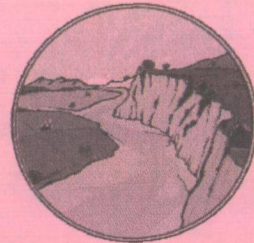


Rangitikei District Council  
46 High Street  
Private Bag 1102, Marton

Telephone (06) 327 8174  
Facsimile (06) 327 6970

info@rangitikei.govt.nz  
www.rangitikei.govt.nz

**Rangitikei**  
UNSPOILT...



28<sup>th</sup> July 2004

13490/098/00

Mr Edward Cheriton  
15 Wainui Street  
Turakina RD 11  
Wanganui

2591

Dear Mr. Edward Cheriton

**Valuation 13490/098/00 Lot 39 Deeds Plan 26255 BLK I Koitiata SD.**

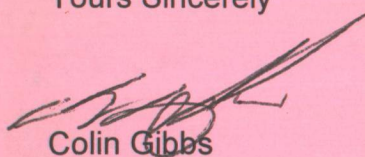
**Safe & Sanitary Report of Building Works with no Consents**

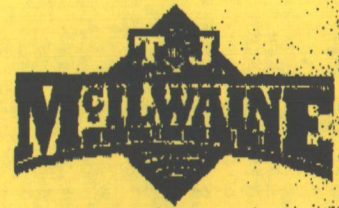
**Dwelling**

The Rangitikei District Council accepts the Safe and Sanitary Report as supplied by T & J Mc Ilwaine Ltd and supplies the following statement.

On the information currently available to the Rangitikei District Council we do not intend to take any action under the Building Act 1991 of the building work concerned, but without prejudice to our position should further information come to hand.

Yours Sincerely

  
Colin Gibbs  
Building Officer



TIMBER MERCHANTS  
READYMIX CONCRETE  
BUILDING CONTRACTORS  
MITRE 10 HARDWARE  
AUTO CENTRE  
TYRE CENTRE  
JOINERY

Safe and Sanitary Report  
for 15 Wainui Street Kaitiata

I have recently completed an inspection of the dwelling located at 15 Wainui St Kaitiata.

The above building appears to be constructed within the requirements of the NZBC and NZS3604.

The dwelling has been built using standard construction methods and is a sound condition.

Generally this building has no relevant concerns to its state and I am satisfied that it is safe and sound.

I recommend a LIM report from Council be obtained.

If you have any queries please don't hesitate to contact me.

Yours faithfully  
T & J McIlwaine Ltd

Bryce Tasker  
Construction Manager



# ROGER CROWLEY

BARRISTERS ♦ SOLICITORS

Partners  
 Roger B Crowley LLB  
 Sheryle A Proctor LLB

Legal Executive  
 Sue M McKnight

E Mail:  
 reception@rogercrowley.co.nz

Address  
 9 Market Place  
 P.O. Box 744  
 Wanganui  
 DX PA 87042

Communications  
 Phone (06) 345 3844  
 Fax (06) 345 3835

## FAX COVER SHEET

|         |                              |                                |   |
|---------|------------------------------|--------------------------------|---|
| TO      | COUN GIBBS - RANGITIKEI D.C. |                                |   |
| FROM    | SUE MCKNIGHT                 |                                |   |
| FAX NO  | (06) 327 5750                |                                |   |
| SUBJECT | 15 WAINUI ST                 |                                |   |
| DATE    | 27/7/04.                     | NO OF PAGES (Incl Cover Sheet) | 2 |

Safe & Sanitary Report follows.

Regards,

Caution: This facsimile message and accompanying data contains information that is confidential to the intended receiver, and subject to legal privilege. If you are not the intended receiver, you are notified that any use, copying, distribution or dissemination of this message or accompanying data, in any way is prohibited. If you have received this facsimile in error, please telephone us (collect) immediately and post the original to us. Thank you.



**COONEY LEES MORGAN**  
BARRISTERS SOLICITORS NOTARY PUBLIC

87 First Avenue  
PO Box 143  
Tauranga  
New Zealand  
Phone 07 578 2099  
Fax 07 578 1433  
DX HP40001  
www.clmlaw.co.nz

23 July 2004

Roger Crowley  
Barristers and Solicitors  
P O Box 744  
**WANGANUI**

Ref: GRE72996.13

**ATTENTION: SUE MCKNIGHT**

**FAX NUMBER: 06 345 3835**

**CHERITON TO GREIG**

Thank you for your facsimile today.

We confirm the finance condition and clause 15.0 of the agreement are satisfied.

We look forward to receipt of a copy of the letter from Council confirming acceptance of the report.

Yours faithfully  
**COONEY LEES MORGAN**

**LOUELLA AXON**  
Registered Legal Executive  
E-mail: [laxon@clmlaw.co.nz](mailto:laxon@clmlaw.co.nz)

Cc Bernie Illston  
Fax 06 323 0008

**PARTNERS**, John Cooch LLB, AAMINZ, Michael Cooney LLB, AAMINZ, Ross Potter LLB, Paul Cooney LLB, Peter Washer MA LLB, NOT PUBLIC, Kevin Casey LLB, Sally Powdrell LLB, HONS, Owen Cooney LLB, Peter Crombie LLB, Paul Tustin LLB, BCL

**ASSOCIATES**, Murray Telfer BZL, Paul Broatch LLB (HONS), Phillip Kai Fong LLB, Peter Rust LLB, Matthew Ward-Johnson LLB, BA

**CONSULTANTS**, Keith Catran LLB (HONS), MA (HONS), Karen Gravatt LLB

# ROGER CROWLEY

BARRISTERS ♦ SOLICITORS

26 July 2004

Rangitikei District Council  
Private Bag  
MARTON

Fax 06 327 6970

Partners  
Roger B Crowley LLB  
Sheryle A Proctor LLB

Legal Executive  
Sue M McKnight

E Mail:  
reception@rogercrowley.co.nz

Address  
9 Market Place  
P.O. Box 744  
Wanganui  
DX PA 87042

Communications  
Phone (06) 345 3844  
Fax (06) 345 3835

RECEIVED

26 JUL 2003

To: .....  
File: .....  
Doc: .....

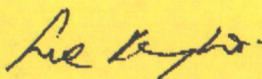
Dear Sir

**15 WAINUI STREET, TURAKINA BEACH – E C CHERITON**

T J McIlwaine have lodged with you a Safe and Sanitary report with regard to the above property.

We are required to provide our client's purchaser with a letter from Council confirming acceptance of the report. We would be pleased if you would forward that letter to this office as soon as possible.

Yours faithfully



Sue McKnight

**RANGITIKEI DISTRICT COUNCIL**  
**General Property Information**

**Property**

|                   |   |
|-------------------|---|
| Valuation No.     | <a href="#">1349009800: (GIS)</a>             |
| Location          | 15 WAINUI STREET, KOITIATA                    |
| Legal Description | LOT 39 DP 26255 BLK I KOITIATA SD             |
| Owner             | CHERITON EDWARD CHARLES :                     |
| Owner Address     | 15 WAINUI STREET : TURAKINA R D 11 : WANGANUI |
| Area (hectares)   | 0.0822  |

**Rates**

| <b>Government Valuation</b>            |           |
|--|-----------|
| Land                                   | \$ 14,000 |
| Improvements                           | \$ 26,000 |
| Capital Value                          | \$ 40,000 |
| <b>Current Rates Year 2004 to 2005</b> |           |
| Annual Rates                           | \$ 415.45 |
| Current Instalment                     | \$ 103.85 |
| Outstanding Balance                    | \$ 27.80- |
| Arrears for Previous Years             |           |
| Next Instalment Date                   | 27/08/04  |

| <b>Planning/Resource Management</b>      |  |
|--|--|
| No information located                   |  |
| <b>Building</b>                          |  |
| 10/04/92                                 | <a href="#">BUILDING PERMIT 53245</a> Install Chip Heater : Granted  |
|  | <a href="#">BUILDING NOTES</a> Safe & Sanitary report from T & J McIlwaine for Dwelling recieved statement given, both on file |
| <b>Licences</b>                          |  |
| No information located                   |  |
| <b>Sewer &amp; Drainage</b>              |  |
| No information located                   |  |
| <b>Land and Building Classifications</b> |  |
| No information located                   |  |
| <b>Transport</b>                         |  |
| No information located                   |  |
| <b>Special Land Features</b>             |  |
| No information located                   |  |
| <b>Swimming Pools</b>                    |  |
|  |  |

|                             |  |
|-----------------------------|--|
| No information located      |  |
| <b>Other</b>                |  |
| 9/07/04                     | LIM APPLICATION <a href="#">L040075</a> : Land Information Memoranda |
| <b>** End of enquiry **</b> |  |

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Author: [NCS Web Team](#)



13490/098/00



**TIMBER MERCHANTS  
READYMIX CONCRETE  
BUILDING CONTRACTORS  
MITRE 10 HARDWARE  
AUTO CENTRE  
TYRE CENTRE  
JOINERY**

Safe and Sanitary Report  
for 15 Wainui Street Koitiata

I have recently completed an inspection of the dwelling located at 15 Wainui St Koitiata.

The above building appears to be constructed within the requirements of the NZBC and NZS3604.

The dwelling has been built using standard construction methods and is a sound condition.

Generally this building has no relevant concerns to its state and I am satisfied that it is safe and sound.

I recommend a LIM report from Council be obtained.

If you have any queries please don't hesitate to contact me.

Yours faithfully  
T & J McIlwaine Ltd

Bryce Tasker  
Construction Manager

Katia

Please add to hsm info

Bldg Notes:

Safe & Sanitary Report received  
from T & J McIlwaine re  
Dwelling - No consent on file

McILWAIN

PH. 06 . . 327.7079  
FAX 06 . . 327.8501

P.O. BOX 75

35 RUSSELL ST, MARTON.

**RANGITIKEI DISTRICT COUNCIL**  
**General Property Information**

Property

|                   |   |
|-------------------|---|
| Valuation No.     | 1349009800: (GIS)                             |
| Location          | 15 WAINUI STREET, KOITIATA                    |
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| Owner             | CHERITON EDWARD CHARLES :                     |
| Owner Address     | 15 WAINUI STREET : TURAKINA R D 11 : WANGANUI |
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Rates

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| Arrears for Previous Years      |           |
| Next Instalment Date            | 27/08/04  |

| Planning/Resource Management      |  |
|-----------------------------------|--|
| No information located            |  |
| Building                          |  |
| 10/04/92                          | BUILDING PERMIT <a href="#">53245</a> Install Chip Heater : Granted  |
|                                   | <a href="#">BUILDING NOTES</a> Safe & Sanitary report from T & J McIlwaine for Dwelling recieved statement given, both on file |
|                                   | <a href="#">BUILDING NOTES</a> Safe Sanitary Report recieved from T & J McIlwaine re Dwelling. No Consent on File.             |
| Licences                          |  |
| No information located            |  |
| Sewer & Drainage                  |  |
| No information located            |  |
| Land and Building Classifications |  |
| No information located            |  |
| Transport                         |  |
| No information located            |  |
| Special Land Features             |  |
| No information located            |  |

|                             |  |
|-----------------------------|--|
| <b>Swimming Pools</b>       |  |
| No information located      |  |
| <b>Other</b>                |  |
| 9/07/04                     | LIM APPLICATION <a href="#">L040075</a> : Land Information Memoranda |
| <b>** End of enquiry **</b> |  |

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Author: [NCS Web Team](#)

