

Healthy homes standards

Keeping your property healthy

At EVES Property Management, we make it our priority to provide tenants with a warm, dry, and healthy home. We do this by ensuring your investment property is fully compliant with New Zealand's Healthy Homes Standards. These standards cover five key areas that every rental property needs to meet, and we're here to make sure your property ticks all the boxes.



Heating

All rental properties must have one or more fixed heaters, which can directly heat the main living room and meet a required heating capacity. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard.



Insulation

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



Ventilation

All kitchens and bathrooms must have an extractor fan that ventilates externally. Rental properties must have at least one door or window (including skylights) that opens to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens.



Moisture & Drainage

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof. If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.



Draught Stopping

Landlords must block any unreasonable gaps and holes in walls, ceilings, windows, floors and doors that cause noticeable draughts. Open fireplaces must be blocked.

We've got it covered.

At EVES Property Management, we help ensure your property meets Healthy Homes Standards. If ever needed, we have a dedicated Healthy Homes Coordinator who can assist you. He'll guide you through any required work in a practical, cost-effective way. With EVES, you can rest easy knowing your investment is in safe hands.