

COPY

Building Consent No:23935
Section 35, Building Act 1991

Issued:08Jun98

CONTACT : ROSE MCLAUGHLAN
P O BOX 140
DRURY

OWNER : BEVAN RUSSELL ENGLAND
C/- A1 BUILDING CERTIFIERS
P O BOX 140
DRURY

Application received: 28May98

PROJECT LOCATION

Street Address: 17 ELSIE DR, WAIUKU
Property ID: 42438
Assessment No: 03900/208.15
Legal: LOT 85 DP 176184

PROJECT

The project is for New Building
Intended Use(s): NEW 2 STOREY DWELLING WITH SEPERATE SLEEP-OUT
Intended life: Indefinite but not less than 50 years
Value of Work: \$200,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: \$0.00

Receipt number: 1289782	Date: 28May98	Amount: \$65.00
Receipt number: 1291266	Date: 05Jun98	Amount: \$1,964.30

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications and with any condition defined so as to comply with the provisions of the building code; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with this consent and the requirements of the Building Code.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, curbing, roads or other services.

An amendment to this building consent shall be applied for whenever building work has been or is intended to be carried out otherwise than in accordance with this building consent when such work affects or could affect compliance with the building code.

The issue of this building consent does not relieve the owner of the building or proposed building to which this building consent relates of any duty or responsibility under any other Act relating to or affecting the building or proposed building; or permit the construction, alteration, demolition or removal of the building or proposed building if that construction, alteration, demolition or removal would be in breach of any other Act.

This consent expires and becomes void if the building work is not commenced within six months from the date of issue unless the applicant obtains the written consent of the Franklin District Council which may grant an extension of time in its absolute discretion.

The owner's attention is drawn to the requirements of the Plumbers, Gasfitters and Drainlayers Registration Act 1976. Only registered tradesmen may carry out sanitary plumbing, gasfitting and drainlaying work. A similar requirement in respect to electrical work and registered electricians is embodied in the Electrical Wiring legislation. If the identity of the registered tradesman carrying out such work authorised by this consent has not been provided then the owner must supply the particulars to the Franklin District Council before that part of the work is commenced. A form for this purpose is provided.

The owner of the property and the builder are responsible for the correct siting of buildings or additions thereon, according to the District Plan and the Building Code. The owner and builder shall ascertain the true position of survey pegs before building operations commence.

On completion of the building work the owner is required to apply to the Franklin District Council for a Code Compliance Certificate.

1: Inspections by Building Certifier:-

Notice that the building work is ready for inspection shall be given to the nominated Building Certifier in advance of covering in any of the following work:-

Excavation for foundations.

Reinforcing steel for foundations.

Reinforcing steel for masonry.

Damp proofing and reinforcement to concrete floor.

Plumbing under concrete floor.

Bracing and fixing of framing members.

Framing timber required to have less than a maximum moisture content.

Thermal insulation material.

Fixing of linings for bracing elements.

Sanitary drainage.

Stormwater drainage.

And on completion of the above work.

2: Special condition for stormwater drainage:-

All stormwater runoff from roof, driveways and paved areas shall be collected and piped in sealed pipes to an approved discharge point.

THIS IS NOT A CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

Signed for and on behalf of the Council:

Name: K. Bellhouse

Position: _____

Date: 8/6/98