CUSTOMER DOCUMENTS

Landlord Consent Form

Consent to install a Tīrama home battery at a rented property. For the owner of a rented property whose tenant has joined Tīrama Energy. Complete Schedules A and D, sign, and email the form to landlords@tiramaenergy.co.nz. The form can be signed electronically.

Applies to	Owners of rented properties whose tenant is supplied by Tīrama Energy Limited (NZ company number 9424181)
Document	Landlord Consent Form
Version	v1.1
Date	29 October 2026
Status	Pre-launch draft for legal review. The binding version is the one presented and accepted at sign-up.
Published copy	tiramaenergy.co.nz/landlords
Replaces	Tīrama Landlord Consent Form v1.0 (28 October 2026)

1 · Definitions

In this consent form:

(a) Tīrama means Tīrama Energy Limited, company number 9424181.

(b) Landlord means the registered owner or owners of the Property named in Schedule A, and includes a property manager or other agent who signs on their behalf.

(c) Tenant means the person who rents the Property and has an electricity supply agreement with Tīrama for it.

(d) Supply Agreement means that electricity supply agreement, including any continuation after its initial term.

(e) Tenancy Agreement means the residential tenancy agreement between the Landlord and the Tenant.

(f) Property means the dwelling described in Schedule A.

(g) Battery System means the lithium iron phosphate (LFP) home battery, inverter, isolation switch, dedicated breaker, communications equipment and mounting hardware that Tīrama installs at the Property.

(h) Install Date means the date the Battery System is commissioned at the Property, recorded in Schedule B.

2 · Tīrama's responsibilities

Tīrama agrees that:

(a) The Battery System is installed by a licensed electrician on Tīrama's installer panel, in accordance with the Electricity (Safety) Regulations 2010, AS/NZS 3000, AS/NZS 4777.1 and AS/NZS 5139, with an inverter certified to AS/NZS 4777.2.

(b) The installing electrician certifies the installation as those Regulations require and is responsible for the workmanship of the installation. Tīrama gives the Landlord a copy of the certificate of compliance and electrical safety certificate on request.

(c) The Battery System is installed at the location recorded in Schedule B, confirmed at a site assessment before installation.

(d) If the hot water cylinder at the Property is not already on a controlled circuit, the installing electrician moves it onto one at the install, at no cost to the Landlord or the Tenant. This is recorded in Schedule B.

(e) Tīrama maintains, repairs and, when needed, replaces the Battery System at no cost to the Landlord or the Tenant.

(f) Tīrama holds public liability insurance of not less than NZ$10,000,000 for any one event while the Battery System is at the Property, as set out in Schedule C.

(g) When the Battery System is removed, Tīrama makes good any wall fixings and returns the affected area to substantially its condition before installation, fair wear and tear excepted. A hot water cylinder moved onto a controlled circuit under clause 2(d) stays on that circuit.

3 · The Landlord's consent

By signing Schedule D, the Landlord:

(a) gives prior written consent, for the purposes of section 42 of the Residential Tenancies Act 1986, to the installation of the Battery System at the Property at the location recorded in Schedule B, and to the work in clause 2(d);

(b) consents to reasonable access for Tīrama and its contractors to install, inspect, maintain, repair, replace and remove the Battery System. During the tenancy, access is arranged with the Tenant on at least 10 business days' notice, except in an emergency or where there is a safety risk. After the tenancy ends, access is arranged with the Landlord;

(c) confirms that no body corporate rule, covenant, head lease or mortgage term prevents the installation, or that any consent required under one has been obtained;

(d) agrees to give Tīrama 5 business days' notice before any electrical work at the Property, so the Battery System can be shut down safely, except for urgent repairs;

(e) agrees not to move, disconnect, alter or interfere with the Battery System, except in an emergency; and

(f) confirms that the person signing is the registered owner of the Property, or has the authority of every registered owner to give this consent.

4 · Ownership of the Battery System

(a) The Battery System is owned by Tīrama at all times. It does not become the property of the Landlord or the Tenant.

(b) The Battery System is installed to be removed. The Landlord agrees that, as between the Landlord and Tīrama, it is not a fixture and does not form part of the Property.

(c) If the Battery System is ever treated as a fixture, the Landlord agrees that it does not become the Landlord's property under section 42(4) of the Residential Tenancies Act 1986, and that Tīrama may remove it at any time, including after the tenancy ends. This clause is an agreement for the purposes of section 42(5) of that Act.

(d) The Landlord will not sell, mortgage or otherwise deal with the Battery System, claim any interest in it, or prevent Tīrama from removing it.

(e) If the Landlord sells the Property, the Landlord will tell Tīrama in writing before settlement, leave the Battery System out of the chattels included in the sale, and tell the buyer that it belongs to Tīrama.

(f) The Landlord's acknowledgements in this clause also benefit any person who finances the Battery System or takes over Tīrama's rights in it.

5 · Term, removal and end of tenancy

(a) The Battery System stays at the Property for as long as the Supply Agreement continues: an initial term of 36 months from the Install Date and any continuation after that, unless it is removed earlier under this clause.

(b) If the Supply Agreement ends, or the Tenant moves out or moves the Supply Agreement to a new address, Tīrama retrieves the Battery System within 10 business days of being notified.

(c) The Landlord agrees to tell Tīrama at landlords@tiramaenergy.co.nz within 10 business days of any change in tenancy at the Property.

(d) If the Landlord needs the Battery System removed for work on the Property, such as a renovation, an electrical upgrade or a sale, Tīrama removes it within 10 business days of written notice, at no cost to the Landlord. The Tenant's Supply Agreement is treated as a house move, with no break fee.

(e) On removal, Tīrama gives the Landlord written confirmation that the Battery System is no longer installed at the Property. The Landlord has no further obligations under this consent after that, other than for anything that arose before removal.

6 · Insurance and liability

(a) Tīrama is responsible for, and indemnifies the Landlord against, physical loss of or damage to the Property, and liability to other people, caused by the presence, operation or removal of the Battery System, except to the extent caused by the negligence or deliberate act of the Landlord or the Tenant.

(b) Tīrama insures the Battery System and holds the public liability insurance described in Schedule C. The Landlord should tell the insurer of the Property that the Battery System is installed.

(c) Tīrama is not liable for indirect or consequential loss, including loss of rent, loss of property value or business interruption.

(d) Nothing in this consent excludes or limits any liability that cannot be excluded or limited under New Zealand law, including the Consumer Guarantees Act 1993 and the Fair Trading Act 1986.

7 · Personal information

Tīrama collects the details in this form to record the Landlord's consent and to contact the Landlord about the Battery System and any change in tenancy. They are shared only with Tīrama's installers and contractors for those purposes, and handled under Tīrama's privacy policy and the Privacy Act 2020. The Landlord can ask to see or correct them at any time through landlords@tiramaenergy.co.nz.

8 · General

(a) This consent does not change the Tenancy Agreement or the rent, does not give Tīrama any rights as a tenant, and does not make the Landlord responsible for the Tenant's power bill. The Supply Agreement is between Tīrama and the Tenant. Because Tīrama removes the Battery System and makes good under clause 2(g), the Tenant has nothing further to reinstate in respect of it.

(b) Notices are given by email, to the Landlord at the address in Schedule A and to Tīrama at landlords@tiramaenergy.co.nz.

(c) Any variation must be in writing and signed by both parties.

(d) Tīrama may transfer its rights and obligations under this consent to a related company, to a person who finances the Battery System, or to a person who takes over the Supply Agreement.

(e) If any provision is unenforceable, the rest of this consent continues in full force.

(f) This consent may be signed electronically and in counterparts.

(g) If the Landlord has a concern, the Landlord should raise it with Tīrama first. The Landlord may refer a dispute under this consent to Utilities Disputes Limited (utilitiesdisputes.co.nz), free of charge.

(h) This consent is governed by New Zealand law, and the courts of New Zealand have jurisdiction.

Schedule A · Property and parties

Property address:

ICP number:

Registered owner(s):

Owner email:

Owner mobile:

Property manager (if any):

Body corporate (if a unit title):

Tenant name(s):

Tenant email:

Schedule B · Battery System and install location

Completed by Tīrama.

Battery model:

Install location:

Wall-fixing method:

Hot water cylinder moved onto a controlled circuit (clause 2(d)): Yes / No / Already on one

Site assessment date:

Install Date:

Electrician and licence no.:

Certificate of compliance number:

Schedule C · Tīrama insurance

A current copy of Tīrama Energy Limited's public liability and hardware insurance certificate, with public liability cover of not less than NZ$10,000,000 for any one event, is given to the Landlord before installation and on request, and is refreshed annually. Request a copy at any time through landlords@tiramaenergy.co.nz.

Schedule D · Landlord signature

I am the Landlord, or am authorised to sign for the Landlord. I have read this consent and the schedules, and I consent to the installation of the Tīrama Battery System at the Property on the terms set out in this document.

Landlord name:

Signing as (circle one): Owner / Director / Trustee / Property manager

Signature:

Date (DD / MM / YYYY):

Return the signed form to landlords@tiramaenergy.co.nz.

Tīrama Energy Limited, company number 9424181. Registered on the Electricity Authority's Participant Register, participant identifier TRMA. Member of Utilities Disputes Limited.

Version history

Version	Date	Change
v1.0	28 Oct 2026	First published consent form.
v1.1	29 Oct 2026	Consent extended to moving the hot water cylinder onto a controlled circuit at install, where it is not already on one; the cylinder stays on that circuit after the battery is removed.