



Print this questionnaire and take it to your student property. Once completed, you can generate your STARS rating by logging into www.housingstars.co.nz and filling out the online questionnaire.

Fire Safety	Yes	No	Hints
1. Are working smoke alarms provided in each bedroom?	<input type="checkbox"/>	<input type="checkbox"/>	This is recommended by the NZ Fire Service as many students will have a large number of electrical items in their rooms.
2. Are working smoke alarms provided in common areas including passageways if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is the kitchen fitted with a fire extinguisher and/or a fire blanket?	<input type="checkbox"/>	<input type="checkbox"/>	Fire blankets are a cost effective option and available at the majority of good hardware outlets.
4. Have you had the wiring in your property certified by a registered electrician in the past 10 years?	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is there an escape plan operating within the property?	<input type="checkbox"/>	<input type="checkbox"/>	Visit the New Zealand Fire Service website to draw an escape plan online.
6. Do the escape doors and windows allow exit without a key in the case of emergency?	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is there a separate storage facility for the property? (e.g. Secure shed or garage)	<input type="checkbox"/>	<input type="checkbox"/>	For storing bicycles etc
8. Does each bedroom have 3 or more power outlets?	<input type="checkbox"/>	<input type="checkbox"/>	
Security			
1. Do the perimeter doors have a patent restricted key system to stop unauthorised copying of keys?	<input type="checkbox"/>	<input type="checkbox"/>	This is a registered restricted master key system and does not allow keys to be duplicated without the key system owners consent. The owner has a master key and then there are individual keys that can only open certain locks. The key blanks are not available to key cutters. This is system that landlords could adopt as properties are upgraded.
2. If the perimeter door keys are lost or not returned at the end of the tenancy, are the locks changed immediately?	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are the bedroom door locks individually keyed?	<input type="checkbox"/>	<input type="checkbox"/>	
4. Does each bedroom have at least one window that can be opened for ventilation with limiting stays or locks?	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is there external lighting covering the main entrance to the property?	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is there a boundary wall and/or fence around the property?	<input type="checkbox"/>	<input type="checkbox"/>	



Insulation	Yes	No	Hints
<p>1. What kind of ceiling insulation does the property have?</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Fully covered with an insulation depth no less than: 20mm OR property built before 1978 and there have been no improvements</p> <p><input type="checkbox"/> Fully covered with an insulation depth no less than: 50mm</p> <p><input type="checkbox"/> Fully covered with an insulation depth of more than: 100mm</p> <p><input type="checkbox"/> Fully covered with an insulation depth of more than: 150mm OR Fully covered by means of another storey above</p>			To find if there is insulation, have a look in the ceiling and measure the depth of the insulation. If you cannot look in the ceiling, as a general guide, if the property was built before 1978 and there have been no improvements, select the option: "fully covered with an insulation depth of no less than 20mm". Please note that for this question, "fully covered" means that there are no gaps in the insulation, and that the insulation covers all of the ceiling, and not parts of the ceiling.
<p>2. What type of floor insulation does the property have?</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> There is under-floor insulation</p> <p><input type="checkbox"/> The property is on a concrete pad</p> <p><input type="checkbox"/> This property is a multi-story complex</p>			Please note that for this question, the type of insulation is irrelevant (i.e. polystyrene, aluminium foil, wool, cosyfl oor, concrete are all equal for this question).
<p>3. Is there insulation in all of the external walls?</p>	<input type="checkbox"/>	<input type="checkbox"/>	It is common if property was built before 1978 and there have been no improvements, select the option: "no".
<p>4. What kind of window insulation does the property have?</p> <p><input type="checkbox"/> All of the windows are double glazed or retrofitted with double glazing</p> <p><input type="checkbox"/> 50% of the windows are double glazed or retrofitted with double glazing</p> <p><input type="checkbox"/> None of the windows are double glazed or retrofitted with double glazing but have thermal curtains</p> <p><input type="checkbox"/> None of the windows are double glazed or retrofitted with double glazing and do not have thermal curtains</p>			Please note that for this question, "proper fitting thermal curtains" means that the curtains are thermal-backed, fully cover the window when closed, and reach the floor and/or have a pelmet.
<p>5. Are all the windows in good working order, without external gaps?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>6. Is the hot water cylinder A grade, or wrapped, or is the water heated by a continuous hot water system (e.g. Gas)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	To find out if there is an A grade cylinder, there should be an 'A' on the side of the cylinder.

Heating and Ventilation

<p>1. Is your property heated by a fixed electric heater (e.g. panel heater)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>2. Is your property heated by a flued gas heater?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>3. Are the communal and/or bedrooms in your property heated by sun from a north facing aspect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>4. Is your property heated by a pellet fire/multi fuel burner/log burner/boiler?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>5. Is your property heated by a heat pump?</p>	<input type="checkbox"/>	<input type="checkbox"/>	To ensure heat pumps run efficiently service at least once a year.
<p>6. Is there an electrically driven ventilation system in the kitchen?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>7. Is there an electrically driven ventilation system in each bathroom?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>8. Does the shower have a shower dome fitted?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>9. Is there an electrically driven ventilation system supplied for the entire flat e.g. DVS?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>10. Does the clothes dryer have an external exhaust?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>11. Are there solar panels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>12. Is there an outside washing line provided that is adequate for the number of tenants?</p>	<input type="checkbox"/>	<input type="checkbox"/>	