

FILE

02 May 2001

Please Quote: P04956

Doc No: 173652

Inspect NZ Ltd
PO Box 8044
ROTORUA

Attention: K. Murphy

Dear Sir,

VALUATION NO: 06542/586.00
ADDRESS: 170 KAWAHA POINT ROAD
BUILDING WORK CARRIED OUT WITHOUT A BUILDING
CONSENT

At present the Building Act 1991 prevents Council from issuing Building Consents for work completed in the past that should have had a Building Permit/Consent.

We acknowledge receipt of the plans and the report supplied and these will be placed on the property file.

By this notice, it is recorded on the property file that inspections have not been carried out by Council, therefore compliance cannot be verified.

Council does not intend to take any action against you at this time.

Yours faithfully

Ann Kelly
Administration Officer, Building

The Rotorua District Council
Chief Building Officer
Mr. Pat Lawrence
Private Bag
Rotorua

1 May 2001

Re: 170 Kawaha point Rd - Val.No.6542/586.00
Bedroom Extension – No-Building permit

Dear sir

I act on instructions from the owner of the above property, Mr. Richard Rutledge, who wishes to advise of alterations to their Kawaha Pt Rd home which do not carry appropriate building permits.

Background:

The building work that is the subject of this report relates to the extension of the two bedrooms on the western side of the building resulting in the outer wall being moved out to the full width of the existing soffit. The extensions have apparently been built after the conservatory and living area extension in 1985. This is indicated by the architectural drawings. The writer submits that the building work is certainly not recent and are likely to have been done around the same time, 1985-90.


Inspection Findings:

The foundations for the extensions are concrete piles and a secure subfloor structure is built. There is some evidence of subsidence in the doorway of the end bedroom, though this appears to be related to weatherproofing of the doors frames rather than significant failure of the building structure.

The ceiling that has been formed into a bulkhead drop ceiling from the line of the original wall out to the new wall, appears to have a wooden beam installed though this is now not accessible to inspection. There is however no evidence of sag or building movement relating to the beam, so the writer has accepted the structural soundness of the new beam and connections based on good in service performance.

Some additional minor reconfiguration of the interior walls around the bedroom doors was also carried out and this has caused no structural impact. Adequate light and ventilation is provided though there is no means to determine if the extension is thermally insulated.

The writer is satisfied on reasonable grounds that the building work referred to in this report was carried out prior to the NZ Building Act 1991, and that it provides a safe and sanitary structure and environment, suitable to the current usage, given normal ongoing maintenance.



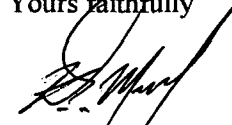
Request:

It is the purpose of this letter to request that the property file be updated with this letter and the altered original lounge extension plan. My client acknowledges there is no provision under the Building Act 1991 for a Code Compliance certificate being issued retrospectively.

The writer does anticipate the issuance of a letter advising receipt of this report and the subsequent attachment to the property file.

Please direct reply or any inquiry to the writer. I remain available if further information is required or if you require any clarification of this report.

Yours faithfully



Kerry G Murphy

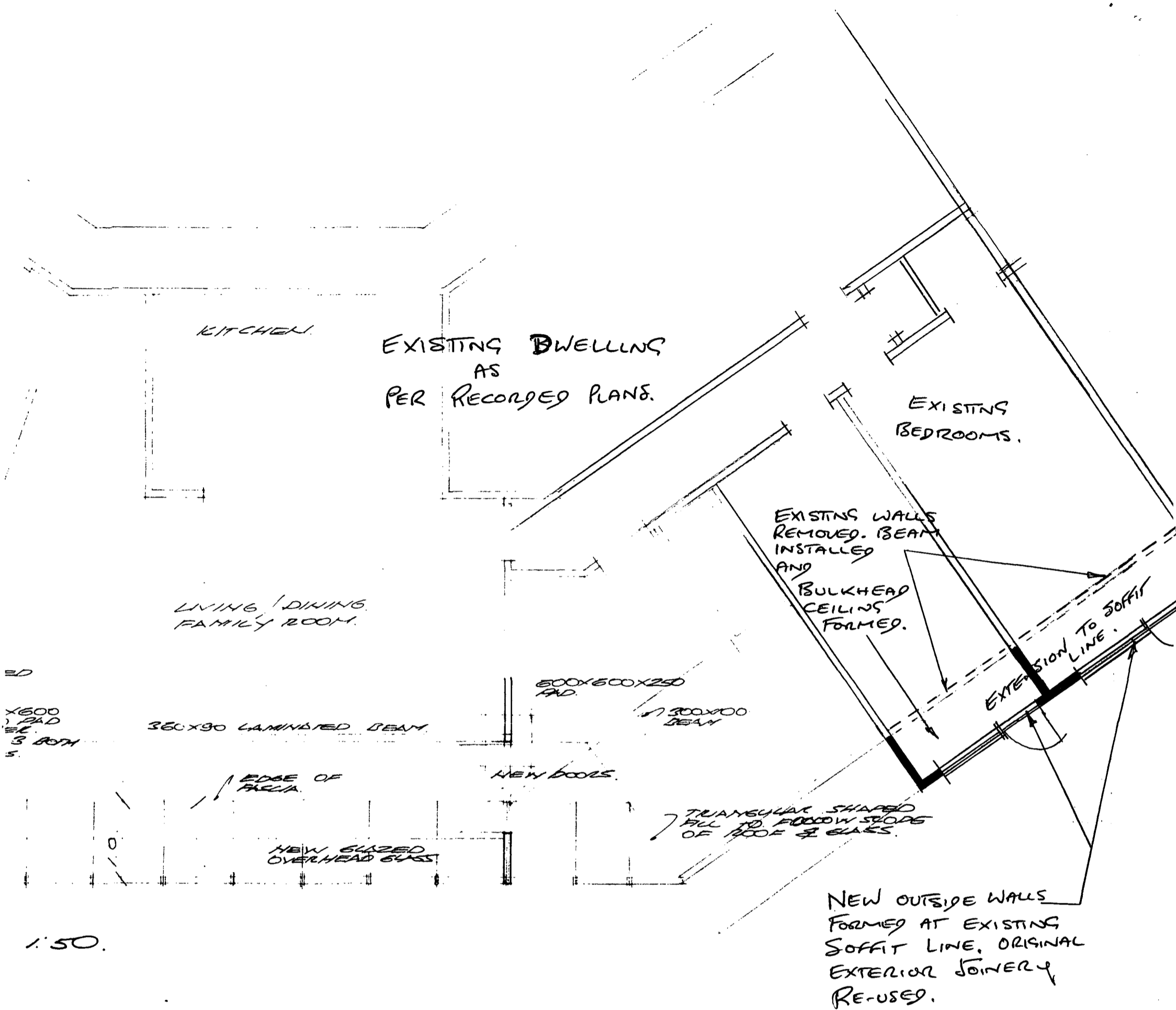
MBA, MNZIBS, BOINZ.

Registered Building Surveyor

BRANZ Accredited Adviser

Limits to accountability:

The comments herein are limited to that which is available to visual inspection. Concealed items such as reinforcing in concrete, thickness of concrete floors, concealed fixings, concealed flue, and other such concealed items are not confirmed by this report. The information herein is prepared for the addressee only and INSPECT NZ LTD. and all its principals, employees, their heirs and assignees, disclaim all responsibility and liability to third parties. This report is not supplied as, nor intended as, a guarantee either implied or otherwise and may not be used as such.



gerald stock architect

p.o. box 1377 .. telephone 86-746 .. rotorua

FILE

17 October 1996

Please Quote: P04956

Doc No: 33244

H. & N.J. Fett
170 Kawaha Point Road
ROTORUA

Dear Sir,

VALUATION NO:06542-586-00
ADDRESS: 170 KAWAHA POINT ROAD
BUILDING WORK CARRIED OUT WITHOUT A BUILDING
CONSENT

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Council does not intend to take any action against you at this time.

Yours faithfully

Colin Wiggins
Building Officer

cc J. Hughes (961180)
O'Sullivan Clemens
PO Box 646
ROTORUA

PARTNERS

Douglas J. Clemens, LL.B., FAMINZ
John D. Hughes, LL.M.
Alisdair H. Morrison, LL.B.
John W. Murray, LL.B.
Gary R. O'Neale, LL.B.
Brian J. Foote, LL.B., B.Com.

O'SULLIVAN CLEMENS
Barristers & Solicitors

Reference: J.D. Hughes 961180

ASSOCIATE

Mark B. Beech, LL.B., AAMINZ

Trinity House I-18238
80 Haupapa Street
Rotorua, New Zealand

Phone (07) 3 479 479
Fax (07) 3 477 000
Mobile 025 957 836
P.O. Box 646

DX JP30002

15 October 1996

The Senior Building Inspector
Rotorua District Council
DX JP 30031
ROTORUA

Attention:

Colin Higgins
K. Ryland

Rotorua District Council	
RECEIVED	16 OCT 1996
REFERRED TO
COPY TO
INSTRUCTIONS:

RE: H. & N.J. Fett - 170 Kawaha Point Road
Your Reference : 6542/586.00

Many years ago a carport was built on our above named clients property. This was before they purchased it and before their predecessors purchased it. It has therefore been constructed for at least 25 years. It does not have a permit or a Code Compliance Certificate.

However it has been inspected by a firm of Builders and we enclose a copy of their report and diagrams outlining the position of the carport in relation to the rest of the house and its basic structure. We trust that this is sufficient for you to include on the Building File and to issue the usual Certificate. We are aware that it is no longer possible to issue retrospective Building Consents.

If there is any problem with this please advise urgently. Our clients have a contract to sell the property on 25 October 1996 which is conditional upon the Council file being updated in this manner.

Yours faithfully,
O'SULLIVAN CLEMENS

Per:

J.D. Hughes
J.D. Hughes
1510dtw1-1

R.&J.DAVIS BUILDERS

P.O. BOX 2159
ROTORUA
NEW ZEALAND
Phone (07)3486035

H. Fett & N. Kiernander
170 Kawaha Point Road
ROTORUA

Re: Existing Carport

I have carried out an inspection of your carport at the above address and have enclosed drawings of the existing structure.

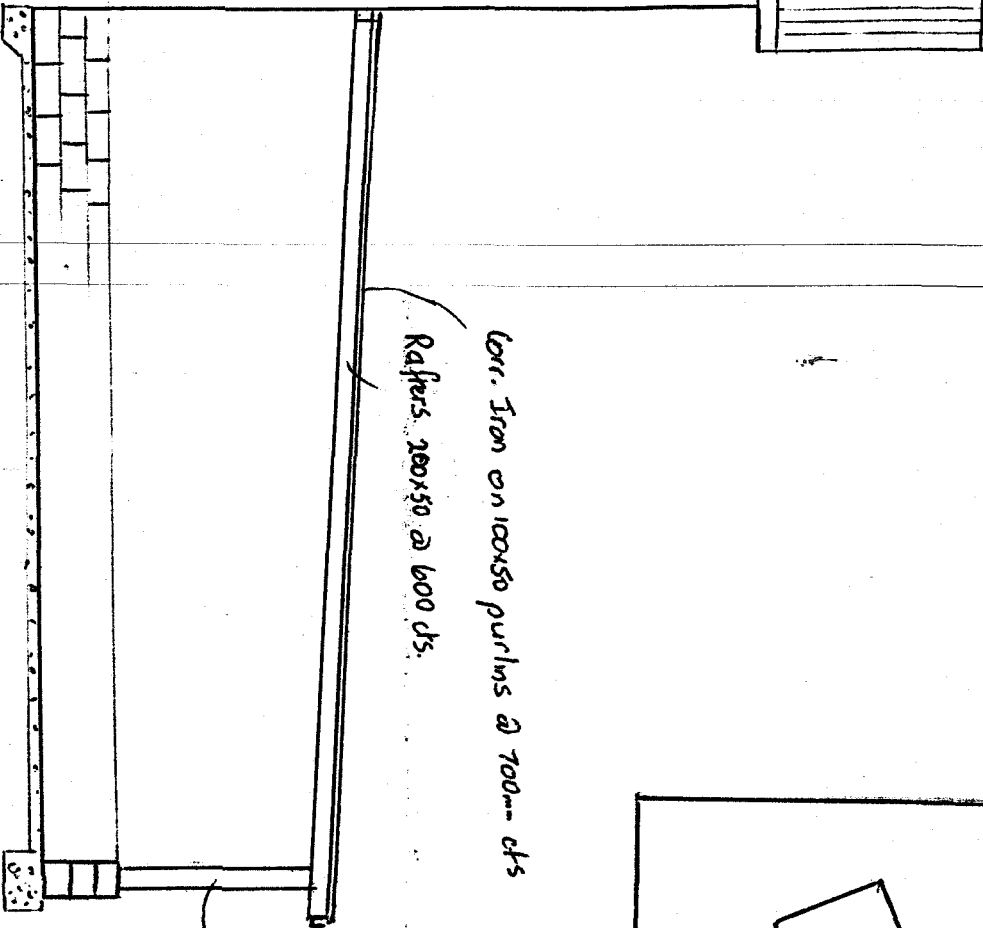
It has been built for a long time and appears to be structurally sound. To my knowledge it has been built in accordance to the building code used prior to 1970.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Ross Davis', written over a circular stamp or seal.

Ross Davis.

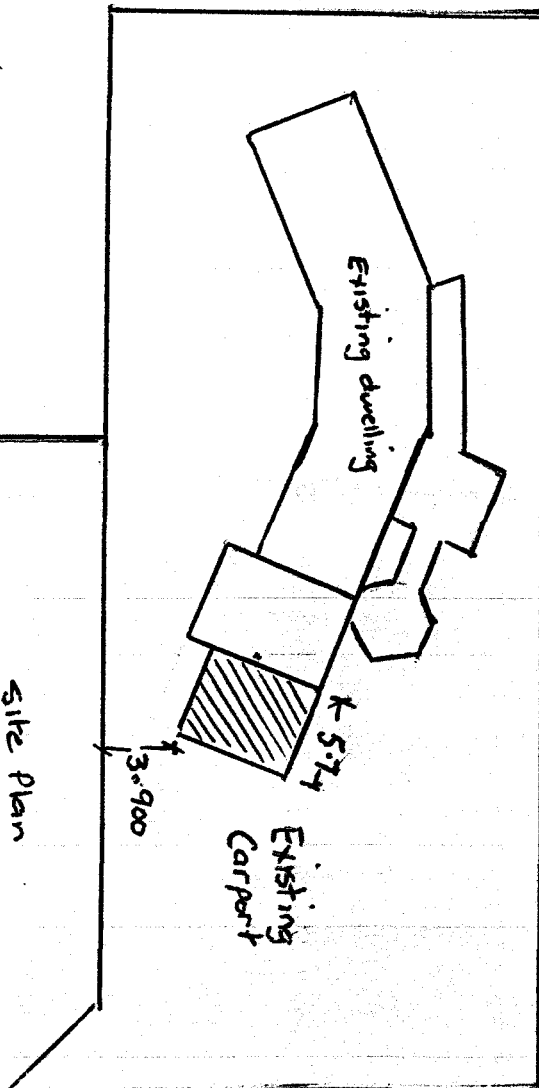
Cross Section Scale 1:100



200mm concrete block
3 courses high all round.

150x25 louvre side panels.

Site Plan
lot 4 991 m²

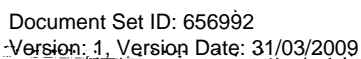


Scale: 1 : 200

RETURN:

① D/S 47200 for Subson of LOT.4.

② ~~D/S~~ 63206 " " " LOT.3



Valuation No. 654/857/1

Lot No. 3 & 4

Blk./Sctn.

S.D. XIII ROTOITI

D.P. 3 5028

Street No.

Scale: 1 : 200

REFER :-

- ① DPs 47200 for Subson of LOT 4.
- ② DPs 63206 " " " LOT 3

