

THE BUILDING

(refer to your Rates Account for details)

Site Address: Rear George St
Rollerton Street / Road

Rapid Number: -
(Applies to Rural Properties Only)

Legal description: Lot 1 DP 300703

(This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.)

Valuation Roll Number: 2405133600

Type of Building Work: Domestic Dwellij
(Eg: Domestic Dwelling)

Project Information Memorandum No: 050247

1. Building Consent No: 050247

2. Building Consent Issued by (Name of Building Consent Authority):

Selwyn District Council

THE OWNER

3. Owner's Name: J & L Construction Ltd
(Company or name of organisation)

4. Contact Person: Wendy Babe
(If Owner is not an Individual)

5. Mailing Address: P.O. Box 11198
Sockburn Chch

6. Street Address / Registered Office: 2 Alley St
Sockburn Chch

7. Phone Numbers: Mobile: 027 280 9535
Daytime: 341 4021 After Hours: -

8. Fax: 348 9219

9. Email: Wendyb@murrayhomes.co.nz

10. Website: -

11. The following evidence of ownership is attached to this application:

☒ Current Certificate of Title

☐ Current Sale and Purchase Agreement

AGENT / APPLICANT

(Contact Details MUST be in New Zealand)

12. Name of Agent: J & L Construction Ltd

13. Contact Person: Wendy Babe

14. Mailing/Billing Address: P.O. Box 11198
Sockburn Chch

15. Street Address / Registered Office: 2 Alley St
Sockburn Chch

16. Phone Numbers: Mobile: 027 280 9535
Daytime: 341 4021 After Hours: -

17. Fax: 348 9219

18. Email: wendyb@murrayhomes.co.nz

19. Website: -

20. ☒ Authorisation from Owner Attached.
(Authorisation from the owner confirming authority)

21. Note: The Agent will be the first point of contact for communications with the Building Consent Authority regarding this Application and will receive all correspondence including all invoices.

For Office Use Only

PERSONNEL

22. All Building Work to be carried out under the above Building Consent was completed on: _____

23. The Licensed Building Practitioner's who carried out the building work are as follows:

(Please identify other tradespeople as appropriate)

Certificate Attached
(Tick box)

Builder: <u>Geoff Bills</u>	☒	Phone: <u>366 1165</u>
Address: <u>85 Geraldine St, Christchurch</u>		Registration No: <u>N/A</u>
Plumber: <u>S.H. Herman Ltd Steve Herman</u>	☒	Phone: <u>344 5751</u>
Address: <u>42a Stonebridge Way, Prebbleton</u>		Registration No: <u>14484</u>
Drainlayer: <u>Theo Newfield, Newfield Drainage</u>	☒	Phone: <u>338 8362</u>
Address: <u>71 Penruddock Rise, Christchurch</u>		Registration No: <u>08059</u>
Electrician: <u>Robert Neale, Titan Electrical Ltd</u>	☒	Phone: <u>981 0831</u>
Address: <u>P.O. Box 24185, Christchurch</u>		Registration No: <u>E18684</u>
Floor/Plaster/Gasfitter: <u>Terry Buxen, Canterbury Concrete Culty</u>	☒	Phone: <u>349 7878</u>
Address: <u>P.O. Box 7451, Christchurch</u>		Registration No: <u>N/A</u>
Bricklayer/Other: <u>Col Vink</u>	☒	Phone: <u>361 7293</u>
Address: <u>3 Plyminton Road, Christchurch</u>		Registration No: <u>N/A</u>
Glib Fixe/Other: <u>Barrie Hunt, B.H. Fixing & Shoppings Ltd</u>	☒	Phone: <u>(03) 313 3569</u>
Address: <u>71 Newnham Street, Rangiora</u>		Registration No: <u>N/A</u>
Plasterer/Other: <u>Dale Sharpe, Sharpe Plasterers</u>	☒	Phone: <u>385 8522</u>
Address: <u>56 Broomfield Tce, Christchurch</u>		Registration No: <u>N/A</u>
Painter/Other: <u>Peter Murphy Painters Peter Murphy</u>	☒	Phone: <u>385 2873</u>
Address: <u>217 B New Brighton Rd, Christchurch</u>		Registration No: <u>N/A</u>
Tile/Other: <u>Ad Van der Broek, Van Der Broek Tily</u>	☒	Phone: <u>383 3570</u>
Address: <u>18 Waitikiri Drive Christchurch</u>		Registration No: <u>N/A</u>
Vinyl Layer/Other: <u>Kirk Findlater, Greig & Estman</u>	☒	Phone: <u>343 1917</u>
Address: <u>Unit 1, 251 Bionheim Rd, Chch</u>		Registration No: <u>N/A</u>
Roofer/Other: <u>Harvey Roofing Centre</u>	☒	Phone: <u>343 1590</u>
Address: <u>P.O. Box 11 - 348, Christchurch</u>		Registration No: <u>N/A</u>

Photocopy and attach additional pages as required to provide a complete list of ALL sub-trades involved in the project.

Code Compliance Certificate

050247

Section 95, Building Act 2004

The Owner

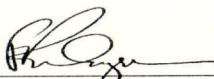
Name of Owner: J & L Construction Ltd
Mailing address: P O Box 11198, Christchurch 8030
Street address/registered office: 2 ALLOY STREET, SOCKBURN, CHRISTCHURCH
Phone number:
Landline: Daytime: 3480282
Mobile: After hours:
Facsimile number: 3489219
Email address:
Website:

The Building Work

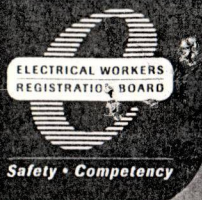
Street Address of Building: REAR LOT 1, GEORGE STREET, ROLLESTON
Legal Description of land where building is located: LOT 1 DP300703
Valuation Number: 2405133600
Type of Work: DOMESTIC DWELLING
Intended Use: 3 BEDROOM DOMESTIC DWELLING WITH ATTACHED DOUBLE GARAGE 153.4sqm.
Estimated Value: \$150,000
Location of building within site/block number:
Building Name: Year first Constructed:

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that the Building work complies with the Building Consent


Selwyn District Council Building Consent Authority Signatory
Position: Team Leader Compliance

Issue Date: 22/11/05



Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. **1967634**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **J & L Construction**

Phone: **3480282**

Address of installation **Lot 2 George St (rear)**

Postal address of customer (if not as above) **PO Box 11198 CHCH**

WORK DETAILS

28 No. of lighting outlets

1 No. of ranges

19 No. of socket outlets

1 No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☐ No ☒

Please tick (✓) as appropriate where work includes:

☒ Mains

☒ Main earthing system

☒ Switchboard

☐ Electric lines

Description **Prewire and fit off as per plan.**

1 x heater

1 x 15 litre heater

1 x Fan

It is recommended that test results be recorded here:

Visual Examination ☒

Earth Continuity ☒

Bonding ☒

Polarity ☒

Insulation Resistance **999** Mohm

Other **RCD 1**

2

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name **Rob Neale**

Registration no. **E18684**

Company **Titan Electrical**

Signature **[Signature]**

Date **14/9/05**

Contact Ph No. **9810831**

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☒ New mains

☒ Switchboard

☒ Earthing system

☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name **A.A. Withers**

Registration no. **J5090**

Signature **[Signature]**

Date **18/10/05**

Contact Ph No. **3394152**

TRADES CERTIFICATE OF COMPLETION OF WORK

Issued By: **GEOFF BILLS**

Reg. Nr. **N/A**

Address: **85 GERALDINE STREET, CHRISTCHURCH
TEL. 03 366 1165**

To: **SELWYN DISTRICT COUNCIL**

In Respect of: **NEW SINGLE STOREY DWELLING**

At: **REAR LOT 1 GEORGE STREET, ROLLESTON
BC #050247**

Geoff Bills has been engaged by **J & L Construction Limited** to set out, box and form the Foundations. Prepare for the Concrete Floor Slab. Erect the Frames and Trusses. Build in all Windows and Doors and fit out with all Joinery items. All the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B1 (Structure)**, **B2 (Durability)** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**


.....
Geoff Bills

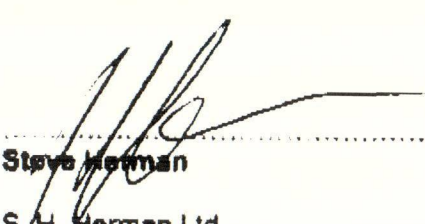
Builder

TRADES CERTIFICATE

Issued By: **S. H. HERMAN LTD.** Reg. Nr. **14484**
Address: **42 A STONEBRIDGE WAY, PREBBLETON**
TEL. 03 344 5751
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

S. H. Herman Ltd. has been engaged by J & L Construction Limited to plumb and fix the Plumbing fixtures and water connections to the above works as described in the Standard Specifications and Drawings prepared by Murray Homes titled Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes B2 (Durability) G12 (Water Supplies) G13 (Foul water) and in accordance with the Building Consent Documents approved by Selwyn District Council.


Steve Herman

S. H. Herman Ltd.

TRADES CERTIFICATE

Issued By: **NEWFIELD DRAINAGE** Reg. Nr. **06059**
Address: **71 PENRUDDOCK RISE, CHRISTCHURCH**
TEL. 03 338 8362
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC # 050247

Newfield Drainage has been engaged by J & L Construction Limited to excavate and lay the Sewer and Stormwater drains to the above works as described in the Standard Specifications and Drawings prepared by Murray Homes titled Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes B2 (Durability) E1.3.3 (Stormwater) G13 (Foul water) and in accordance with the Building Consent Documents approved by Selwyn District Council.


Theo Newfield

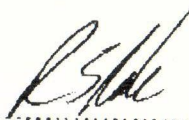
Newfield Drainage

TRADES CERTIFICATE

Issued By: **TITAN ELECTRICAL** Reg. Nr. **E18684**
Address: **P.O. BOX 24185, CHRISTCHURCH**
TEL. 03 981 0831
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

Titan Electrical has been engaged by J & L Construction Limited to electrify and fix the Electrical fittings to the above works as described in the Standard Specifications and Drawings prepared by Murray Homes titled Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes B2 (Durability) F7.3.3 (Smoke Alarm) and G9 (Electrical) and in accordance with the Building Consent Documents approved by Selwyn District Council.


.....
Robert Neale

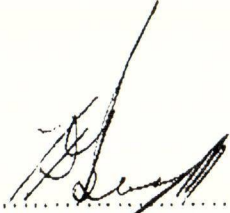
Titan Electrical

TRADES CERTIFICATE

Issued By: **CONCUT** Reg. Nr. **N/A**
Address: **P.O. BOX 7451, CHRISTCHURCH**
TEL. 03 349 7878
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

Canterbury Concrete Cutting NZ Ltd. T/A Concut has been engaged by **J & L Construction Limited** to place the concrete floor slab to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B1 (Structure), B2 (Durability) and Clause 7.5.8 of NZS 3604** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**



.....
Terry Burgess

Canterbury Concrete Cutting NZ Ltd.

TRADES CERTIFICATEIssued By: **COR VINK LTD.**Reg. Nr. **N/A**Address: **3 PLYNLIMON ROAD, CHRISTCHURCH
TEL. 03 351 7293**To: **SELWYN DISTRICT COUNCIL**In Respect of: **NEW SINGLE STOREY DWELLING**At: **REAR LOT 1 GEORGE STREET, ROLLESTON
BC #060247**

Cor Vink Ltd. has been engaged by **J & L Construction Limited** to erect the facebrick veneer to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B2 (Durability)** and **Clause 11.7 of NZS 3604** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council**


Cor Vink

Cor Vink Ltd.

TRADES CERTIFICATE

Issued By: **BH FIXING & STOPPING LTD** Reg. Nr. *.N/A*
Address: **71 NEWNHAM STREET, RANGIORA**
TEL. 03 313 3569
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC # 050247

BH Fixing & Stopping Ltd has been engaged by **J & L Construction Limited** to fix the Gib board to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B1 (Structure), B2 (Durability) and Clause 5.5 of NZS 3604** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**



.....
Barrie Hunt

BH Fixing & Stopping Ltd.

TRADES CERTIFICATE

Issued By: **SHARPE PLASTERERS** Reg. Nr.
Address: **56 BROOMFIELD TERRACE, CHRISTCHURCH**
TEL. 03 385 8522
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

Sharpe Plasterers has been engaged by **J & L Construction Limited** to prepare and plaster the Gib board to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B2 (Durability)** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**


.....
Dale Sharpe

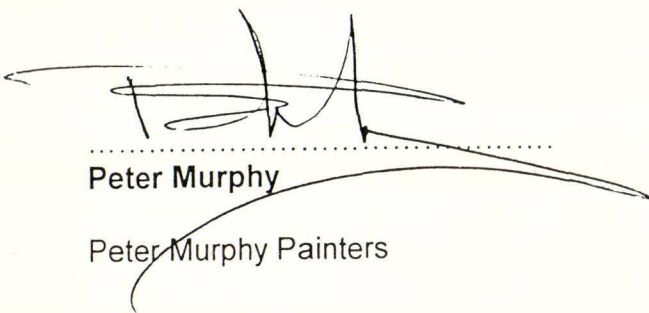
Sharpe Plasterers

TRADES CERTIFICATE

Issued By: **PETER MURPHY PAINTERS** Reg. Nr. **N/A**
Address: **217 B NEW BRIGHTON ROAD, CHRISTCHURCH**
TEL. 03 385 2873
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

Peter Murphy Painters has been engaged by **J & L Construction Limited** to paint the entire interior and exterior trims to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B2 (Durability)** and **E3 (Moisture)** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**



.....
Peter Murphy

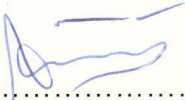
Peter Murphy Painters

TRADES CERTIFICATE

Issued By: **VAN DEN BROEK TILING** Reg. Nr. **N/A**
Address: **18 WAITIKIRI DRIVE, CHRISTCHURCH**
TEL. 03 383 3570
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

Van Den Broek Tiling has been engaged by **J & L Construction Limited** to lay tiles to walls and floors where required to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B2 (Durability)**, **D1.2.2 (Non Slip)**, **E3 (Moisture)** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**


.....
Ad Van den Broek

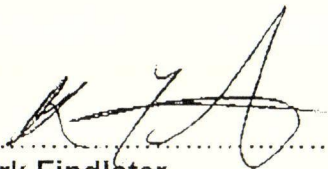
Van den Broek

TRADES CERTIFICATE

Issued By: **GREIG & ESTERMAN** Reg. Nr. **N/A**
Address: **UNIT 1 251 BLENHEIM ROAD, CHRISTCHURCH**
TEL. 03 343 1917
To: **SELWYN DISTRICT COUNCIL**
In Respect of: **NEW SINGLE STOREY DWELLING**
At: **REAR LOT 1 GEORGE STREET, ROLLESTON**
BC #050247

Greig & Esterman T/A Caird Carpets has been engaged by **J & L Construction Limited** to lay the vinyl tiles on floors where required to the above works as described in the Standard Specifications and Drawings prepared by **Murray Homes** titled **Proposed Residence for J&L Construction, Lot 1 George Street, Rolleston.**

As a qualified Tradesman, I hereby certify that the work has been undertaken in a good tradesman like manner and has been completed in accordance with the New Zealand Building codes **B2 (Durability)**, **E3 (Moisture)** and in accordance with the **Building Consent Documents** approved by **Selwyn District Council.**


.....
Kirk Findlater

Greig & Esterman



PRACTICAL COMPLETION CERTIFICATE

The Roof Completion Certificate is an acknowledgment that the contract has been completed in a professional manner in accordance with the requirements of the contract. The Roof Completion Certificate does not in any way invalidate any claims under the terms of the warranty provided by AHI Roofing.

Job Number: CNR172

Customer Name: J&L Construction Ltd t/a Murray Homes

Street Address Lot 1 (Rear) George St , Rolleston

City: Christchurch

Job Comments:

Roof Installer & Supervisor sign-off

That the roof has been completed in accordance with AHI Roofing's installation requirements.

Signed – Roof Installer:

Signed – Supervisor:

Date:

10/8/05.

To the Owner or Builder,

This contract has been completed in a professional manner in accordance with the requirements of the contract. Should you have any concerns, you should contact our Administration Section on ph: 0800 100 244.

You will now be billed as required in accordance with the Construction Contracts Act 2002.

I:\RNZ\Customer Service Index\Cust Sys\practical completion certificate



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **3488**
Land Registration District **Canterbury**
Date Issued 17 February 2004

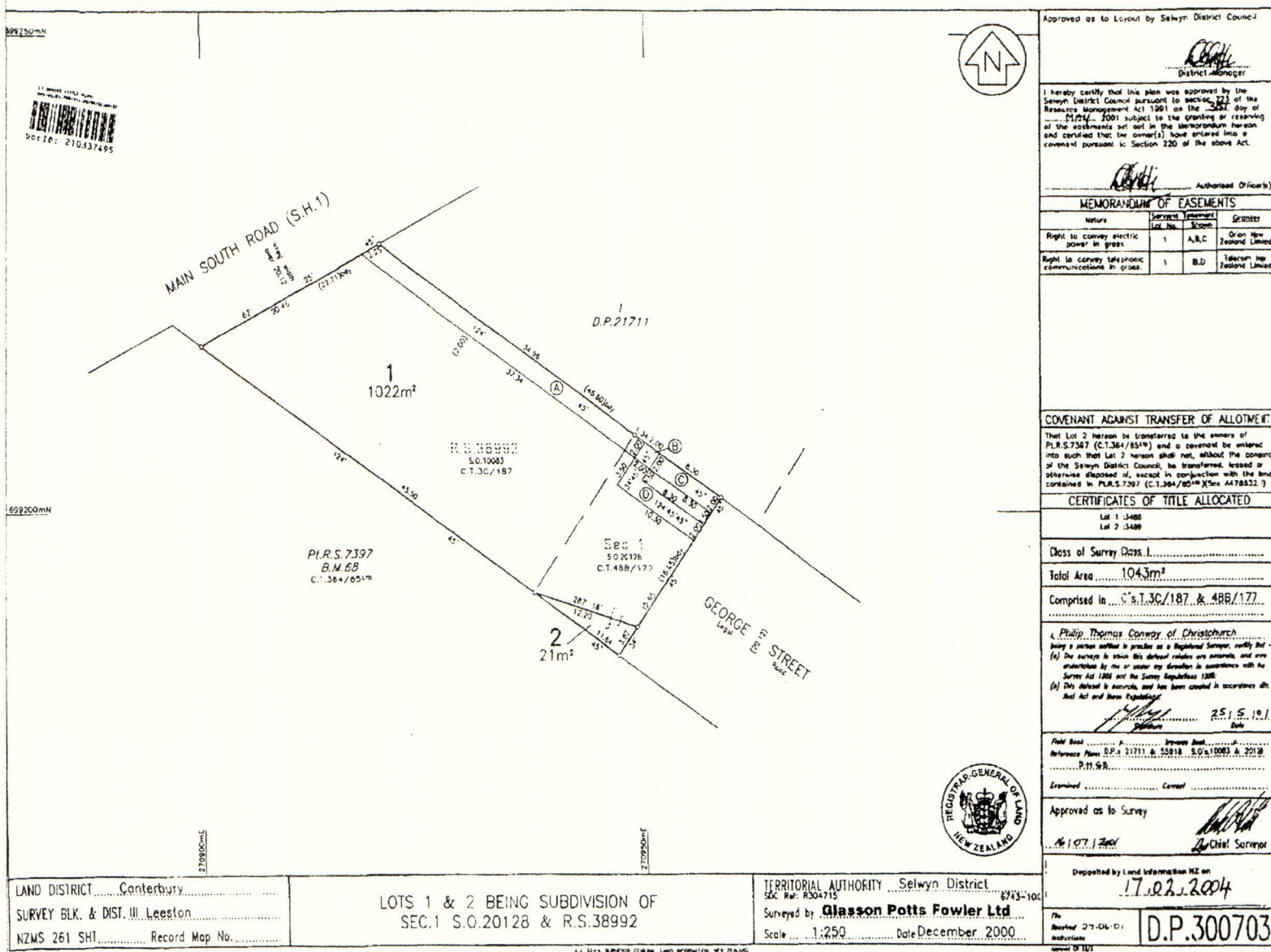
Prior References

CB3C/187 CB48B/177

Estate Fee Simple
Area 1022 square metres more or less
Legal Description Lot 1 Deposited Plan 300703
Proprietors
J & L Construction Limited

Interests

110032.1 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) fronting the within land to be a limited access road - 15.12.1976 at 9:25 am
5901128.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.2.2004 at 9:00 am
Subject to a right to convey electric power in gross over parts marked A, B and C on DP 300703 in favour of Orion New Zealand Limited created by Transfer 5901128.7 - 17.2.2004 at 9:00 am
The easement created by Transfer 5901128.7 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey telecommunications in gross over parts marked B and D on DP 300703 in favour of Telecom New Zealand Limited created by Transfer 5901128.8 - 17.2.2004 at 9:00 am
The easement created by Transfer 5901128.8 is subject to Section 243 (a) Resource Management Act 1991
6173515.2 Encumbrance to The Selwyn District Council (Limited as to Duration) - 7.10.2004 at 9:00 am
6371915.12 Mortgage to Peter Clifford Maciaszek and Evan James Taylor and to Muriel Agnes Jeffrey McKay and to Michael Andrew Toth and to John Martin Shortfell and to Judith Neale and Terrence Francis Neale and to Peter Clifford Maciaszek and Evan James Taylor in shares - 7.4.2005 at 9:00 am



INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: J & L CONSTRUCTION Consent No: 050247
 Site Address/Rapid No: GEORGE ST Officer: _____
 Name: W GRIGGS

Type of building work: DWELLING
 On 19 / 8 / 05 at 2-00 am ☒ pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	☒ Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	☒ Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

● Brace panels as per plan.
 Oregon Framing 90x35
 Plumbing in Polybutylene. weide batts.
 Batts fitted walls & ceiling & to wall between house & garage.
 Brick to outside all but complete.
 Water test done
 Provide access to filter valve in garage.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

Section 192A

050847

945 Construction
George St

W. G. G. G.

2.00

OWNERS

19.8.02

1	Foundation	✓	1	Foundation	✓
2	Sub	✓	2	Sub	✓
3	Foundation	✓	3	Foundation	✓
4	Foundation	✓	4	Foundation	✓
5	Foundation	✓	5	Foundation	✓
6	Foundation	✓	6	Foundation	✓
7	Foundation	✓	7	Foundation	✓
8	Foundation	✓	8	Foundation	✓
9	Foundation	✓	9	Foundation	✓
10	Foundation	✓	10	Foundation	✓

MAY NOT PROCEED

MAY PROCEED ✓

INSPECTION NOTES

Found some of the plan.
Order Forming
Found in 1st floor. more work.
Found 1st floor & 2nd floor to work between
house & garage.
Back to outside all but complete.
Water test done
found access to filter valve in garage.



192A

1	Foundation	✓	1	Foundation	✓
2	Sub	✓	2	Sub	✓
3	Foundation	✓	3	Foundation	✓
4	Foundation	✓	4	Foundation	✓
5	Foundation	✓	5	Foundation	✓
6	Foundation	✓	6	Foundation	✓
7	Foundation	✓	7	Foundation	✓
8	Foundation	✓	8	Foundation	✓
9	Foundation	✓	9	Foundation	✓
10	Foundation	✓	10	Foundation	✓

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: J & L CONSTRUCTION Consent No: 050247
 Site Address/Rapid No: GEORGE ST. Officer: _____
 Name: WARRIORS

Type of building work: DWELLING
 On 17 / 8 / 05 at 10.00 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Tyvek wrap

Melthorn for windows.

40mm Cavity

Metal ties 35 screws. every 4th.



RWA

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: _____

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

2nd Floor

Inspection is to be carried out by the person building a Code 2 structure. Inspectors can only inspect following a written request.

Name: **W. G. G. G. G.** Consent No: **050247**
Site Address: **George St** Office: **George St**
Name: **W. G. G. G. G.**

Type of building work: **Swimming**
On: **11/8/02** at **10:00**
The Building Act 1984 (Section 710) and the local government Act 1974 (Section 710). The purpose of the inspection was to

1	Foundation	1	Block	1	Block	1	Block
2	Slab	2	Heating	2	Heating	2	Heating
3	Partitions	3	Sanitary	3	Sanitary	3	Sanitary
4	Roofing	4	Stormwater	4	Stormwater	4	Stormwater
5	Roofing	5	Stormwater	5	Stormwater	5	Stormwater
6	Roofing	6	Stormwater	6	Stormwater	6	Stormwater
7	Roofing	7	Stormwater	7	Stormwater	7	Stormwater
8	Roofing	8	Stormwater	8	Stormwater	8	Stormwater
9	Roofing	9	Stormwater	9	Stormwater	9	Stormwater
10	Roofing	10	Stormwater	10	Stormwater	10	Stormwater

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES
Metal fire 32 screws, every 4th
Down Gully
Mortar to windows
Junk sweep

INSPECTIONS

All work inspected is in accordance with the Building Code of Australia.

Contractor: With this project, when minor items above have been attended to.

Some work is not complete or is in progress, and rectification is required.

A formal notice to rectify will be issued.

Worked for: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: ☐

By: ☐ Telephone: ☐ Fax: ☐ Posting: ☐ Return Site: ☐

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: SIL Construction Consent No: DS0247
 Site Address: George St. Officer: [Signature]
Kelston Name: Mund

Type of building work: Dwelling

On 04 / 08 / 05 at 12:30 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

DPM to floor slab edge
External & internal corners
Geob Builder on site

E2: 9.1.5
Brick cladding - windows & doors - weather
seal Pink Butts Barrier.

A Builder to complete full amount of sill.
type wall work

Looking OK
↓
now.



Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

2/1/2004

Where the owner or person in control of the building has been notified by the Council that the building is subject to a notice under the Building Regulations 2000, the owner or person in control of the building must ensure that the building is maintained in a safe condition and that the building is not used in a way which is likely to cause injury or damage to health.

Name: 21/1 Construction Ltd
 Address: 100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 322/323, 324/325, 326/327, 328/329, 330/331, 332/333, 334/335, 336/337, 338/339, 340/341, 342/343, 344/345, 346/347, 348/349, 350/351, 352/353, 354/355, 356/357, 358/359, 360/361, 362/363, 364/365, 366/367, 368/369, 370/371, 372/373, 374/375, 376/377, 378/379, 380/381, 382/383, 384/385, 386/387, 388/389, 390/391, 392/393, 394/395, 396/397, 398/399, 400/401, 402/403, 404/405, 406/407, 408/409, 410/411, 412/413, 414/415, 416/417, 418/419, 420/421, 422/423, 424/425, 426/427, 428/429, 430/431, 432/433, 434/435, 436/437, 438/439, 440/441, 442/443, 444/445, 446/447, 448/449, 450/451, 452/453, 454/455, 456/457, 458/459, 460/461, 462/463, 464/465, 466/467, 468/469, 470/471, 472/473, 474/475, 476/477, 478/479, 480/481, 482/483, 484/485, 486/487, 488/489, 490/491, 492/493, 494/495, 496/497, 498/499, 500/501, 502/503, 504/505, 506/507, 508/509, 510/511, 512/513, 514/515, 516/517, 518/519, 520/521, 522/523, 524/525, 526/527, 528/529, 530/531, 532/533, 534/535, 536/537, 538/539, 540/541, 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764/765, 766/767, 768/769, 770/771, 772/773, 774/775, 776/777, 778/779, 780/781, 782/783, 784/785, 786/787, 788/789, 790/791, 792/793, 794/795, 796/797, 798/799, 800/801, 802/803, 804/805, 806/807, 808/809, 810/811, 812/813, 814/815, 816/817, 818/819, 820/821, 822/823, 824/825, 826/827, 828/829, 830/831, 832/833, 834/835, 836/837, 838/839, 840/841, 842/843, 844/845, 846/847, 848/849, 850/851, 852/853, 854/855, 856/857, 858/859, 860/861, 862/863, 864/865, 866/867, 868/869, 870/871, 872/873, 874/875, 876/877, 878/879, 880/881, 882/883, 884/885, 886/887, 888/889, 890/891, 892/893, 894/895, 896/897, 898/899, 900/901, 902/903, 904/905, 906/907, 908/909, 910/911, 912/913, 914/915, 916/917, 918/919, 920/921, 922/923, 924/925, 926/927, 928/929, 930/931, 932/933, 934/935, 936/937, 938/939, 940/941, 942/943, 944/945, 946/947, 948/949, 950/951, 952/953, 954/955, 956/957, 958/959, 960/961, 962/963, 964/965, 966/967, 968/969, 970/971, 972/973, 974/975, 976/977, 978/979, 980/981, 982/983, 984/985, 986/987, 988/989, 990/991, 992/993, 994/995, 996/997, 998/999, 1000/1001, 1002/1003, 1004/1005, 1006/1007, 1008/1009, 1010/1011, 1012/1013, 1014/1015, 1016/1017, 1018/1019, 1020/1021, 1022/1023, 1024/1025, 1026/1027, 1028/1029, 1030/1031, 1032/1033, 1034/1035, 1036/1037, 1038/1039, 1040/1041, 1042/1043, 1044/1045, 1046/1047, 1048/1049, 1050/1051, 1052/1053, 1054/1055, 1056/1057, 1058/1059, 1060/1061, 1062/1063, 1064/1065, 1066/1067, 1068/1069, 1070/1071, 1072/1073, 1074/1075, 1076/1077, 1078/1079, 1080/1081, 1082/1083, 1084/1085, 1086/1087, 1088/1089, 1090/1091, 1092/1093, 1094/1095, 1096/1097, 1098/1099, 1100/1101, 1102/1103, 1104/1105, 1106/1107, 1108/1109, 1110/1111, 1112/1113, 1114/1115, 1116/1117, 1118/1119, 1120/1121, 1122/1123, 1124/1125, 1126/1127, 1128/1129, 1130/1131, 1132/1133, 1134/1135, 1136/1137, 1138/1139, 1140/1141, 1142/1143, 1144/1145, 1146/1147, 1148/1149, 1150/1151, 1152/1153, 1154/1155, 1156/1157, 1158/1159, 1160/1161, 1162/1163, 1164/1165, 1166/1167, 1168/1169, 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1898/1899, 1900/1901, 1902/1903, 1904/1905, 1906/1907, 1908/1909, 1910/1911, 1912/1913, 1914/1915, 1916/1917, 1918/1919, 1920/1921, 1922/1923, 1924/1925, 1926/1927, 1928/1929, 1930/1931, 1932/1933, 1934/1935, 1936/1937, 1938/1939, 1940/1941, 1942/1943, 1944/1945, 1946/1947, 1948/1949, 1950/1951, 1952/1953, 1954/1955, 1956/1957, 1958/1959, 1960/1961, 1962/1963, 1964/1965, 1966/1967, 1968/1969, 1970/1971, 1972/1973, 1974/1975, 1976/1977, 1978/1979, 1980/1981, 1982/1983, 1984/1985, 1986/1987, 1988/1989, 1990/1991, 1992/1993, 1994/1995, 1996/1997, 1998/1999, 2000/2001, 2002/2003, 2004/2005, 2006/2007, 2008/2009, 2010/2011, 2012/2013, 2014/2015, 2016/2017, 2018/2019, 2020/2021, 2022/2023, 2024/2025, 2026/2027, 2028/2029, 2030/2031, 2032/2033, 2034/2035, 2036/2037, 2038/2039, 2040/2041, 2042/2043, 2044/2045, 2046/2047, 2048/2049, 2050/2051, 2052/2053, 2054/2055, 2056/2057, 2058/2059, 2060/2061, 2062/2063, 2064/2065, 2066/2067, 2068/2069, 2070/2071, 2072/2073, 2074/2075, 2076/2077, 2078/2079, 2080/2081, 2082/2083, 2084/2085, 2086/2087, 2088/2089, 2090/2091, 2092/2093, 2094/2095, 2096/2097, 2098/2099, 2100/2101, 2102/2103, 2104/2105, 2106/2107, 2108/2109, 2110/2111, 2112/2113, 2114/2115, 2116/2117, 2118/2119, 2120/2121, 2122/2123, 2124/2125, 2126/2127, 2128/2129, 2130/2131, 2132/2133, 2134/2135, 2136/2137, 2138/2139, 2140/2141, 2142/2143, 2144/2145, 2146/2147, 2148/2149, 2150/2151, 2152/2153, 2154/2155, 2156/2157, 2158/2159, 2160/2161, 2162/2163, 2164/2165, 2166/2167, 2168/2169, 2170/2171, 2172/2173, 2174/2175, 2176/2177, 2178/2179, 2180/2181, 2182/2183, 2184/2185, 2186/2187, 2188/2189, 2190/2191, 2192/2193, 2194/2195, 2196/2197, 2198/2199, 2200/2201, 2202/2203, 2204/2205, 2206/2207, 2208/2209, 2210/2211, 2212/2213, 2214/2215, 2216/2217, 2218/2219, 2220/2221, 2222/2223, 2224/2225, 2226/2227, 2228/2229, 2230/2231, 2232/2233, 2234/2235, 2236/2237, 2238/2239, 2240/2241, 2242/2243, 2244/2245, 2246/2247, 2248/2249, 2250/2251, 2252/2253, 2254/2255, 2256/2257, 2258/2259, 2260/2261, 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2444/2445, 2446/2447, 2448/2449, 2450/2451, 2452/2453, 2454/2455, 2456/2457, 2458/2459, 2460/2461, 2462/2463, 2464/2465, 2466/2467, 2468/2469, 2470

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: JAL CONSTRUCTION Consent No: 050247
 Site Address/Rapid No: REAR LOT 1 GEORGE ST Officer: [Signature]
ROCHESTON Name: Tim Bayner

Type of building work: Dwelling
 On 2 / 8 / 05 at 10-45 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	☒ Other <u>Plaster</u>
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES: Tross Fixings AS Rec. PRECUT CONSTRUCTION PLAN
Q DESIGN AF367 * INTERIOR FIXINGS TO COMPLETE.

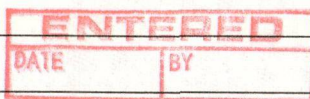
WINDUP FIXINGS :- A, B, C COMPLETE.

TOP PLATE FIXINGS :- A, B, C COMPLETE.

BRACING :- H3. 1/2 NAILING COMPLETE. * 6KN STRAPS TO
COMPLETE. * CHECK AT POST WRAP.

* 2 NAIL HIP / WALL JOINTS

* ~~REPAIR~~ COLOUR TILE BATTEN ROOF NOT PERLIN.



Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS * ITEMS TO CHECK AT POSTURE

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

10/10/2017

Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

Item	Location	Condition	Remarks
1	Room 101	Good	
2	Room 102	Good	
3	Room 103	Good	
4	Room 104	Good	
5	Room 105	Good	
6	Room 106	Good	
7	Room 107	Good	
8	Room 108	Good	
9	Room 109	Good	
10	Room 110	Good	

Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

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Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

DATE	BY

Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

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Inspection of the building and its contents. A copy of this notice must be given to the person in charge of the building.

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: JAL CONSTRUCTION Consent No: 050247

Site Address/Rapid No: LOT 1 RRAL GEORGE ST Officer: [Signature]

ROXBOROUGH Name: Tim Bowyer

Type of building work: Dwelling

On 15/7/05 at 1-00 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

TAILINGS IN PLACE
 DPM OVER WAPS TIED 9 PENETRATIONS TIED
 668 MESH. DID STARTED BENT INTO SLAB
 SUPPLEMENTARY BARS TO INTERNAL CORNER ENSURE EXPANSION
 CUT PLACE AWAY FROM THERE AND PACKED WITHIN 24 HOURS.
 RELIEF DRAIN IN PLACE. (COPPER)
 NO THICKENINGS
 DECK READY TO POUR.



Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☒

2000-10-10

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: J & L Construction Consent No: 13c050247
Site Address/Rapid No: 1 George St Officer: _____
Rolleston Name: Tim B.

Type of building work: Reveling

On 8 / 7 / 05 at 4:30 am/pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	☒ Siting	h	☐ Bond Beam	o	☐ Other	
b	☒ Foundation	i	☐ Blockfill	p	☐ Resource Consent	
c	☐ Slab	j	☐ Heating unit	q	☐ Complaint/investigation	
d	☐ Preline/Bracing	k	☐ Sanitary drainage	r	☐ Compliance Schedule	
e	☐ Plumbing	l	☐ Stormwater drainage	s	☐ WOF/ c/s audit	
f	☐ Post line bracing	m	☐ Pile/pole holes	t	☐ CCC full	☐ Yes
g	☐ Half height veneer	☒ n	☐ Swimming pool/fencing	u	☐ CCC partial	☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Siting as per plan.
2 x D16 rods to perimeter with D10
ties at 600k.
Trench width & Depth ok.
Provision for drainage to place as discussed.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]
By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

Inspection Notice is hereby given to the undersigned that the following conditions exist in the premises described below:

Name of Premises: 1000 North 1st Street

City: San Francisco State: California

Date of Inspection: 10-10-58

Inspector: John J. Smith

1	Sanitation	Good	2	Structural	Good
3	Plumbing	Good	4	Electrical	Good
5	Gas	Good	6	Fire	Good
7	Other	Good	8	Other	Good

Inspection Notice is hereby given to the undersigned that the following conditions exist in the premises described below:

Name of Premises: 1000 North 1st Street

City: San Francisco State: California

Date of Inspection: 10-10-58

Inspector: John J. Smith

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City: San Francisco State: California

Date of Inspection: 10-10-58

Inspector: John J. Smith

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City: San Francisco State: California

Date of Inspection: 10-10-58

Inspector: John J. Smith

Inspection Notice is hereby given to the undersigned that the following conditions exist in the premises described below:

Name of Premises: 1000 North 1st Street

City: San Francisco State: California

Date of Inspection: 10-10-58

Inspector: John J. Smith

Site Inspection Sheet	050247
-----------------------	--------

050247

Application

J & L CONSTRUCTION

J & L CONSTRUCTION

C/- MURRAY HOMES

P O BOX 11198 SOCKBURN

CHRISTCHURCH

Issue date

25/05/05

Project

Description

New (& prebuilt) House, Unit, Bach, Crib, Town House etc.

Being Stage 1 of an intended 1 Stages

DOMESTIC DWELLING

Intended Life

Indefinite, but not less than 50 years

Intended Use

3 BEDROOM DOMESTIC DWELLING WITH ATTACHED

DOUBLE GARAGE 153.4sqm.

Estimated Value

\$150,000

Location

REAR LOT 1, GEORGE STREET, ROLLESTON

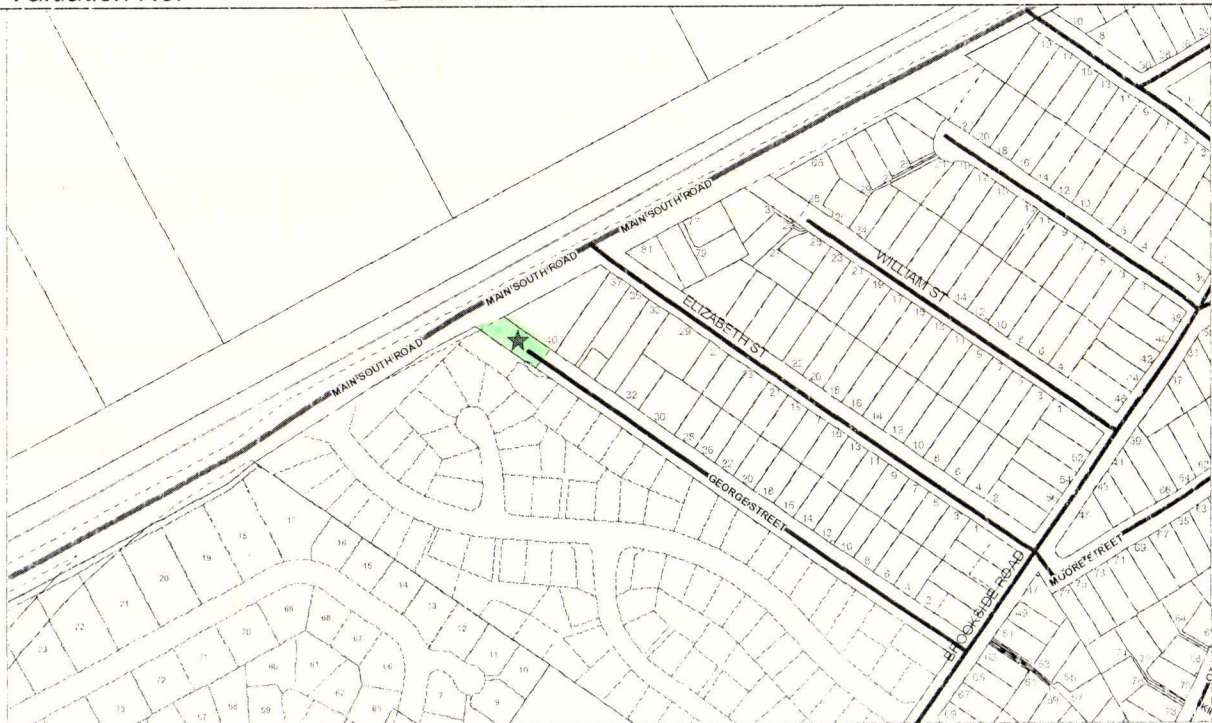
RAPID:

Legal Description

LOT 1 DP300703

Valuation No.

2405133600



AMENDMENTS

[illegible]

This building consent is granted subject to the conditions specified below.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

☐ **Inspection 1**

Excavation for foundations including ground bearing capacity.
Reinforcing steel in foundation before concrete is poured.

☐ **Inspection 2**

To check DPC, reinforcing/thickenings/waste pipes to floor slab before concrete is poured.

☐ **Inspection 3**

Structural framing and fixings prior to building wrap, soffit, and roofing installation.

☐ **Inspection 4**

Inspection of building wrap, DPM, and flashings prior to veneer construction.

☐ **Inspection 5**

Veneer mid height inspection for cavity width, tie fixing, and check for mortar droppings.

☐ **Inspection 6**

NOTE: A weathertight exterior is required before a preline inspection occurs.

Plumbing pipe work prior to fixing internal linings.

Preline moisture test and structural framing check including confirmation of treated timber where required.

Bracing elements prior to fixing of internal linings.

Completeness of insulation prior to fixing of internal linings.

Window installation to check ventilation, air seals, and glazing.

☐ **Inspection 7**

NOTE:- All drainage work must be inspected prior to backfilling.

Connection to sewer lateral.

Spouting including rain water heads, overflows and downpipes

Stormwater disposal to soakholes.

☐ **Inspection 8**

Check nailing off bracing panels before stopping work is carried out.



☐ **Inspection 9**

Hot water reticulation valving.

Check temperature of hot water.

Seismic restraints to hot water cylinder and storage tanks.

Domestic mechanical ventilation.

Smoke alarm installation.

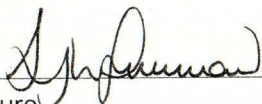
Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

Code Compliance Certificate Application Form.



Signature

23/6/05

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 23/06/05



BC

UNITS

[illegible]

X	\$4.50
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\$

[illegible]

19

TOTAL CHARGES FOR POST BC & CODE COMPLIANCE CERTIFICATE WORK

\$

Invoice Date:-

Invoice Number:-





Selwyn
DISTRICT
COUNCIL

Application For Connection to the Sewer By Way of an Existing Common Private Drain

I/We the undersigned apply for permission to connect the sewer drain which is to serve my property at:

Address LOT 1 GEORGIE STREET, ROLLESTON

Lot 1 DP 300703 RS _____ Blk _____ SD _____

comprising Certificate of Title No. _____ owned by J & L CONSTRUCTION

with the drain serving the properties at:

1. Address REAR LOT 1 GEORGIE ST (BC 050247)

Lot 1 DP 300703 RS _____ Blk _____ SD _____

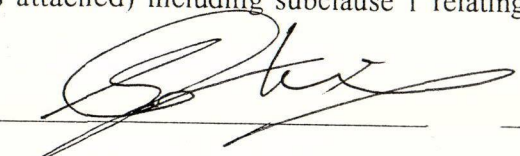
comprising Certificate of Title No. _____ owned by _____

2. Address FRONT LOT 1 GEORGIE ST (BC 050246)

Lot 1 DP _____ RS _____ Blk _____ SD _____

comprising Certificate of Title No. _____ owned by _____

It is confirmed that we have read and understand the provisions of Section 461 of the Local Government Act (as attached) including subclause 1 relating to the registration of interests in the land.

Signed (applicants) 

Name (please print) G. FISHER

Date 16/11/2005

Written permission from the owner or owners of the existing drain or other satisfactory documentary evidence of a right to connect to such a drain must accompany this application.

If the property is in joint or multiple ownership, all parties must sign.

[461. Further provisions with respect to private drains—(1) Where any private drain constructed with the consent of the owners of all the lands affected or constructed by the council pursuant to section 460 of this Act passes through or serves separately owned premises, there shall be attached to each and all of the lands served by that private drain the following rights, namely:

- (a) A right to the free and uninterrupted use of that private drain; and
- (b) A right for the occupiers or any of them to enter upon all lands served by that drain, or through which it passes, for the purpose of relaying or effecting necessary repairs to the drain; and
- (c) A right to contribution from the owners or occupiers of other lands so served by that drain towards the cost of executing, providing, and doing all or any of the things required in respect of the drain by this Part of this Act or any bylaw; and
- (d) A right to contribution from the owners or occupiers of those other lands towards the cost of all necessary relaying of or repairs to the drain; and
- (e) A right to the recovery from the owners or occupiers of those other lands through which that drain passes but which are not served by the drain of the cost of any repairs to the drain necessitated by any wilful or negligent act of those owners or occupiers,—

and those rights, upon a certificate being furnished by the [[principal administrative officer]] that any of the lands is actually served by that drain, together with such plans (if any) as the District Land Registrar requires, shall be registered by the District Land Registrar against the titles to all the other lands so served by the drain, and also, in the case of the right to free and uninterrupted use of the drain and the right to enter upon land to effect necessary relaying or repairs, or to recover under [[paragraph (e)]] of this subsection the cost of any repairs to the drain, against the titles to the lands through which the drain passes.

(2) The District Land Registrar, on the receipt by him of a certificate signed by the [[principal administrative officer]] that any of the said lands is actually served by that private drain, shall enter on the register and upon the outstanding duplicate certificate of title for that land, which certificate of title shall be produced to him for that purpose,—

- (a) Particulars of the certificate given by the [[principal administrative officer]]; and
- (b) A memorandum that there are attached to the land the rights specified in subsection (1) of this section.

(3) If any question arises as to the liability of any owner or occupier under any provision of subsection (1) of this section, a [[District Court]] shall have jurisdiction to hear and determine the question, and the decision of the Court shall be final.

History: Subsection (1) was amended, as from 19 January 1981, by s 39 Local Government Amendment Act 1980 (1980 No 82) by omitting the expression "paragraph (c)" and substituting the expression "paragraph (e)".

References to the District Courts were substituted for reference to Magistrates' Courts by s 18(2) District Courts Amendment Act 1979 (1979 No 125).

References to the principal administrative officer were substituted for references to the principal officer by s 2(2) Local Government Amendment Act 1980 (1980 No 82).

Subsection (3) was amended, as from 1 April 1980, by s 18(2) District Courts Amendment Act 1979 (1979 No 125) by substituting a reference to a "Magistrate's Court" with a reference to a "District Court".

Effect: The section affects not only the lands served by a private drain, but also the lands through which the drain passes (see subs (1)(b) and (e)). The effect of the section is to create legal easements appurtenant to, or over, the separately owned premises that private drains pass through or serve. See E C Adams, "Registration of Drainage Certificates pursuant to the Municipal Corporations Act" [1962] NZLJ 395.

Registration of certificate: The rights specified in subs (1) arise quite independently of the registration of the principal administrative officer's certificate and bind successive owners even if not registered: *Archer v Robinson* (1964) 11 MCD 209; *Seed v Langham* 18/12/92, Ellis J, HC Wellington CP699/91. While registration is evidence of those rights, it is not necessary to constitute them.

Meaning of "drain": "Drain" is defined in s 441(1) as "a sewerage drain or a stormwater drain". "Stormwater drain" is defined (s 441(1)) as "a drain primarily for the reception and discharge of stormwater". "Storm" denotes heavy rain, which might suggest that only heavy precipitation was encompassed in the definition of "stormwater". However, such subtleties are not necessary. For the purposes of Part XXVI of the Local Government Act 1974, stormwater is rainwater which falls and lies on land. The New Zealand usage of the terms "stormwater" and "stormwater drain" does not distinguish between normal and abnormal amounts of rain, or between surface water resulting from heavy rain or from light rain: *Langham v Seed* 23/9/94, CA47/93.

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: J & L CONSTRUCTION Consent No: 050247
 Site Address/Rapid No: GEORGE ST. Officer: W ERICSS
 Name: W ERICSS

Type of building work: DWELLING BACK UNIT
 On 17 / 11 / 05 at 12.05 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	☒ CCC full ☒ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☐

INSPECTION NOTES:

All work now complete.
 CCC to issue when
 Common drain agreement
 sorted

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: J & L CONSTRUCTION Consent No: 050247
 Site Address/Rapid No: GEORGE ST. Officer: W CRICCS
BACK UNIT Name: W CRICCS

Type of building work: DWELLING
 On 10 / 11 / 05 at 10:00 am pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

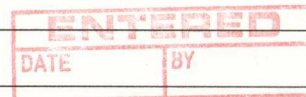
a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	CCC full ☒ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☒ No

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ REINSPECTION YES ☒ NO ☐

INSPECTION NOTES:

300ltr mains pressure HWE copper relief
 all valves fitted. Seismic restraints.
 Smoke detectors fitted.
 Electrical Cert No 1967634

- 1 Bath's req tidy up to cover all unlagged pipes & cut around Downlights to req clearance.
- 2 Seal holes in base of Switch box.
- 3 Drain req Common Private Drain agreement to be signed before CCC can be issued.



Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

- All work inspected is in accordance with the Building Consent ☐
- Satisfactory: Work may proceed when minor items above have been attended to ☒
- Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐
- A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: L. Muri
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

341 Construction

2000 St. Louis

10:00 AM

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INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: J & L Construction Consent No: 050247

Site Address/Rapid No: REAR LOT 1 GEORGE ST Officer: [Signature]

ROXBURGH

Name: Tim Boyer

Type of building work: Dwelling

On 2 / 9 / 05 at 10:00 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other	
b	Foundation	i	Blockfill	p	Resource Consent	
c	Slab	j	Heating unit	q	Complaint/investigation	
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule	
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit	
f	Post line bracing	m	Pile/pole holes	t	CCC full	☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial	☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Sanitary drain LAYED TO 1-60 GRADE IN
 SEWER CHASE B/c CHIPPED UP AS PER DRAWING
 ATTACHED COMBINED DRAIN (THOUGH FURTHER WORK RE SQUEE
 ZING).
 STORM WATER AS PER DRAWING ATTACHED



PHONED WENDY AT J & L AND MADE HER AWARE OF THE PROBLEM.
 (11:00 AM.)

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed:

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☒

INSPECTION NOTICE

2-11-00

1. The purpose of this inspection is to ensure that the premises are maintained in a clean and tidy condition and that the food is safe for consumption.

2. The inspection was carried out on 2-11-00 at 10.00 AM. The inspector was Mr. J. Smith. The premises were found to be in good order and the food was found to be safe for consumption.

3. The following table shows the results of the inspection. The table is divided into two columns: 'Item' and 'Status'. The 'Item' column lists the items inspected and the 'Status' column shows the results of the inspection.

Item	Status
General Cleanliness	Good
Food Safety	Good
Food Hygiene	Good
Food Storage	Good
Food Handling	Good
Food Display	Good
Food Labelling	Good
Food Allergens	Good
Food Traceability	Good
Food Complaints	Good
Food Recall	Good
Food Safety Management System	Good
Food Safety Training	Good
Food Safety Records	Good
Food Safety Audits	Good
Food Safety Incidents	Good
Food Safety Complaints	Good
Food Safety Recall	Good
Food Safety Management System	Good
Food Safety Training	Good
Food Safety Records	Good
Food Safety Audits	Good
Food Safety Incidents	Good
Food Safety Complaints	Good
Food Safety Recall	Good

4. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

5. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

6. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

7. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

8. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

9. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

10. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

11. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

12. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

13. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

14. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

15. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

16. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

17. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

18. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

19. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

20. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

21. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

22. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

23. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

24. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

25. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

26. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

27. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

28. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

29. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

30. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

31. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

32. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

33. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

34. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

35. The inspection was carried out in accordance with the Food Safety and Hygiene Regulations 2005.

ENTERED
DATE
BY

11-00 AM
Inspected within 24 hours of the breach.

Inspector	Mr. J. Smith
Date	2-11-00
Time	10.00 AM
Location	123 Main Street, London
Business Name	ABC Ltd
Business Type	Restaurant
Business Address	123 Main Street, London
Business Phone	020 1234 5678
Business Email	info@abc.co.uk
Business Website	www.abc.co.uk
Business Social Media	Facebook: ABC Ltd, Twitter: ABC Ltd
Business Insurance	Yes
Business License	Yes
Business Health Certificate	Yes
Business Food Safety Certificate	Yes
Business Food Hygiene Certificate	Yes
Business Food Storage Certificate	Yes
Business Food Handling Certificate	Yes
Business Food Display Certificate	Yes
Business Food Labelling Certificate	Yes
Business Food Allergens Certificate	Yes
Business Food Traceability Certificate	Yes
Business Food Complaints Certificate	Yes
Business Food Recall Certificate	Yes
Business Food Safety Management System Certificate	Yes
Business Food Safety Training Certificate	Yes
Business Food Safety Records Certificate	Yes
Business Food Safety Audits Certificate	Yes
Business Food Safety Incidents Certificate	Yes
Business Food Safety Complaints Certificate	Yes
Business Food Safety Recall Certificate	Yes
Business Food Safety Management System Certificate	Yes
Business Food Safety Training Certificate	Yes
Business Food Safety Records Certificate	Yes
Business Food Safety Audits Certificate	Yes
Business Food Safety Incidents Certificate	Yes
Business Food Safety Complaints Certificate	Yes
Business Food Safety Recall Certificate	Yes

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

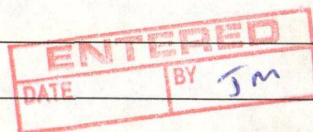
Name: J+L Construction Consent No: 050247
 Site Address/Rapid No: Rear Lot 1 Officer: M. Davis
George St Name: Malcolm
 Type of building work: New Dwelling

On 22 / 8 / 05 at 2.00 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other	
b	Foundation	i	Blockfill	p	Resource Consent	
c	Slab	j	Heating unit	q	Complaint/investigation	
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule	
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit	
f	Post line bracing	m	Pile/pole holes	t	CCC full	☐ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial	☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES: Cub 1 to Bed of Ext Wall ok
Cub 1 Garage End Wall ok
Toilet Cub 1 Done ok
Hall Cub 1 ok
BR9 Entry ok
Cub 11 Lounge ok
Cub 11 HWC ok
Balance Ext Ply By Previous Insp
To Finish BR9 } sheet on site
Cub 1 } sheet on site



Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

25/01/2024

C25024

24-1 Construction

11/1/2024

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SPECIFIED SYSTEMS

24. 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): (use additional pages if required)*

SIGNATORY

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

26. The code compliance certificate should be sent to:-

(unless otherwise advised the Code Compliance Certificate will be sent to the Agent/Applicant)

P.O. Box 11198

Sockburn

Christchurch.

Faxed 1st phone: 348 9219

27. Signed by or for and on behalf of the Applicant

Wendy Bake

28. Name of Person Signing:

Wendy Bake

29. Date:

21/11/05

Note: if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent / Applicant".

ATTACHMENTS

30. The following documents are attached to this application:-

- ☒ Certificates from the personnel who carried out the work.

You are required to supply certificates from all of the Trades involved in your project, such certificates should include the following information:-

- ▶ Name, address, and contact phone numbers.
- ▶ Registration Number (where applicable).
- ▶ Building Consent number.
- ▶ Project site address, and scope of work.
- ▶ Name of the tradesperson who carried out the work.
- ▶ A statement confirming which NZ Building Code Clauses which the work complies with, and compliance with the Approved Building Consent Documents including any variations.
- ▶ The Certificate must be signed and dated by the tradesperson responsible for the work.

- ☒ Certificates that relate to the energy work (Electrical and Gasfitter).

stated by Inspector on site Eloc Cert No 1967634

- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent (Installers certification).

N/A

