

Update your Tenancy Agreement By 1 December 2020

Update your tenancy agreement. By the 1st of December 2020, all new or renewed tenancy agreements must include a statement of their current level of compliance.

From 1 July 2021 your property must be fully compliant within 90 days of any new or renewed tenancy

Make a list of outstanding issues. Best have your property inspected by a professional, well before the 1st of July, so that you can ensure that all issues are addressed well in time.

Heating:

All rental properties must have one or more fixed heaters. The heaters must meet the required heating capacity. The output requirement of the heater depends on a number of factors, including room size, insulation, age of house, region etc. A heating assessment tool is available at <https://tenancy.govt.nz/heating-tool>.

It may be best to check with a qualified installer or give Metro NZ Properties a call to arrange an inspection.

Insulation:

This should already have been taken care of, since the insulation standards have been compulsory since July 2019. Just like heating, the insulation standards may differ depending on a number of factors. Insulation must have a minimum "R-Value. Details can be found at <https://www.tenancy.govt.nz/insulation-tool>.

It may be best to check with a qualified installer or give Metro NZ Properties a call to arrange an inspection.

Ventilation:

At least one door or window has to open to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens. The size of the opening must be at least 5% of the floor areas. In addition to that, all kitchens and bathrooms must have an externally vented extractor fan.

It may pay to discuss the use of ventilation with your tenants.

Moisture and Drainage:

Efficient drainage for the removal of storm water, surface water and ground water must be provided. This rule affects gutters, downpipes and drains. Enclosed sub-floors must have a moisture barrier installed if it is practical to do so.

It may be best to check with a qualified installer or give Metro NZ Properties a call to arrange an inspection.

Draft Stopping:

Unreasonable gaps and holes in ceilings, floors and doors must be blocked to stop any noticeable drafts. Open fireplaces must be blocked unless otherwise agreed between the landlord and tenant,

**Call us for information or to book an inspection
09 985 5706**