



NEW ZEALAND
PROPERTY
INVESTORS
FEDERATION

Minimum Standards

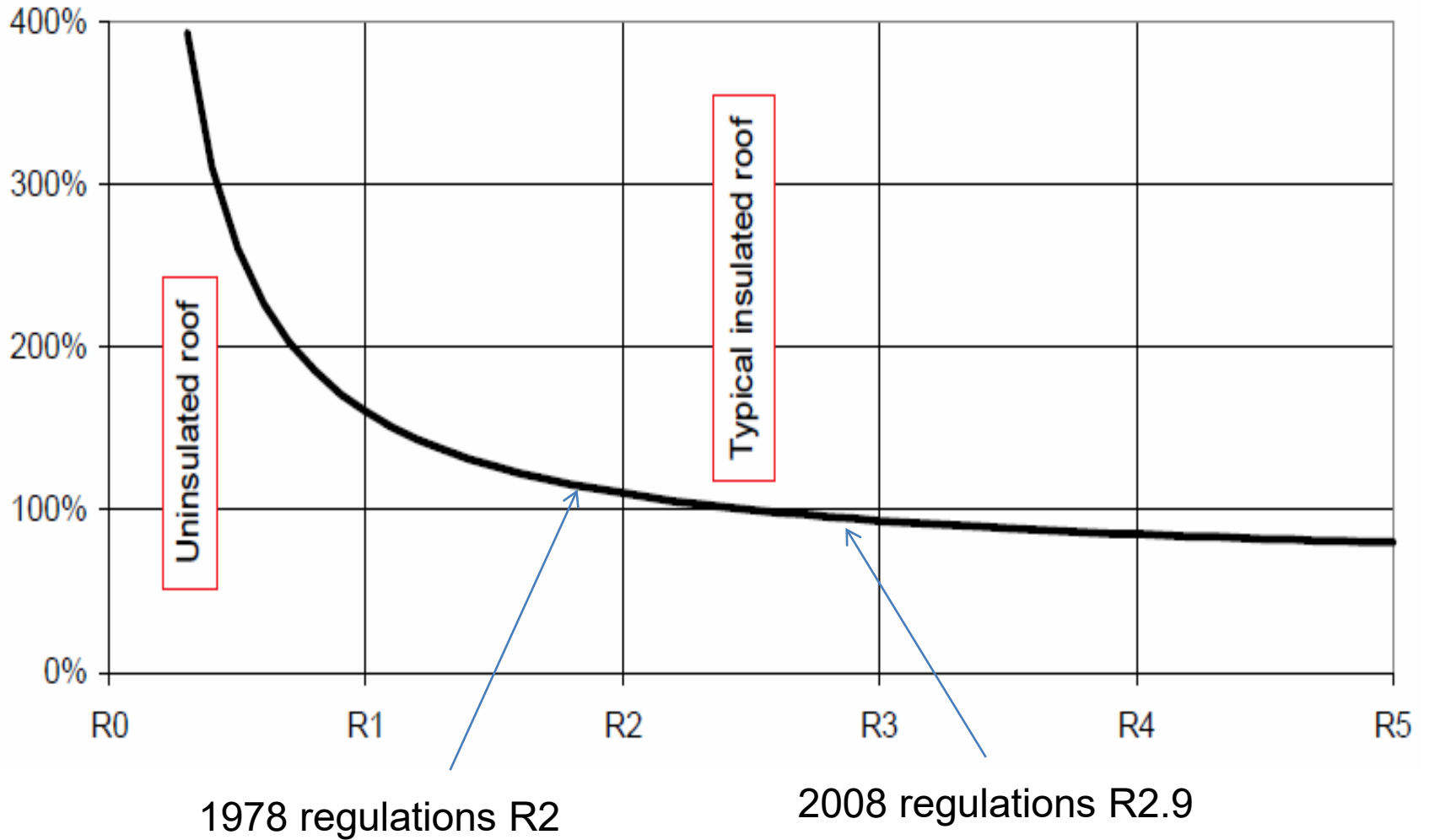
1. Must have insulation to the previous standards
2. Must have smoke alarms...

Healthy Housing Bill

MBIE has set standards on:

1. Ventilation
2. draught stopping
3. Drainage
4. Insulation
5. indoor temperatures
6. methods of heating ...

Example relative total heating energy consumption for the same comfort



The average cost per house of purchasing and installing insulation top-ups, inferred from recent EECA programmes, would be \$1,665.

- *NZ Institute of Economic Research*

Heating

New standard:

1. Fixed heating device capable of heating the largest living area to 18 degrees
2. Non energy efficient heaters over 2400w are not acceptable ...

Heating

Heating assessment tool:

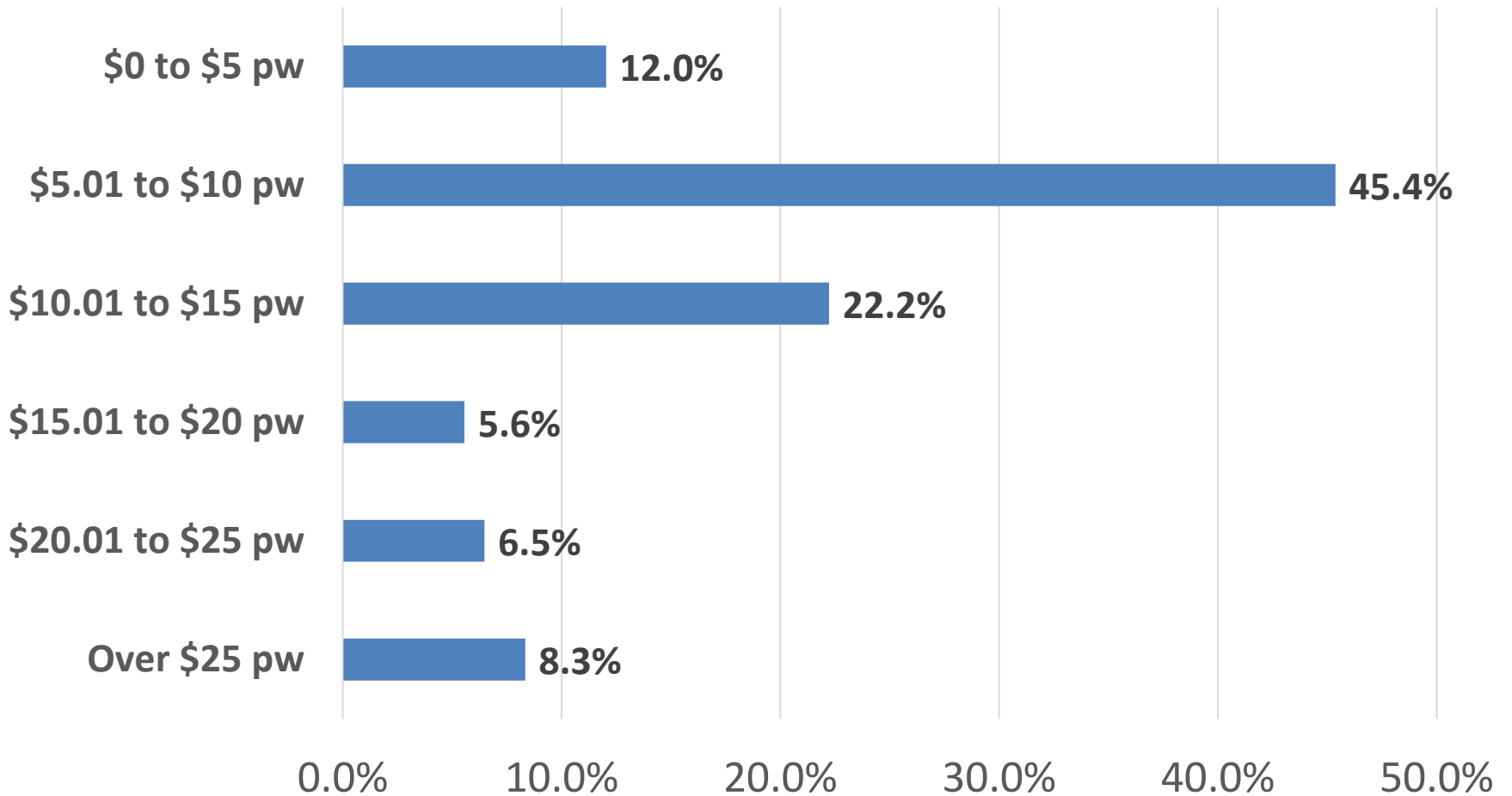
1. Uses average of the lowest days temperature over the last 20 years.
2. Takes no account of curtains
3. Internal walls are assumed to have no insulation...

NZPIF Membership Survey

	Sell some or all of my rentals	Buy more rental property	Increase the rental price
Minimum Standard Legislation	11.7%	15.6%	39.9%
Healthy Homes Legislation	14.3%	13.2%	46.3%

Heating

Increased rent from adding Heat Pump



NZIER Report on HHS

“Landlords facing the cumulative cost of complying with several standards may face costs up to around \$10,000 for an average sized New Zealand house.”

Labour will:

- Increase 42 day notice periods for landlords to 90 days to give tenants more time to find somewhere else to live
- Abolish “no-cause” terminations of tenancies
- Retain the ability of landlords to get rid of tenants who are in breach of the tenancy agreement with 90 days’ notice, or more quickly by order of the Tenancy Tribunal
- Limit rent increases to once per year (the law currently limits it to once every six months) and require the formula for rental increases to be specified in the rental agreement
- Give tenants and landlords the ability to agree tenants on a fixed term lease of 12 months or more can make minor alterations, like putting up shelves, if they pay double bond and on the basis the property is returned to the state it was in at the start of the tenancy
- Ban letting fees
- ~~Require all rentals to be warm, dry, and healthy for families to live in by passing the Healthy Homes Bill~~
- Give landlords access to grants of up to \$2000 for upgrading insulation and heating.

[Click here to read more.](#)

Conclusion

1. Unlikely to have an effect on supply.
2. Industry not totally against.
3. Top up insulation not cost effective.
4. Heating requirement excessive.
5. Cost for an average property is \$10,000.
6. Virtually all rentals will be affected...



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