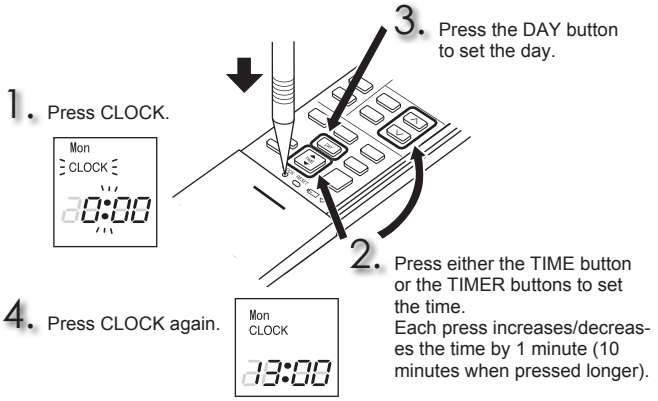
Installing the remote controller batteries



Note:

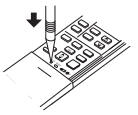
- Make sure the polarity of the batteries is correct.
- Do not use manganese batteries and leaking batteries. The remote controller could malfunction.
- Do not use rechargeable batteries.
- The battery replacement indicator lights up when the battery is running low. In about 7 days after the indicator starts lights up, the remote controller stops working.
- Replace all batteries with new ones of the same type.
- Batteries can be used for approximately 1 year. However, batteries with expired shelf lives last shorter.
- Press RESET gently using a thin instrument.
  If the RESET button is not pressed, the remote controller may not operate correctly.

Setting current time



Note:

- Press CLOCK gently using a thin instrument.



Note:

How to set remote controller exclusively for a particular indoor unit

A maximum of 4 indoor units with wireless remote controllers can be used in a room.

To operate the indoor units individually with each remote controller, assign a number to each remote controller according to the number of the indoor unit.

This setting can be set only when all the following conditions are met:

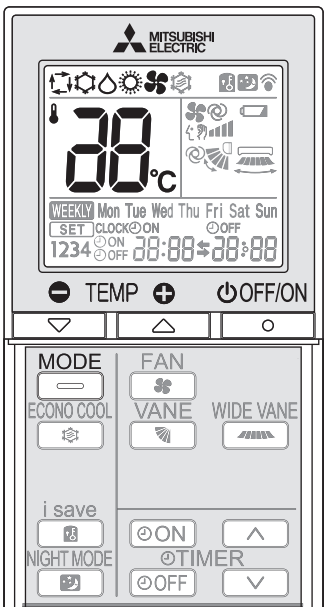
- The remote controller is powered OFF.

(1) Hold down [1~4] button on the remote controller for 2 seconds to enter the pairing mode.

(2) Press [1~4] button again and assign a number to each remote controller. Each press of [1~4] button advances the number in the following order: 1 → 2 → 3 → 4.

(3) Press [EDIT/SEND SET] button to complete the pairing setting.
After you turn the breaker ON, the remote controller that first sends a signal to an indoor unit will be regarded as the remote controller for the indoor unit. Once they are set, the indoor unit will only receive the signal from the assigned remote controller afterwards.

SELECTING OPERATION MODES



1 Press ⏻OFF/ON to start the operation.

2 Press MODE to select operation mode. Each press changes mode in the following order:

(AUTO) → (COOL) → (DRY) → (HEAT) → (FAN)

3 Press ⊕ or ⊖ to set the temperature.
Each press raises or lowers the temperature by 1°C.

Press ⏻OFF/ON to stop the operation.

AUTO mode (Auto change over)

The unit selects the operation mode according to the difference between the room temperature and the set temperature. During AUTO mode, the unit changes mode (COOL↔HEAT) when the room temperature is about 2°C away from the set temperature for more than 15 minutes.

Note:

Auto Mode is not recommended if this indoor unit is connected to a MXZ type outdoor unit. When several indoor units are operated simultaneously, the unit may not be able to switch operation mode between COOL and HEAT. In this case, the indoor unit becomes standby mode (Refer to table of Operation indicator lamp).

COOL mode

Enjoy cool air at your desired temperature.

Note:

Do not operate COOL mode at very low outside temperatures (less than -10°C). Water condensed in the unit may drip and wet or damage furniture, etc.

DRY mode

Dehumidify your room. The room may be cooled slightly.
Temperature cannot be set during DRY mode.

HEAT mode

Enjoy warm air at your desired temperature.

FAN mode

Circulate the air in your room.

Note:

After COOL/DRY mode operation, it is recommended to operate in the FAN mode to dry inside the indoor unit.

Note:

Multi system operation

Two or more indoor units can be operated by one outdoor unit. When several indoor units are operated simultaneously, cooling/dry/fan and heating operations cannot be done at the same time. When COOL/DRY/FAN is selected with one unit and HEAT with another or vice versa, the unit selected last goes into standby mode.

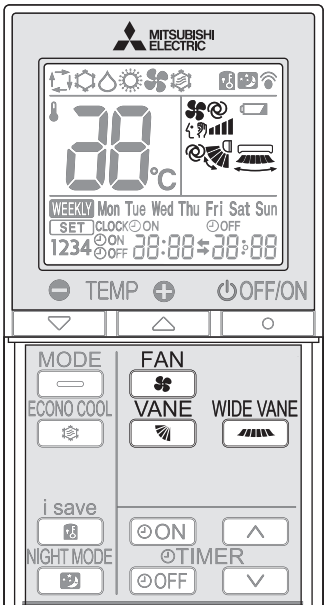
Operation indicator lamp

The operation indicator lamp shows the operation state of the unit.

Indication	Operation state	Room temperature
☀ ☀	The unit is operating to reach the set temperature	About 2°C or more away from set temperature
☀ ○	The room temperature is approaching the set temperature	About 1 to 2°C from set temperature
☀ ☼	Standby mode (only during multi system operation)	—

☀ Lit ☼ Blinking ○ Not lit

FAN SPEED AND AIRFLOW DIRECTION ADJUSTMENT



Fan speed

Press FAN to select fan speed. Each press changes fan speed in the following order:

(AUTO) → (Quiet) → (Low) → (Med.) → (High) → (Super High)

- Two short beeps are heard from the indoor unit when set to AUTO.
- Use higher fan speed to cool/heat the room quicker. It is recommended to lower the fan speed once the room is cool/warm.
- Use lower fan speed for quiet operation.

Note:

Multi system operation

When several indoor units are operated simultaneously by one outdoor unit for heating operation, the temperature of the airflow may be low. In this case, it is recommended to set the fan speed to AUTO.

Up-down Airflow direction

Press VANE to select airflow direction. Each press changes airflow direction in the following order:

(AUTO) → (1) → (2) → (3) → (4) → (5) → (SWING)

(AUTO).....The vane is set to the most efficient airflow direction. COOL/DRY/FAN: horizontal position. HEAT: downward.

(Manual).....For efficient air conditioning, select the upper position for COOL/DRY, and the lower position for HEAT. If the lower position is selected during COOL/DRY, the vane automatically moves to the upward position after 0.5 to 1 hour to prevent any condensation from dripping.

(Swing).....The vane moves up and down intermittently.

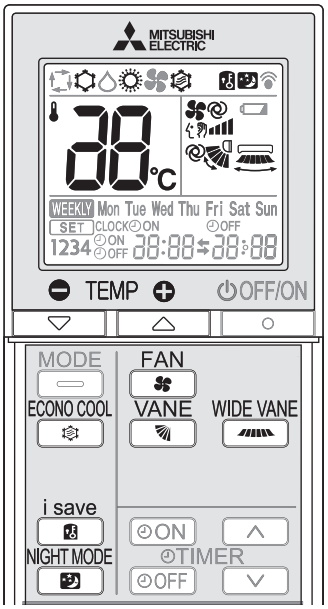
- Two short beeps are heard from the indoor unit when set to AUTO.
- Always use the remote controller when changing the direction of airflow. Moving the horizontal vanes with your hands causes them to malfunction.
- When the breaker is turned on, the horizontal vanes' position will be reset in about a minute, then the operation will start. The same is true in the emergency cooling operation.
- When the horizontal vanes seem to be in an abnormal position, see page 16 .

Left-right Airflow direction

Press WIDE VANE to select airflow direction. Each press changes airflow direction in the following order:

→ → → → → → (SWING)

I-SAVE OPERATION



A simplified set back function enables to recall the preferred (preset) setting with a single push of the i save button. Press the button again and you can go back to the previous setting in an instance.

1 Press i save during COOL, ECONO COOL, HEAT mode or NIGHT MODE to select i-save mode.

2 Set the temperature, fan speed, and airflow direction.

- The same setting is selected from the next time by simply pressing i save.
- Two settings can be saved. (One for COOL, ECONO COOL, one for HEAT)
- Select the appropriate temperature, fan speed, and airflow direction according to your room.

Press i save again to cancel i-save operation.

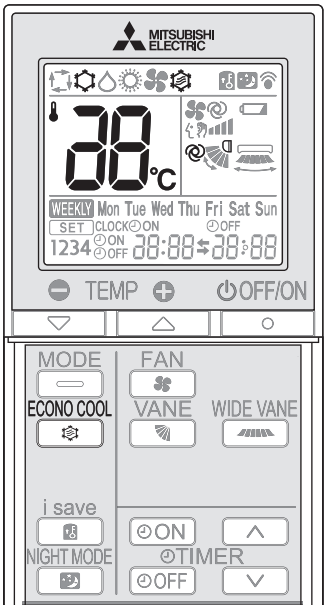
- i-save operation also is cancelled when the MODE button is pressed.

Note:

Example of use:

1. Low energy mode
   Set the temperature 2°C to 3°C warmer in COOL and cooler in HEAT mode. This setting is suitable for unoccupied room, and while you are sleeping.
2. Saving frequently used settings
   Save your preferred setting for COOL, ECONO COOL, HEAT mode and NIGHT MODE. This enables you to select your preferred setting with a single push of the button.

ECONO COOL OPERATION



Swing airflow (change of airflow) makes you feel cooler than stationary airflow.
The set temperature and the airflow direction are automatically changed by the microprocessor. It is possible to perform cooling operation with keeping comfort. As a result energy can be saved.

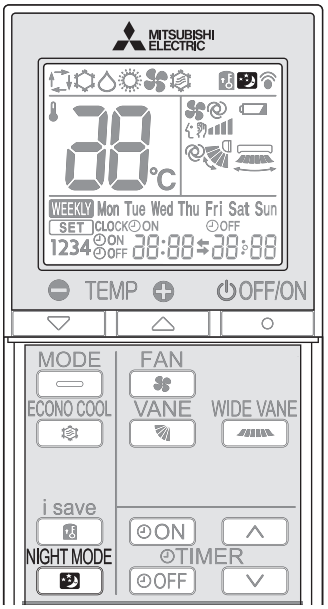
Press ECONO COOL during COOL mode page 6 to start ECONO COOL operation.

The unit performs swing operation vertically in various cycles according to the temperature airflow.

Press ECONO COOL again to cancel ECONO COOL operation.

- ECONO COOL operation is also cancelled when the VANE button is pressed.

NIGHT MODE OPERATION



NIGHT MODE changes the brightness of the operation indicator, disables the beep sound and limits the noise level of the outdoor unit.

Press NIGHT MODE during operation to activate NIGHT MODE.

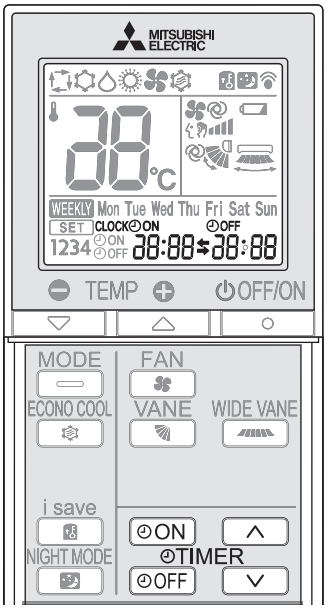
- The operation indicator lamp dims.
- The beep sound will be disabled except that emitted when the operation is started or stopped.
- Noise level of the outdoor unit will be lower than that mentioned in SPECIFICATIONS.

Press NIGHT MODE again to cancel NIGHT MODE.

Note:

- The cooling/heating capacity may drop.
- Noise level of the outdoor unit may not change after start-up of the unit, during the protection operation, or depending on other operating conditions.
- The fan speed of the indoor unit will not change.
- The operation indicator lamp will be hard to be seen in a bright room.
- Noise level of the outdoor unit will not decrease during Multi system operation.

TIMER OPERATION (ON/OFF TIMER)



1 Press ON or OFF during operation to set the timer.

ON (ON timer) : The unit turns ON at the set time.

OFF (OFF timer) : The unit turns OFF at the set time.

* ON or OFF **blinks.**
* **Make sure that the current time and day are set correctly.** Page 5

2 Press ∧ (Increase) and ∨ (Decrease) to set the time of timer.
Each press increases or decreases the set time by 10 minutes.
- Set the timer while ON or OFF is blinking.

3 Press ON or OFF again to cancel timer.

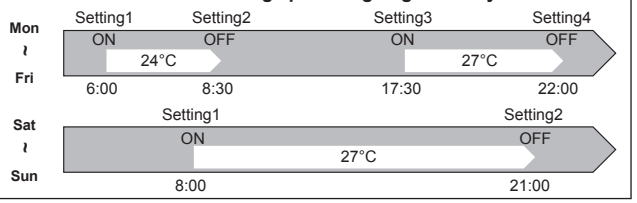
Note:

- ON and OFF timers can be set together. ⇆ mark indicates the order of timer operations.
- If power failure occurs while ON/OFF timer is set, see page 11 “Auto restart function”.

WEEKLY TIMER OPERATION

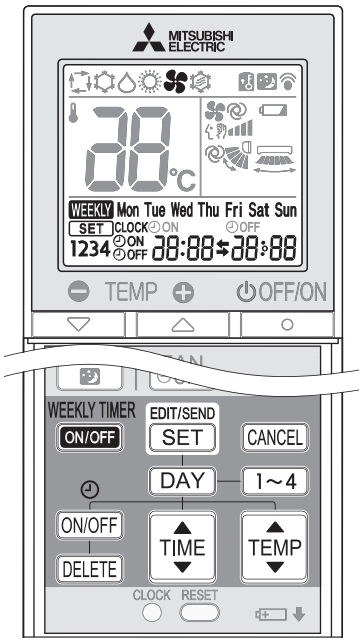
- A maximum of 4 ON or OFF timers can be set for individual days of the week.
- A maximum of 28 ON or OFF timers can be set for a week.

E.g. : Runs at 24°C from waking up to leaving home, and runs at 27°C from getting home to going to bed on weekdays.
Runs at 27°C from waking up late to going bed early on weekends.



Note:

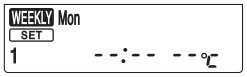
The simple ON/OFF timer setting is available while the weekly timer is on. In this case, the ON/OFF timer has priority over the weekly timer; the weekly timer operation will start again after the simple ON/OFF timer is complete.



Setting the weekly timer

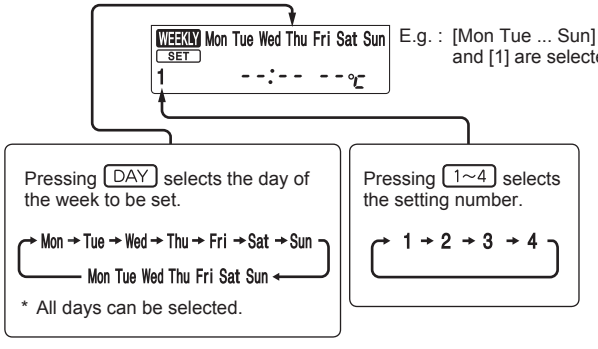
* Make sure that the current time and day are set correctly.

1 Press EDIT/SEND SET to enter the weekly timer setting mode.

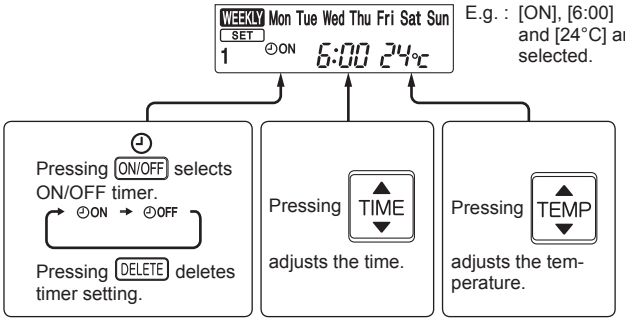


* SET blinks.

2 Press DAY and 1~4 to select setting day and number.



3 Press ON/OFF, TIME, and TEMP to set ON/OFF, time, and temperature.



* Hold down the button to change the time quickly.

Press DAY and 1~4 to continue setting the timer for other days and/or numbers.

4 Press EDIT/SEND SET to complete and transmit the weekly timer setting.



* SET which was blinking goes out, and the current time will be displayed.

Note:

- Press EDIT/SEND SET to transmit the setting information of weekly timer to the indoor unit. Point the remote controller toward the indoor unit for 3 seconds.
- When setting the timer for more than one day of the week or one number, EDIT/SEND SET does not have to be pressed per each setting. Press EDIT/SEND SET once after all the settings are complete. All the weekly timer settings will be saved.
- Press EDIT/SEND SET to enter the weekly timer setting mode, and press and hold DELETE for 5 seconds to erase all weekly timer settings. Point the remote controller toward the indoor unit.

5 Press WEEKLY TIMER ON/OFF to turn the weekly timer ON. (WEEKLY lights.)

* When the weekly timer is ON, the day of the week whose timer setting is complete, will light.

Press WEEKLY TIMER ON/OFF again to turn the weekly timer OFF. (WEEKLY goes out.)

Note:

The saved settings will not be cleared when the weekly timer is turned OFF.

Checking weekly timer setting

1 Press EDIT/SEND SET to enter the weekly timer setting mode.

* SET blinks.

2 Press DAY or 1~4 to view the setting of the particular day or number.

Press CANCEL to exit the weekly timer setting.

Note:

When all days of the week are selected to view the settings and a different setting is included among them, --:-- --℃ will be displayed.

DEMAND RESPONSE AND INDOOR UNIT OPERATION (DEMAND TYPE ONLY)

Demand response
This unit has demand response capability which is compliant with AS/NZS 4755.3.1.
To activate this function, you need to make a contract with remote agents such as electric supply company, then this unit should be connected to Demand response enabling devise (DRED). For further information, consult your dealer.
Demand response represents the automated alteration of an electrical product's normal mode of operation in response to an initiating signal originating from or defined by a remote agent.

This unit supports 3 Demand Response Modes (DRMs).

DRM	Description of operation in this mode	Operation indicator lamp ☼ Lit ○ Not lit
DRM 1	Compressor off The air conditioner does not perform cooling or heating operation during the demand response event.	Upper lamp is lit. ☼ Lower lamp blinks. ☼ ○ ☼ 2.5 sec 0.5 sec 2.5 sec ○ 2.5 sec
DRM 2	The air conditioner continues to perform cooling or heating operation during the demand response event, but the electrical energy consumed by the air conditioner in a half hour period is not more than 50% of the total electrical energy that would be consumed if operating at the rated capacity in a half hour period.	
DRM 3	The air conditioner continues to perform cooling or heating operation during the demand response event, but the electrical energy consumed by the air conditioner in a half hour period is not more than 75% of the total electrical energy that would be consumed if operating at the rated capacity in a half hour period.	

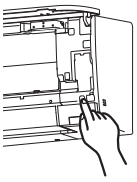
Note:
- DRM is automatically activated or released according to the signals from DRED. DRM cannot be invalidated or changed manually.
- You might feel this unit does not sufficiently perform cooling or heating operation during DRM.
- Operation settings can be changed as usual with the remote controller during DRM. However, you might not feel cool or warm enough as DRM is prioritized.

EMERGENCY OPERATION

When the remote controller cannot be used...

Emergency operation can be activated by pressing the emergency operation switch (E.O.SW) on the indoor unit.

Each time the E.O.SW is pressed, the operation changes in the following order:



Operation indicator lamp

☼ ○ Emergency COOL
↓
○ ○
↓
○ ☼ Emergency HEAT
↓
○ ○ Stop

Set temperature : 24°C
Fan speed : Medium
Horizontal vane : Auto

Note:

- The first 30 minutes of operation is test run. Temperature control does not work, and fan speed is set to High.
- In the emergency heating operation, the fan speed gradually rises to blow out warm air.
- In the emergency cooling operation, the horizontal vanes' position will be reset in about a minute, then the operation will start.

AUTO RESTART FUNCTION

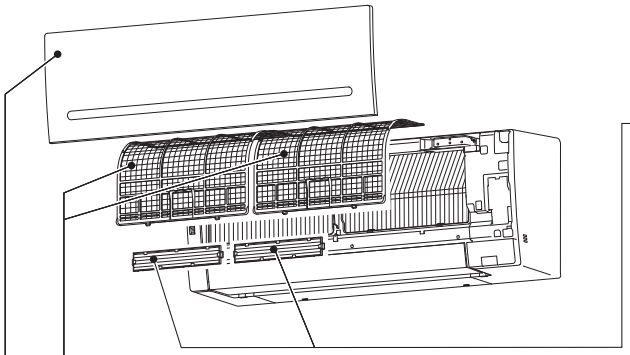
If a power failure occurs or the main power is turned off during operation, "Auto restart function" automatically starts operation in the same mode as the one set with the remote controller just before the shutoff of the main power. When timer is set, timer setting is cancelled and the unit starts operation when power is resumed.

If you do not want to use this function, please consult the service representative because the setting of the unit needs to be changed.

CLEANING

Instructions:

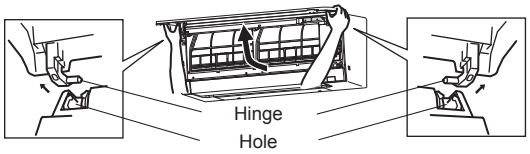
- Switch off the power supply or turn off the breaker before cleaning.
- Be careful not to touch the metal parts with your hands.
- Do not use benzine, thinner, polishing powder, or insecticide.
- Use only diluted mild detergents.
- Do not use a scrubbing brush, a hard sponge, or the like.
- Do not soak or rinse the horizontal vane.
- Do not use water hotter than 50°C.
- Do not expose parts to direct sunlight, heat, or fire to dry.
- Do not apply excessive force on the fan as it may cause cracks or breakage.



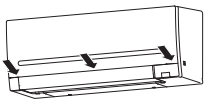
Air filter (Air purifying filter)

- **Clean every 2 weeks**
- Remove dirt by a vacuum cleaner, or rinse with water.
- After washing with water, dry it well in shade.

Front panel



1. Lift the front panel until a “click” is heard.
2. Hold the hinges and pull to remove as shown in the illustration above.
   - Wipe with a soft dry cloth or rinse it with water.
   - Do not soak it in water for more than two hours.
   - Dry it well in shade before installing it.
3. Install the front panel by following the removal procedure in reverse. Close the front panel securely and press the positions indicated by the arrows.



Air cleaning filter (Anti-Allergy Enzyme filter)

Every 3 months:
- Remove dirt by a vacuum cleaner.

When dirt cannot be removed by vacuum cleaning:
- Soak the filter and its frame in lukewarm water before rinsing it.
- After washing, dry it well in shade. Install all tabs of the air filter.

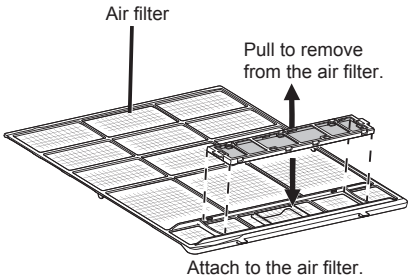
Every year:
- Replace it with a new air cleaning filter for best performance.
- Parts Number MAC-408FT-E

(Electrostatic anti-allergy enzyme filter, option)

Every 3 months:
- Remove dirt by a vacuum cleaner.
- Put it back to its original position, and install all tabs of the air cleaning filter.

When dirt cannot be removed by vacuum cleaning:
- Soak the filter and its frame in lukewarm water before rinsing it.
- After washing, dry it well in shade. Install all tabs of the air filter.

Every year:
- Replace it with a new air cleaning filter for best performance.
- Parts Number MAC-2320FT

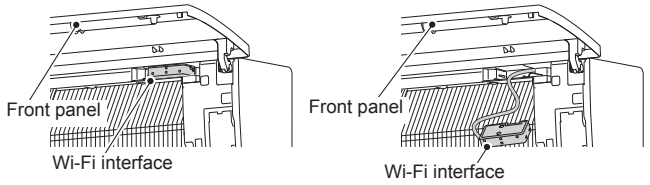


Important

- **Clean the filters regularly for best performance and to reduce power consumption.**
- **Dirty filters cause condensation in the air conditioner which will contribute to the growth of fungi such as mold. It is therefore recommended to clean air filters every 2 weeks.**

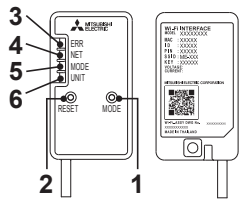
Wi-Fi INTERFACE SETTING UP (VGK TYPE ONLY)

This Wi-Fi interface, communicates the status information and controls the commands from the server by connecting to the indoor unit.



Wi-Fi interface introduction

No	Item	Description
1	MODE Button	Selects modes.
2	RESET Button	Resets the system and ALL settings.
3	ERR LED (Orange)	Shows the network error state.
4	NET LED (Green)	Shows the network state.
5	MODE LED (Orange)	Shows the Access Point Mode state.
6	UNIT LED (Green)	Shows the indoor unit state.



(1) MODE Button

WPS-Push
- Hold down the MODE Button for 2 seconds to start WPS-Push Pairing.
- When WPS-Push is enabled on the Wi-Fi interface, the MODE LED starts flashing orange (every second) and the pairing can be completed by enabling WPS-Push on the Router.

Access Point Mode
- Hold down the MODE Button for 7 seconds to start Access Point Mode.
- When Access Point Mode is enabled on the Wi-Fi interface, the MODE LED starts flashing orange (every 5 seconds).
- To cancel Access Point Mode, hold down the MODE Button for 7 seconds again and ensure that the MODE LED is no longer flashing.

WPS-PIN
- Hold down the MODE Button for 15 seconds to start WPS-PIN Pairing.
- When WPS-PIN is enabled on the Wi-Fi interface, MODE LED starts flashing orange (every 0.5 seconds) and the pairing can be completed by enabling WPS-PIN on the Router.
- Before using WPS-PIN, the PIN code of the Wi-Fi interface needs to be set on the Router.

(2) RESET Button
- Hold down the RESET Button for 2 seconds to reboot the system.
- Hold down the RESET Button for 15 seconds to initialise the Wi-Fi interface to the factory default.

Note:

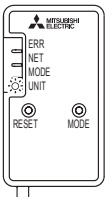
When the Wi-Fi interface is reset to the factory default, ALL the configuration information will be lost. Take great care in implementing this operation.

Information for users

The following steps explain how to connect the Wi-Fi interface to a Router.

KEY (LED LIGHTS): ☀ : ON ○ : OFF ☼ : Flashing

1 Ensure the Wi-Fi interface is connected correctly as per the previous section, 'Connecting the Wi-Fi interface'. UNIT LED should be flashing green only.



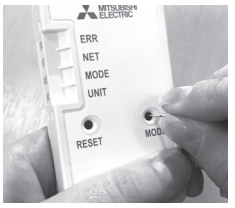
2 Download and install Wi-Fi Control App to your compatible Apple or Android smartphone/tablet (search term: Mitsubishi Wi-Fi Control).

Wi-Fi Control

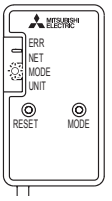
THERE ARE TWO OPTIONS OF CONNECTING

Option 1 - Access Point Mode Pairing

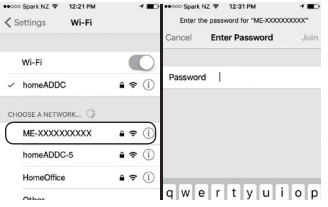
3 Activate Access Point Mode on your Wi-Fi interface by using a small object to press and hold the MODE Button for 7 seconds.



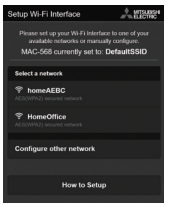
4 When Access Point Mode is enabled on the Wi-Fi interface, MODE LED starts flashing orange (every 5 seconds).



5 Check the label on the back of the interface for the SSID. Open the Wi-Fi networks screen on your smartphone/ tablet and connect to the network with the same name as the SSID. The network password, labelled KEY, is just under the SSID on the interface.
You will now be connected to this Wi-Fi interface



6 Open Wi-Fi Control App and follow the 'How to Setup' instructions in the 'Setup Wi-Fi interface' section.
If the app does not go to this section, you are not connected to the Wi-Fi interface's Access Point; please start process again.
You can either select your available Wi-Fi Network, or manually configure a Wi-Fi Network.



Wi-Fi INTERFACE SETTING UP (VGK TYPE ONLY)

7 Once completed, the MAC and ID will be filled in 'Add new unit'. Select 'Add' and then control your heat pump via Wi-Fi.



Option 2 - WPS-Push Pairing

- Please Note: The WPS and Router reset buttons may be similar on some Routers.
- Please exercise caution as resetting your Router will erase network configuration.

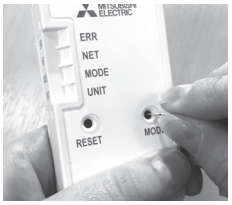
3 Check Wi-Fi and WPS are enabled on your Router. The connection procedure varies depending on your Router – refer to your Router's manual for more information.



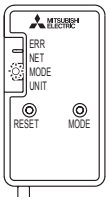
4 Activate WPS Mode on your Router. This will be enabled for a set period allowing approximately 2 minutes to complete the next step. To do so, please refer to your Router's manual.



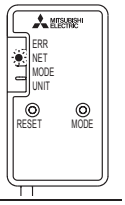
5 Activate WPS on your Wi-Fi interface by using a small object to press and hold the MODE Button for 2 seconds.



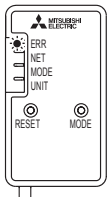
6 When WPS-Push is enabled on the Wi-Fi interface, MODE LED starts flashing orange (every second).



7 When pairing process is completed on the Wi-Fi interface, the NET LED lights up solid green for 5 seconds.



8 If ERR LED lights up orange for 5 seconds at any stage, there may be a problem; please start process again.



9 Open Wi-Fi Control App. Enter MAC and ID into 'Add new unit' and select 'Add'.



10 Once completed, control your heat pump via Wi-Fi.



LED Pattern

☀: **ON** ○: **OFF** ☼: **Flashing**

• Software initialising				
Description	ERR (Orange)	NET (Green)	MODE (Orange)	UNIT (Green)
Firmware updating	○	☀	☀	○
Firmware downloading	○	☼ (every second)	☼ (every second)	○
Reset to the factory default	○	○	☀	☀
• Wireless setting				
Description	ERR (Orange)	NET (Green)	MODE (Orange)	UNIT (Green)
Access Point Mode activated	○	○	☼ (every 5 sec)	☼ (every 5 sec)
WPS-PUSH Mode activated	○	○	☼ (every second)	○
WPS-PIN Mode activated	○	○	☼ (every 0.5 sec)	○
Pairing process via WPS completed	○	☀ (5 sec)	○	○
Pairing process via WPS failed	☀ (5 sec)	○	○	○
• Connection to server in progress				
Description	ERR (Orange)	NET (Green)	MODE (Orange)	UNIT (Green)
Communicating with server, and starting up indoor unit communication	○	☼ (*1)	○	☀
Communicating with server, and communicating with indoor unit	○	☼ (*1)	○	☼ (every 5 sec)
• Normal operation				
Description	ERR (Orange)	NET (Green)	MODE (Orange)	UNIT (Green)
Communicating with server, and communicating with indoor unit	○	☼ (every 5 sec)	○	☼ (every 5 sec)

(*1) Details of flash pattern

- Every 0.5 sec: Searching for server.
- Every second: Registering the information of the Wi-Fi interface to server.

Wi-Fi INTERFACE SETTING UP (VGK TYPE ONLY)

Troubleshooting

☀: ON ○: OFF ☼: Flashing

Description	ERR (Orange)	NET (Green)	MODE (Orange)	UNIT (Green)
Connection to server established, and connection to indoor unit failed	○	☼	○	○
Connection to Router failed, and connection to indoor unit established	○	○ (*3)	○	☼
Connection to Router failed, and starting up indoor unit connection	○	○ (*3)	○	☀
Connection to Router failed, and connection to indoor unit failed	○	○ (*3)	○	○
Connection to server failed, and connection to indoor unit established	☼ (*2)	☼	○	☼
Connection to server failed, and starting up indoor unit connection	☼ (*2)	☼	○	☀
Connection to server failed, and connection to indoor unit failed	☼ (*2)	☼	○	○

(*2) Details of flash pattern

- Every 0.5 sec: IP address setting is invalid.Check DHCP Settings of the Router, or check IP address settings of the Wi-Fi interface. If both settings are correct but still the problem persists, push RESET Button for more than 15 seconds to retry the pairing.
- Every second: DNS setting is invalid.Check DNS Settings of the Router, or check DNS address settings of the Wi-Fi interface. If both settings are correct but still the problem persists, push RESET Button for more than 15 seconds to retry the pairing.
- Twice every 5 sec: Not connected to server. Check if the Router is connected to the internet.
- Once every 5 sec: Not communicating with server properly. Push RESET Button for 2 seconds.

(*3) Details when NET LED is OFF

The Wi-Fi interface failed to connect to the Router. Check the following, and pair the Wi-Fi interface.

- Make sure that the communication distance is not too far between the Wi-Fi interface and the Router.
- Make sure 2.4GHz is enabled on dual band Routers.
- Make sure that the Router uses WPA2-PSK(AES) encryption.
- Make sure that the number of connected devices to the Router does not exceed the limit.
- Make sure that WPS is working on the Router.
- Make sure that the Router is compatible with the Wi-Fi interface.
- If Static IP has been set - make sure it is correct as per Router network settings.

If a problem regarding connecting your Router and the Wi-Fi interface persists, please contact your local Mitsubishi Electric office, as listed on the back of this guide. A list of compatible Routers is also available.

Note:

- Ensure that the Router supports the WPA2-AES encryption setting before starting the Wi-Fi interface setup.
- The End user should read and accept the terms and conditions of the Wi-Fi service before using this Wi-Fi interface.
- To complete connection of this Wi-Fi interface to the Wi-Fi service, the Router may be required.
- This Wi-Fi interface will not commence transmission of any operational data from the system until the End user registers and accepts the terms and conditions of the Wi-Fi service.
- This Wi-Fi interface should not be installed and connected to any Mitsubishi Electric system which is to provide application critical cooling or heating.
- Please write down the information regarding the Wi-Fi interface setting on the last page of this manual, when you set up this Wi-Fi interface.
- At the time of relocation or disposal, reset the Wi-Fi interface to the factory default.

Mitsubishi Electric's Wi-Fi interface is designed for communication to Mitsubishi Electric's Wi-Fi service. Third party Wi-Fi interfaces cannot connect to Mitsubishi Electric's Wi-Fi service. Mitsubishi Electric is not responsible for any (i) underperformance of a system or any product; (ii) system or product fault; or (iii) loss or damage to any system or product; which is caused by or arises from connection to and/or use of any third party Wi-Fi interface or any third party Wi-Fi service with Mitsubishi Electric equipment.

For the latest information regarding Wi-Fi Control:

New Zealand based enquiries please visit: www.mitsubishi-electric.co.nz/wifi

Australian based enquiries please visit: www.mitsubishielectric.com.au/wifi

Mitsubishi Electric Wi-Fi Heat Pump Control

Register Your Heat Pump(s)

Thank you for choosing a Mitsubishi Electric Heat Pump with Wi-Fi Control. Once your Wi-Fi interface is installed, either download the app (search term: Mitsubishi Wi-Fi Control) or visit our website to register your heat pump(s).

Download on the App Store

GET IT ON Google Play

Once registered you will be able to control your heat pump with your smartphone, tablet or online account using an internet connection.
(For a list of compatible devices, please visit the Mitsubishi Electric website).



User Manual

A copy of the user manual, terms & conditions and privacy policy can be downloaded at any time from the Mitsubishi Electric website.

Mitsubishi Electric New Zealand

www.mitsubishi-electric.co.nz/wifi

Phone: 0800 639 434

Mitsubishi Electric Australia

www.mitsubishielectric.com.au/wifi

Phone: 1300 728 119

*Apple and the Apple logo are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc., registered in the U.S. and other countries.

*Google Play and the Google Play logo are trademarks of Google Inc.

WHEN YOU THINK THAT TROUBLE HAS OCCURRED

Even if these items are checked, when the unit does not recover from the trouble, stop using the air conditioner and consult your dealer.

Symptom	Explanation & Check points
Indoor Unit	
The unit cannot be operated.	• Is the breaker turned on? • Is the power supply plug connected? • Is the ON timer set? Page 9
The horizontal vane does not move.	• Are the horizontal vane and the vertical vane installed correctly? • Is the fan guard deformed? • When the breaker is turned on, the horizontal vanes' position will be reset in about a minute. After the reset has completed, the normal horizontal vanes' operation resumes. The same is true in the emergency cooling operation.
The unit cannot be operated for about 3 minutes when restarted.	• This protects the unit according to instructions from the microprocessor. Please wait.
Mist is discharged from the air outlet of the indoor unit.	• The cool air from the unit rapidly cools moisture in the air inside the room, and it turns into mist.
The swing operation of the HORIZONTAL VANE is suspended for a while, then restarted.	• This is for the swing operation of the HORIZONTAL VANE to be performed normally.
When SWING is selected in COOL/DRY/FAN mode, the lower horizontal vane does not move.	• It is normal that the lower horizontal vane does not move when SWING is selected in COOL/DRY/FAN mode.
The airflow direction changes during operation. The direction of the horizontal vane cannot be adjusted with the remote controller.	• When the unit is operated in COOL or DRY mode, if the operation continues with air blowing down for 0.5 to 1 hour, the direction of the airflow is automatically set to upward position to prevent water from condensing and dripping. • In the heating operation, if the airflow temperature is too low or when defrosting is being done, the horizontal vane is automatically set to horizontal position.
The operation stops for about 10 minutes in the heating operation.	• Outdoor unit is in defrost. Since this is completed in max. 10 minutes, please wait. (When the outside temperature is too low and humidity is too high, frost is formed.)
The unit starts operation by itself when the main power is turned on, but hasn't received sign from the remote controller.	• These models are equipped with an auto restart function. When the main power is turned off without stopping the unit with the remote controller and is turned on again, the unit starts operation automatically in the same mode as the one set with the remote controller just before the shutoff of the main power. Refer to "Auto restart function". Page 11
The two horizontal vanes touch each other. The horizontal vanes are in an abnormal position. The horizontal vanes do not return to the correct "close position".	Perform one of the following: • Turn off and on the breaker. Make sure the horizontal vanes move to the correct "close position". • Start and stop the emergency cooling operation and make sure the horizontal vanes move to the correct "close position".
The indoor unit discolors over time.	• Although plastic turns yellow due to the influence of some factors such as ultraviolet light and temperature, this has no effect on the product functions.
The operation indicator lamp is dim. The unit does not beep.	• Is the NIGHT MODE set? Page 9
Multi system	
The indoor unit which is not operating becomes warm and a sound, similar to water flowing, is heard from the unit.	• A small amount of refrigerant continues to flow into the indoor unit even though it is not operating.
When heating operation is selected, operation does not start right away.	• When operation is started during defrosting of outdoor unit is done, it takes a few minutes (max. 10 minutes) to blow out warm air.
Outdoor Unit	
The fan of the outdoor unit does not rotate even though the compressor is running. Even if the fan starts to rotate, it stops soon.	• When the outside temperature is low during cooling operation, the fan operates intermittently to maintain sufficient cooling capacity.
Water leaks from the outdoor unit.	• During COOL and DRY operations, pipe or pipe connecting sections are cooled and this causes water to condense. • In the heating operation, water condensed on the heat exchanger drips down. • In the heating operation, the defrosting operation makes ice forming on the outdoor unit melt and drip down.
White smoke is discharged from the outdoor unit.	• In the heating operation, vapor generated by the defrosting operation looks like white smoke.

Symptom	Explanation & Check points
Remote controller	
The display on the remote controller does not appear or it is dim. The indoor unit does not respond to the remote control signal.	• Are the batteries exhausted? Page 5 • Is the polarity (+, -) of the batteries correct? Page 5 • Are any buttons on the remote controller of other electric appliances being pressed?
Does not cool or heat	
The room cannot be cooled or heated sufficiently.	• Is the temperature setting appropriate? Page 6 • Is the fan setting appropriate? Please change fan speed to High or Super High. Page 7 • Are the filters clean? Page 12 • Is the fan or heat exchanger of the indoor unit clean? Page 12 • Are there any obstacles blocking the air inlet or outlet of the indoor or outdoor unit? • Is a window or door open? • It may take a certain time to reach the setting temperature or may not reach that depending on the size of the room, the ambient temperature, and the like. • Is the NIGHT MODE set? Page 9
The room cannot be cooled sufficiently.	• When a ventilation fan or a gas cooker is used in a room, the cooling load increases, resulting in an insufficient cooling effect. • When the outside temperature is high, the cooling effect may not be sufficient.
The room cannot be heated sufficiently.	• When the outside temperature is low, the heating effect may not be sufficient.
Air does not blow out soon in the heating operation.	• Please wait as the unit is preparing to blow out warm air.
Poor cooling or heating performance.	• Do you have an arrangement with your electric company for Demand Response?
Airflow	
The air from the indoor unit smells strange.	• Are the filters clean? Page 12 • Is the fan or heat exchanger of the indoor unit clean? Page 12 • The unit may suck in an odor adhering to the wall, carpet, furniture, cloth, etc. and blow it out with the air.
Sound	
Cracking sound is heard.	• This sound is generated by the expansion/contraction of the front panel, etc. due to change in temperature.
"Burbling" sound is heard.	• This sound is heard when the outside air is absorbed from the drain hose by turning on the range hood or the ventilation fan, making water flowing in the drain hose to spout out. This sound is also heard when the outside air blows into the drain hose in case the outside wind is strong.
Mechanical sound is heard from the indoor unit.	• This is the switching sound in turning on/off the fan or the compressor.
The sound of water flowing is heard.	• This is the sound of refrigerant or condensed water flowing in the unit.
Hissing sound is sometimes heard.	• This is the sound when the flow of refrigerant inside the unit is changed.
Timer	
Weekly timer does not operate according to settings.	• Is the ON/OFF timer set? Page 9 • Transmit the setting information of the weekly timer to the indoor unit again. When the information is successfully received, a long beep will sound from the indoor unit. If information fails to be received, 3 short beeps will be heard. Ensure information is successfully received. Page 10 • When a power failure occurs and the main power turns off, the indoor unit built-in clock will be incorrect. As a result, the weekly timer may not work normally. Be sure to place the remote controller where the signal can be received by the indoor unit. Page 5
The unit starts/stops the operation by itself.	• Is the weekly timer set? Page 10

WHEN YOU THINK THAT TROUBLE HAS OCCURRED

In the following cases, stop using the air conditioner and consult your dealer.

- When water leaks or drips from the indoor unit.
- When the operation indicator lamp blinks.
- When the breaker trips frequently.
- The remote control signal is not received in a room where an electronic ON/OFF type fluorescent lamp (inverter-type fluorescent lamp, etc.) is used.
- Operation of the air conditioner interferes with radio or TV reception. An amplifier may be required for the affected device.
- When an abnormal sound is heard.
- When any refrigerant leakage is found.

WHEN THE AIR CONDITIONER IS NOT GOING TO BE USED FOR A LONG TIME

1. Operate by COOL mode with the highest temperature set or FAN mode for 3 to 4 hours. Page 6
   - This dries the inside of the unit.
   - Moisture in the air conditioner contributes to favorable conditions for growth of fungi, such as mold.
2. Press ⏻OFF/ON ○ to stop the operation.
3. Turn off the breaker and/or disconnect the power supply plug.
4. Remove all batteries from the remote controller.

When using the air conditioner again:

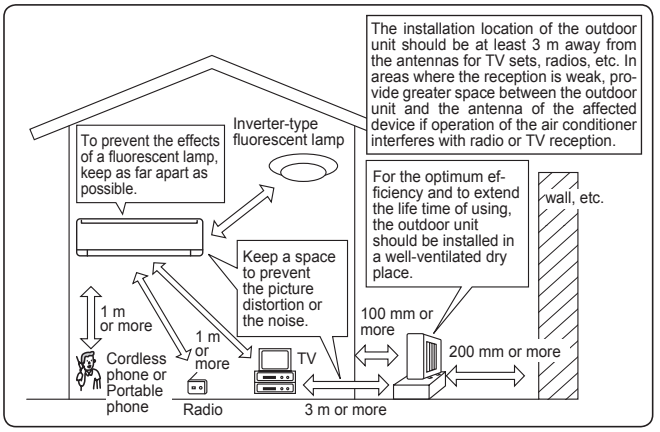
1. Clean the air filter. Page 12
2. Check that the air inlet and outlet of the indoor and outdoor units are not blocked.
3. Check that the earth is connected correctly.
4. Refer to the “PREPARATION BEFORE OPERATION”, and follow the instructions. Page 5

INSTALLATION PLACE AND ELECTRICAL WORK

Installation place

Avoid installing the air conditioner in the following places.

- Where there is much machine oil.
- Salty places such as the seaside.
- Where sulfide gas is generated such as hot spring, sewage, waste water.
- Where oil is splashed or where the area is filled with oily smoke (such as cooking areas and factories, in which the properties of plastic could be changed and damaged).
- Where there is high-frequency or wireless equipment.
- Where the air from the outdoor unit air outlet is blocked.
- Where the operation sound or air from the outdoor unit bothers the house next door.
- The mounting height of indoor unit 1.8 m to 2.3 m is recommended. If it is impossible, please consult your dealer.
- Do not operate the air conditioner during interior construction and finishing work, or while waxing the floor. Before operating the air conditioner, ventilate the room well after such work is performed. Otherwise, it may cause volatile elements to adhere inside the air conditioner, resulting in water leakage or scattering of dew.



Electrical work

- Provide an exclusive circuit for the power supply of the air conditioner.
- Be sure to observe the breaker capacity.

If you have any questions, consult your dealer.

SPECIFICATIONS

Guaranteed operating range

		Indoor	Outdoor
Cooling	Upper limit	32°C DB 23°C WB	46°C DB —
	Lower limit	21°C DB 15°C WB	-10°C DB —
Heating	Upper limit	27°C DB —	24°C DB 18°C WB
	Lower limit	20°C DB —	-15°C DB -16°C WB

DB : Dry Bulb
WB : Wet Bulb

Wi-Fi interface

Model	MAC-568IFB3-E
Input Voltage	DC12.7 V (from indoor unit)
Power consumption	MAX 2 W
Size H×W×D (mm)	79×44×18.5
Weight (g)	60 (including cable)
Transmitter power level (MAX)	17.5 dBm @IEEE 802.11b
RF channel	1ch ~ 13ch (2412~2472 MHz)
Radio protocol	IEEE 802.11b/g/n (20)
Encryption	AES
Authentication	WPA2-PSK
Software Version	XX.00

Wi-Fi interface setting information

Indoor unit model name	
Indoor unit serial number	
Outdoor unit model name	
Outdoor unit serial number	
Wi-Fi interface MAC address (MAC)	
Wi-Fi interface serial number (ID)	
Wi-Fi interface PIN (PIN)	
Wi-Fi interface SSID (SSID)	
Wi-Fi interface KEY (KEY)	
System commissioning date	
Wi-Fi interface installation date	

Installer contact details

Name	
Telephone number	

MEMO

MITSUBISHI ELECTRIC CORPORATION

HEAD OFFICE: TOKYO BUILDING, 2-7-3, MARUNOUCHI, CHIYODA-KU, TOKYO 100-8310, JAPAN

Heat Pump/Air Conditioning Warranty

This warranty applies to Mitsubishi Electric Heat Pump/Air Conditioning Products, Accessories and Peripherals sold by Black Diamond Technologies Limited in New Zealand.

Warranty Conditions:

The Mitsubishi Electric Heat Pump/Air Conditioning equipment is warranted by Black Diamond Technologies Limited against defects in materials and workmanship as follows:

Product		Warranty Term
Air Conditioning (M & S-Series) Split System Type		5 Year Parts and Labour
Air Conditioning (MXZ & PUMY) Multi-Split System		5 Year Parts and Labour
Air Conditioning (P-Series)	Domestic Install	5 Year Parts and Labour
	Commercial Install*[1]	5 Year Parts and Labour
Lossnay, Energy Recovery Ventilation (VL & LGH-Series)		5 Year Parts and Labour
Air Curtains		1 Year Parts and Labour
Jet Towels		3 Year Parts and Labour
Ventilation Fans		1 Year Parts and Labour
Accessories and Peripherals		1 Year Parts and Labour
BlueDiamond Condensate Pump	Installed with new system*[2]	5 Year Parts and Labour
	Retrofitted	3 Year Parts and Labour

*[1] 5 year warranty only applicable on P-Series units purchased from 2nd October 2017.
*[2] Only extended to 5 years if installed with new Mitsubishi Electric Heat Pump.

Warranty commences from the date the equipment is purchased and is applicable to the original purchaser. Equipment defects covered by this warranty will be repaired or replaced at the discretion of Black Diamond Technologies Limited without cost to the owner for parts or direct repair labour. A Black Diamond Technologies Limited authorised repair company shall carry out the repair or replacement during normal business hours.

Any Mitsubishi Electric parts or equipment replaced under the warranty will be warranted in accordance with the provisions of this warranty for the remainder of the original warranty period or 12 months from the completion of the repair, whichever is the greater.

Except where inconsistent with the owner's statutory rights and the rights given by this warranty, all other warranties and all liability of Black Diamond Technologies Limited for any loss or damage direct and consequential is expressly excluded.

Visit **www.mitsubishi-electric.co.nz/warranty** to register your heat pump.

Special Exclusions:

1. Any product imported by an individual or distributor other than Black Diamond Technologies Limited, is not covered under this warranty.
2. Any labour costs inflated by difficult access to either the indoor or the outdoor unit, and any extra costs due to difficult access to equipment. Any costs or additional labour associated with gaining acceptable service access to equipment installed in restricted or unsafe locations. Includes crane, lift platform, hiab costs where access necessitates the use of this equipment.
3. Please be aware that all Air Conditioners/Heat Pumps installed in a corrosive environment (e.g. sea air, industrial or geothermal sulphur contamination environments) should be treated with additional corrosion protection prior to installation. Although additional protection may increase the product's life, Black Diamond Technologies Limited does not have control of protection type or the application practices used and therefore cannot guarantee that premature corrosion or rust will not occur in these harsh environments; consequently Black Diamond Technologies Limited cannot cover corrosion related damage even if additional protection has been applied.
4. Equipment that has been re-installed at a location other than the original location.
5. Freight charges (including insurance) or travelling costs for repairs performed outside the area normally serviced by Black Diamond Technologies Limited or an authorised repair company (maximum of 100km round trip).
6. Equipment installed in a transportable or mobile application (e.g. caravan, truck, trailer or marine application).
7. Any consumable item (e.g. batteries, filters, v-belts) supplied with the equipment.

   In addition, this warranty excludes damage, problems or unsatisfactory performance caused to the equipment by:

   a. faulty or incorrect electrical wiring, incorrect power supply, voltage fluctuations, over voltage transient spikes or electromagnetic interference not originating within the equipment.
   b. the use of an accessory, component or equipment not supplied by Black Diamond Technologies Limited.
   c. incorrect or poor installation or application.
   d. flood, fire, storm, vandalism, misuse, negligence, acts of God, war, earthquake, vermin or foreign matter (dirt, moisture) entering the equipment, or any outside agency.
   e. in an environment where the climate comfort of humans is not the primary function of the equipment (e.g. high sensible applications).
   f. operation at conditions outside the operating conditions specified in the Mitsubishi Electric technical or sales data applicable to that equipment.
8. Warranty on P-Series units will not be excluded when installed into high sensible heat load applications (computer rooms, etc.) with exception to the following exclusions and conditions which are in addition to the normal special exclusions and owner's responsibilities already identified in this document:

   a. Black Diamond Technologies Limited will not cover any costs relating to loss, damage or down time of third party equipment or processes that have failed due to a problem associated to equipment supplied by Black Diamond Technologies Limited (when temperature control is critical, 100% redundancy/backup is strongly recommended).
   b. Systems must be correctly sized to the sensible heat load for the area in which it is being installed.
   c. Systems installed must be standalone plant (i.e. not connected to a multi-head or City Multi system).
   d. Duty/standby is required in applications that have redundancy/backup systems.
   e. Regular documented maintenance schedules must be available on request.

Owner's Responsibility:

The owner is responsible for the correct operation and regular maintenance of the equipment listed on this warranty card. The correction of any non-product fault or problem is not covered by the warranty. Responsibilities include, but are not limited exclusively to:

1. Regular cleaning of the air filter(s) and replacement where necessary.
2. Operation and maintenance of the equipment in accordance with the operating instructions.
3. Ensuring the condensate drain is kept clean.
4. Ensuring the air inlet and outlet on the outdoor unit is kept clear of any obstructions (dirt, leaves, plants).
5. Replacement of exhausted batteries.
6. The application of additional corrosive protection if the product is installed in a corrosive environment (e.g. sea air, industrial environment, geothermal sulphur contamination).
7. Regular cleaning of the outdoor unit.

Owner's Statutory Rights:

In respect to any goods supplied under the contract which are not of a kind ordinarily acquired for personal domestic or household use or consumption, unless the owner establishes the following limitation of liability would not be fair or reasonable, the liability of Black Diamond Technologies Limited for any defect of design, materials or workmanship will be limited to any of the following as determined by Black Diamond Technologies Limited:

1. Replacing the equipment or supplying the equivalent equipment of equal or similar condition and quality.
2. Repairing the equipment.
3. Paying the cost of replacing the equipment or acquiring equivalent equipment.
4. Paying the cost of having the equipment repaired.

Updated: January 2022

Insulation

Lifetime product warranty Pink® Batts® insulation

We believe our Pink® Batts® insulation products will provide you with quality performance for the life of your home.

Tasman Insulation has been manufacturing Pink® Batts® products for New Zealanders for more than 50 years, and every day we work hard to ensure the quality of these products.

LIFETIME WARRANTY

We warrant that Pink® Batts® insulation products:

- are provided free from defects due to defective workmanship or materials, and
- will meet the specifications in Pink® Batts® insulation BRANZ Appraisals* for the lifetime of the building in which the Pink® Batts® product is installed.

Our warranty is subject to the terms and conditions set out overleaf, and applies only if the Pink® Batts® product is installed, used, and maintained in accordance with NZS4246 and our technical instructions in a residential home or building which is constructed to meet the New Zealand Building Code.

Nothing in this warranty document excludes or modifies any legal rights you may have under the Consumer Guarantees Act or otherwise which cannot be excluded or modified by law.

PINK® BATTS® INSULATION PRODUCTS

This warranty applies to the BRANZ appraised ceiling, wall and blanket products in Tasman's Pink® Batts® insulation range specified here: pinkbatts.co.nz. We may update or change this list from time to time.

USING, INSTALLING AND MAINTAINING PINK® BATTS® INSULATION

These resources set out the specifications and standards for use, installation, and maintenance of Pink® Batts® insulation.

Pink® Batts® installation instructions:

Our technical instructions for installing Pink® Batts® products can be found here: pinkbatts.co.nz

New Zealand Standard 4246:2016

Sets out the appropriate methods of installing insulation products in common residential construction types in New Zealand.

***BRANZ Appraisal No. 238 [2018] and No. 767 [2018]**

Contains the technical specifications for Pink® Batts® insulation and the installation and conditions required in your home to ensure your Pink® Batts® product performs in accordance with the specifications for thermal insulation materials AS/NZS 4859.1:2018. These appraisals can be found at pinkbatts.co.nz

Homeowner's record

IMPORTANT: This information, including proof of purchase, is required for any warranty claim. We recommend you attach your proof of purchase to this homeowner's record and keep it in a safe place. If your Pink® Batts® product was installed by a builder, contractor, or installer, you must ensure that he or she has provided you with proof of purchase and details of the Pink® Batts® product installed.

Name: .....

Address of building: .....

Pink® Batts® product: .....

Date product installed in building: .....

Installer: .....

©Copyright Tasman Insulation New Zealand Limited.

VERSION No3053 Rev A

Terms and conditions of warranty

This warranty is given by Tasman Insulation New Zealand Limited ("Tasman") to the original end purchaser ("you" or "claimant") of specified Pink® Batts® insulation products (each a "product"), and is strictly subject to the following terms and conditions.

Procedure for making a warranty claim

1. Tasman will not be liable for any breach of warranty unless, within 30 days after a defect becomes reasonably apparent (or should reasonably have become apparent), you provide Tasman with:

a. written notice of your warranty claim;

b. a reasonable written description of how the product does not comply with this warranty; and

c. the information set out in the "Homeowner's Record" on page 1, or other evidence reasonably satisfactory to Tasman of the date(s) of purchase and installation of the affected product.

2. If the defect in the product was reasonably apparent, or should reasonably have become apparent, prior to installation of the product, then any warranty claim must be made prior to installation, and Tasman will have no liability to a claimant under this warranty or otherwise in statute, contract, tort, or otherwise at law or in equity in respect of the product.

3. You must:

a. bear all expenses incurred in making a claim under this warranty, including but not limited to costs of returning any defective product to us, and collecting any replacement product from Tasman or its agent; and

b. allow Tasman and its agents access, at no cost and at any reasonable time, to the building to inspect the affected product.

Installation requirements

4. The product must be installed, and used and maintained during the lifetime of the building strictly in accordance with:

a. the statements and conditions of BRANZ Appraisal No. 238 [2018] and No. 767 [2018] ;

b. Tasman's technical instructions for use, installation and maintenance of the product; and

c. NZ Standard 4246:2016: Energy Efficiency – Installing Insulation in Residential Buildings;

each as amended or replaced from time to time.

Meaning of 'building' and 'lifetime'

5. In these terms and conditions:

a. "building" means any 'household unit' (as that term is defined in the Building Act 2004) in which a claimant has installed or is using the product; and

b. "lifetime" means the duration of the useful or serviceable life of that building.

Transfer of warranty

6. This warranty may be transferred to each subsequent owner of the building in which the product is installed or used, subject to each owner being notified in writing of, and at all times being subject to, these terms and conditions. You agree you will no longer have any rights under this warranty following such transfer.

Benefits under this warranty

7. Your sole and exclusive remedy for any breach of this warranty is that Tasman will (at its sole option):

a. replace or repair the affected product;

b. supply equivalent products or goods;

c. pay the cost of replacing the affected product; or

d. refund the cost of the affected product.

8. Other than as provided in these terms and conditions, Tasman will have no liability to a claimant (whether in statute, contract, tort, or otherwise at law or in equity) in respect of any defects in the product or for any loss, damage, costs or expenses caused by the product or defects in the product. **Nothing in this paragraph 8 or otherwise in these terms and conditions excludes or modifies any legal rights you may have under the Consumer Guarantees Act, the Building Act, or any other legislation which cannot be excluded or modified at law.**

Limitations

9. Tasman will in no circumstances be liable for breach of warranty or otherwise in respect of defects in the product as a result of use, installation or maintenance of the product (whether by the claimant or any other person) other than in accordance with the requirements set out in paragraph 4 of this warranty.

10. Without limiting paragraph 9, Tasman Insulation will in no circumstances be liable for:

a. any damage or loss caused by a claimant or anyone other than Tasman, or by any other factor affecting the product or a building beyond Tasman's reasonable control, including but not limited to moisture, water, fire, lightning, salt air, chemicals, industrial fallout, fumes, liquids, solids, animals or precipitation;

b. the removal of product installed or the installation of replacement or equivalent products, or the cost of removal or installation of replacement or equivalent products;

c. any direct, consequential, or indirect loss of any kind; or

d. any loss of profits, use, sales, turnover, reputation (or damage to it), production, anticipated savings, goodwill, business opportunity, customers, software or data, or loss of use of any software, data, premises or facilities, or loss under, or in relation to, any other contract; in each case whether of a direct, indirect or consequential nature.

11. All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed by law.

12. In accepting this warranty you irrevocably waive any other claims, actions, rights or remedies you may have against Tasman in respect of any defects in the product.

13. Subject to paragraph 8, this warranty only applies to an original end purchaser of the product, and does not apply to:

a. any person who purchases the product for use or installation in any works, erection, structure or construction other than a 'household unit' (as defined in the Building Act 2004); or

b. any person who has purchased the product in trade or for resupply to any other purchaser (except any builder, contractor or installer who purchases the product for use or installation in a building);

c. any installation or use of the product resulting in the product being consumed in the course of a process of production or manufacture.

For warranty claims please contact 0800 746 522

The colour PINK and Pink® are registered trade marks of Owens Corning used under license by Tasman Insulation. Batts® is the registered trade mark of Tasman Insulation.

Kitchen

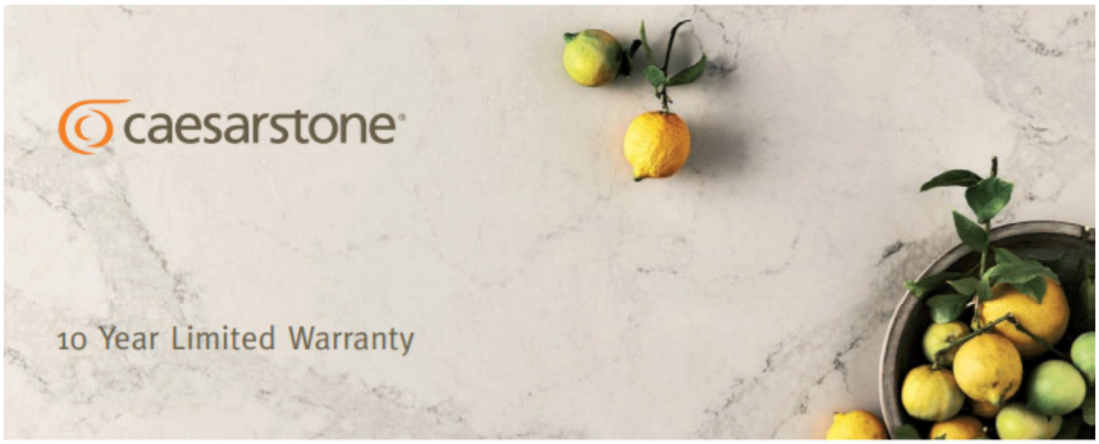
Laminex®
NEW ZEALAND

Caesarstone Project Snow 2141 Polished

Features, Warranty & Fire

- UV Stable Indoor Use
- Group 3 fire rating
- Moisture Resistant
- Scuff Resistant
- Easy to Clean
- 10 Year Limited Warranty
- Stain Resistant
- Scratch Resistant





Congratulations on your recent purchase of a Caesarstone® benchtop.

Laminex New Zealand (a division of Fletcher Building Products Limited) ("Distributor") is pleased to confirm to you the terms and conditions of the Caesarstone® 10 Year Limited Warranty (the "Warranty") in respect of the Caesarstone® slab ("Slab") supplied by the distributor to the Stonemason and used by the Stonemason in the creation of your Caesarstone® benchtop ("Benchtop").

Your ongoing satisfaction with the Benchtop supplied by the stonemason to you is important to us. Your stonemason will complete the warranty registration. On receipt of the warranty registration we will provide you with a Caesarstone® care kit.

Please take the time to read how easy it is for you to care for your Benchtop using our Care and Maintenance Guide.

If you have any questions, or in the unlikely event of a problem with the Slab, please contact Laminex New Zealand customer service team on 0800 303 606.

Limited New Zealand Warranty

1. The distributor gives the following Warranty to you in respect of the slab, subject to the terms and conditions set out below.

2. Subject to clause 3, the distributor warrants that the Slab will remain free from defects arising from the manufacture of the slab for a period of 10 years from the date of installation of the product.

3. **What is not included in the warranty.**

(i) The Warranty does not cover any defect in, or damage to, the Product arising from any work done by any person other than Caesarstone®;

(ii) The warranty covers any defects in the manufacture of the original slabs. The subsequent fabrication, application and workmanship is not covered under this warranty.

(iii) the Warranty does not cover any defect in, or damage to, the Product which results from it being used for flooring or in any outdoor application (including swimming pools) or any other application involving exposure of the Slab to ultraviolet radiation, chemicals, flames or excessive heat;

(iv) the Warranty does not cover any defect in, or damage to, the Product which results from not being cleaned in accordance with the Caesarstone® Care and Maintenance Guide;

(v) Given that Caesarstone® Slabs are manufactured from natural materials, each slab is unique and variations to shading, quartz distribution and reflectivity do occur and are naturally occurring characteristics of the material. Consequently, (a) samples are indicative only and may vary from the final product; and (b) naturally occurring variations in appearance caused by artificial or natural lighting are not covered by the warranty; Changes in the appearance of the slab from reflected light is a natural part of the slabs.

(vi) inspections of the surface of the slabs is to be in a normal viewing position with the slab being illuminated by "non-critical light". "Non-critical light" means the light that strikes the surface is diffused and is not glancing or parallel to that surface.

(vii) the Warranty does not cover any defect in, or damage to, the Product which results from mishandling or misuse;

(viii) the Warranty does not cover any defect in, or damage to, the Product which results from placing hot items including, but not limited to, hot pans, electric frying pans or oven trays directly on the Slab;

(ix) the Warranty does not cover any defect in, or damage to, the Product which results from the use of products which contain trichlorethane or methylene chloride (such as paint removers or stripper) or cleaning agents which have high alkaline/pH levels.

(x) the warranty does not cover any irregularity in the slab that existed in the material prior to fabricating and installation and were present in the final installed product. This is a fabrication issue.

(xi) the warranty does not apply to natural quartz surface variations within or on the surface of the slabs, these are inherent in the manufacturing process and are a characteristic of the material.

(xii) Cracks in the material are not a material fault; cracking is the result of externally induced mechanical stress on the material after installation. The most likely causes are settlement or movement, excessive weight being placed on the tops, such as standing or sitting on them. Heat, as explained in section (viii) may also result in a crack. Any crack emanating from a sink cut-out, cook top cut-out or "L" shaped cut-out is also not covered under this warranty, these are not caused by any fault in the material.

Chipping is not a material fault, it is normally the direct result of an impact to the edge of the benchtop surface, as such it is not covered by warranty.

This warranty does not cover temporary marks that are common to the concrete finish such as metal marks, fingerprints or other signs of daily living. This is part of the patina of this finish.

(xiii) The warranty is applicable to the original purchaser of the materials and is not transferable to subsequent owners.

(xiv) The warranty excludes material that has been moved from their original place of installation.

(xv) Fireplaces vary in design and construction and in the amount of heat output; the distributor does not warrant material that has been damaged when used in this type of installation.

(xvi) The warranty does not apply if the material is not installed by a qualified, licensed stonemason.

4. Cleaning Requirements

Please refer to the full Caesarstone® Care & Maintenance recommendations.

5. Time for claim under the Warranty

You must make any claim under this Warranty within twenty eight (28) days after the occurrence of an event which gives rise to a claim pursuant to the Warranty, by notice in writing received by Laminex New Zealand, PO Box 12270, Penrose, Auckland 1642.

6. Statutory Rights

(i) These terms and conditions do not affect your statutory rights.

(ii) The limitations on the Warranty set out in this document do not exclude or limit the application of the mandatory conditions and warranties implied by the Trade Practices Act 1974 or any other provision in that Act, the Consumer Guarantees Act, 1993 (NZ) or any other equivalent or corresponding legislation in the relevant jurisdiction where to do so would:

(a) contravene the law of the relevant jurisdiction;

(b) cause any part of the warranty to be void.

(iii) Subject to paragraph 6 (ii), the distributor excludes consequential loss of any kind (including, without limitation, loss of use of the Product) and (other than expressly provided for in these terms and conditions) all terms, conditions and warranties implied by custom, the general law or statute.

(iv) Subject to paragraph 6 (ii), the distributor's liability to you for a breach of any express term, condition or warranty is limited at the option of the distributor to repairing or replacing the product.

7. Privacy

(i) In order to provide the Warranty to you, the distributor requires the information that it requests from you when you purchase the Product and when you make a Warranty claim. For that purpose, it may be necessary to give that information, including information which identifies you personally, to other companies.

(ii) Under the Privacy Act 1993, individuals have rights of access to and correction of their personal information held by the distributor.

8. Without Prejudice

The distributor may, in its absolute discretion, supply replacement material or repair the benchtop free of charge, as a gesture of goodwill. This offer will be determined on a case by case basis by the distributor management only. Where replacement material is supplied to any Stonemason that you nominate, this offer is limited only to the supply of "Free uncut slabs" and does not include transportation, fabrication, installation or any other associated charges for trades, removal of existing Product, nor do we take any responsibility for any damage that may be caused by other parties in the process of replacing the Product.

This offer cannot be exchanged for cash compensation, and is limited to slabs only.

As this is a voluntary offer, the distributor reserves the right to withdraw this offer at any time without notice. This is a one time offer per site. The material must be collected within 28 days or this offer will be retracted.

This offer will be available for consideration for the original purchaser of the Product and is not valid for subsequent owners. In making this offer, it does not confer any obligation to any third party to provide any services or costs whatsoever, nor does it imply that there is any liability for any third party because the distributor has provided the materials free of charge.

Caesarstone® Genuine Batch Branding

The underside of every genuine Caesarstone® slab is stamped with a batch code and unique serial number to verify that your product is authentic. Beware of imitations, ensure that the genuine Caesarstone® product has been used in your installation.

In most cases, you may view the Caesarstone® genuine branding by gaining access to the underside of the slab from inside a kitchen cupboard or bathroom vanity where applicable.



Caesarstone® Care & Maintenance Guide

Have you received your complimentary Caesarstone® Care & Maintenance Guide? Call to request your free guide or view our online maintenance guidelines on our website at www.caesarstone.co.nz.

caesarstone®

Any Questions?

If you require any advice on caring for your Caesarstone® surface or technical enquiries please call us on 0800 303 606.

Address of Laminex New Zealand for Warranty claim:

Laminex New Zealand
P.O Box 12270,
Penrose,
Auckland 1642

www.caesarstone.co.nz

Caesarstone® is marketed and distributed in New Zealand exclusively by Laminex New Zealand.
A division of FLETCHER BUILDING PRODUCTS LTD.

This document supercedes all previous versions. Caesarstone® and other Caesarstone® marks are trade marks of Caesarstone® Sdot-Yam Limited and they are used under licence by Caesarstone® Australia Pty Ltd.

Aquatica

Saluto Gooseneck Swivel Spout Sink Mixer Chrome



Description

The Aquatica Saluto Sink Mixer features a truly elegant design with smooth lines that are specially suited for the classical home. The 310mm standing gooseneck spout, with a 360 degree swivel, comes in a clean chrome finish to prevent corrosion while giving an attractive look to your modern kitchen.

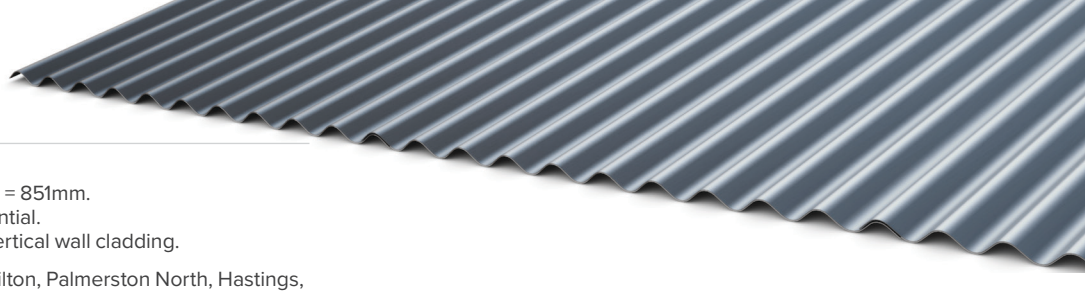
- Suitable for equal and unequal pressure systems
- Pressure range 50-600kPa
- Do not exceed 1000kPa
- Maximum operating temperature 70 deg C
- Aerator supplied
- Stainless steel inlet hoses
- 360 degree swivel spout
- Chrome finish
- WELS low/unequal pressure 3 Star 9.0L/min
- New Zealand tested and assembled

Roof

CORRUGATE



Metalcraft Roofing



CORRUGATE

Minimum Pitch: 8 degrees.
Width: Cover = 760mm Sheet = 851mm.
Applications: Commercial and residential.
Orientation: Roofs, horizontal and vertical wall cladding.

Manufactured in Auckland, Whangarei, Hamilton, Palmerston North, Hastings, Wellington, Christchurch, Cromwell, New Plymouth, Tauranga. Available Nationwide.



Dimensions, cover and sheet widths are all nominal and may vary with manufacturing and installation tolerances.

PRODUCT APPLICATION

The correct application of each grade of material is critical to product performance and life expectancy. Before commencing a project the user must refer to the New Zealand Steel Environmental Guide and Metalcraft Roofing's product information. Further information including load span data and graphs are available from Metalcraft branches and freely viewable and downloadable at www.metalcraftgroup.co.nz.

For information on COLORSTEEL® Zincalume® and Galvsteel®. visit: www.colorsteel.co.nz or www.nzsteel.co.nz.

It is important that the requirements of these guides are taken into account when making the selection of the material to be used. Installation of Corrugate is as per the NZMRM Code of Practice. www.metalroofing.org.nz

ENVIRONMENT

The correct grade of material for use in various environments is given in the New Zealand Steel Environmental Guide. This is available from Metalcraft branches and can be viewed and downloaded at www.metalcraftgroup.co.nz

MAINTENANCE

Regular maintenance is required to maximize the lifetime of metal roofing products. Areas that do not receive regular washing with rain, such as canopies, cladding, garage doors, fascia, gutters and downpipes require increased maintenance. Accelerated corrosion can occur where salts and pollutants combine with condensation.

WARRANTIES

The correct grade of material for use in various environments is given in the New Zealand Steel Environmental Guide. Material warranties are closely linked to environmental categories.

The New Zealand Steel Environmental Guide gives a guide to the classification of the environmental categories and the associated warranties that the various material finishes are given. Please contact your local Metalcraft Roofing branch.

SHEET LENGTHS

Sheet lengths vary depending on geographical locations in New Zealand, please discuss with your local Metalcraft Roofing Branch. Depending on colours and sheet lengths load spreading washers and step joints may be required. Refer to MRM Code of Practice on www.metalroofing.org.nz or Metalcraft Roofing website: www.metalcraftgroup.co.nz

COLOURS

Corrugate is available in 20 standard colours from New Zealand Steel in trusted brands: COLORSTEEL® ENDURA® and COLORSTEEL® MAXX®. Colour brochures and steel swatches are available on request. Please do not select colours based on pdf,s or websites. Corrugate is also available in Zincalume® and Galvsteel®.

MINIMUM PITCHES

The minimum pitch is determined by the ability of the roof cladding to discharge maximum rainfall without water penetration through the side laps or flashings.

The minimum pitch for Corrugate is:
8° after deflection for sheet lengths of 30m.
9° after deflection for sheet lengths exceeding 30m but less than 50m.

The above minimum requirement has been calculated assuming peak rainfall to be less or equal to 100mm/hr.

HANDLING AND STORAGE

Handling and storage of Corrugate is as per the NZMRM Code of Practice. www.metalroofing.org.nz. Some important considerations are as follows:

- Site Storage which ensures that sheets are kept dry and ventilated.
- Reducing risk of surface damage to surface coatings during handling, installation and by other trades.
- Ensuring that spans and pitches used are not outside those recommended by Metalcraft Roofing
- Ensuring that correct and sufficient fasteners are used.
- Installation in contact with incompatible materials is avoided.

ROOF NOISE

The homeowner should be aware that temperatures of dark colours are higher than those of lighter colours. Thermal expansion of metal roofs is covered in the NZMRM Code of Practice.

The MBIE document on roof cladding advises that noise from thermal expansion is normal and should be expected. Refer to MBIE -Guide to tolerances, materials and workmanship in new residential construction 2015.

FASTENERS

The selection of the appropriate fastener is essential to performance of the roof. The durability of the fastener should be, as a minimum requirement, equal to that of the roofing or cladding. If in doubt, refer to your nearest Metalcraft Roofing branch.
Please refer to loadspan and fixing table for recommended fixings, fastener patterns and centres. This can be downloaded from: www.metalcraftgroup.co.nz

DISCLAIMER

As part of Metalcraft Roofing's policy of continued improvement, final specifications may vary from those contained in this publication. The company reserves the right at any time and without notice to change the design, materials or features and withdraw products from the market without incurring any liability whatsoever.

This publication is issued as a general guide only and should not be treated as a substitute for technical advice. Contact with your nearest Metalcraft branch is recommended to confirm current specifications and availability.

COLORSTEEL®



Residential Warranty, Environmental Categories, & Product Maintenance

TRANSFORMING YOUR ENVIRONMENT

Made to stand the test of time

In New Zealand we can face some harsh environmental conditions. To maximise the life of your COLORSTEEL® products and maintain the warranty, some simple maintenance is required. The following maintenance practices will help to ensure the long-term performance, durability and aesthetic appeal of your COLORSTEEL®.

Helping your steel roofing & cladding last longer

All roofing and cladding products are subject to the cumulative effects of weather. Regular washing of steel products increases their durability by limiting attack from airborne salts, pollutants and other build up. Normal rain washing will remove most contaminants from roofs.

Wall cladding requires manual washing to prevent build-up of containments that aren't removed by rain washing.

Other areas that do not receive adequate rain washing (known as unwashed areas) require more extensive manual washing. These areas include soffits, undersides of gutters, fascias, and sheltered areas of garage doors as well as any external objects such as air conditioning units, television aerials, flues and solar panels.

Washing your steel roofing & cladding

Roofing and wall cladding products may be manually washed by either water and a sponge, a soft nylon-bristled brush or by water blasting at pressures of no more than 20MPa.

Special Environments

In New Zealand there are areas where local conditions create an increased likelihood of corrosion. Special consideration should be given to material selection in these areas. If you think your project may experience one of the following environments, please contact New Zealand Steel, or your supplier, for advice about the best COLORSTEEL® product to use.



GEOTHERMAL AREAS

Hydrogen sulphide associated with geothermal activity creates a corrosive environment. Variations in natural activity or draw-off from steam bores plus the effects of weather conditions make the high-risk areas hard to define.

HIGH HUMIDITY INTERNAL ENVIRONMENTS

Processing plants and enclosed swimming pools can create an environment with high humidity which requires special consideration for material selection and maintenance.

INTERNAL ENVIRONMENTS

Some commercial or agricultural applications may create internal environments in which the build-up of pollutants or fumes is a potential source of corrosion. Sheds for intensive animal farming can create a particularly aggressive internal environment.

INDUSTRIAL ENVIRONMENTS

Environments close to corrosive industrial emissions that may be subject to heavy fallout require extra consideration.

New Zealand has a wide range of environmental conditions.

This chart is intended as a guide only. Design, position and other factors can influence which product is recommended. Please contact COLORSTEEL® or your supplier for further advice on the best COLORSTEEL® product to use. Warranty queries can be sent to **warranty@colorsteel.co.nz**.

Eligible for a residential warranty.
Not eligible for a residential warranty.
[1] *Against perforation as a result of corrosion.*
[2] *Covering the paint surface against flaking, peeling and excessive fade.*

EXTREMELY SEVERE

The environment typically starts 0m from the high-water line on both coasts with the following conditions:

- Very heavy salt deposits.
- Constant smell of salt spray in the air.
- Immediate vicinity of breaking surf and offshore construction such as on jetties, wharfs or breakwaters.

For anything within 100 metres of a salt water body, please contact COLORSTEEL® for confirmation of your warranty. This environment may be extended inland by prevailing winds & local conditions.

VERY SEVERE

Typically starts 25m from the high-water mark on the east coast and 50m from the high-water mark on the west coast, characterised by:

- Heavy salt deposits.
- The almost constant smell of salt spray in the air.
- Close to breaking surf such as is found on exposed coasts.

For anything within 100 metres of a salt water body, please contact COLORSTEEL® for confirmation of your warranty. This environment may be extended inland by prevailing winds & local conditions.

SEVERE

Typically starts 100 – 500 metres (depending on your location) from breaking surf such as is found on exposed coasts, characterised by:

- Light salt deposits.
- A frequent smell of salt in the air.
- In the immediate vicinity of large expanses of calm salt water such as harbour foreshores.

This environment may be extended inland by prevailing winds & local conditions.

MODERATE

Typically starts 500 – 1000 metres (depending on your location) from breaking surf such as is found on exposed coasts or in the immediate vicinity of calm saltwater such as estuaries. Moderate environments categorise the majority of New Zealand and are characterised by:

- Little or no salt deposits.
- The occasional smell of salt in the air.

			EXTREMELY SEVERE				VERY SEVERE				SEVERE				MODERATE			
			ROOFING	WALL CLADDING	GUTTER DOWNPIPES	FASCIA	ROOFING	WALL CLADDING	GUTTER DOWNPIPES	FASCIA	ROOFING	WALL CLADDING	GUTTER DOWNPIPES	FASCIA	ROOFING	WALL CLADDING	GUTTER DOWNPIPES	FASCIA
ENDURA®	RESIDENTIAL WARRANTIES	PERFORATION[1]	Not recommended in this environment				Not recommended in this environment				15 YEARS	Not recommended	10 YEARS	15 YEARS	30 YEARS	15 YEARS	10 YEARS	15 YEARS
		PAINT[2]									15 YEARS		5 YEARS	5 YEARS	18 YEARS	15 YEARS	10 YEARS	10 YEARS
	MAINTENANCE										Rain washing		Manual washing every 3 months	Manual washing every 3 months	Rain washing	Manual washing every year	Manual washing every 6 months	Manual washing every 6 months
ENDURA® DRIDEX®	RESIDENTIAL WARRANTIES	PERFORATION[1]	Not recommended in this environment				Not recommended in this environment				15 YEARS	Not recommended	Not recommended	Not recommended	30 YEARS	15 YEARS	Not recommended	Not recommended
		PAINT[2]									15 YEARS				18 YEARS	15 YEARS		
	MAINTENANCE										Rain washing				Rain washing	Manual washing every year		
MAXX®	RESIDENTIAL WARRANTIES	PERFORATION[1]	Not recommended in this environment				15 YEARS	15 YEARS	10 YEARS	15 YEARS	20 YEARS	15 YEARS	10 YEARS	15 YEARS	30 YEARS	15 YEARS	10 YEARS	15 YEARS
		PAINT[2]					15 YEARS	15 YEARS	10 YEARS	10 YEARS	15 YEARS	15 YEARS	10 YEARS	10 YEARS	18 YEARS	15 YEARS	10 YEARS	10 YEARS
	MAINTENANCE						Rain washing	Manual washing every 3 months	Manual washing every month	Manual washing every month	Rain washing	Manual washing every 6 months	Manual washing every 3 months	Manual washing every 3 months	Rain washing	Manual washing every year	Manual washing every 6 months	Manual washing every 6 months
MAXX® DRIDEX®	RESIDENTIAL WARRANTIES	PERFORATION[1]	Not recommended in this environment				15 YEARS	15 YEARS	Not recommended	Not recommended	20 YEARS	15 YEARS	Not recommended	Not recommended	30 YEARS	15 YEARS	Not recommended	Not recommended
		PAINT[2]					15 YEARS	15 YEARS			15 YEARS	15 YEARS			18 YEARS	15 YEARS		
	MAINTENANCE						Rain washing	Manual washing every 3 months			Rain washing	Manual washing every 6 months			Rain washing	Manual washing every year		
ALTIMATE®	RESIDENTIAL WARRANTIES	PERFORATION[1]	25 YEARS	20 YEARS	10 YEARS	15 YEARS	25 YEARS	20 YEARS	10 YEARS	15 YEARS	30 YEARS	20 YEARS	12 YEARS	15 YEARS	30 YEARS	25 YEARS	12 YEARS	15 YEARS
		PAINT[2]	15 YEARS	15 YEARS	10 YEARS	10 YEARS	15 YEARS	15 YEARS	10 YEARS	10 YEARS	15 YEARS	15 YEARS	10 YEARS	10 YEARS	18 YEARS	15 YEARS	10 YEARS	10 YEARS
	MAINTENANCE		Rain washing	Manual washing every 3 months	Manual washing every month	Manual washing every month	Rain washing	Manual washing every 3 months	Manual washing every month	Manual washing every month	Rain washing	Manual washing every 6 months	Manual washing every 3 months	Manual washing every 3 months	Rain washing	Manual washing every year	Manual washing every 6 months	Manual washing every 6 months

The above warranties are for residential buildings, the maximum warranty offered on non-residential properties is 15 years.



MADE LOCAL

MADE TO PROTECT

MADE FOR YOU

ENSURE IT'S GENUINE

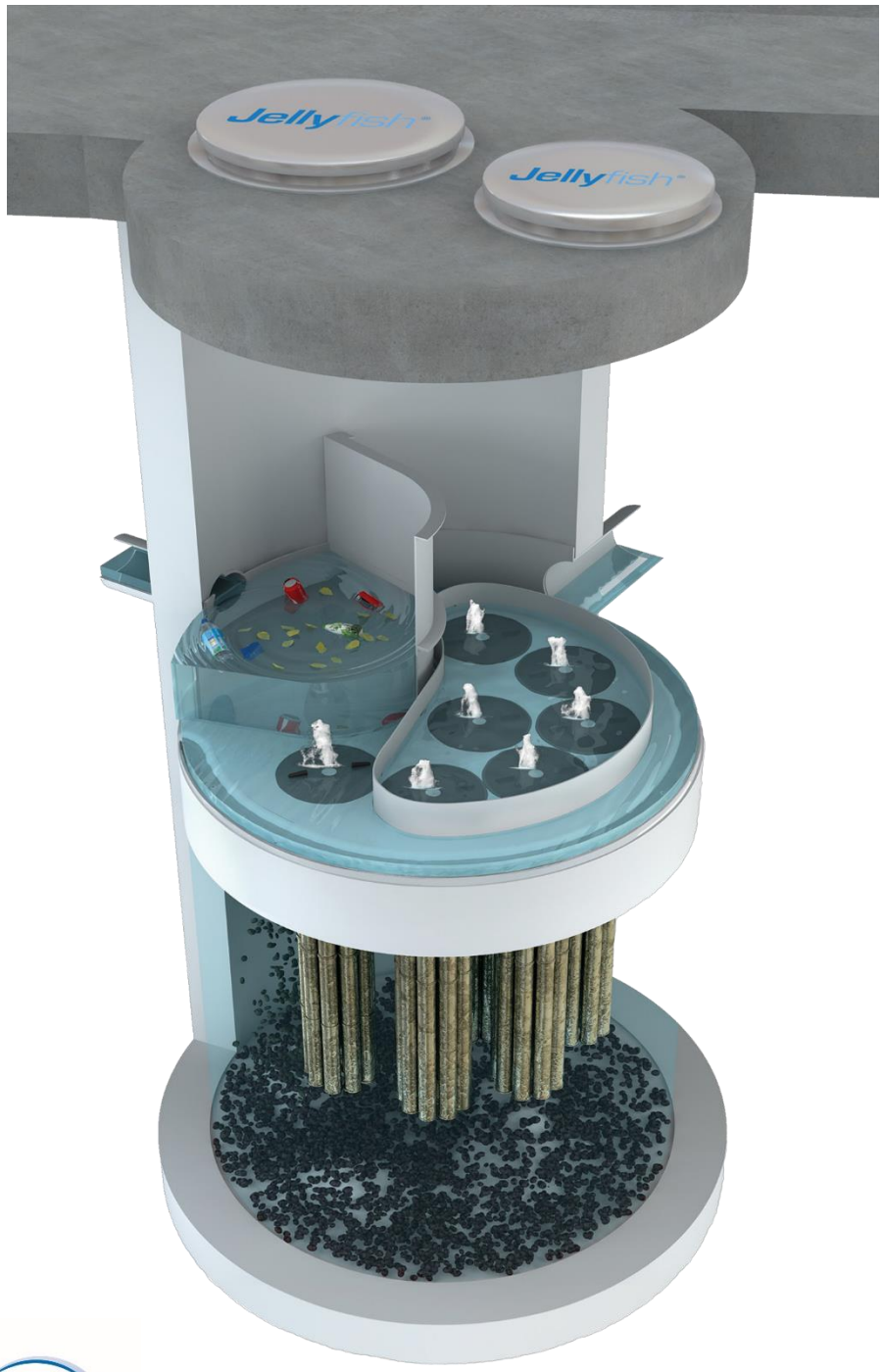
NOTE: Buyers and users of New Zealand Steel Limited products and services must make their own assessment of the products for their own conditions. All queries regarding product specification, purpose or application should be directed to New Zealand Steel Limited, phone 0800 697 833. New Zealand Steel Limited reserves the right to modify products, techniques, equipment and statements to reflect improvements in the manufacture and application of its products. The information contained in this brochure is accurate as at April 2022 and supplied without prejudice to New Zealand Steel Limited's standard terms and conditions of sale. In the event of conflict between this information and the standard terms and conditions, the standard terms and conditions prevail. COLORSTEEL®, Endura®, Maxx®, Altimate® and Dridex® are registered trademarks of New Zealand Steel Limited. Copyright© New Zealand Steel Limited, April 2022. 957639

COLORSTEEL.CO.NZ

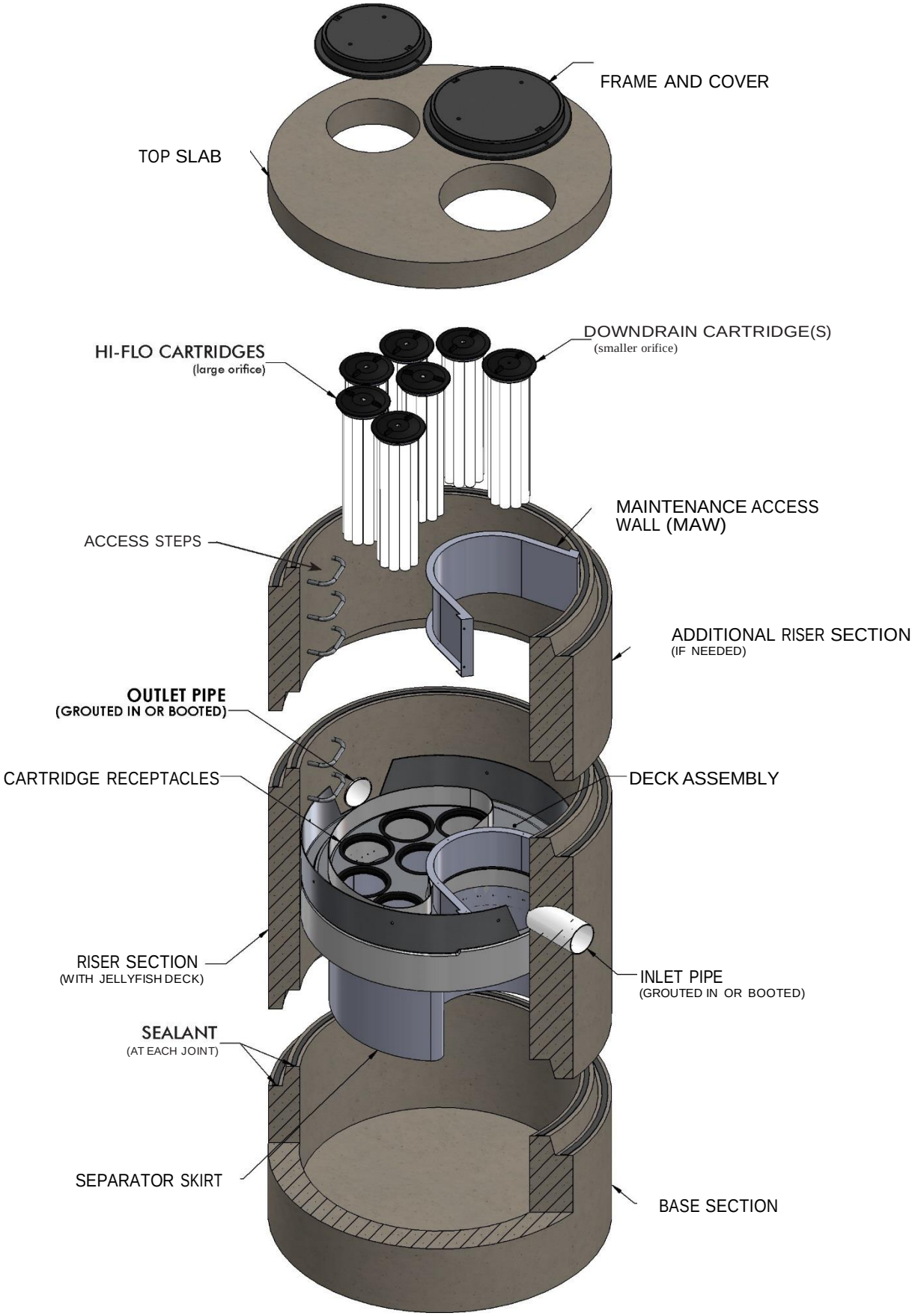
New Zealand Steel

Stormwater Jellyfish Filters

Jellyfish® Filter
Owner's Manual



Stormwater360


FRAME AND COVER
TOP SLAB
DOWNDRAIN CARTRIDGE(S)
(smaller orifice)
HI-FLO CARTRIDGES
(large orifice)
MAINTENANCE ACCESS
WALL (MAW)
ACCESS STEPS
ADDITIONAL RISER SECTION
(IF NEEDED)
OUTLET PIPE
(GROUTED IN OR BOOTED)
CARTRIDGE RECEPTACLES
DECK ASSEMBLY
RISER SECTION
(WITH JELLYFISH DECK)
INLET PIPE
(GROUTED IN OR BOOTED)
SEALANT
(AT EACH JOINT)
SEPARATOR SKIRT
BASE SECTION

WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. *This type of activity voids all warranties. All damaged items to be replaced at owner's expense.*
5. Maximum deck load 2 persons, total weight 225 lbs. (102kg) per person.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Stormwater360.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is **staffed with trained and/or certified personnel**, and all equipment is checked for proper operation and safety features prior to use.

Fall protection equipment

Eye protection

Safety boots

Ear protection

Gloves

Ventilation and respiratory protection

Hard hat

Maintenance and protection of traffic plan

Thank You for purchasing the Jellyfish® Filter!

Stormwater360 would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us at info@stormwater360.co.nz.

Stormwater360
0800 STORMWATER
+64 9 476 5586

Jellyfish Filter Patents

The Jellyfish Filter is protected by one or more of the following patents:

U.S. Patent No. 8,123,935; U.S. Patent No. 8,287,726; U.S. Patent No. 8,221,618
Australia Patent No. 2008,286,748
Canadian Patent No. 2,696,482
Korean Patent No. 10-1287539
New Zealand Patent No. 583,461; New Zealand Patent No. 604,227
South African Patent No. 2010,01068
**other patents pending*

Table of Contents

Chapter 1

1.0 Owner Specific Jellyfish Product Information 6

Chapter 2

2.0 Jellyfish Filter System Operations & Functions 7
2.1 Components & Cartridges 8
2.2 Jellyfish Membrane Filtration Cartridges Assembly 9
2.3 Installation of Jellyfish Membrane Filtration Cartridges 9

Chapter 3

3.0 Inspection and Maintenance Overview 10
3.1 Inspection 10
3.2 Maintenance 14
3.3 Disposal Procedures 15

Chapter 4

4.0 Recommended Safety Procedures 15
4.1 Confined Space/Personal Safety Equipment, Warnings and Caution 15

Chapter 5

5.0 Jellyfish Filter Replacement Parts 15
5.1 Jellyfish Filter Replacement Parts List 15

Forms

Jellyfish Filter Inspection and Maintenance Log 16

List of Figures

Figure 1 -Jellyfish Filter Treatment Functions 7
Figure 2 -Jellyfish Filter Components 8
Figure 3 -Jellyfish Membrane Filtration Cartridge 9

List of Tables

Table 1 -Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters 8

Chapter 1

1.0- Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:
Phone Number:
Site Address:
Site GPS Coordinates/unit location:
Unit Location Description:
Jellyfish Filter Model No.:
Cartridge Installation Date:
No. of Hi-Flo Cartridges
Length of Hi-Flo Cartridges:
Lid Orifice Diameter on Hi-Flo Cartridge:
No. of Draindown Cartridges:
Length of Draindown Cartridges:
Lid Orifice Diameter on Draindown Cartridge:
No. of Blank Cartridge Lids:
Online System (Yes/No):
Offline System (Yes/No):

Notes:

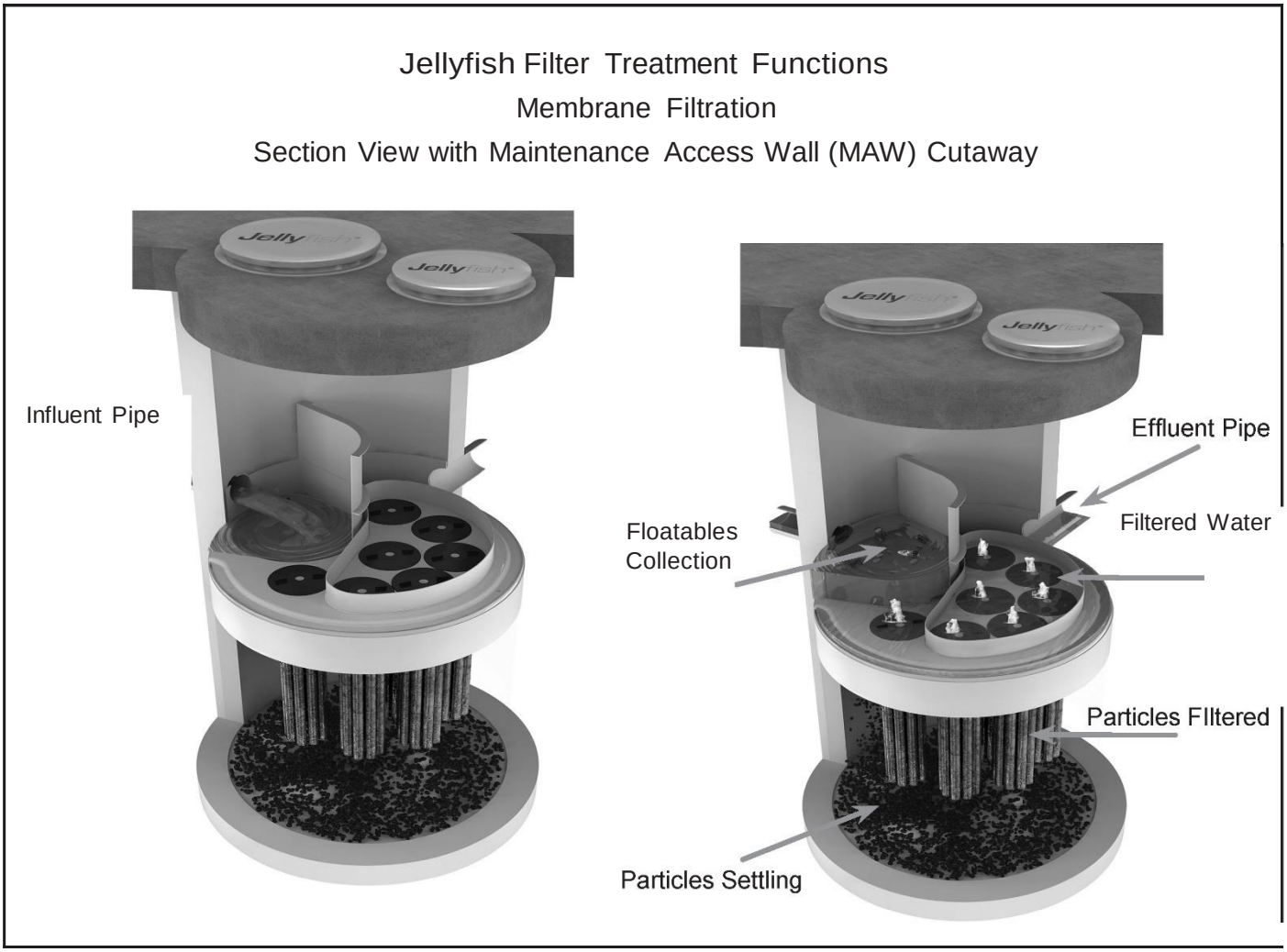
Chapter 2

2.0 - Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of multiple membrane - encased filter elements ("filtration tentacles") attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

The Jellyfish Filter functions are depicted in Figure 1 below.

FIGURE 1



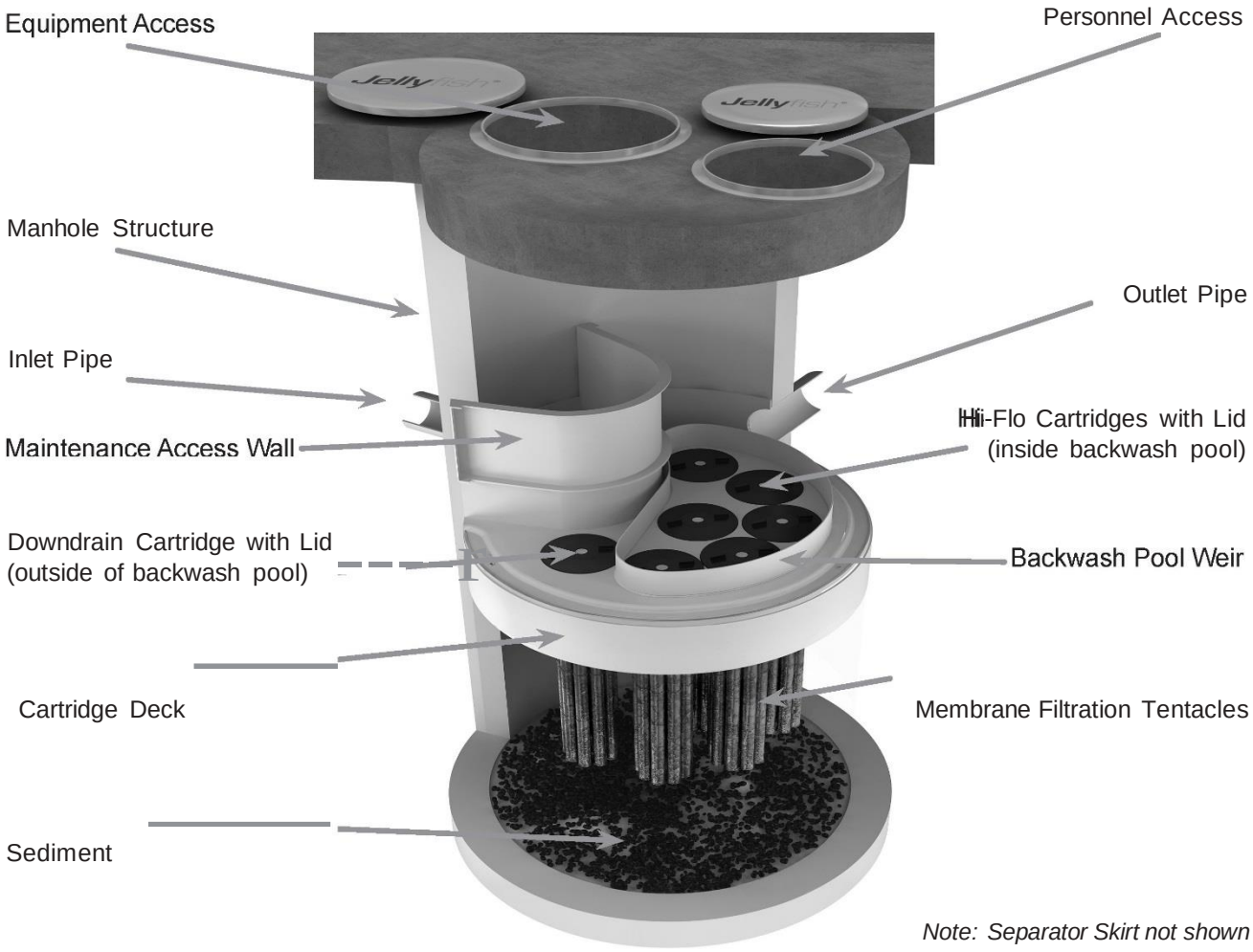
Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.stormwater360.co.nz.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.

FIGURE 2 Jellyfish Filter Components



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

A Jellyfish membrane filtration cartridge is depicted in Figure 3 below.

FIGURE 3

Jellyfish Membrane Filtration Cartridge



2.2 -Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration "tentacles" attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and a-ring. To attach, insert the top pipe nipples with the a-ring through the head plate holes and secure with locking nuts. Locking nuts to be hand tighten and checked with a wrench as shown below.

2.3- Jellyfish Membrane Filtration Cartridge Installation

After the upstream catchment and site have stabilized, remove any accumulated sediment and debris from the Jellyfish Filter structure and upstream diversion structure (if applicable). Failure to address this step completely will reduce the time between required maintenance.

Descend to the cartridge deck (see Safety Notice and page 3).

Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. A filter cartridge should be placed into each of the draindown cartridge receptacles outside the backwash pool weir. It is possible dependent on the Jellyfish Filter model purchased that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (has no orifice) would be installed.



Cartridge Assembly

Avoid snagging the cartridge membranes on the receptacle lip when inserting the Jellyfish membrane filtration cartridges into the cartridge receptacles. Use a gentle twisting or sideways motion to clear any potential snag. Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle.

Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.

Lids with a small orifice are to be inserted into the draindown cartridge receptacles, outside of the backwash pool weir.

Lids with a large orifice are to be inserted into the hi-flo cartridge receptacles within the backwash pool weir.

Lids with no orifice (blank cartridge lids) and a blank head Riate are to be inserted into unoccupied cartridge receptacles.

- **To install a cartridge lid, align the cartridge lid male threads with the cartridge receptacle female threads. Firmly twist the cartridge lid clockwise a minimum 110° to seat the filter cartridge snugly in place, with a proper watertight seal.**

Chapter 3

3.0- Inspection and Maintenance Overview

The primary purpose of the Jellyfish Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, captured pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Maintenance activities may be required in the event of an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

Observe if standing water is present

Observe if there is any physical damage to the deck or cartridge lids

Observe the amount of debris in the Maintenance Access Wall (MAW)

Maintenance activities typically include:

Removal of oil, floatable trash and debris

Removal of collected sediments from manhole sump

Rinsing and re-installing the filter cartridges

Replace filter cartridge tentacles, as needed.

It is recommended that Jellyfish Filter inspection and maintenance be performed by professionally trained individuals, with experience in stormwater maintenance and disposal services. Maintenance procedures may require manned entry into the Jellyfish structure. Only professional maintenance service providers trained in confined space entry procedures should enter the vessel. Procedures, safety and damage prevention precautions, and other information, included in these guidelines, should be reviewed and observed prior to all inspection and maintenance activities.

3.1 – Inspection

3.1.1- Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*

Post-construction inspection is required prior to putting the Jellyfish Filter into service. All construction debris or construction-related sediment within the device must be removed, and any damage to system components repaired.

A minimum of two inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.

Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.

Inspection is recommended after each major storm event.

Immediately after an upstream oil, fuel or other chemical spill.

3.1.2- Inspection Tools and Equipment

The following equipment and tools are typically required when performing a Jellyfish Filter inspection:

Access cover lifting tool

Sediment probe (clear hollow tube with check valve)

Tape measure

Flashlight

Camera

Inspection and maintenance log documentation

Safety cones and caution tape

Hard hat, safety shoes, safety glasses, and chemical-resistant gloves

3.1.3- Inspection Procedure

The following procedure is recommended when performing inspections:

Provide traffic control measures as necessary.

Inspect the MAW for floatable pollutants such as trash, debris, and oil sheen.

Measure oil and sediment depth by lowering a sediment probe through the MAW opening until contact is made with the floor of the structure. Retrieve the probe, record sediment depth, and presences of any oil layers and repeat in multiple locations within the MAW opening. **Sediment depth of 12 inches (305mm) or greater indicates maintenance is required.**

Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.

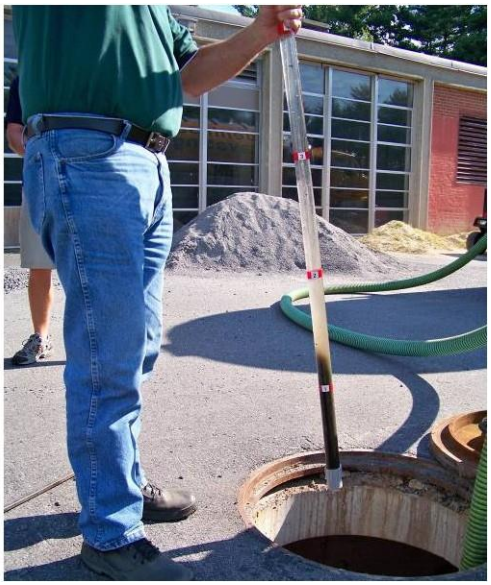
Inspect the MAW, cartridge deck, and backwash pool weir for cracks or broken components. If damaged, repair is required.

- **Dry weather inspections:** inspect the cartridge deck for standing water.

  No standing water under normal operating condition.

  Standing water **inside** the backwash pool, but not outside the backwash pool, this condition indicates that the filter cartridges need to be rinsed.

  Standing water **outside** the backwash pool may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.



The depth of sediment and oil can be measured from the surface by using a sediment probe or dipstick tube equipped with a ball check valve and inserted through the Jellyfish Filter's maintenance access wall opening. The large opening provides convenient access for inspection and vacuum removal of water and pollutants.

- **Wet weather inspections:** observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW
  - **Less than 6 inches (150mm)**, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
  - **Greater than 6 inches (150mm),** flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
  - **18 inches (460mm) or greater** and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges are occluded with sediment and need to be rinsed.

3.2 – Maintenance

3.2.1 -Maintenance Requirements

Required maintenance for Jellyfish Filter units is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

- **Sediment removal for depths reaching 12 inches (305mm) or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.**

  Floatable trash, debris, and oil must be removed.

  Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs first.

  Replace filter cartridge if rinsing does not remove accumulated sediment from the tentacles, or if tentacles are damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.

  Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.

  The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged by the spill.

3.2.2- Maintenance Tools and Equipment

The following equipment and tools are typically required when performing Jellyfish Filter maintenance:

Vacuum truck

Ladder

Garden hose and low pressure sprayer

Rope or cord to lift filter cartridges from the cartridge deck to the surface Adjustable

pliers for removing filter cartridge tentacles from cartridge head plate Plastic tub or

garbage can for collecting effluent from rinsed filter cartridge tentacles Access cover

lifting tool

Sediment probe (clear hollow tube with check valve)

Tape measure

Flashlight

Camera

Inspection and maintenance log documentation

Safety cones and caution tape

Hard hats, safety shoes, safety glasses, chemical-resistant gloves, and hearing protection for service providers

Proper safety equipment for confined space entry

Replacement filter cartridge tentacles if required

3.2.3- Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

Provide traffic control measures as necessary.

Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures.

- **Caution:** Dropping objects onto the cartridge deck may cause damage.

  Perform **Inspection Procedure** prior to maintenance activity.

  To access the cartridge deck for filter cartridge service, descend the ladder and step directly onto the deck. **Caution:** Do not step onto the maintenance access wall (MAVV) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.

3.2.4- Filter Cartridge Rinsing Procedure

Remove a cartridge lid.

Remove the cartridge from the receptacle using the lifting loops in the cartridge head plate. **Caution:** Should

a snag occur, do not force the cartridge upward as damage to the tentacles may result. Rotate the cartridge with a slight sideways motion to clear the snag and continue removing the cartridge.

Thread a rope or cord through the lifting loops and lift the filter cartridge from the cartridge deck to the top surface outside the structure.

- Caution: Immediately replace and secure the lid on the exposed empty receptacle as a safety precaution. Never expose more than one empty cartridge receptacle.

Repeat the filter cartridge removal procedure until all of the cartridges are located at the top surface outside the structure.

Disassemble the tentacles from each filter cartridge by rotating counter-clockwise. Remove the tentacles from the cartridge head plate.

Position a receptacle in a plastic tub or garbage can such that the rinse water is captured. Using a low-pressure garden hose sprayer, direct a wide-angle water spray at a downward 45° angle onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane. Turn membrane upside down and pour out any residual rinsewater to ensure center of tentacle is clear of any sediment.

Remove rinse water from rinse tub or garbage can using a vacuum hose as needed.



Rinsing of dirty filter cartridge tentacles with a low-pressure garden hose sprayer, and using a plastic garbage container to capture rinse water.

Slip the o-ring over the tentacle nipple and reassemble onto the cartridge head plate; hand-tighten.

If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Stormwater360 to order replacement tentacles.

Lower a rinsed filter cartridge to the cartridge deck. Remove the cartridge lid on a receptacle and carefully lower the filter cartridge into the receptacle until the head plate gasket is seated squarely on the lip of the receptacle. Caution: Should a snag occur when lowering the cartridge into the receptacle, do not force the cartridge downward; damage may occur. Rotate the cartridge with a slight sideways motion to clear the snag and complete the installation.

Replace the cartridge lid on the exposed receptacle. Rinse away any accumulated grit from the receptacle threads if needed to get a proper fit. Align the cartridge lid male threads with the cartridge receptacle female threads. Firmly twist the cartridge lid clockwise a minimum 110° to seat the filter cartridge snugly in place, with a proper watertight seal.

Repeat cartridge installation until all cartridges are installed.

3.2.5- Vacuum Cleaning Procedure

- Caution: Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening, being careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck. The separator skirt surrounds the filter cartridge zone, and could be torn if contacted by the wand. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.

To remove floatable trash, debris, and oil, lower the vacuum hose into the MAW opening and vacuum floatable pollutants off the surface of the water. Alternatively, floatable solids may be removed by a net or skimmer.

Using a vacuum hose, remove the water from the lower chamber to the sanitary sewer, if permitted by the local regulating authority, or into a separate containment tank.

Remove the sediment from the bottom of the unit through the MAW opening.

For larger diameter Jellyfish Filter manholes (8-ft (2.4m), 1O-ft (3m), 12-ft (3.6m) diameter), complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

After the unit is clean, re-fill the lower chamber with water if required by the local jurisdiction, and re-install filter cartridges.

Dispose of sediment, floatable trash and debris, oil, spent tentacles, and water according to local regulatory requirements.

3.2.6- Chemical Spills

- **Caution:** If a chemical spill has been captured by the Jellyfish Filter, do not attempt maintenance. Immediately contact the local hazard response agency.



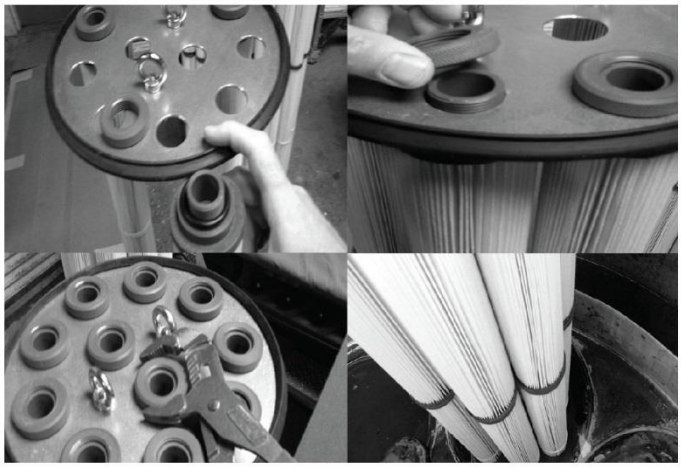


A maintenance worker stationed on the surface uses a vacuum hose to evacuate water, sediment, and floatables from the Jellyfish Filter by inserting the vacuum wand through the maintenance access wall opening.





A view of a Jellyfish Filter cartridge deck from the surface showing all the cartridge lids intact and no standing water on the deck (left image), and inspection of the flexible separator skirt from inside the maintenance access wall opening (right image).





Assembly of a Jellyfish Filter cartridge (left) and installation of a filter cartridge into a cartridge receptacle in the deck (right).

3.3- Disposal Procedures

Disposal requirements for recovered pollutants and spent filtration tentacles may vary depending on local guidelines. In most areas the sediment and spent filtration tentacles, once dewatered, can be disposed of in a sanitary landfill. It is not anticipated that the sediment would be classified as hazardous waste.

Petroleum-based pollutants captured by the Jellyfish Filter, such as oil and fuels, should be removed and disposed of by a licensed waste management company.

Although the Jellyfish Filter captures virtually all free oil, a sheen may still be present at the MAW A rainbow or sheen can be visible at oil concentrations of less than 10 mg/L (ppm).

Chapter 4

4.0- Recommended Safety Procedures

Jobsite safety is a topic and a practice addressed comprehensively by others. The inclusions here are merely reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply.

4.1 -Confined Space/Personal Safety Equipment/Warning and Cautions

Please see reference on Page 3.

Chapter 5

5.0- Jellyfish Filter Replacement Parts

Jellyfish membrane filtration cartridges, cartridge components, cartridge lids, other replacement parts can be ordered by contacting Stormwater360 at:

0800 STORMWATER

+64 9 476 5586

info@stormwater360.co.nz

5.1 -Jellyfish Filter Replacement Parts List

Note: Jellyfish Cartridges and/or Filtration tentacles are available in the following lengths:

- 15 Inch (381 mm)
- 27 Inch (686 mm)
- 40 Inch (1,016 mm)
- 54 inch (1,372 mm)

Jellyfish Cartridge (specify length). Includes head plate with lifting loops, rim gasket, eleven (11) filtration tentacles, eleven (11) a-rings, and eleven (11) locking nuts

Standard Head plate

Blank head plate

Rim gasket (for head plate)

Locking nuts (for tentacles)

0-rings (for tentacles)

Cartridge lids are available with the following orifice sizes: 70mm, 55mm, 45mm, 35mm, 30mm, 25mm, 30mm, blank lid (no orifice)

Maintenance Access Wall (MAW) extension - 18-inch (457mm) segment

**Nothing in this catalog should be construed as an expressed warranty or implied warranties, including the warranties of merchantability and of fitness for any particular purpose.*

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.:_____

Location: _____ GPS Coordinates: _____

Land Use: Commercial:_____ Industrial: _____ Service Station:_____

Road/Highway:____ Airport: _____ Residential: _____ Parking Lot:_____

Date & Time:
Inspector:
Maintenance Contractor:
Visible Oil Present: (Y/N)
Oil Quantity Removed
Floatable Debris Present: (Y/N)
Floatable Debris removed: (Y/N)
Water Depth in Backwash Pool
Draindown Cartridges externally rinsed and re-commissioned: (Y/N)
New tentacles put on Cartridges: (Y/N)
Hi-Flo cartridges externally rinsed and recommissioned (Y/N):
New tentacles put on Hi-Flo Cartridges: (Y/N)
Sediment Depth Measured: (Y/N)
Sediment Depth (inches or mm):
Sediment Removed: (Y/N)
Cartridge Lids intact: (Y/N)
Observed Damage:
Comments:

JELLYFISH®
Membrane Filtration

Highly effective high-flow sediment removal

The Jellyfish® Filter is a highly effective stormwater high-flow sediment removal device which uses membrane technology. The large surface area enables fine particle removal at high flows with low head.

The Jellyfish® Filter has a much smaller footprint than other BMP's, greater design flexibility and lower long-term maintenance cost.







JELLYFISH® FILTER FEATURES

- High surface area, high flow rate membrane filtration
- Highest design treatment flow rate per cartridge (up to 80 gpm (5 L/s))
- Low driving head (typically 18 inches or less (457 mm))
- Lightweight cartridges with passive backwash
- 3rd party verified field-performance per TARP protocol

JELLYFISH® FILTER BENEFITS

- Long-lasting and effective stormwater treatment
- Compact system with small footprint
- Fewer cartridges required
- Superior pollutant capture
- Easy maintenance and low life-cycle cost

FILTRATION

High Performance Membrane Filtration

- Pleated tentacles provide effective removal of fine sand and silt sized particles.
- Removes a high percentage of particulate-bound pollutants including nutrients, metals and hydrocarbons.
- High surface area membranes ensure long-lasting treatment.
- No Media required

Extended Filter Life

- During filtration, vibrational pulses dislodge sediment from the membrane surfaces.
- After every storm peak, filtered water back-washes membrane filtration tentacles.
- Sediment is continuously removed from the tentacles by gravity.
- Tentacles easily washed with low pressure hose.







PRETREATMENT

- Separation skirt traps oil, trash and debris outside the filtration zone.
- Sand size particles settle below the cartridges in the sump.

APPROVALS

- Approved for 80% removal TSS
- New Jersey Corporation for Advanced Technology (NJCAT) – Field Performance Verification per TARP Tier II Protocol
- New Jersey Department of Environmental Protection (NJDEP) – Certification
- Washington State Department of Ecology (TAPE - CULD)
- Maryland Department of the Environment (MDE)
- Ontario Ministry of Environment – New Environmental Technology Evaluation (NETE) – Certification
- Texas Commission on Environmental Quality (TCEQ)

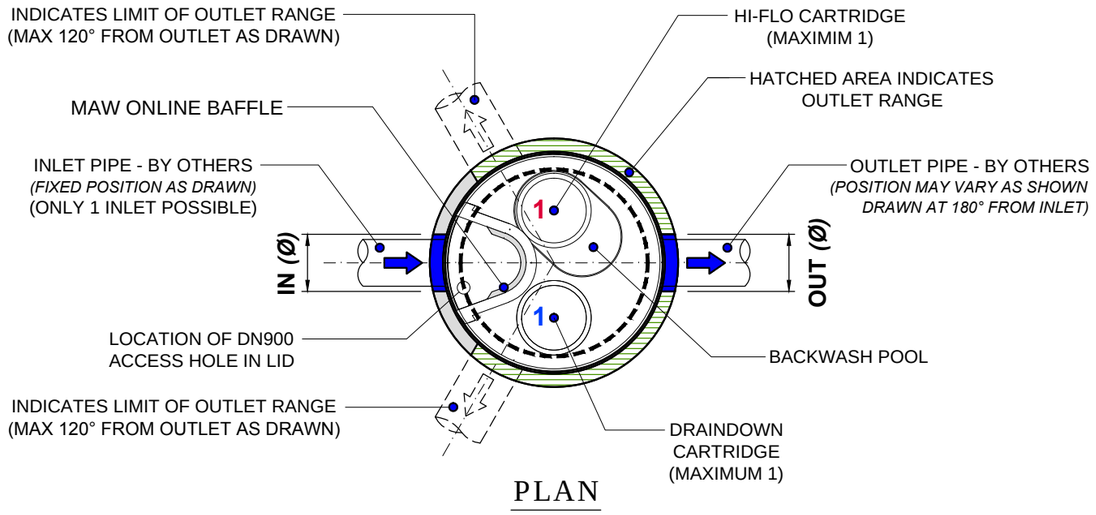
CONTACT DETAILS

Stormwater360

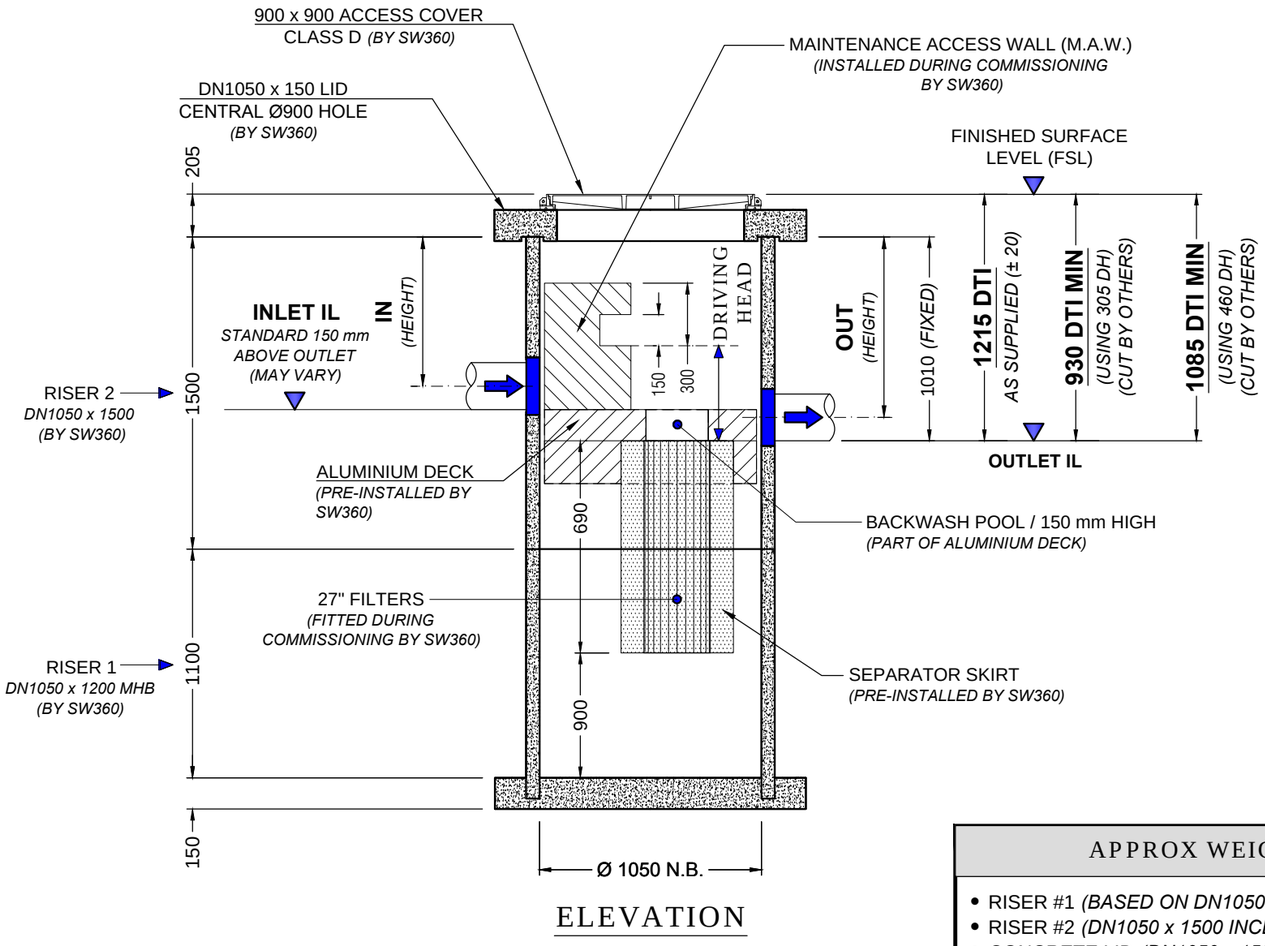
FREEPHONE:
0800 STORMWATER
(0800 786769)

www.stormwater360.co.nz

Stormwater360®
BETWEEN SKY AND SEA



PLAN



ELEVATION

APPROX WEIGHTS

- RISER #1 *(BASED ON DN1050 x 1200)* : 1330 Kg
- RISER #2 *(DN1050 x 1500 INCL DECK)* : 920 Kg
- CONCRETE LID *(DN1050 x 150 THICK)* : 430 Kg

TO BE COMPLETED BY CUSTOMER / CONTRACTOR

COMPANY :		P.O. NUMBER :	
SITE ADDRESS :			
SITE CONTACT & PHONE :			
PREFERRED DELIVERY DATE *(TBC SW360)* :			
FILTER REFERENCE *(IF APPLICABLE)* :		LID LEVEL *(INPUT REQUIRED)* :	
INLET PIPE DATA *(DN225 RCRRJ-MAX)* : *(DN300 PVC-MAX)*	IL :	DIA :	MATERIAL :
OUTLET PIPE DATA *(DN225 RCRRJ-MAX)* : *(DN300 PVC-MAX)*	IL :	DIA :	MATERIAL :
OUTLET PIPE ORIENTATION : *(CIRCLE 180° OR INPUT REQUIREMENT)*	AS DRAWN : *180° FROM INLET*	CLOCKWISE FROM INLET : *(60° MIN)*	ANTICLOCKWISE FROM INLET : *(60° MIN)*
COMPLETED BY :	SIGNED :		DATE :

TO BE COMPLETED BY SW360

DRIVING HEAD (DH) *(CIRCLE REQUIREMENT OR INPUT CUSTOM VALUE)* :	305 mm	460 mm	CUSTOM DRIVING HEAD : *(INPUT DETAILS IF REQUIRED)*
DEPTH TO INVERT (DTI) CHECK : *(CALCULATE AND RECORD)* :	INLET / OUTLET IL CHECK : *(CALCULATE AND RECORD)* :		No. OF FILTERS :
ACCESS COVER : 900 x 900 WEBFORGE / CLASS D : *(SUPPLIED UNLESS STATED OTHERWISE)*		DETAILS OF OTHER : *(IF REQUIRED)*	
COMPLETED BY :		SIGNED :	DATE :

NOTES :

1. CONCRETE MANHOLE RISER UNITS FITTED WITH SWIFTLIFT ANCHOR POINTS (QTY 2). DO NOT EXCEED 60 DEGREE LIFT ANGLE. CONCRETE LID FITTED WITH SWIFTLIFT ANCHOR POINTS (QTY 4).
2. UNIT SUPPLIED WITH BOTH INLET AND OUTLET CORE DRILLED.
3. SEALING / GROUTING OF MANHOLE COMPONENTS AND PIPES BY CONTRACTOR. ENSURING LOCAL CODES AND REGULATIONS ARE COMPLIED WITH.
4. ANY RISERS REQUIRED TO INCREASE THE DEPTH TO INVERT (DTI) FROM THAT AS DRAWN TO BE SUPPLIED BY THE CONTRACTOR.
5. FOR A DTI EXCEEDING 5m PLEASE CONTACT **0800STORMWATER**.
6. BACKFILL, BEDDING AND BUOYANCY DESIGN BY ENGINEER OF RECORD.
7. CONCRETE MANHOLE RISERS ARE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AS/NZS 4058 : 2007
8. CONCRETE MANHOLE BASES ARE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH NZS 3101 : 2006 AND NZS 3109 : 1997
9. CONCRETE LID DESIGNED AND MANUFACTURED TO HN-HO-72.
10. FILTERS AND MAINTENANCE ACCESS WALL (MAW) TO BE INSTALLED DURING COMMISSIONING BY STORMWATER360.
11. COMMISSIONING TO OCCUR ONLY WHEN CONSTRUCTION IS COMPLETE, AND SITE IS CLEAN.
12. CONTRACTOR TO ENSURE MANHOLE IS CLEAN FROM SITE RUN-OFF PRIOR TO COMMISSIONING.
13. CONTACT **0800STORMWATER** FOR COMMISSIONING OR ANY REQUIREMENTS OUTSIDE THIS DRAWING.

DATA FOR PRODUCTION ONLY (COMPLETED BY SW360)

OUT *(Ø) OUTLET CORE Ø* [ ] *MAX Ø 350*	**OUT** *(HEIGHT) = 1010 mm - 0.5 PIPE ID* [ ]	**IN** *(Ø) OUTLET CORE Ø* [ ] *MAX Ø 350*	**IN** *(HEIGHT)* **= OUT** *(HEIGHT) - Δ INVERT* [ ]
INLET TO OUTLET DISTANCE : *WRAP MEASUREMENT FROM C/L INLET TO C/L OUTLET*	= (ANGLE) x (3.14 x RISER *OD*) / 360		[ ]
COMPLETED BY :	SIGNED :	DATE :	

Stormwater360
BETWEEN SKY AND SEA
0800 STORMWATER
sales@stormwater360.co.nz
www.stormwater360.co.nz

CONDITION OF USE
© STORMWATER360 2019
Any unauthorised reproduction of this drawing in part or in full is prohibited

JELLYFISH® FILTER
STORMWATER MEMBRANE FILTER
DN1050 / 27" FILTERS 1 + 1 / ONLINE / TRAFFICABLE
GENERAL ARRANGEMENT

SCALE : N.T.S. | DRG No : JF-MH-27-1050-T-ON-20 | REV : 1 | DATE : 25.05.19

JOB NO :		REV	REVISION DETAIL	DATE
PROJECT :		0	APPROVED	25.05.19
		1	FORMULA REV	12.08.19
DRN :	R.P. 25.05.19			
CKD :	G.S. 25.05.19			

STANDARD SPECIFICATION
STORMWATER QUALITY FILTER TREATMENT DEVICE

PART 1 – GENERAL

1.1 WORK INCLUDED

Specifies requirements for construction and performance of an underground stormwater quality filter treatment device that removes pollutants from stormwater runoff through the unit operations of sedimentation, floatation, and membrane filtration.

1.2 REFERENCE STANDARDS

NZS 3109:1997: Concrete construction
NZS 3114:1987: Specification for concrete surface finishes
AS/NZS 4058:2007: Precast concrete pipes (pressure and non-pressure)
AS 3996-2006: Access covers and grates
NZTA's Bridge Manual (May 2013)

1.3 SHOP DRAWINGS

Shop drawings for the structure and performance are to be submitted with each order to the contractor. Contractor shall forward shop drawing submittal to the consulting engineer for approval. Shop drawings are to detail the structure's precast concrete components.

1.4 HANDLING AND STORAGE

Prevent damage to materials during storage and handling.

PART 2 – PRODUCTS

2.1 GENERAL

2.1.1 The device shall be cylindrical or rectangular and constructed from precast concrete riser and slab components or monolithic precast structure(s) manufactured to confirm to NZS 3109:1997, NZS 3114:1987 and/or AS/NZS 4058:2007, and installed to conform to any required state highway, municipal or local authority specifications.

2.1.2 Cartridge Deck The cylindrical concrete device shall include either a coated aluminum or fiberglass deck. The rectangular concrete device shall include a coated aluminum deck. In either instance, the insert shall be bolted and sealed watertight inside the precast concrete chamber. In each instance the insert shall serve as: (a) a horizontal divider between the lower treatment zone and the upper treated effluent zone; (b) a deck for attachment of filter cartridges such that the membrane filter elements of each cartridge extend into the lower treatment zone; (c) a platform for maintenance workers to service the filter cartridges; (d) a conduit for conveyance of treated water to the effluent pipe.

2.1.3 Membrane Filter Cartridges Filter cartridges shall be comprised of cylindrical membrane filter elements connected to a perforated head plate. The number of membrane filter elements per cartridge shall be eleven 2.75-inch (70-mm) diameter elements. The length of each filter element shall be a minimum 15 inches (381 mm). Each cartridge shall be fitted into the cartridge deck by insertion into a cartridge receptacle that is permanently mounted into the cartridge deck. Each cartridge shall be

secured by a cartridge lid that is threaded onto the receptacle. The maximum treatment flow rate of a filter cartridge shall be controlled by an orifice in the cartridge lid and based on a design flux rate (surface loading rate) determined by the maximum treatment flow rate per unit of filtration membrane surface area. The maximum flux rate shall be 0.21 gpm/ft^2 (0.142 lps/m^2).

Each lightweight membrane filter cartridge shall allow for manual installation and removal. Each filter cartridge shall have filtration membrane surface area and dry installation weight as follows:

Filter Cartridge Length		Filtration Cartridge Membrane Surface Area	Filter Cartridge Dry Weight
in	mm	m^2	kg
15	381	9.8	4.5
27	686	17.7	6.6
40	1,016	26.2	8.9
54	1,372	35.4	11.4

2.1.4 Backwashing Cartridges. The filter device shall have a weir extending above the cartridge deck that encloses the high flow rate filter cartridges when placed in their respective cartridge receptacles within the cartridge deck. The weir shall collect a pool of filtered water during inflow events that subsequently automatically backwashes the high flow rate cartridges each time the inflow event subsides. All filter cartridges shall allow for filtration membrane rinsing to restore flow capacity and sediment capacity and extend cartridge service life.

2.1.5 Maintenance Access to Captured Pollutants. The filter device shall contain an opening(s) that provides suitable maintenance access for removal of accumulated floatable pollutants and sediment.

2.1.6 Bend Structure. The device shall be able to be used as a bend structure with minimum angles between inlet and outlet pipes of 90-degrees or less in the stormwater conveyance system.

2.1.7 Double-Wall Containment of Hydrocarbons. The cylindrical precast concrete device shall provide double-wall containment for hydrocarbon spill capture by a combined means of an inner wall of either aluminum or fiberglass, to a minimum depth of 12 inches (305 mm) below the cartridge deck, and the precast vessel wall.

2.1.8 Baffle. The filter device shall provide a baffle that extends from the underside of the cartridge deck to a minimum length equal to the length of the membrane filter elements. The baffle shall serve to protect the membrane filter elements from contamination by floatables. In the cylindrical device the baffle shall be a flexible continuous skirt secured to the fiberglass deck. In the rectangular device the baffle shall be a concrete or metal wall, secured to the precast chamber.

2.1.9 Sump The device shall include a minimum 24 inches (600 mm) of total sump depth below the bottom of the cartridges for sediment accumulation, unless otherwise specified in the shop drawings or by the design engineer.

2.2 PRECAST CONCRETE SECTIONS. All precast concrete components shall be manufactured to a minimum live load of HN loading, in accordance with NZTA's Bridge Manual (May 2013), or greater based on local regulatory specifications, unless otherwise modified or specified by the design engineer.

2.3 JOINTS. All precast concrete manhole configuration joints shall use butyl rubber manhole sealant or as per engineer approved alternatives to ensure oil resistance.

2.4 FRAME AND COVER. Frame and covers must be manufactured from cast-iron and as a minimum conform to AS 3996:2006 Class B for pedestrianized areas or Class D for vehicle trafficked situations.

2.5 DOORS AND HATCHES. If provided shall meet designated loading requirements at a minimum for incidental traffic.

2.5 CONCRETE. All concrete components shall be manufactured according to local specifications and shall meet the requirements of NZS 3114:1987, NZS 3109:1997 and/or AS/NZS 4058:2007.

2.7 INSPECTION. All precast concrete sections shall be inspected to ensure that dimensions, appearance and quality of the product meet local municipal specifications and NZS 3114:1987 and/or AS/NZS 4058:2007.

PART 3 – PERFORMANCE

3.1 GENERAL

3.1.1 Function - The stormwater quality filter treatment device shall function to remove pollutants by the following unit treatment processes; sedimentation, floatation, and membrane filtration.

3.1.2 Pollutants - The stormwater quality filter treatment device shall remove oil, debris, trash, coarse and fine particulates (TSS), particulate-bound pollutants, metals and nutrients from stormwater during runoff events.

3.1.3 Bypass - The stormwater quality filter treatment device shall typically utilize an external bypass to divert excessive flows unless otherwise modified or specified by the design engineer.

3.1.4 Treatment Flux Rate (Surface Loading Rate) – The stormwater quality filter treatment device shall treat 100% of the required water quality treatment design flow based on a maximum treatment flux rate (surface loading rate) across the membrane filter cartridges of 0.21 gpm/ft^2 (0.142 lps/m^2).

3.2 FIELD TEST PERFORMANCE

At a minimum, the stormwater quality filter device shall have been field tested with a minimum 25 TARP qualifying storm events and field monitoring conducted according to the TARP field test protocol, and be NJCAT verified.

3.2.1 Suspended Solids Removal - The stormwater quality filter treatment device shall have demonstrated a minimum median TSS removal efficiency of 85% and a minimum median SSC removal efficiency of 95%.

3.2.2 Fine Particle Removal - The stormwater quality filter treatment device shall have demonstrated the ability to capture fine particles as indicated by a minimum median removal efficiency of 75% for the particle fraction less than 25 microns, an effluent d_{50} of 15 microns or lower for all monitored storm events.

3.2.3 Turbidity Reduction - The stormwater quality filter treatment device shall have demonstrated the ability to reduce the turbidity from influent from a range of 5 to 171 NTU to an effluent turbidity of 15 NTU or lower.

3.2.4 Nutrient (Total Phosphorus & Total Nitrogen) Removal - The stormwater quality filter treatment device shall have demonstrated a minimum median Total Phosphorus removal of 55%, and a minimum median Total Nitrogen removal of 50%.

3.2.5 Metals (Total Zinc & Total Copper) Removal - The stormwater quality filter treatment device shall have demonstrated a minimum median Total Zinc removal of 55%, and a minimum median Total Copper removal of 85%.

3.3 INSPECTION and MAINTENANCE

The manufacturer shall provide an Owner's Manual upon request.

3.3.1 FEATURES
The stormwater quality filter treatment device shall have the following features:

3.3.1.1 The membrane filter elements shall be designed to last a minimum one year under normal urban stormwater operation from a stable site prior to requiring maintenance or replacement.

3.3.1.2 Inspection which includes trash and floatables collection, sediment depth determination, and visible determination of backwash pool depth shall be easily conducted from grade.

3.3.1.3 Manual rinsing of the membrane filter elements of the filter cartridges shall be possible to restore the flow capacity and sediment capacity of the filter cartridges and therefore extend cartridge service life.

3.3.1.4 The filter device shall have a minimum 24 inches (600 mm of sediment storage depth below the cartridges.

3.3.1.5 Sediment removal from the filter treatment device shall be conducted using a standard maintenance truck and vacuum apparatus, and a minimum one point of entry to the sump that is unobstructed by filter cartridges.

3.3.1.6 Filter cartridges shall be easily maintained without the use of additional lifting equipment.

3.3.1.7 The membrane filter elements shall be easily removable and rinse-able with low pressure (< 20 psi) clean water to extend cartridge service life.

3.3.1.8 When required the membrane filter elements can be easily replaced to fully restore the flow capacity and sediment capacity of the filter cartridges.

3.3.2 REPLACEMENT FILTER CARTRIDGE ITEMS When replacement membrane filter elements and/or other parts are required, only membrane filter elements and parts approved by the manufacturer for use with the stormwater quality filter device shall be installed to ensure proper operation.

PART 4 – EXECUTION

4.1 INSTALLATION Contractor shall take appropriate action to protect all of the devices' internal components throughout the installation and construction process. No lifting shall be conducted or lifting mechanisms shall be connected to or come into contact with the stormwater quality treatment devices' deck or cartridge receptacles.

4.1.1 PRECAST DEVICE CONSTRUCTION SEQUENCE

The installation of a precast concrete device should be installed to conform with any required state highway, municipal or local authority specifications. Construction of manholes shall conform to AS/NZS 4058:2007. Selected sections of a general specification that are applicable are summarized below.

The precast concrete device is installed in sections in the following sequence:

- aggregate base
- base slab
- treatment chamber and cartridge deck riser section(s)
- bypass section
- connect inlet and outlet pipes
- riser section and/or transition slab (if required)
- maintenance riser section(s) (if required)
- frame and access cover

4.1. 2 The precast base should be placed level at the specified grade. The entire base should be in contact with the underlying compacted granular material. Subsequent sections, complete with joint seals, should be installed in accordance with the precast concrete manufacturer's recommendations.

4.1.3 Adjustment of the stormwater quality treatment device can be performed by lifting the upper sections free of the excavated area, re-leveling the base, and re-installing the sections. Damaged sections and gaskets should be repaired or replaced as necessary. Once the stormwater quality treatment device has been constructed, any lift holes must be plugged watertight with mortar or non-shrink grout.

4.1.4 Inlet and Outlet Pipes. Inlet and outlet pipes should be securely set into the device using approved pipe seals (flexible boot connections, where applicable) so that the structure is watertight.

4.1.5 Frame and Cover Installation. Adjustment units (e.g. grade rings) should be installed to set the frame and cover at the required elevation. The adjustment units should be laid in a full bed of mortar with successive units being joined using sealant recommended by the manufacturer. Frames for the cover should be set in a full bed of mortar at the elevation specified.

4.3 MAINTENANCE ACCESS WALL
In some instances, the Maintenance Access Wall, if provided, shall require an extension attachment and sealing to the precast wall and cartridge deck at the job site, rather than at the precast facility. In this instance, installation, attachment and sealing of these components shall be performed according to instructions provided by the manufacturer.

4.4 DEVICE PROTECTION PRIOR TO FILTER CARTRIDGE INSTALLATION
Filter cartridges shall not be installed until the project site is clean and free of debris, by the contractor. The project site includes any surface that contributes storm drainage to the treatment

device. All impermeable surfaces shall be clean and free of dirt and debris. All catch basins, manholes and pipes shall be free of debris, dirt and sediments.

4.4.1 It is the contractor's full responsibility to properly protect the treatment device, and keep the device offline during construction.

4.4.1.1 The contractor may choose to plug both the inlet and outlet pipes to prevent stormwater from entering the device to fully protect the cartridges and system from construction debris and sediment.

4.4.1.2 The contractor must remove plugs to activate the device after the site has been fully stabilized post-construction, and device has been commissioned.

4.5 FILTER CARTRIDGE INSTALLATION

4.5.1 The Contractor shall confirm the project site and stormwater quality filter treatment device is clean and free of debris prior to pursuing cartridge installation. Filter cartridges and lids shall be installed in the cartridge deck only after the construction site is fully stabilized and the unit clean and free of debris by the contractor.

4.5.2 Contractor shall notify and coordinate with the manufacturer three weeks prior to requiring filter cartridges installed on site. Filter cartridges and lids, shall be delivered and installed to commission the stormwater quality filter treatment device.

4.5.3 Filter cartridge lids, shall be installed providing a water tight seal by ensuring the lid's male threads are aligned properly with the cartridge receptacle female threads, and by firmly twisting the cartridge lids 110 degrees minimum clockwise to seat the filter cartridge snugly in place.

END OF SECTION

Water Heater

Supplier Declaration of Compliance

(In accordance with Regulation 101A of the Electricity Regulations 1997)

Ministry of Economic Development
Manatū Ōhanga
Energy Safety

THIS COMPLETED FORM REMAINS WITH THE SUPPLIER AS PART OF THE DOCUMENTATION REQUIRED FOR THE "*COMPLIANCE FOLDER*"
DO NOT SUBMIT THIS FORM TO THE MINISTRY

Suppliers Details

Name (of New Zealand manufacturer, importer or agent)

Rheem NZ Limited

New Zealand Company Number (if applicable)

1175771

Address

475 Rosebank Road
Avondale
Auckland NZ

Product Details

Product name, type, model and serial numbers (if applicable)

Mains Pressure Electric Hot Water Heater
Model: 31218015

Documents used as the basis for compliance with regulation 69

Wakefield Laboratories Test Report # 20217C
Covering AS/NZS 3350.2.21 Safety of Household and
Similar Electrical Appliances Part 2.21 Particular
requirement - Storage Water Heater

Declaration

I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 69 of the Electricity Regulations 1997.

Signature of Authorised Person

C Wheeler

Print Name

Chris Wheeler

Position in Organisation

Engineering Manager

Supplier Identification
(as affixed to the product)

Rheem

Date 29-Oct-2009

Reset

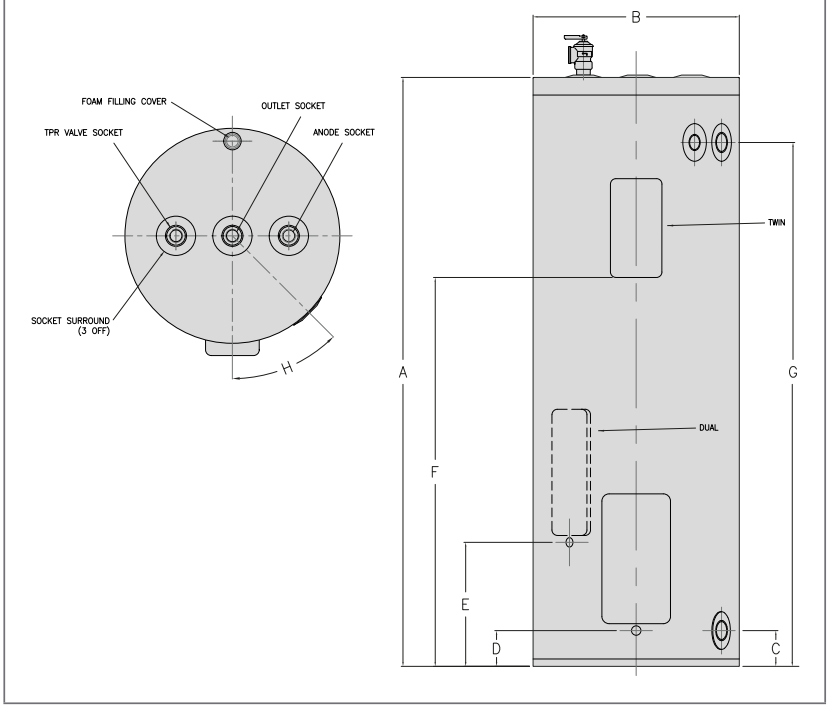
SPECIFICATIONS

MAINS PRESSURE – VITREOUS ENAMEL (VE)

Product		Models											
Single Element Indoor		31202519V	31204515	31209015	31213513 31213515	32213515	31218013 31218015		32218015	31225015	31230015		
Twin Element (non-simultaneous) Indoor							31218025			31225025			
Dual Element (simultaneous) Indoor											31230033 31230055		
Optima Outdoor/Indoor								91318015					
Optima Twin Element (non-simultaneous) Outdoor/Indoor												91330025	49240068
Approx. Storage Capacity	Litres	25	45	90	135	135	180	180	180	250	300	300	400
Boost Capacity (Twin Element)	Litres	-	-	-	-	-	45*	-	-	50**	50	47	90
Height	A (mm)	398	525	925	1325	935	1710	1720	1165	1555	1815	1820	1840
Width	B (mm)	400	490	490	490	580	490	490	580	580	580	580	690
	C (mm)	116	120	120	120	120	120	120	120	120	120	120	120
	D (mm)	32	65	65	65	65	65	-	65	65	65	-	105
	E (mm)	-	-	-	-	-	-	-	-	-	162	-	-
	F (mm)	-	-	-	-	-	1182*	-	-	1126**	-	1298	1323
	G (mm)	246	-	-	-	-	-	1546	-	-	-	1636	1479
	H (°)	45	45	45	45	45	45	36	45	45	45	36	97
Approx Weight Empty	Kg	15	26	38	49	54	60-62	64	64	80-82	91	97	113
Relief Valve Setting	kPa	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Water Connections		RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20	RP ¾ /20
Element Rating (@230V)	kW	2.0	3.0	3.0	2.0 or 3.0	3.0	2.0 or 3.0	3.0	3.0	3.0	3.0 or 5.0	3.0	4.8^

*31218025 only **31225025 only ^ @ 240V

Cylinder Dimensions



1. Inlet/Outlet and TPR valve are side mounted on left-hand side of 31202519V.
2. Inlet/outlet and TPR valve are side mounted on right-hand side of 91318015 and 91330025.

Specifications Electric (@230V)

kW	Recovery on a 50°C rise	AMPS
2.0 kW	34 litres per hr	8.7 A
2.4 kW	40 litres per hr	10.4 A
3.0 kW	51 litres per hr	13.1 A
3.6 kw	62 litres per hr	15.7 A
4.8 kW	82 litres per hr	21.0 A
5.0 kw	85 litres per hr	21.8 A
6.0 kW	103 litres per hr	26.1 A
2 × 3.0 kW	103 litres per hr	26.2 A
2 × 5.0 kW	171 litres per hr	43.6 A

Quality System™
Quality Endorsed Company
ISO 9001
Lic. QEC 14766
SAI Global

Windows and Doors

Tasman35™

Specifier & Builder guide to the Tasman35™ aluminium joinery system

Designed with innovation as its cornerstone, Tasman35™ performs beyond expectation

Powered by

altus Window Systems

window & glass association nz member

Proudly NZ Made

Learn more:



Tasman35™

The Tasman35™ system is ideal for most family homes

The Tasman35™ system provides structural performance and superior weather protection, boasting both traditional and modern aesthetics with practical functionality.

All products within the range allow for single and double glazing with up to 24mm IGU thickness. Modern and sleek flat faced frame profiles are available across all frame types with awing window frames available in flat and traditional stepped frames. Flat faced frames seamlessly blend with our Pacific41™ system, where required.

Door unit sizes for the Tasman35™ System can be up to 2.4m* high and have sliding panels weighing up to 150kg and hinged panels weighing up to 60kgs, both offer wide glass openings for impressive uninterrupted views and access.

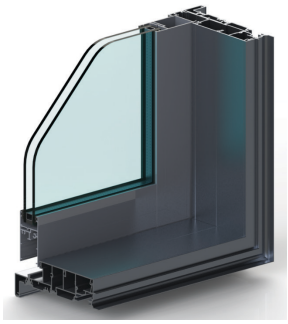
The Tasman35™ system can accommodate almost any combination of window and door configuration. Innovative products such as the iconic Ranchslider™, functional Levelstep™ and premium Euroslider™ are available within the system.

Suitable across multiple market segments; Standard Residential-Mid Level Architectural homes, Multi-residential, Light Commercial Applications, Exposed Architectural Homes and A&A (Additions and Alterations).

Performance up to and exceeding Extra High wind zone rating.



*2.4m high is recommended. Larger sizes may be possible, please contact your local fabricator for advice



Eurostacker™ Door

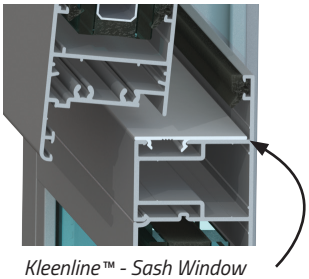
Eurostacker™ Door

Mix and Match

Ability to use the Tasman35™ and Pacific41™ systems (and Atlantic48™) on the same build project, whilst maintaining a consistent appearance and performance.

Features & Benefits

- Cost competitive joinery
- High end finishes in standard joinery offering
- Full range of product solutions from one supplier
- Advanced architectural design for a reasonable price
- Ease of specification – off the shelf detailing



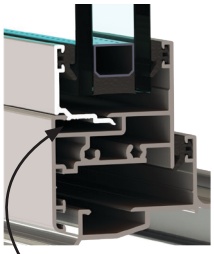
Kleenline™ - Sash Window Frame Platform Cover

Pressurefit bead

Faster glazing system with high performing seal and cleaner lines

Features & Benefits

- Faster close in – improved productivity in factory & onsite glazing
- High Performing santoprene foam-filled back seal produces clean glazing lines with less visible black seal margins, matching the inner appearance of the joinery.
- High end finish for standard joinery offering
- Improved performance that offers peace of mind



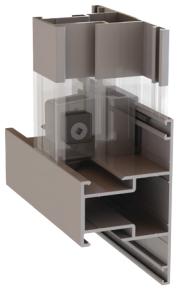
Pressurefit Bead

Patented Connection System for integral structures

(Mullions, Transoms Interlockers)

Features & Benefits

- Secure/Stronger jointing with no frame penetration to eliminate water ingress
- Controlled extrusion drainage path, channels water out efficiently
- Reduced use of visible hole plugs for aesthetics
- Bespoke Jointer sleeve / soaker systems exclusive to Altus, used for "specials" to deliver increased strength of joints over traditional methods (wall corners, e.g. Box & Bay Windows)
- Peace of mind



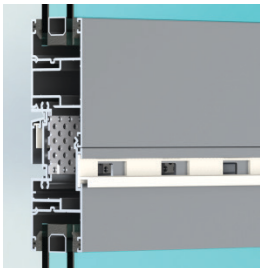
Patended Mullion Connector

High Performance Upgrades

- High performing drainage as standard
- 19mm flange cover for weather protection across all cladding types
- High performance Euroslider™ and Eurostacker™ threshold for heavy weather areas

Features & Benefits

- Compliant joinery
- Peace of mind
- Ease of installation
- Bespoke joinery offer – custom designed to meet New Zealand standards & weather conditions
- Cost competitive joinery
- Ease of specification



Aluvent™ Passive Ventilation

Innovative Product Offerings

Wide range of offerings across the residential ranges such as:

- Euroslider™ premium slider & stacker doors
- Fixed light adaptor that creates even height rails and maximum opening features for a finished look
- Smoothtech™ track as standard for easy glide sliding doors
- Continuous panel seals at bifold hinged junctions maintain weatherproofing
- Seeway™ - Frameless sash windows, available in both Awning (Transomless) & Casement (Mullionless) format and are a unique way to increase light, ventilation and create a feeling of openness
- Kleenline™ - Sash window frame platform cover, for a premium finished window look with benefits of being easy to clean
- Aluvent™ Passive Ventilation for a breathable home – can be included into any portion of the window or door unit

Features & Benefits

- One-stop shop
- Sellable features for end customer
- High end finish for standard joinery offering
- Freedom of design and function
- Showcase designs in standard products



Seeway™ Frameless Sash Windows

Sliding and Stacking Doors

- Specified for up to 2.4m* high x 1.5m* wide sliding panels weighing up to 150kg
- Euroslider™ & Eurostacker™ premium options with flat sill feature for ease of cleaning in high dust and debris areas
- Kiwi classic Ranchslider™ & Ranchstacker™ styles available with optional Levelstep™ sills for a true flush threshold
- Smoothtech™ Chevron track, standard on all sliding doors - one of the smoothest sliding door tracks in New Zealand
- Biparting and Corner Biparting options where moving doors meet in the centre, creating unique openings and a feeling of pillar-less space
- Even height rails and maximum opening features offer unique aesthetic benefits
- ACT Interlocker Softener – reduces the impact and sound when doors engage



Biparting Ranchslider™

Bifold, French and Hinged Doors

- Bifold panels are specified for up to 2.4m high x 0.9m wide weighing up to 55kg
  - Individual panels have been increased to 45mm in depth, the most robust standard residential hinged and bifold doors system in New Zealand. This increases the strength (I value) for better performance in higher wind zones
- Options for Top Hung or or Bottom Rolling Bifold Doors
  - Top Hung doors protect rollers from dust and harm and can have an option of a flush sill for a clean look and easy cleaning. Top hung bifold doors require engineered lintels to carry the loads
  - Bottom Rolling doors are durable and can suit larger spans across wide openings
- ART Bifold Door Aligner is an innovative component which holds each panel in perfect alignment throughout the bifold motion
- PCT Bifold Panel Catcher is an innovative component designed to pull the bifold doors in tight whilst opening & closing
- Clean stiles when door is open for improved aesthetics
- Externally mounted hinge allows for continuous panel seals producing Improved air tightness and weather-tightness
- French & Hinged door panels: up to 2.4m high x 1m wide



Bifold Door - 2-2 Configuration

Awning & Casement Windows

- Awning & Casement window sashes are specified for up to 1.6m high x 0.8m wide
- Kleenline™ - Sash window frame platform cover, for a premium finished window look with benefits of being easy to clean
- Seeway™ - Frameless sash windows, available in both Awning (Transomless) & Casement (Mullionless) format and are a unique way to increase light, ventilation and create a feeling of openness



Fixed Pane with Awning Windows

Learn more:

Your Local Fabricator:

Sharing your vision

altus.co.nz

Technical Enquiry: 0800 925 500
Email: technical@altus.co.nz

General Enquiry: 0800 4 ALTUS (425 887)
Email: altus.enquiry@altus.co.nz

Powered by altus Window Systems

window & glass association nz member

Proudly NZ Made

Aluminium Windows & Doors Care & Maintenance Guide







Looking after your new Altus Window Systems

Your care and maintenance guide

window & glass association nz member

Proudly NZ Made

altus Window Systems

481

Welcome to your new home. We hope you find it a great place to live.

Altus Window Systems wants to help make your home a great place to live, with windows and doors that provide you with a perfect blend of form and functionality.

They look good, and work well, providing you with effortless opening and closing, ventilation as well as a lovely sense of light and space.

Your Altus Window Systems are made to last. Wind, rain and sunlight will, however, take their toll over the years. To ensure your aluminium joinery continues to look great and work well into the future, you'll need to do some light cleaning and maintenance from time to time.

The harsher the environment (eg. near the sea or in high wind and rain zones), the more regular that maintenance will need to be.

This Guide provides you with useful tips around cleaning and maintenance. It's not designed to be a detailed Maintenance Manual or as a Warranty. It is recommended that the homeowner refer to the supplier care and maintenance guide for relevant information on the hardware, powder coat finish and performance of the glass installed in your home.

We strongly recommend that you access more detailed information around care and maintenance from relevant industry groups and suppliers.

To help you source this information,we've provided a checklist below.

Industry Organisation:
wganz.org.nz

Window and Door Hardware:
assaabloy.co.nz
doric.com.au
allegion.co.nz

Powder Coating:
dulux.co.nz
interpon.co.nz

Glass:
metroglasstech.co.nz
viridianglass.co.nz
glassteam.co.nz

altus
Window Systems

If major repairs or maintenance is required (either to the framing or the glass), or you have queries around your product warranty, please contact your nearest Altus Window Systems fabricator on **altus.co.nz/window-systems** to locate your local fabricator.

Tips to keep your windows and doors operating smoothly.

Your Altus Window Systems are designed to open and close smoothly and without fuss. You can ensure this smooth operation continues for years to come simply by following these easy steps.

- Make sure you run your vacuum along the sills and tracks regularly to remove any dirt and grime. It's also a good idea to do this before you wash your windows and doors.
- Check that the drainage holes are clear (you'll find these holes outside the window or door in the bottom of the frame). You can clear away any dirt and obstructions with a small, soft bottle brush. Please note that if your window is "stacked", there may be small drainage holes between units or behind the track.
- It's important that all of the moving parts in your hardware components, tracks and rollers (if accessible) are regularly lubricated. We'd advise to do this once every two months. You can do this with a Teflon-based lubricant. If, however, your home is near the sea or exposed to salt air, we recommend that you lubricate the components once every four weeks.
- Check the weatherstripping around your window and door panels to make sure it is sealing evenly. If it looks like there are some gaps, we recommend that you contact your local Altus Window Systems fabricator on altus.co.nz/window-systems.
- The seals and rubbers around the glass will need to be replaced from time to time depending on the environment. As a general rule, they should last for ten years or more. Replacing them is quite straightforward and can be done easily by a window/door maintenance service company.
- You may need to adjust your sliding door rollers to achieve proper height clearances. Most door rollers can be adjusted by using a screwdriver – there are access holes at both ends of the bottom of the sliding panel. When you're adjusting the roller, please ensure you lever the panel up so that there isn't any weight on the roller. When you've made roller adjustments, you may need to adjust the lock strike placement slightly, see page 7 for details.











Good looks that last, with just a little bit of help from you.

Washing glass

Washing and drying the glass on your windows and doors every three to six months will keep those views looking crisp and clear.

Here are some simple steps to follow.

1. First, you'll need to loosen dirt and debris. Do this by soaking the glass surface with either warm water mixed with a mild soap detergent (such as dishwashing liquid) or a recognised glass cleaner.
2. After washing, rinse the glass with clean water and then dry it off with a clean, grit-free squeegee, cloth or paper towel.
3. Make sure that any water or cleaning solution residue is dried off the window gaskets, sealants and frames. This will prevent water spots.
4. Clean double glazed or laminated glass following the same steps as shown above for normal glass. Please make sure, however, that no solvent comes into contact with the edge laminate interlayer or the unit sealant.
5. Check that the frame drainage isn't blocked.
6. Be extra careful when you're washing reflective or Low E coated surfaces. Make sure you always follow the manufacturer's instructions. If you're unsure about these, refer to the second page for glass supplier website details. It is recommended that you read the information provided on glass quality from the supplier.

Cleaning tinted and reflective glass

Avoid cleaning tinted or reflective glass surfaces in direct sunlight (so early in the morning, late in the afternoon or even early evening are the best times).

Taking care of **powder coated** frames

You can wash the powder coated frames of your windows or doors with warm water and a mild detergent. DO NOT use a strong solvent cleaner as this will be harmful to the powder coating.

- If the powder coated surface has lost its gloss or is looking chalky, apply a high quality cream polish to the frame using a soft cloth. We strongly recommend that you read the manufacturer's instructions before you do this (contact your nearest Altus Window Systems fabricator if you're not sure). Avoid polishes that contain cutting compounds, again a fabricator in your region will be able to advise you on the best products to use.
- Powder coating on frames that are in sheltered areas will be more at risk of coating degradation. This is because wind-blown salt, grit and grime will stick to the surface. We recommend, therefore, that you check and clean window and door frames in these areas on a more regular basis





Maintenance of **anodised** joinery frames

Anodising provides a tough, hard-wearing finish to your aluminium window and door frames. Some deterioration could occur over the years. This can be caused by grime building up on the frame, which in turn will trap moisture that can etch away at the anodised surface.

Regular cleaning will prevent build-up of grime and keep your joinery looking great for years. It's much like cleaning your car.

- Wash the aluminium with warm water and a suitable wetting agent or mild soap detergent. Use a sponge or a cloth. If you need to loosen dirt or grime, you can use a fine brush, but avoid using anything stiffer or more abrasive as you could end up damaging the surface. DO NOT use acid or alkali cleaners. These will damage the surface and could even discolour the joinery.
- You can clean away greasy deposits or really hard to remove grime by using a soft cloth dipped in white spirit, turpentine, kerosene or a mild liquid scourer. Make sure however that these solvents don't come into contact with any other parts of the window or door (including the rubber seal around the glass), as they will damage them. Remember to use a rag to dry off the joinery immediately after cleaning.
- You can provide extra protection for your anodised joinery by cleaning it with a good quality car wax after each wash. This will also lift the appearance of your joinery and keep it looking better, longer.

Important Point

After cleaning, rinse anodised joinery thoroughly with lots of clean water and then dry the glass to prevent water spots.

How often should anodised joinery be cleaned?

- Rural environments – every six months.
- Urban environments – every three months.
- Industrial and marine environments (or places that are exposed to a lot of salt and sulphur in the air) – every six months, as well as a cold water wash every month.







Care and maintenance of your window and door hardware.

General periodic care and maintenance is required on all hardware to ensure they continue to function correctly and maintain their appearance.

It's important that you clean any harmful residue (such as salt sea spray) from the surface of your hardware to keep it looking good for years to come.

Before doing any cleaning or maintenance, you must establish exactly what hardware has been installed on your external windows and doors. It may be that the hardware used has come from more than one supplier.
As a result, it may be constructed differently or made of different materials.

Cleaning

Powder Coated Hardware

1. Remove loose dirt with a wet sponge.
2. Using a soft brush or cloth and soap or mild domestic detergent in warm water, clean any dust, salt or other deposits from the hardware surface.
3. Thoroughly rinse with fresh water after cleaning to remove any remaining soap/detergent.

If you want to repair any weathered, blemished or scratched powder coat areas, please contact your local fabricator.

Plated Hardware

Plated hardware requires special care. It's important that you remember the following points.

- Clean with a soft damp cloth or dry duster.
- Do NOT use abrasive cleaners, scourers or rough cloths.
- Do NOT use detergent or chemical cleaners
- When cleaning windows, don't use spray window cleaners as there is a risk that some of the spray will land on the plated hardware.
- If you are painting, varnishing or plastering, remember to protect or cover the plated surfaces.

Stainless Steel Hardware

- Clean regularly using detergent and warm water. Rinse with fresh water and thoroughly dry the surface.
- Clean away any stains and discolouration with citric or nitric acid-based cleaners or a mild abrasive detergent. Rinse with fresh water and dry.
- Do NOT clean with wire wool or wire brushes as these will leave iron deposits that will rust.
- Do NOT allow salt deposits to build up on stainless steel product.
- Stainless steel is not stain proof - tea staining and other marks may appear.

NOTE: Avoid mechanical abrasives, hard water (deposits) and cleaners containing chlorides as they break down stainless steel's passivity layer and allows corrosion to occur.



Maintenance

Lubrication for Mechanisms

Mechanisms include friction slays, hinges, cylinders, mortise locks, rollers and fasteners. You can keep these mechanisms in good working order through regular cleaning and lubrication. We recommend a Teflon-based lubricate or please refer to the manufacturer's care instructions.

A soft bristle brush can be used on exposed parts. Apply Teflon-based lubricate to the moving parts – you don't need to use very much. This will limit corrosion of the exposed metals.

Electrical Entrance Systems

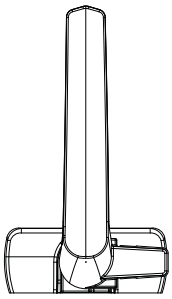
Do not let the product get wet.

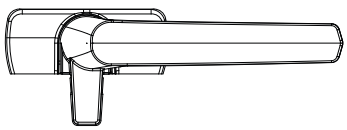
- Keep clear of debris and general dirt.
- Wipe the keypads or swipe the device with a clean damp cloth.
- Do NOT use solvents.
- Replacement batteries will be required.

NOTE: If you have any doubt or are unsure about the cleaning method it is recommended that you contact your nearest fabricator and hardware manufacturer.

Window Sash Handles

When opening and closing your sash or awning windows, make sure that the lever is fully in the correct position as shown in the picture below before you push the window open or pull it closed. That way, you'll avoid any damage caused by the hardware and rubber hitting the joinery.





Sliding Door (Strike Plate Adjustment)

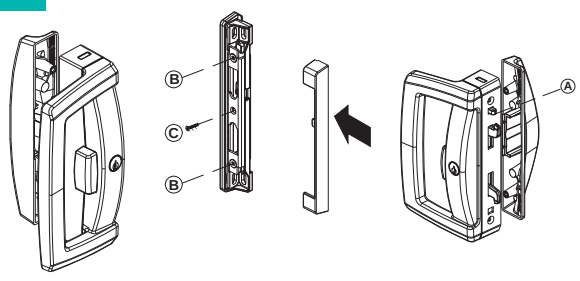
You can adjust the strike plate by following these simple steps. They relate to the surface mounted sliding door lock and the strike plate: (Picture A)

- Firstly, check the lock is operating correctly.
- Difficulty in operating may result from the anti-slam pin not being fully depressed while the door is in the closed position.
- To correct, open and loosen the strike plate retaining the screws (B) by one turn.
- Carefully loosen the anti-rattle screw (C) until the strike plate is no longer free to move.
- Note: care must be taken making these adjustments as excessive force may bend the strike plate.
- Check the lock operation and repeat if necessary.
- Rescrew the strike plate.

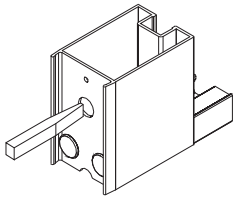
Sliding Door (Roller Adjustment)

Insert a screwdriver as shown and engage screw to adjust the roller height. (Picture B)

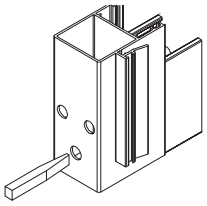
A



B



Single Glazed Low Rail



All other Panel types

altus
Window Systems

window & glass association nz
member

Proudly NZ Made

altus.co.nz/window-systems

AWSM&CG102022

Care & Maintenance Guide
Anodised & Powder Coated Joinery

REGULAR CLEANING IS ESSENTIAL FOR PRODUCT LONGEVITY

ANODISED JOINERY

Anodised Aluminium Joinery is not only attractive, but also offers a durable and tough wearing finish. Some deterioration of the anodic oxide coating occurs but mainly as a result of grime deposition and subsequent attack by moisture, particularly when it is contaminated with sulphur compounds. Regular cleaning is essential if the finish of anodised aluminium is to be preserved over a long period.

CLEANING

The anodised aluminium should be washed down with warm water and a suitable wetting agent or mild soap solution, in a similar manner to washing a car. Fine brushes may be used to loosen attached dirt/grime - the use of anything stiffer or more abrasive may result in damage to the surface. Acid or alkali cleaners should not be used, as these will damage anodic films and may discolour coloured joinery. Where greasy deposits or hard to remove grime is present, cleaning of the anodising may be by means of a soft cloth dipped in white spirit, turpentine, kerosene, or a liquid scourer (for example "Jiff"® - a Lever Rexona household product available from supermarkets) followed by wiping with a dry rag. Make sure none of these solvents come into contact with other parts of the window.

Note: All Solvents must be kept from contact with the vinyl glazing gasket materials, as most solvents damage glazing gaskets (the "rubber" seal around the glass).

It is essential to rinse thoroughly after cleaning, with copious applications of clean water particularly where crevices are present, and then dry the glass to avoid any marks developing. Regular washing of your anodised joinery will ensure a long lasting product. In general the following programme is recommended:

Rural: Every six months
Urban: Every three months
Industrial And Marine Environments:
(within 1 km of the sea): Six monthly warm water detergent wash, as well as monthly cold water washing.

POWDER COATED JOINERY

Your windows are factory pre-finished in long-lasting electrostatically applied powdercoating. A combination of painstaking preparation, careful workmanship, and the latest technology have come together to bring you your powdercoated windows and doors. Powdercoating is one of the most durable colour coatings available and with very little effort on your part, it will provide you with many years of excellent service. We want you to get the full long-term benefit of choosing low maintenance powdercoated windows. So we have prepared this information pack for you that details the few simple things you need to do to get maximum satisfaction from your investment.

REGULAR WASHING - THE KEY TO LOOKING SMART

To maintain the good looks of your powdercoated aluminium windows, each window and door unit needs regular washing all over - not just the parts that are sheltered from the rain. Unless you are close to the seaside or are in a similar harsh environment, such as near an industrial area, washing down your windows about every three months should be sufficient. Simply use a good quality, soft bristled, window washing brush as sold by general hardware stores. Some brushes have in-built detergent dispensers and connect directly to the garden tap. These brushes make it really easy to rinse off the detergent bubbles - which is a very important part of the care process.

If you choose to wash the windows by hand in the traditional way, simply use a diluted solution of mild liquid dishwash mixed the same way you would use to wash your dishes. Be sure to rinse off the window with a gentle spray from the garden hose, and dry the glass to avoid any marks developing.

WARNING

Never use any other kind of solvent cleaner as it could damage the powdercoating or cause it to deteriorate and age rapidly. Common solvents such as petrol, acetates, dulon thinners and Methyl Ethyl Detone (MEK) are very damaging to powdercoat and must never come into contact with it. Highly acidic, alkaline, common household solvent or alcohol-based cleaners are not recommended either. These comments apply equally to the other components that make up the window or door
- we recommend you do not use any solvents other than water.

altus WINDOWS


CITRUS
LIVING