

Tenancy Services

LANDLORD DETAILS

Name(s) Yangsun Kang

This section must be filled in. It is important to give good contact details.

Physical address for service 2/22 Woodall place, Totara Vale, Auckland.

Email

This email address will be used as an address for services (strike out if not agreed) yangsi1969@hotmail.com

Phone (Mobile) 021.126.3283 (Hm) 09.444.2898 (Wk)

Other contact address(es)

Additional address for service (This may be a PO Box)

If the landlord wishes to include the details of an agent in the agreement, please include the agent's contact details on a separate sheet.

TENANT DETAILS

Name(s) Wang-Gil Kim & Mr. Ja Kang

Identification ☒ Drivers licence ☐ Passport ☐ Other Write ID Number: DV191892
DV412703

This section must be filled in. It is important to give good contact details.

Physical address for service 2/155 Shakespeare Road, Milford.

Email wgkim00@gmail.com.

This email address will be used as an address for services (strike out if not agreed)

Phone (Mobile) 027 588 6597 (Hm) (Wk)

Other contact address(es)

Additional address for service (This may be a PO Box)

Is any tenant under the age of 18? (Tick one)

☒ Yes ☐ No

TENANCY DETAILS

Address of tenancy

95 Totaravale drive, Totara Vale Auckland.

Body Corporate rules must be attached if premises are Unit Title premises (Strike out if not applicable)

Rent per week \$ 555 To be paid ☒ In advance Frequency (tick one) ☒ weekly ☐ fortnightly

Bond amount \$ 1665.

Rent to be paid at

Or into Bank Account No. 01 0186 0397-36 00

Account name Sun Koo Koo & Yangsun Kang

Bank ANZ Branch

Tenancy Services

The landlord and tenant agree that: ¹⁴~~21~~

1. The tenancy shall commence on the ~~21~~ day of ~~04~~

2. Strike out one option:

This is a periodic tenancy and may be ended by either party giving notice as required under the Residential Tenancies Act 1986

OR

This tenancy is for a fixed term, ending on the ¹³~~9~~

day of ~~04~~

NB: Fixed-term tenancies automatically become periodic upon expiry of the fixed-term unless either party gives the other written notice of their intention not to continue with the tenancy. That notice must be given no more than 90 days, and no less than 21 days, before the end of the fixed-term. If the landlord grants the tenant a right to renew the fixed-term, they should state this below under Number 4. The tenant may exercise this right by informing the landlord in writing no less than 21 days before the end of the fixed-term.

3. Strike out the bold section below if it is not applicable

The tenant shall not assign or sublet the tenancy **without the landlord's written consent.**

4. Insert other terms of this tenancy (eg. pets, number of tenants, reimbursement of recovery costs, right of renewal if tenancy is a fixed-term)

If necessary, please continue on a separate sheet and attach it to this agreement and ensure that all parties have signed and dated it.

No pet. No smoking
Carpet cleaning required on vacating property.

3 weeks notice

Signatures

Do not sign this agreement unless you understand and agree with everything in it

The landlord and tenant sign here to show that they agree to all the terms and conditions in the tenancy agreement and that each party has read the notes on pages 2 and 3 of this agreement. This is a legally binding contract.

Signed by


LANDLORD

Date signed

21/03/2020

Signed by


TENANT

Date signed

21/03/2020

Signed by


TENANT

Date signed

21/03/2020

Tenancy Services

INSULATION STATEMENT

Landlords must either complete this form or attach an insulation statement containing the same information.

A. THIS SECTION MUST BE COMPLETED BY LANDLORDS OF INCOME-RELATED RENT TENANCIES

1. Does insulation meet the minimum requirements for ceiling insulation?¹

☒ Yes ☐ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

2. Does insulation meet the minimum requirements for underfloor insulation?

☒ Yes ☐ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

B. THIS SECTION MUST BE COMPLETED BY ALL LANDLORDS

Ceiling insulation

Location/coverage

- ☒ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None

☐ I don't know as ceiling space is not accessible in the following areas (specify):

Type

- ☒ Segments/Blankets
☐ Loose-fill
☐ Other (specify)
☐ Ceiling space is not accessible

Bulk Insulation value (R-value): **R 1.8** or minimum thickness:

Age of ceiling insulation (if known): **2 year 8 month.**

Condition

- ☐ Insulation is in at least a reasonable condition (if not, please explain why):
☐ Insulation has no gaps other than clearances where required (e.g. around older style downlights and chimney flues)
☐ Ceiling space is not accessible

Underfloor insulation

Location/coverage

- ☐ Complete (all rooms)
☒ Partial (specify areas not insulated):

☐ None

☐ I don't know as underfloor space is not accessible in the following areas (specify):

Type

- ☒ Segments/Blankets
☐ Polystyrene
☐ Foil
☐ Bulk Insulation with foil lining
☐ Other (specify)

The Building Act 2004 bans the installation and/or repair of foil insulation in residential buildings with existing electrical installations. It is an offence to breach this ban and anyone doing so may be liable to a fine of up to \$200,000. If your property currently has foil insulation that is in reasonable condition, then it does not need to be replaced. However if your existing foil installation is damaged (e.g. torn, foil hanging down off the floor joists), then it must be replaced with an alternative insulation product that meets legal requirements.

¹ For guidance on exceptions and requirements, refer to MBIE's *Insulation Requirements – A Guide for Landlords*: www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf

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☐ Underfloor space is not accessible

Bulk Insulation value (R-value):

R15

or minimum thickness (n/a for foil):

Age of underfloor insulation (if known):

2 year 9 month

Condition

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

☐ Insulation has no gaps other than clearances where required (e.g. around pipes)

☐ Underfloor space is not accessible

Wall insulation

Location/coverage

☐ Complete (all rooms)

☐ Partial (specify areas not insulated):

☐ None

☐ I don't know as wall insulation is not accessible

Wall insulation is not compulsory, and is not planned to be made compulsory in July 2019.

However, you must provide this information where it is known.

Supplementary Information

Any other details about the type or condition if known:

C. ADDITIONAL INFORMATION

(This section is optional for tenancies which are not income-related. Income-related rent tenancies are covered by section A.)

1. Does insulation already meet the minimum requirements for ceiling insulation which will be compulsory from 1 July 2019?

☒ Yes ☐ No

If no, do any exceptions to the requirement to install insulation from 1 July 2019 apply? (Please explain.)

2. Does insulation already meet the minimum requirements for underfloor insulation which will be compulsory from 1 July 2019?

☒ Yes ☐ No

If no, do any exceptions to the requirement to install insulation from 1 July 2019 apply? (Please explain.)

3. Date insulation was last upgraded

16/06/2017

or N/A ☐

Date insulation was professionally assessed

16/06/2017

or N/A ☐

4. Please explain how you plan to comply with the requirements before 1 July 2019.

Landlord Statement

I/we,

Yang Sun Kang

(name of landlord(s)) declare

that the information contained in this insulation statement is true and correct as at the date of signing and that all reasonable efforts have been made to obtain information about the location, type and condition of insulation at the premises.

Signed by:

Landlord



Date signed

21/03/2020

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Tenancy Services

PROPERTY INSPECTION REPORT

This report is intended to help avoid disputes

This should be used to record the condition of the property at the start of the tenancy.

The landlord (L/L) and the tenant (T) should fill out this form together, and tick the appropriate box if the condition is acceptable, or record any damage or defects.

ROOM AND ITEM	CONDITION ACCEPTABLE?		
	LANDLORD	TENANTS	DAMAGE/DEFECTS
LOUNGE			
KITCHEN/DINING			
BATHROOM			
LAUNDRY			
BEDROOM 1			
BEDROOM 2			
BEDROOM 3			

6-5.

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BEDROOM 4	Wall/Doors
	Lights/Power points
	Floors/FI. Coverings
	Windows
	Blinds/Curtains
GENERAL	Rubbish bins
	Locks
	Garage/Car port
	Grounds
	No. keys supplied

Smoke alarms

Landlords must have working smoke alarms installed in all rental premises. These must meet the requirements in the Residential Tenancies (Smoke Alarms and Insulation) Regulation 2016, set out below. A landlord who fails to comply is committing an unlawful act and may be liable for a penalty of up to \$4,000.

Landlord - please confirm you have met at least these minimum legal requirements before you rent the premises:

- ☐ There is at least one working smoke alarm in each bedroom or within three metres of each bedroom's door – this applies to any room a person might reasonably sleep in.
- ☐ If there is more than one storey or level, there is at least one working smoke alarm on each storey or level, even if no-one sleeps there.
- ☐ If there is a caravan, sleep-out or similar, there is at least one working smoke alarm in it.
- ☐ None of the smoke alarms has passed the manufacturer's expiry or recommended replacement date.
- ☐ All new or replacement smoke alarms, installed from 1 July 2016 onward, are long-life photoelectric smoke alarms with a battery life of at least eight years or a hard-wired smoke alarm system, and meet the product standards in the Residential Tenancies (Smoke Alarms and Insulation) Regulation 2016.
- ☐ All the smoke alarms are properly installed by the landlord or their agent in accordance with the manufacturer's instructions.
- ☐ All the smoke alarms are working at the start of the tenancy, including having working batteries.

For important details go to www.tenancy.govt.nz/smoke-alarms

List of furniture and chattels

Provided by the landlord

Signatures for Property Inspection Report

Do not sign unless you agree to all the details in the Property Inspection Report

Signed by		21/07/2020
	LANDLORD	Date signed
Signed by		10/05/2020
	TENANT	Date signed

Rent and Bond Receipt

Initial rent payment	\$ 555 YSK H
Bond	\$ 1665 1665
Total	\$ 2220
To (name)	
Date paid	21/07/2020 10/05/2020 YSK H
Signed as received	

Water Meter Reading

For use if charging for water

At start of tenancy