



HHA COMPLIANCE - 19 Belfield Street, Dallington, 8061

HEATING COMPLIANCE

HEATING CAPACITY REQUIRED	3.8KW
HEATING CAPACITY PROVIDED	6.0KW
HEATER 1	Heat Pump - 6.0KW
HEATER 2	
RESULT	Standards for this subsection of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 have been met.
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INSULATION COMPLIANCE

CEILING INSULATION PRESENT	YES - ENTIRE PREMISES
R VALUE OR THICKNESS	115.00mm
TYPE	Segments/Blankets
INSULATION IS IN REASONABLE CONDITION	YES

UNDERFLOOR INSULATION PRESENT	YES - ENTIRE PREMISES
R VALUE OR THICKNESS	R1.6
TYPE	Segments/Blankets
INSULATION IS IN REASONABLE CONDITION	YES
RESULT	COMPLIANT
Standards for this subsection of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 have been met.	

VENTILATION COMPLIANCE

ALL HABBITABLE SPACE HAVE COMPLIANT VENTILATION OPENABLE AREA 5% OF FLOOR AREA	YES
KITCHEN HAS AN EXTRACTOR FAN VENTED TO THE OUTSIDE	YES
CAPACITY IN L/S OR DIAMETER IN MM	
BATHROOM 1 HAS AN EXTRACTOR FAN VENTED TO THE OUTSIDE	YES
CAPACITY IN L/S OR DIAMETER IN MM	150mm



BATHROOM 2 HAS AN EXTRACTOR FAN VENTED TO THE OUTSIDE	There is no second bathroom
CAPACITY IN L/S OR DIAMETER IN MM	
BATHROOM 3 HAS AN EXTRACTOR FAN VENTED TO THE OUTSIDE	There is no third bathroom
CAPACITY IN L/S OR DIAMETER IN MM	
RESULT	COMPLIANT
Standards for this subsection of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 have been met.	

MOISTURE INGRESS & DRAINAGE COMPLIANCE

THE PROPERTY HAS GUTTERS AND DOWN PIPES THAT EFFICIENTLY DRAIN STORM, SURFACE AND GROUND WATER TO AN APPROPRIATE OUTFALL	YES
EACH ENCLOSED SUBFLOOR SPACE HAS A GROUND VAPOUR BARRIER	
RESULT	COMPLIANT
Standards for this subsection of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 have been met.	

DRAUGHT STOPPING COMPLIANCE

THE PROPERTY HAS NO OPEN FIREPLACES THAT HAVE NOT BEEN PERMANENTLY BLOCKED OFF	There are no open fireplaces
THE PROPERTY IS FREE OF UNINTENTIONAL GAPS OR HOLES THAT ALLOW A NOTICEABLE DRAUGHT	No Gaps or holes
RESULT	COMPLIANT
Standards for this subsection of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 have been met.	

SMOKE ALARMS COMPLIANCE



SMOKE ALARM LOCATION	Hallway
SMOKE ALARM TYPE	10YR PHOTOELECTRIC
EXPIRY DATE	1/01/2034
SMOKE ALARM LOCATION	Lounge
SMOKE ALARM TYPE	10YR PHOTOELECTRIC
EXPIRY DATE	1/01/2034
SMOKE ALARM LOCATION	
SMOKE ALARM TYPE	
EXPIRY DATE	21/10/2024
RESULT	COMPLIANT
All smoke alarms are compliant , Smoke alarms present within 3 meters of each bedroom , At least one smoke alarm per storey/level	

COMPLIANT - with the healthy home regulation 2019

NOTES:

Disclaimer

The statements contained in this report are prepared solely for the purposes of assessing the property's' suitability for rental in accordance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. The report is based on a limited visual, non-invasive inspection of the components, the assessment is a guide only in some cases further investigation may be required. We recommend that where possible owners or landlords search their personal records of the property and compliance documents, property plans or code of compliance for information that would further assist compliance with the legislation. Just Property Services endeavors to the best of its ability and knowledge to ensure the information generated by this assessment is accurate and will assist in user's compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. We do offer no guarantee that this document will satisfy all of the requirements under the legislation. Just Property Services will not accept any liability for the accuracy of any report or information generated, where information provided by the landlord or property manager is incorrect or incomplete or where we have no access to the property, or access is limited, or parts are inaccessible. It is the landlords sole responsibility to ensure compliance with Residential Tenancies (Healthy Homes Standards) Regulations 2019. Just Property services will not accept liability for any penalty imposed for non-compliance with the statutory requirements whatsoever.