

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1 THE BUILDING	
Building consent number ABA20101633	Issued by: Hastings District Council
Description of Work:	Relocate Garage onto Property
Street Address of Building:	8 Kilkee Terrace HASTINGS 4120
Legal Description of land where building is located: K4/645	LOT 16 DP 18313 CT
Building Name:	Garage
Location of building within site/block number:	N/A
Level/unit number:	One
Current, lawfully established, use:	Garage
Year first constructed:	2010
Intended Specified Life:	Indefinite

SECTION 2 THE OWNER	
Name of owner:	Te Mata Property Investments Limited
*Contact Person:	Te Mata Property Investments Ltd C/O T Alexander
Owner's mailing address: Te Mata Property Investments Limited 405 Te Mata Mangateretere Road RD 12 Havelock North 4294	Street address/Registered office:

†Owner's contact details:

Landline: 8772249

Mobile: 0278225587

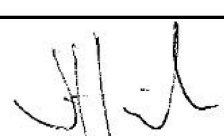
After hours:

Facsimile Number:

Email:

Website:

SECTION 3 CODE COMPLIANCE
The building consent authority named below is satisfied, on reasonable grounds, that -
(a) the building work complies with the building consent; and


 Signature
 Position Business Support Officer
 On behalf of Hastings District Council
 31 October 2012

BUILDING MAINTENANCE INFORMATION SHEET



All aspects of the building work are to be maintained as per the manufacturers/suppliers specifications and/or technical information, and the relevant New Zealand standards.

The following extract from the Building Code, Acceptable Solution B2/AS1 clause 2.0 details the requirements.

Durability

2.0 Maintenance

2.1 Normal maintenance

2.1.1 Normal maintenance is that work generally recognised as necessary to achieve the expected durability for a given building element. The extent and nature of that maintenance will depend on the material, or system, its geographical location and position within the building, and can involve the replacement of components subject to accelerated wear.

2.1.2 It is the responsibility of the person specifying the building element to determine normal maintenance requirements. These may be based on the manufacturer's recommendations and may also include periodic inspections of elements not readily observable without a specific effort (eg access to roof or subfloor spaces).

2.1.3 Basic normal maintenance tasks shall include but not be limited to:

- a) Where applicable, following manufacturers maintenance recommendations,
- b) Washing down surfaces, particularly exterior building elements subject to wind driven salt spray,
- c) Re-coating interior and exterior protective finishes,
- d) Replacing sealant, seals and gaskets in joints,
- e) Replacing valves, washers and similar high wear components in easily accessed service equipment and other building elements,
- f) Cleaning and replacing filters in building services system,
- g) The regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment, and
- h) The maintenance of signs for access, escape routes, emergency equipment and hazardous areas.

Comment:

Maintenance does not include such things as upgrading building elements to meet the demands of new technology or the increases environmental expectations of users.