

HEALTHY HOMES
NEW ZEALAND

Everything you need to keep your **rental** property safe, healthy & compliant.

2026 Service Information Brochure

PROPERTY MANAGER **PRICING**

www.healthyhomesnz.co.nz

0800 34 34 33

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Healthy Home Assessments

In our Healthy Home Assessments, our trained technicians visit the property to complete a full external and internal audit. Once complete, you'll receive a full report documenting everything required to meet the regulations and a completed 13A Compliance Statement.

If any work is required to meet compliance, simply arrange this with tradies of your choice, then load proof of the completed works (photos of remedy or invoices) into the customer portal to update the assessment and generate an updated compliance statement at no additional cost.

What sets our service apart



Heating calculations are conducted within our own custom software which means a permanent digital copy of calculations is available. This allows fast and simple recalculation for layout changes and insulation changes.



We don't charge for report updates. Instead, our Customer Portal allows clients to upload evidence of completed work to update reports instantly and regenerate Compliance Statements.



Integration with Property Management systems like Palace means Healthy Homes data is automatically updated in your system as soon as the report is complete. Clients have reported this saving hours of admin time.

Our prices:

1-3 bedroom property	$179+GST
4-6 bedroom property	$199+GST
7+ bedroom property	$219+GST
New builds*	$119+GST
Add a Smoke Alarm Assessment**	$29+GST

**New build reports are conducted off plans for homes built in the past 12 months, or still under construction. These are based on the plans and building specifications, a site visit is not included.*

***Does not include the installation of alarms. Installation of compliant smoke alarms is charged at $39.00+gst per alarm). Both Healthy Home Assessment and Smoke Alarm Assessment must be completed during the same site visit.*

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Maintaining Healthy Homes Compliance

As the Healthy Homes deadline has now passed, there is a greater focus on what landlords and property management companies should be doing to ensure properties remain compliant at all times.

Compliance with the regulations is now more closely monitored than ever before with the establishment of The Tenancy Compliance and Investigation Team.

With each new or renewed tenancy landlords are required to provide an updated Healthy Homes Compliance Statement. At the bottom of the statement is a declaration that is signed by the landlord or Property Manager stating that the information contained within the Statement is "true and correct at the time of signing". Failure to provide a true and correct statement is a breach of the Residential Tenancies Act and is considered an unlawful act which can result in a fine of up to $900 through either the Tenancy Tribunal or Tenancy Compliance and Investigation Department.

MBIE state that during regular inspections and at the end of the tenancy landlords need to:

- Check that the heater and ventilation system are in good working order. This could include checking its fixtures and fittings and replacing any filters.
- Check the insulation is still in good condition (for example, there are no gaps) and continues to meet the standard.
- Check the gutters, downpipes, drains are still doing the job.
- If the property has an enclosed subfloor, check the ground moisture barrier is still in good condition.
- Ask the tenants if they've noticed any new draughts in the rental.
- Check any seals, sealant or blockages that need to be maintained to ensure they prevent any draughts coming in or out of the property.

Healthy Homes Check Up - $129+GST*

As Tenancy Tribunal case law develops, the industry is developing a best practice recommendation for reassessments. Current recommendations suggest evidence to support a compliance statement (for example a Healthy Home Assessment) may be questioned if it is more than 2-3 years old. The length of time you're comfortable using an existing assessment as the sole evidence of compliance will depend on your own appetite for risk. Whatever your appetite, there will come a point when the initial report conducted will need updating.

Our reassessment services help ensure you meet your ongoing responsibility of monitoring and managing the continued compliance for your property and is designed to be used as evidence should you be required to provide it.

*** This price is applicable if Healthy Homes New Zealand has completed a full Healthy Home Assessment previously, OR if the client provides a copy of heating calculation completed by another party.**



Updated photographic evidence of compliance



Updated compliance statement between each tenancy - mitigate the risk of signing a false statement



Ensure continued high performance of property

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Smoke Alarm Compliance

Keeping track of working smoke alarms has been a legal requirement for property managers and landlords since 2016. The regulation requires qualifying smoke alarms to be installed within 3 metres of each bedroom door, or in every room where a person sleeps and in each level or storey of a multi-storey or multi-level home.

Unlimited Smoke Alarm Service Plan - $99+GST per annum

To ensure ongoing compliance our annual smoke alarm service includes unlimited callouts, **unlimited smoke alarm installs** required for compliance, replacement of damaged or expired alarms* along with a full report and certificate.
Note: This service plan covers battery operated alarms only.



Unlimited alarm replacement and installation*



Annual check of property's smoke alarms



Unlimited revisits for faulty or broken alarms*

**Does not include alarms damaged or removed by occupants of the property*

Alternate Service Option:

One off Service
This service is for a one off visit and does not include free alarm installation. Any alarms required are an additional $39+GST

$109+GST

Healthy Home Assessment Add on
If you are already having a Healthy Home Assessment done, you can add a Smoke Alarm Assessment for a lower price. Note this does not include free alarm installation. Any alarms required are an additional $39+GST

$29+GST

Compare the options

	One off Service	Unlimited Service Plan
Customer Portal Access	✓	✓
Palace Integration	✓	✓
Free Battery Installation	✓	✓
Unlimited Call Outs	×	✓
Free Alarm Installation	×	✓

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Methamphetamine Testing

Healthy Homes New Zealand samplers are NZQA qualified

On 16 April 2026 the Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026 came into force. This legislation brings in a number of changes to clarify what is required when a property is meth contaminated.

Here's our top ten outtakes:

1. **The New Limit:** The acceptable level increases to 15µg/100cm² on a single sample.
2. **Mandatory Cleanup:** If a property exceeds 15µg, it must be decontaminated.
3. **Fast-Track Termination:** If levels hit 30µg+ with a sitting tenant, the tenancy can be terminated (2 days' notice for tenants, 7 days' for landlords).
4. **The "15–30µg" Rule:** If a property sits between these levels, the tenant cannot be evicted, but the property must be decontaminated.
5. **Suspicion Barometer:** Landlords must test if they have a suspicion of contamination, are notified by Council or the Police.
6. **Liability Shield:** Landlords are not liable for "unhabitable" premises if they were unaware of contamination when the tenancy began.
7. **Disclosure Clock:** You must disclose results to tenants in writing within 7 days.
8. **Testing Options Reduced:** Lab Composites are now the only allowable lab-based testing method.
9. **Baseline Testing:** While not legally required between tenancies, it remains your best protection for a Tenancy Tribunal claim.
10. **Insurance Shift:** Insurers have different requirements in terms of coverage and the level at which they will provide cover. Check carefully with insurers to make sure you're covered.

Laboratory composite - Screening Assessment

Multiple samples are taken within a property, and all samples are sent to the laboratory for analysis. The laboratory will take an extraction from each test tube and combine them into a single analysis. The result shows the maximum level of methamphetamine that could be present on a single swab.

Pricing:

Up to 10 samples (suitable for most 1-3 bedroom properties)	$219+GST
11-20 samples (suitable for most 4-6 bedroom properties)	$249+GST
21-30 samples (suitable for most 7+ bedroom properties)	$299+GST

What happens if methamphetamine contamination is detected?

If a single level above 15ug is found, then that area requires decontamination. Once this is completed, post decontamination testing must be undertaken by an accredited professional company. If you are in this position, we can assist your team with this process and navigating the issues of decontaminating with a sitting tenant.

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Service Bundles

Designed specifically for property managers, our combined services provide the comprehensive documentation you need while offering significant savings. From new management setups to annual checks, we've made property compliance simple, affordable, and stress-free.

Bundle Package	Services Included	Total Value	Bundle Price	Your Savings
Standard Maintenance Bundle (All Property Sizes)				
Basic Safety Duo	Healthy Home Check Up + Smoke Alarm Servicing Plan	$228	**$139**	$89
Standard Property Bundles (1-3 Bedrooms)				
Compliance Plus	Healthy Home Check Up + Meth Test	$348	**$318**	$30
The Safety Trio	Healthy Home Check Up + Smoke Alarm Servicing Plan + Meth Test	$447	**$338**	$109
New Management Basics	Healthy Home Assessment + Meth Test	$398	**$368**	$30
New Management Pro	Healthy Home Assessment + Meth Test + Smoke Alarm Assessment*	$497	**$378**	$119
Large Property Bundles (4–6 Bedrooms)				
Compliance Plus	Healthy Home Check Up + Meth Test	$378	**$348**	*$30*
The Safety Trio	Healthy Home Check Up + Smoke Alarm Servicing Plan + Meth Test	$477	**$368**	*$109*
New Management Basics	Healthy Home Assessment + Meth Test	$448	**$398**	*$50*
New Management Pro	Healthy Home Assessment + Meth Test + Smoke Alarm Assessment*	$547	**$408**	*$139*

All prices are listed in NZD and exclude GST.
**upgrade to an Annual Smoke Alarm Servicing Plan (including unlimted alarm installation) for an additional $89+GST for the first year*

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Software and Integrations

Healthy Homes NZ operates on a customised software system that is a leader in the field of API Integrations

At the heart and soul of Healthy Homes NZ lies DEBI our completely custom built software system designed to provide cutting edge innovation to our teams internally and our clients. Our API Integrations were designed to remove the large administration burden our clients have around services like healthy homes with its integration with **Palace** and other software systems. **This allows for data to be automatically uploaded into a property managers' software system without the need to manually enter data.**

Key benefits for our clients:

- Integration with Palace Software (no more manual updates)
- Healthy Home Report updates done via a link/client portal (at no additional cost)
- Compliance Statement creation and updates
- Custom built software allows us to make changes as regulations change (Such as heating calculation changes)
- Direct Integration with Analytica Laboratories ensures fast turn around of methamphetamine results

Want to learn more? Our team love to chat,
Give us a call on 0800 34 34 33 or
email info@healthyhomesnz.co.nz

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