

AUCKLAND CITY**CUSTOMER ADVICE AND
CONSENTS****TELEPHONE : 3539210
FACSIMILE : 3539365****FACSIMILE:**

TO Stephen Chung

FAX NO 5257883

FROM Lorraine Falgar

DATE 6 August, 2001

SUBJECT 30 Simkm. Report referenced as SP/01/212

Number of pages including this cover : 6

Following is a safe and sanitary report, SP/01/212,
for works which did not have a building consent
(3 pages) and Council response indicating that
it will be placed on file for future information.

Built 1973. 701 m² site area (unit has a 1/3 share)

Floor area 69 m².

Legal description Flat 2, DP 72688 on Lot 149,
D.P. 53562.

Hope this helps.

Lorraine

NB: If this message is received by other than the party to whom it is
addressed the sender is to be advised immediately. All information in
this transmission is confidential and is not to be divulged to any, other
than the party to whom it is addressed.

Private Bag 92516, Wellesley Street
Auckland 1, New Zealand

AUCKLAND CITY ENVIRONMENTS

graeme | purdie building | surveyor

31 Huia Road Pt. Chevalier Auckland 1002
Phone / Fax (09) 846-4476 (021) 934-838
gpurdie@buildingsurveyor.co.nz

217101.
R. 2142223

CONSTRUCTION REVIEW CERTIFICATE

Issued by: Graeme Purdie - Building Surveyor
to: Melisa Wilkey
in respect of: Unauthorised Decks at - 30 Simkin Ave, St. Johns

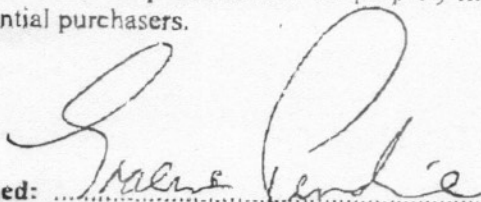
I have inspected the property and I BELIEVE ON REASONABLE GROUNDS that:-

The timber decks and steps attached to the north elevation of units 2 & 3 at the above address, have been constructed accordance with the requirements of NZS 3604:1990, apart from the handrail, which must be raised to 1000mm above the deck. as indicated in the attached drawing.

The Building Act 1991 does not make provision for the issue of building consents after work has been completed, therefore the council must consider the above work as illegal. However, as the structure was both safe and sanitary on the date of inspection. Therefore, I believe Section 8 of the Building Act¹ applies with no further remedial work required apart from - raising the handrail is as indicated in the attached drawing.

This Construction Review Certificate along with the drawing, should be lodged with the Auckland City Council for placement on the property file and inclusion with any LIM reports requested by potential purchasers.

Signed:



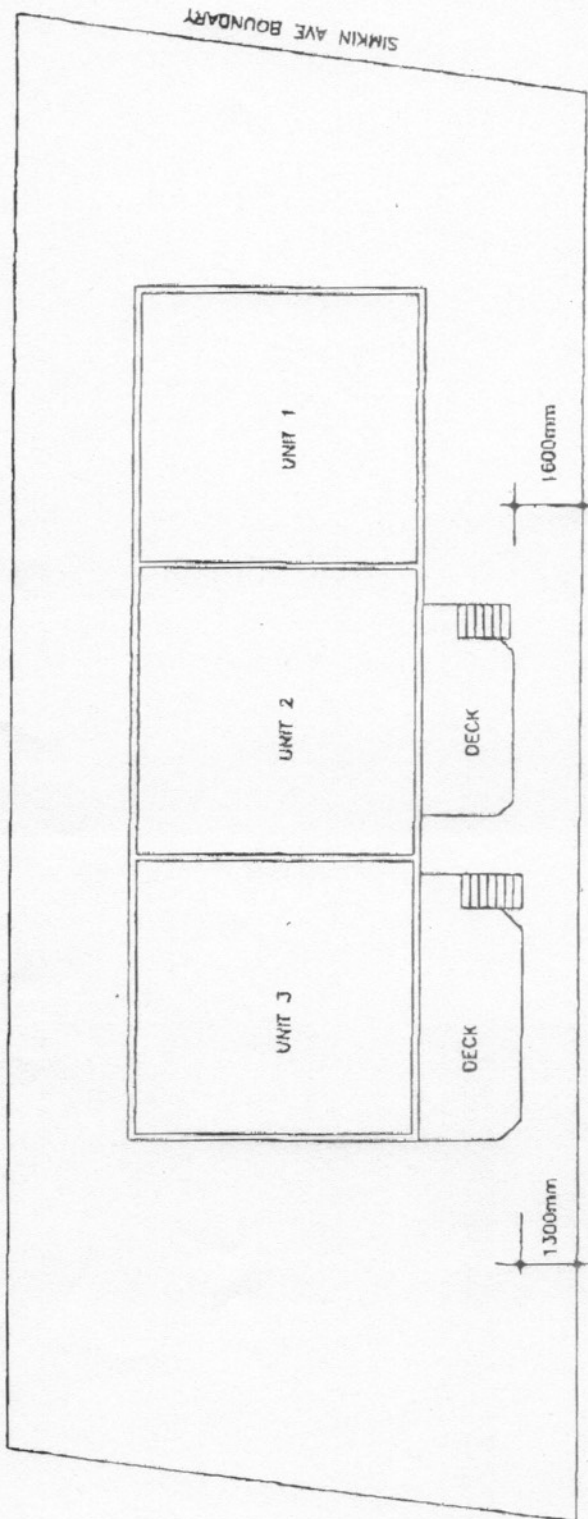
NZCB • MBSI • MNZIOB • MNZICW
Registered Building Surveyor No.010
Registered Clerk of Works No.105

Dated: 25 June 2001

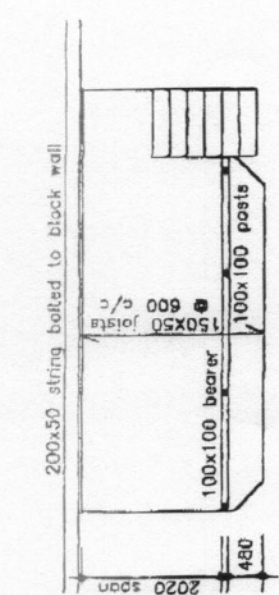
Footnote¹ - Section 8 states: "Except as specifically provided to the contrary in the Act, nothing in this Act shall be read as requiring any building, the construction of which was completed or commenced before the coming into force of Part VI (NATIONAL BUILDING CODE) of this Act, to meet the requirements of the building code."

Work completed
1 July 2001
See attached
photographs.
SIGNED: MELISA WILKEY: M.Wilkey 217101

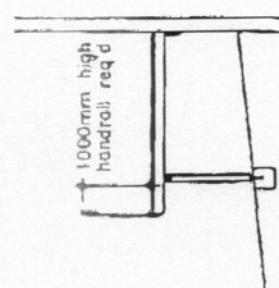
www.buildingsurveyor.co.nz



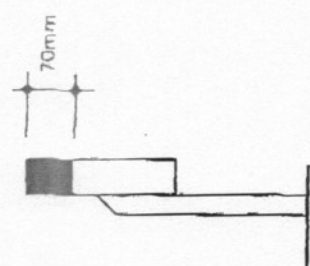
LOCATION ON PROPERTY 1:200



TYPICAL PLAN VIEW
Scale 1:100



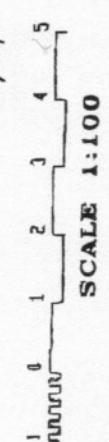
TYPICAL CROSS SECTION
Scale 1:100

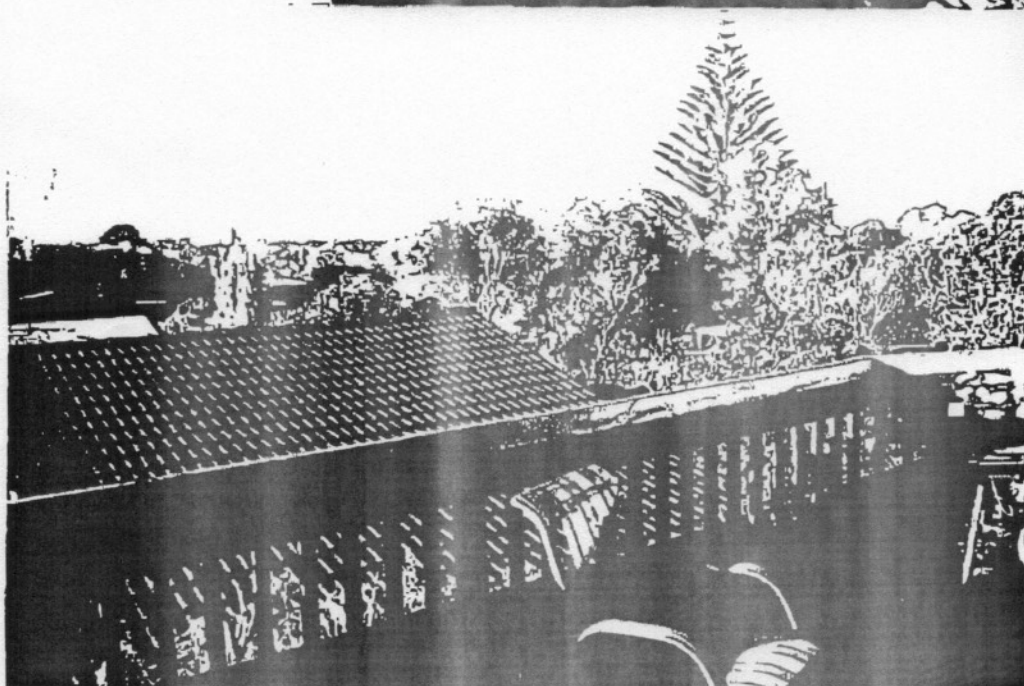


RAISE EXISTING HANDRAIL
Scale 1:10

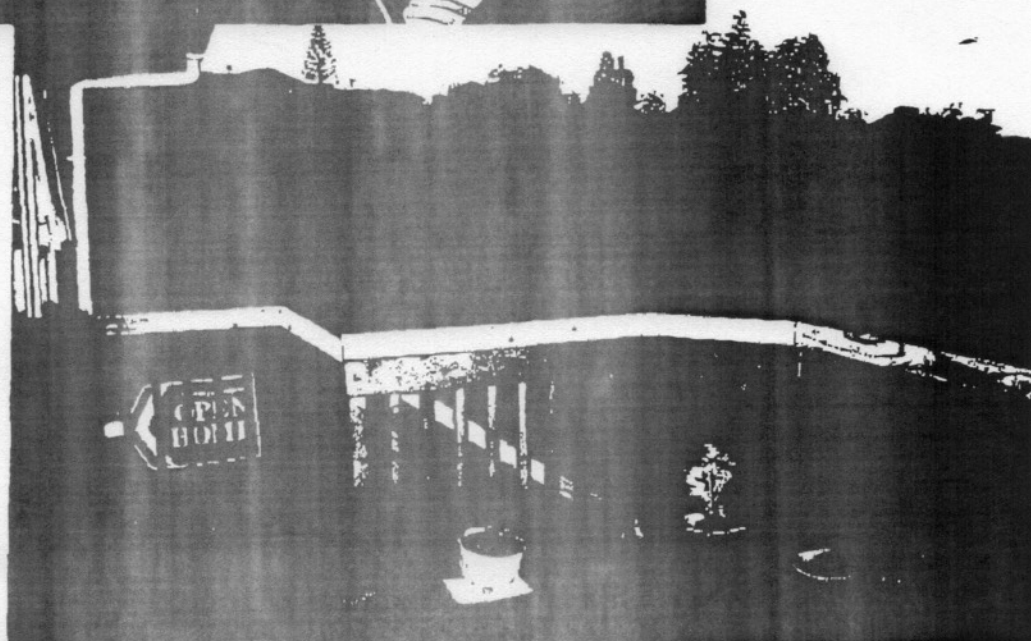
✓ DONE
01/07/01

UNAUTHORISED DECKS		DRAWING No	DRAWN BY
30 SIMKIN AVE, ST JOHNS AUCKLAND		MW -01	G PURDIE
JUNE 2001			





30 SIMKIN AVE
ST JOHNS
1 JULY 2001



**AUCKLAND CITY****AUCKLAND CITY ENVIRONMENTS**

2 July 2001

Mr D J and Mrs M J Wilkey
Unit 2
30 Simkin Avenue
St Johns
AUCKLAND 1005

SP/01/0212

Dear Mr and Mrs Wilkey

UNAUTHORISED BUILDING WORK: 30 (UNITS 2 & 3) SIMKIN AVENUE, ST JOHNS

Council has received a report by Graeme Purdy on unauthorised building work at the above address. Receipt of the \$80.00 lodgement fee for this report is also hereby acknowledged.

The work identified and covered by the report involves a raised timber decks and approach steps to the fronts of Units 2 and 3.

The report which includes an as-built plan and photographs indicates that the work done is not in a dangerous or insanitary condition, nor is it considered earthquake prone. Moreover, apart from the need to raise the barrier to one metre above the deck floor in order to comply with the requirements of the Building Code the work is not considered to require finishing nor remedial attention.

While this acknowledgment should not be construed as conferring legal status on the work, Council will agree on the basis of these findings and on the proviso that the barriers on both units be raised to one metre, to permit the work to remain in its present position and state, but shall be absolved of all liability arising as a consequence of the failure of all or of any part of the aforementioned work. Accordingly, no further action by Council is contemplated unless in the event of the building becoming dangerous, insanitary or earthquake prone as per Sections 64, 65 and 66 of the Building Act 1991.

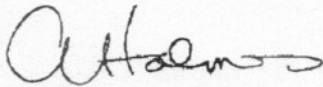
It must be emphasised, this undertaking to permit the work to remain in its present position and state is made in respect of health, safety and general construction matters only, under the purview of the Building Act 1991. It does not take into consideration any planning requirements under the District Scheme, which would need to be addressed separately. Any enquiries relating to development controls and to planning issues generally should be referred in the first instance to Council's planning help desk, tel: 379 2021.

**FILE**

35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz

A copy of the report has been placed on Council's site file and will be made available for future reference by prospective purchasers of this property. Council's permanent database has also been up-dated and reference to the report will appear in any Land Information Memorandum (LIM) issued in the future.

Yours sincerely



Andrew Holmes
BUILDING OFFICER

Tel: 353 9469 (direct dial)
E-mail: holmesa@akcity.govt.nz

Copy: C A Knowles and Ms S Smith