



CERTIFICATE OF COMPLIANCE

This is to confirm the residential property at

21 Oneil Road, Kaukapakapa

is compliant to Residential Tenancies (Healthy Homes Standards)
Regulations 2019

- This compliance statement is prepared by Panda Solutions for clients to attach to their own tenancy agreements to provide a written signed compliance statement as required under sections 13A(1A), 13A(1C), and 13A(1CA) or 13A(1CB) of the Act.
- Information pertaining to the details of the compliance is stated on the back of this document.



*Assessed by
Panda Solutions Ltd*

Date: 08/05/2025

Section 13A Statement of Current Level of Compliance

INSULATION	▪ Ceiling Insulation	Compliant
	▪ Underfloor Insulation	Compliant
	▪ Wall Insulation	N/A
HEATING	▪ Fixed Heater for Main Living Room	Compliant
VENTILATION	▪ Bathroom Extractor	Compliant
	▪ Kitchen Rangehood or Extractor	Compliant
	▪ "Openable area" of Windows	Compliant
MOISTURE INGRESS	▪ Ground Moisture Barrier	Compliant
	▪ Drainage	Compliant
DRAUGHT STOPPING	▪ Free of Unreasonable Gaps	Compliant
	▪ All open fireplaces are blocked off	N/A
	▪ Tenant written request for fireplace to be unblocked	

I (Property Manager) _____ acting as agent for _____
declare the information above and in the following pages to be true and correct at the date of
signing. All reasonable efforts have been made to obtain information that is accurate.

The Owner/Property Manager confirms that they have applicable records and documents to
provide reasonable proof of compliance under Section 45 and Section 123A(1)(e) of the
Residential Tenancies Act, Amendment Act 2020. Copies of records must be made available, upon
receiving a request, within 21 days to Tenants and within 10 working days to MBIE.

Signed by: _____

Date signed: _____

INSULATION STATEMENT

Ceiling Insulation

Ceiling Insulation Coverage:

Complete (all rooms except skillion roof area)

Ceiling Insulation Type:

Segments/Blankets

Ceiling R-Value or Min Thickness (mm):

180mm+

Insulation is in at least a reasonable condition (if not please explain why)

Ceiling Partial or Uninsulated Reason:

House with skillion roofs where there is no ceiling in place to install insulation above (Sleepout)

Ceiling Insulation Type Other:

GLASSWOOL

Ceiling Insulation Condition:

Good Condition

Meets RTA Insulation Standards?

Yes

Underfloor Insulation

Underfloor Insulation Coverage:

Complete (all rooms)

Underfloor Insulation Type:

Segments/Blankets

Underfloor R-Value or Min Thickness (mm):

70mm

Insulation is in at least a reasonable condition (if not please explain why)

Underfloor Partial or Uninsulated Reason:

Underfloor Insulation Type Other:

GLASSWOOL

Underfloor Insulation Condition:

Good Condition

Meets RTA Insulation Standards?

Yes

Satisfied Requirements of Code NZS 4246 : 2016

Yes

Smoke Alarms

Number of Smoke Alarms

2

All units working? (tested)

Yes

Are all units within 3m of each bedroom door?

Yes



This statement is based on the observations and records collected by the Panda Solutions Assessor on the day of inspection. Insulation materials are not fixed and can be disturbed by other trades. Note the level of wall insulation is expected to be stated in tenancy agreements from July 2016 however it cannot be inspected and is not covered by this certificate.

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Property Address: 21 Oneil Road, Kaukapakapa



HEATING STATEMENT

Requirement: There must be a fixed heater(s) that can directly heat the main living room to at least 18 degrees Celsius.

Number of Qualifying Heaters in the main living room

2

Total Heating Capacity (kw)

6.4kw

Brand & Model Number

Mitsubishi Heavy Industries SRC35ZMA-S (4kw)

Heating Panel (2.4kw)

Main living room is exempt from the heating standard
(If yes, please explain why)

Satisfied Requirements of the Healthy Homes Heating Standard

Yes



You need **5.7kW** of heating capacity to heat your main 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 heaters need to provide this heating capacity with an outdoor temperature of **1°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.

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VENTILATION STATEMENT

Requirement: Ventilation must include openable windows or doors in the living room, dining room, kitchen and bedrooms. Also an appropriately sized extractor fan(s) in rooms with a bath or shower or indoor cooktop.

Kitchen Extractor Fan

	Has Extractor	Working	Ventilate to outdoors	Diameter
Kitchen 1	Yes	Yes	Yes	≥150mm

Bathroom Extractor Fan

	Has Extractor	Working	Ventilate to outdoors	Diameter
Bathroom 1	Yes	Yes	Yes	≥120mm

Openable Windows and External Doors

	Openable windows	Can be fixed in an open position	Openable area >5% of the room area
Living room	Yes	Yes	Yes
Dining room	Yes	Yes	Yes
Kitchen	Yes	Yes	Yes
Bedrooms	Yes	Yes	Yes

Satisfied Requirement of the Healthy Homes Ventilation Standard

Yes



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MOISTURE INGRESS AND DRAINAGE STATEMENT

Requirement: A rental property must have a drainage system that efficiently drains storm water, surface water and ground water to an appropriate outfall, and includes appropriate gutters, downpipes and drains to remove water from the roof. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it's possible to install one.

Drainage

Gutters and downpipes:

Gutters are present to carry away water from all parts of the roof	Yes
All gutters are connected to a downpipe	Yes
Gutters and downpipes are intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)	Yes
Gutters and downpipes are not obstructed or blocked (with leaf matter or other debris)	Yes
All downpipes direct water to an appropriate outfall.	Yes

House subfloor space:

Free of obvious drainage issues	Yes
No surface water under home	Yes

Ground Moisture Barrier

Ground Moisture Barrier Coverage:

None

Ground Moisture Barrier Uninstalled Reason:

There is no enclosed subfloor, no need to install a ground moisture barrier.

Satisfied Requirement of the Healthy Homes Moisture Ingress and Drainage Standard

Yes

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DRAUGHT STOPPING STATEMENT

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

Free of Unreasonable Gaps for Walls, ceiling and floors Yes

Free of Unreasonable Gaps for External doors Yes

Free of Unreasonable Gaps for Windows Yes

Open Fireplaces N/A

Are open fireplaces blocked?

If not blocked, does the tenant have a written request to not block it?

Satisfied Requirement of Healthy Homes Draught Stopping Standard Yes

DISCLAIMER

This statement is based on visual assessment at the date of assessment, and consequently is limited with respect to elements not visible due to furniture, fittings and possessions of the tenants which would not be moved for practical and privacy reasons. The inspection and the report have been conducted in good faith by Panda Solutions Ltd to support landlord's declarations of compliance with the Healthy Homes Standards. With respect to drainage requirements, it should be noted that the inspection has not been conducted by a drainage professional but instead includes a visual inspection of gutters, surface water and drains. Panda Solutions has taken reasonable care in conducting inspections to provide compliance assessment on the date of inspection.

No parties involved in this compliance document take responsibility of changes made after date of assessment. No responsibility can be accepted for defects which are not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

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