

Build with Titus
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10th July 2025

Attention: Auckland Council

To Whom It May Concern,

Re: Notification of Exempt Building Work – 4/49 Russell Rd, Manurewa (Flat 4, DP 165726)

I am writing to provide notification of building work completed at the above property that was carried out under the exemption provisions of Schedule 1 of the Building Act 2004. This letter is submitted for inclusion on the property file as a record for future reference.

Description of Work:

The work involved the addition of a second bedroom within the existing dwelling. This was achieved by reconfiguring internal non-structural walls. The new bedroom includes an external window that provides natural light and ventilation in compliance with the New Zealand Building Code.

Exemption Justification:

The building work is exempt from the requirement to obtain a building consent under **Schedule 1** of the Building Act 2004, as it:

- Was carried out entirely within the existing building envelope
- Did not involve any structural alterations or removal of load-bearing walls
- Did not affect any specified systems
- Did not change the use of the building
- Did not include any new or altered plumbing or drainage
- Meets Building Code requirements for light and ventilation in habitable rooms

A sketch plan showing the internal layout before and after the work is attached for reference.

This notification is intended solely to provide transparency for potential purchasers or future Council reference.

Please add this letter to the property file.

Yours sincerely,

Timothy Faleatua

Director

Titus Contracting Limited T/A Build with Titus