

3 November 2016

Elizabeth Tennet
PO Box 5893
Lambton Quay
Wellington 6145

Dear Elizabeth

EXPIRY OF 2 YEAR TIME FRAME

Building Consent No. BC145738

113 King Edward Street, Motueka

Demolish existing deck. Construct new first floor deck with support posts and balustrade

As of today's date we have not yet received an application for a Code Compliance Certificate (CCC) from you.

Under Section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work under a Building Consent is completed. The Building Consent Authority, under Section 93 of the same Act, must decide whether to issue a CCC within 20 working days of the 2 year anniversary of the date the Building Consent was granted. Your Building Consent was granted 23 months ago.

I have scheduled for a Tasman District Council Building Inspector to call you on **Monday 28 November 2016**, as this is the 24 month anniversary of the granting of this consent. If this time is not convenient, please telephone to reschedule.

If the work is not completed the Building Inspector will make a note, as to what stage the work is up to and will 'Refuse to Issue the CCC'. This means TDC has met their requirement under the Act. You can continue to work on the building consent and book inspections as required. Once the work is complete, send in the CCC application form for the final inspection. Compliance with the consented documents will be assessed at this time.

If the work has been completed, please send in the CCC application form, either as a hard copy to one of the TDC offices or email a copy of the application form to BCadmin@tasman.govt.nz. Once the application has been received the final inspection will be booked.

Should you wish to discuss this matter, please contact me.

Yours faithfully

Trudy Price
Administration Officer, Building Assurance

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

Form 6 Application for Code Compliance Certificate

Section 92, Building Act 2004

OFFICE USE

Date received:

The Building Consent

 Building Consent number: BC 145738

 Issued by: Tasman District Council

Note: Name of building consent authority that granted building consent

***The Owner**

 Name of Owner: Colarata Trust - John Galvin & Elizabeth Tennet.

 †Contact person: Elizabeth Tennet

Note: include preferred form of address, eg, Mr, Miss, Dr, if an individual

 Mailing address: P O Box 5893, Lambton Quay, Wellington

Street address/registered office:

Phone numbers: Landline:

 Mobile: 027-295-0928

Facsimile number:

 Daytime: 04-460-4463

 After Hours: 027-295-0928

 Email address: elizabeth@clca.co.nz

Website:

Evidence of ownership attached to this application:

IE, copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

- ☐ Copy of Certificate of Title (less than 3 months old)
☒ Agreement for sale and purchase
☐ Lease
☒ Other

‡Agent only required if application is being made on behalf of the owner. Contact details must be in New Zealand

Name of Agent:

§Contact person:

Mailing address:

Street address/registered office:

Phone numbers: Landline:

Mobile:

Facsimile number:

Daytime:

After Hours:

Email:

Website:

Relationship to owner (state details of the authorisation from the owner to make the application on the owner's behalf)

First Point of Contact for communications with the Council/Building Consent Authority (only required if not the owner or the agent).

Full name:

Mailing address:

Street address/registered office:

Phone numbers:

Landline:

Daytime:

Mobile:

After Hours:

Facsimile number:

Email:

Website:

Application

All building work to be carried out under the building consent specified on this form was completed on
 Click here to enter a date.

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing class	Licensed building practitioner number (or registration number if treated as being licensed under Section 291 of Act)	Particular work carried out or supervised
Michael Reid Ltd	Licensed Building Practitioner	BP 104710 Design D2.	Architect
Roger Kenning Builders	Carpenter	BP 102531	Builder
Richmond Glass			

The personnel who carried out building work other than restricted building work are as follows: [list names, addresses, telephone numbers, and (where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers]

Note: Continue on another page if necessary.

Roger Kenning Builders, 398 Tapu Bay, RD 2, Motueka	PH 027-457-0361
Michael Reid Ltd - Architectural Design, 104 White Road, Hope	PH 03-544-7102
Richmond Glass, 14 Gladstone Rd, Richmond	PH 03-544-8189

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

[list specified systems]

I request that you issue a code compliance certificate for this work under Section 95 of the Building Act 2004

The code compliance certificate should be sent to: [state which address, and whether owner or agent]

Elizabeth Tennet, PO Box 5893 Landon Quay, Wellington
elizabeth@clca.co.nz

Signature of owner/~~agent on behalf of and with the authority of the owner (delete one)~~

P. E. Tennet

Name of person signing: Patricia Elizabeth Tennet

Date: 9/11/16

Contact person for final inspection Matthew Galvin

Contact phone number 027-768-6288

Attachments

The following documents are attached to this application:

- Other documents from the personnel who carried out the work
- Memoranda from licensed building practitioner(s) stating what restricted building work they carried out or supervised
- Certificates that relate to the energy work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Deletions

- *Delete this section if details have not changed from the building consent
- †Delete if owner is an individual
- ‡Delete this section if the application is not being made on behalf of the owner
- §Delete if the agent is an individual
- Delete if inapplicable

16 June 2014

Trustees
Colorata Trust
c/o Ms E Tennet
2/2 McFarlane Street
Mt Victoria
WELLINGTON

Dear Liz

PURCHASE OF 113 KING EDWARD STREET, MOTUEKA

Thank you for the opportunity to provide you with legal services. We will provide you with expert legal advice at value-for-money fees.

We advise that we have received the Agreement for Sale and Purchase of the above property dated 6 June 2014 (copy **attached**) and note the following key terms:

Purchase Price:	\$385,000.00
Deposit:	Agreed to be paid on settlement
Settlement Date:	24 June 2014
Chattels:	Stove, fixed floor coverings, blinds, curtains, drapes, light fittings, dishwasher, pool and spa (and its wooden step and bench) equipment, washing machine taps, sun shade sail, spa, wall heater in hallway, mats on kitchen exit ramp

The contract is now unconditional.

Attendances

We will attend to the following work:

- check signed agreement
- obtain a copy of the certificate of title from Land Information New Zealand (LINZ), a government department. The title will confirm the seller is indeed the property's legal owner. The title will also detail any encumbrances and covenants registered against the

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F +64 4 471 1121
W mbhlaw.co.nz

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PO Box 24616
Wellington 6142 New Zealand

AUCKLAND

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Level 27, 188 Quay St
Auckland 1010 New Zealand

property (like easements and building restrictions) which may be relevant to your decision on whether or not to proceed with your purchase

- liaise with you in respect of the conditions of the contract and once these have been satisfied we shall confirm the contract with the vendor's solicitors and report to you
- prepare transfer and sale notices
- liaise with vendor's solicitor regarding settlement
- check settlement statement received from vendor's solicitor
- meeting with you to witness signing of purchase documents and discuss settlement
- obtain a guaranteed search of the title from LINZ. This means that for several weeks after the settlement date, any claims on the property not noted on the title may be met by the government
- attend to settlement and all incidental matters
- attend to registration of the transfer at LINZ
- report to you.

Most of the practical aspects of moving will be dealt with by you directly. In this connection we attach a moving checklist for your assistance.

Disbursements

In dealing with this matter for you we will have to pay money to third parties on your behalf in respect of searches and registration fees. We will provide you with a detailed statement prior to settlement. We estimate that the disbursements will be:

• search fee approximately	\$25.00
• registration of transfer	\$80.00
• post registration view search	\$10.00
• office expenses	\$52.00

Our Services

We attach a brochure regarding buying and selling property. We strongly recommend that before you sign any agreement regarding land that you consult us. A property purchase may lead to you needing advice on a range of related issues such as wills, a family trust, powers of attorney or the effects of the property relationships legislation. For a comprehensive list of the legal services we are able to provide, please see our web site – www.mbhlaw.co.nz, or ask for a hard copy of our firm profile.

Law Plus New Zealand



We are a member of Law Plus New Zealand which is a network of law firms throughout New Zealand. We share ideas, resources and business processes. By harnessing and enhancing

best practices from around the Law Plus network, each firm is able to effectively support its people to be better lawyers and to deliver a great client experience.

Finance Arrangements

You will need to advise us as to what finance arrangements you have made to purchase the property. If you will be obtaining mortgage finance you should ensure that the financier provides us with all relevant documentation at least one week prior to settlement. Some lenders will provide a contribution to your legal costs. If you have not already discussed this aspect with your lender please do so.

If you are going to provide your own equity contribution, we should have these funds paid to us as follows:

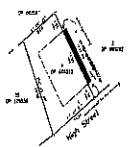
- 1 If by electronic transfer at least (1) working day prior to settlement so we can check the funds are cleared funds, and if not cleared then we will need to arrange special clearance;
- 2 If by bank cheque, one (1) working day prior to settlement or the morning of settlement.

Property Insurance

You should ensure while the agreement is conditional that suitable insurance is available on the property. We recommend a condition be included in the agreement that the purchase is subject to you arranging satisfactory insurance if you do not have a finance condition. Once the agreement is unconditional, you should arrange suitable insurance (ie insurance which meets the requirements of the financier if you are obtaining a mortgage) and provide us with a Certificate of Currency of Insurance from your insurer as soon as possible. If you have any queries about the Certificate of Currency of Insurance please telephone the writer immediately.

Title Insurance

Although new to New Zealand, Title Insurance has been around overseas for over 130 years. Put simply, title insurance is a contract that protects the owner of an interest in land for that interest. These interests may be described as "title" risks and "off title" risks and may arise through the operation of a variety of laws affecting real property – Acts of Parliament, Regulations made by Order in Council, Local Authority by-laws or the application of common law rights – or through the conveyancing process itself.



One of the significant benefits of a title insurance policy is that the insurer assumes a "duty to defend" and the responsibility and the attendant costs of resolving a property law problem are passed to the insurer. In many respects it is like a prepaid legal agreement to solve problems – at the expense of the Title Insurance company. It is also protection against a range of risks that can not be determined from a title search alone. We recommend you consider obtaining this insurance. Further information is available at www.1title.net.

Pre-settlement inspection

You are entitled to make a pre-settlement inspection. Please arrange this through the real estate agent, or if there is none then directly with the vendor. Unless we hear from you to the contrary by 5am on the day of settlement, we will assume that you have carried out a satisfactory pre-settlement inspection or you have waived this right.



If your agreement to purchase provides for the benefit of any guarantees or warranties to be passed on to you or to be held by the vendor for your benefit, you should liaise directly with the vendor regarding which guarantees and warranties are to be transferred on settlement. Unless we hear from you to the contrary, we shall proceed on the basis that you have made satisfactory arrangements for this.

Resource Management Act/Building Act

Please see **attached** memorandum.

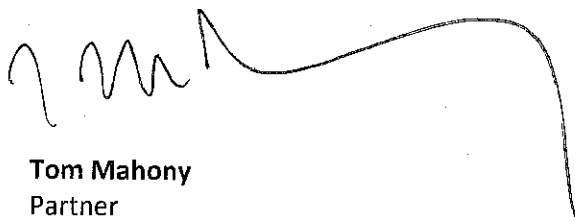
Electronic Registrations



With the move to electronic registration of all dealings in land, we are required to take reasonable steps to confirm the identity of our clients. We will therefore need to ask you for proof of identity such as a drivers licence or passport.

Once again we would like to thank you for the opportunity to offer our services and should you have any comments or queries regarding the above please do not hesitate to contact us. Should the writer be unavailable please contact Sue Rainey, our staff solicitor, who will be assisting with your purchase.

Yours faithfully
Mahony Burrowes Horner



Tom Mahony
 Partner