

Raising the standard together



We're sure you've heard it mentioned by now, but there are some changes being made to New Zealand's rental property laws. It's about long term improvements for the health of our friends and whānau. Like anything new, it's worth reading to understand what it means for you.

The standards

The new healthy homes standards set minimum requirements in a few key areas. Over the next five years, every rental property in the country needs to meet the standards. Some rental properties will need to meet them sooner than others.



Heating

A fixed source of heating that can warm your main living room to 18°C year round.



Insulation

Ceiling and underfloor insulation has already been required since July 2019. The new standard builds on the current requirements.



Ventilation

Bedrooms, dining rooms, living rooms and kitchens in your rental should have openable windows or doors that can be fixed open to the outside. Kitchens and bathrooms should have an extractor fan to remove moisture.



Moisture, ingress and drainage

Your guttering and drainage should be up to the job and working properly. If you have an enclosed subfloor (that's the bit below the house if it doesn't sit directly on the ground) it may need to have a moisture barrier.



Draught stopping

Any noticeable draughts from unreasonable gaps or holes should be sealed up. Don't forget that any unused open fireplaces should be blocked off too, unless you want to use it.

Some properties may not have to meet these standards or parts of them because they're exempt. There are also exemptions that apply specifically to certain standards. For details visit: tenancy.govt.nz/healthy-homes

Healthy habits

You're the captain of the good ship 'Home', and there are a few things you can do that'll make a big difference, saving you some money and keeping your landlord happy. We're not trying to tell you anything you don't know — but everyone needs a reminder now and then about the small things that make a big difference. Here are some healthy habits you can keep up to make the most of your home.



You are my sunshine, my only sunshine

Even winter has sunny days — and sunny air is dry air. So put clothes outside to dry, open up the windows and wipe off any condensation. That'll help keep your house healthy for those rainy cold days when you can't make the most of the outdoors.



Move your sofa

Make sure the sofa is away from the windows so curtains can do their job. Use the opportunity to reposition for optimal TV viewing.



Keep your home ventilated

Reduce moisture in the air by opening up windows and turning on extractor fans when cooking and showering.



Don't let it clog

Many plumbers say that coffee grounds are one of the most likely sources of a clog in your kitchen pipes. Grease, fat and oils are also key culprits. Put them in the bin rather than down the drain.



Keep in contact

Keep your landlord or property manager informed about any damage or repairs and don't attempt to fix them yourself. They would much rather know about any problems before they become more expensive ones.

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New Zealand Government



MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Tenancy
Services