



P03554
Lot 1 DPS 78723

22 September 2005

Ref: KGM49410905

The Rotorua District Council
Chief Building Officer
Mr. Pat Lawrence
Private Bag
Rotorua

Re: 17 High St, Rotorua - Val. No. 06520/578.00.
Laundry Converted to Sleep-out - 1982.
Attic Development - A clarification.

Dear sir

I act on instructions from the owner of the above property, Ms. A. Arkwright, who wishes to advise of alterations to her High St home.

Background:

The issues are:

The former laundry of the 1960's age building was converted to a sleep-out under Permit No. A127466 issued 19.09.65 along with Plumbing and Drainage Permit No. 771 issued 24.02.66, but the building permit has no record of inspections to confirm the work complies with the then building regulations. Plumbing and drainage was signed off.

The second issue is simply to remove confusion arising from the development of an attic that was not clearly indicated on the Building Consent No. 98/1553 issued 08.12.98. The Consent only indicates building of a carport but actually included the attic development as well.

These issues have come to the attention of the owner during the process of selling the property, which is currently frustrating sale. The owner wishes to confirm the compliance of the alterations with the building regulations of the period.

Inspection Findings:

Attic:

Inspection of the field inspection card for the 'Carport' No. 98/1553, finds there is an additional 'note', recording the omission from the consent documents by the Building Officer who obviously has picked it up. The note clearly identifies the attic development as being developed and included in Code Compliance Certificate 98/1553.

Laundry /Sleep-out:

The property was inspected on 15 September 2005 during which the work to convert the former laundry to sleep-out with ensuite facilities has been carried out to good standard. Plumbing and drainage was covered under Permit No. 771 which was inspected and signed off August 1966. More recently a sink was installed into the room under Permit No. 5302 issued 1982 which also was signed off as completed.

A plan of the conversion already exists on the property file, a reduced copy of which is herein attached for clarity.

Inspection finds that the sleep-out is provided with adequate light and ventilation from opening windows and that the building meets the building standards of the period. It is noted that the bottom of one shower wall has been patched though appears watertight.

The sleep-out is not fully self-contained having no cooking or laundry facility for which it relies on the main house. As such, the lack of fire separation is not considered material, being that occupancy relies on the house and as such is deemed a single dwelling.

Conclusion:

The writer is satisfied on reasonable grounds that the building work to convert the former laundry to a sleep-out has been carried out in compliance with the building regulations in effect at the time.

There is no reason to anticipate durability expectation other than as specified in the NZ Building Code, given that this does not confirm issues or component conditions that may be currently present, that are the result of the time components have already served of the durability expectation, and are now subject to maintenance requirement.

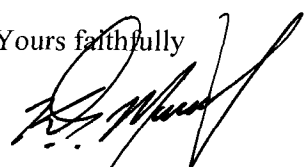
Request:

It is the purpose of this letter to request that the property file be updated with this report and attached plan. My client acknowledges there is no provision under the Building Act 2004 for a Code Compliance certificate being issued retrospectively.

The writer would appreciate the issuance of a letter advising receipt of this report and the subsequent attachment to the property file.

Please direct reply or any inquiry to the writer. I remain available if further information is required or if you require any clarification of this report.

Yours faithfully



Kerry G Murphy
MBA, MNZIBS, BOINZ.
Registered Building Surveyor
BRANZ Accredited Advisor

Limits to accountability:

This report has been prepared for the addressee's information, in terms of the instructions to us. It is a record of the building status in terms of relevant building regulations in force at the time of construction. The report may comment on, but does not intend or attempt to assess or record condition of components or items of deferred maintenance. Where items are concealed, or we have been unable to gain access, we have used our judgment and experience, but actual conditions may only be evident upon opening up the relevant areas. INSPECT NZ LTD. and all its principals, employees, their heirs and assignees, disclaim all responsibility and liability to third parties.

BUILDING SERVICES

FIELD INSPECTION CARD

Application No: 98/1553 Date Consent Issued: 8-12-98OWNER: WilsonBUILDER: Ken BroadfootSITE: 17 High Street

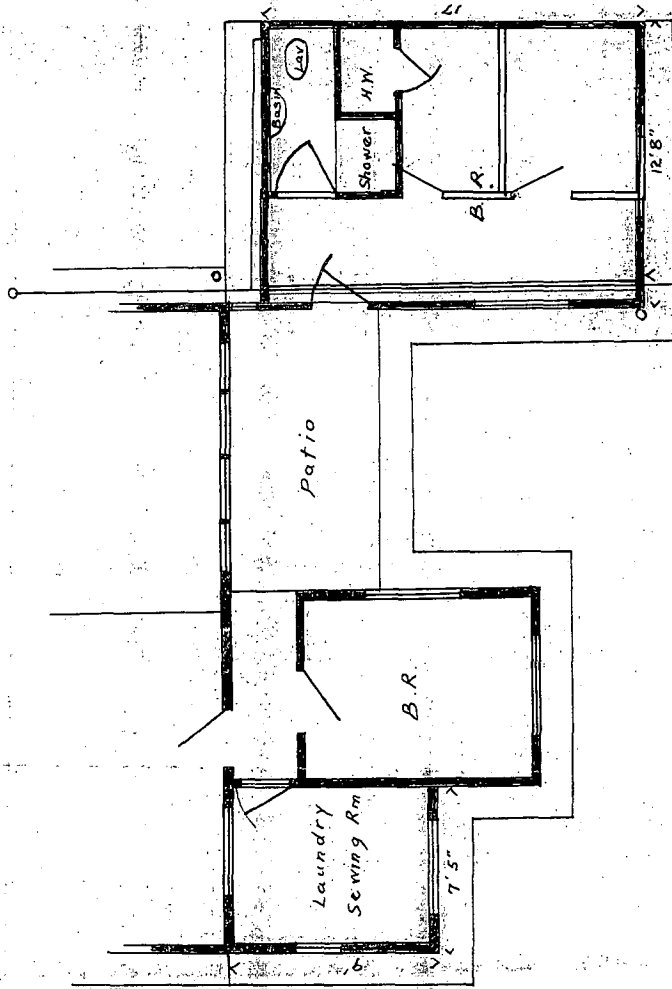
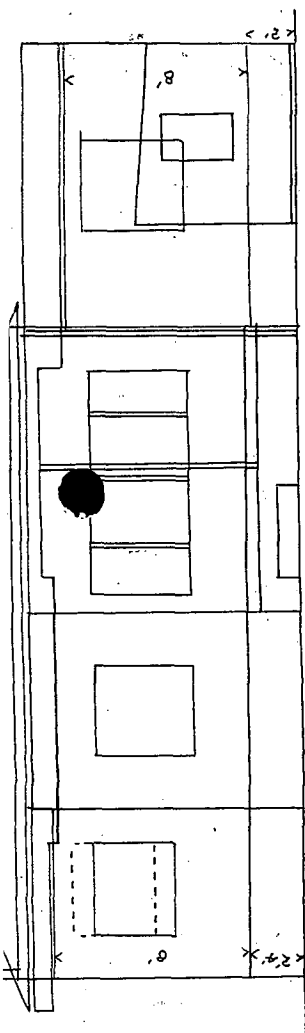
PLUMBER:

VALAUTION NO: 06520/578.00DRAINLAYER: Chester BrosFILE NO: P03554LOT NO: 1 DPS 78723

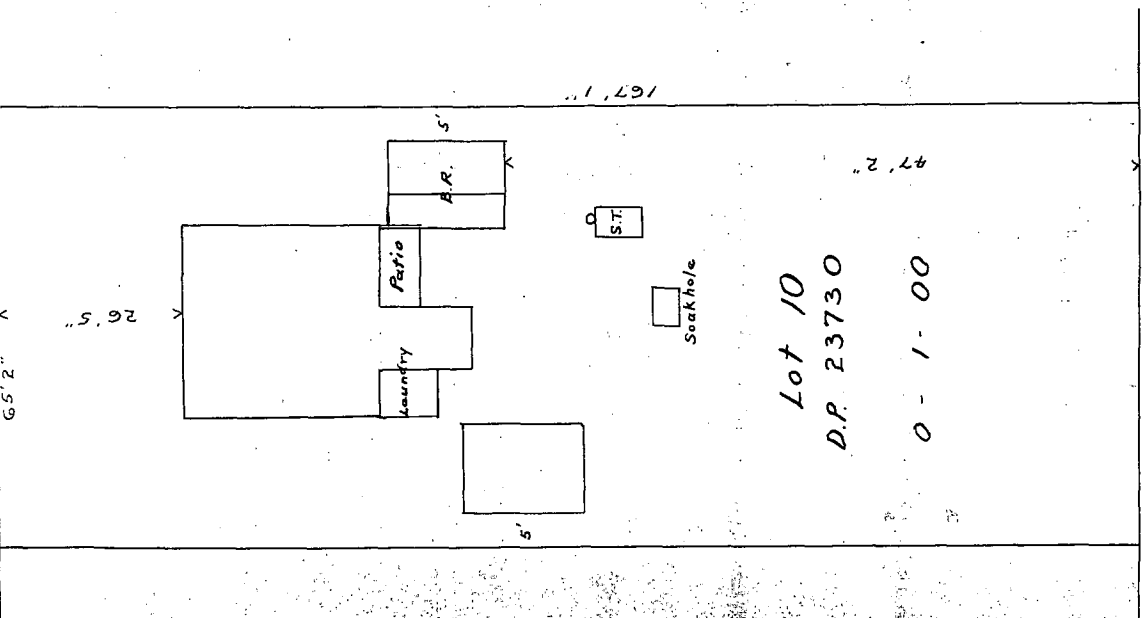
DESCRIPTION OF PROPOSED WORK:

Carport

DATE	INSPECTION REPORTS	TIME
8/12/98	Footings - sitting distances to bdy are greater than shown on plans. drilled holes to sizes and depths as per plan. Ok to pour.	
23-12-98	Job Complete	
<p>NOTE: This consent also covers the requirements of the loft, preline etc. Batt insulation has been installed to the wall cavities and ceiling spaces. Trimmings have been installed to a complying standard. The stairwell and access on to roof are existing and are not requested to be upgraded.</p> <p><i>[Signature]</i> Building Officer 26/2/99.</p>		



Existing Construction in Black
New Construction in Red



Locality Plan
Scale 20' = 1 Inch

Plan of Proposed Additions.
Lot 10, D.P. 23730 Property of F.H. Gainsford