

Campbell

654/29

4 August 1975

Mr T. Maunder,
18 Salisbury Road,
ROTORUA.

Dear Sir,

re: SUBSTANDARD BUILDING

I confirm my discussion this morning with you at 18 Salisbury Road regarding the substandard dwelling currently occupied by Mrs Jones.

As discussed I propose to review the matter in one month's time and it is hoped that during that period you will take steps to bring the house into conformity with the City Bylaws and the Housing Improvement Regulations 1947.

This will include a general redecoration throughout and the completion of the ablution and sanitary facilities. Although you mentioned that sanitary plumbing had been carried out by a registered tradesman, no record appears on the Council files of any permit having been applied for. A copy of this letter has been referred to the Drainage and Plumbing Inspector and it is suggested that you should discuss the matter with him. Please arrange to have a proper waste pipe fitted on the wash hand basin immediately as the discharge of the waste directly onto the ground beneath the dwelling is a gross breach of accepted sanitary practice.

Also whilst on site, I expressed my concern at the obvious intention to convert the shed, for which you were issued Building Permit No. 933725 in December 1974, into a habitable room. The room has been lined out, several electric plugs fitted and a sink bench was sitting in the room. You agreed that it was intended to use the room for living accommodation. This room must not be used other than for the purpose for which the original Building Permit was issued without formal approval and compliance with all Bylaws. It must not be used for human habitation.

I would also request that you take early steps to find other accommodation and cease living in the caravan on site. If as discussed the tenants living in your house are not looking after it then it would seem that a remedy would be to have them evicted and live in it yourself.

I shall be following up this matter in one month's time.

Yours faithfully,

J.A. Campbell
SENIOR CITY HEALTH INSPECTOR

c.c. BUILDING INSPECTOR

c.c. PLUMBING & DRAINAGE INSPECTOR