



PROPERTY INFO PACK

9 FIR TREE LANE, ARANUI

PREPARED BY MORGAN PERRY

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN
PERRY
RESIDENTIAL

9 FIR TREE LANE, ARANUI

PRIVATE, WARM & RENOVATED ON FIR TREE LANE!

FEATURES:



110m²



657m²



3



1



1



1

PROPERTY DETAILS:

Address: 9 Fir Tree Lane, Aranui

Legal Description: Lot 8 DP 37433

Property Type: House

Sale by: Price by Negotiation

Close To: Eastgate, Cowles Stadium, Beach

PROPERTY DESCRIPTION:

Calling all first home buyers and small families - this one's for you.

9 Fir Tree Lane is set back on a very generous 657m² of freehold land, boasting a 110m² floor area, utilising the space efficiently and effectively with ease.

Clad in easy-care Summerhill Stone and comprising three double bedrooms all with built in wardrobes; this private home showcases many aspects that simply allows the next owner to purchase, move in and relax.

Our vendors have been hard at work remodelling and updating, which includes double glazing throughout, new carpet, fresh paint, and a renovated bathroom, kitchen and laundry.

Fitted with two heat pumps, double glazing and underfloor & ceiling insulation simply means you have the flexibility of being warm in winter and cool in summer for years to come.

Located at the end of Fir Tree Lane, and backing on to the fields of the former Aranui Primary School, this location is quiet, private and peaceful.

Located 5 minutes drive to New Brighton Beach and He Puna Taimona Hot Pools, coupled in with bars, restaurants, cafes and supermarkets within a short driving distance, you can be rest assured your weekends are covered!

Take the opportunity to view the 3D walkthrough, attend the next open home, or book a private viewing today! We can guarantee you this wee gem will be snapped up in a heartbeat, so don't wait.

When attending open homes we kindly ask you please respect the neighbours by parking on Pages Road.

Download the exclusive property docs here: <https://filefling.co.nz/property/9firtreelane0> (copy & paste into your browser)
School Zones: Haeata Community Campus (Years 1-15), Marian College, Hillview Christian School, Christchurch Adventist School, Middleton Grange School.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



OPEN HOME DATES

1. Open Home One: Check Trademe for available times
2. Open Home Two: Check Trademe for available times
3. Open Home Three: Check Trademe for available times
4. Open Home Four: Check Trademe for available times

PRIVATE VIEWINGS

***Private viewings available upon request

CONTACT DETAILS

P: 0274131640

E: MORGAN@OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

W: OFFICEROAD.CO.NZ

W: MORGANPERRY.CO.NZ

OFFICE ROAD
REAL ESTATE





CERTIFICATE OF TITLE

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Identifier**CB16K/844**

Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 37433 - CT CB16K/842	D DP 37433	Lot 8 Deposited Plan 37433 - herein
Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 7 Deposited Plan 37433 - CT CB16K/843	E DP 37433	Lot 8 Deposited Plan 37433 - herein
Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 37433 - herein	F DP 37433	Lot 3 Deposited Plan 37433
Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 37433 - herein	F DP 37433	Lot 4 Deposited Plan 37433
Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 37433 - herein	F DP 37433	Lot 5 Deposited Plan 37433
Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 37433 - herein	F DP 37433	Lot 6 Deposited Plan 37433
Right of way, rights to drain stormwater, rights to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 37433 - herein	F DP 37433	Lot 7 Deposited Plan 37433

Identifier

CB16K/844

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and

Lot 8 Deposited Plan
37433 - herein

F DP 37433

Lot 9 Deposited Plan
37433

telephonic
communications

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and
telephonic
communications

Lot 8 Deposited Plan
37433 - herein

F DP 37433

Lot 10 Deposited Plan
37433

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and
telephonic
communications

Lot 8 Deposited Plan
37433 - herein

F DP 37433

Lot 11 Deposited Plan
37433

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and
telephonic
communications

Lot 8 Deposited Plan
37433 - herein

F DP 37433

Lot 2 Deposited Plan
35064

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and
telephonic
communications

Lot 9 Deposited Plan
37433

G DP 37433

Lot 8 Deposited Plan
37433 - herein

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and
telephonic
communications

Lot 10 Deposited Plan
37433

H DP 37433

Lot 8 Deposited Plan
37433 - herein

Right of way,
rights to drain
stormwater, rights
to convey water,
electric power and
telephonic
communications

Lot 11 Deposited Plan
37433

I DP 37433

Lot 8 Deposited Plan
37433 - herein

The easements specified in Easement Certificate 106174.1 are subject to Section 351 E(1)(a) Municipal Corporations Act 1954 and the right of way to condition 1-8, 11, 11A, 11B and 12 of the Council's consent as set out in Document 605417 108942.1 Transfer creating the following easements in gross - 7.12.1976 at 2.07 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
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Drain sewage

Lot 8 Deposited Plan

Part herein

The Christchurch

37433 - herein

Drainage Board

The easement created by Transfer 108942.1 is subject to Section 351 E (1) (a) Municipal Corporations Act 1954

11598024.2 Mortgage to Southland Building Society - 12.11.2019 at 1:49 pm



RENTAL APPRAISAL

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RENTAL APPRAISAL.

Date: 9 March 2022

Prepared for: Kate Strong

Thank you for requesting a rental assessment for **9 Fir Tree Lane, Aranui.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent for between **\$450** and **\$470** per week (unfurnished).

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over 200 combined years experience in property management to secure you the best terms to maximise your rental income.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, the work still gets done.
- We pay out rents to our clients every working day of the year, so you can get your money when you want.
- Our Trust Account is independently audited - to give you added peace of mind.
- We provide a Tenant Debt Guarantee.
- Family owned and operated since 1990.

99.9% of tenants paid their rent on time
100% of homes were occupied

February 2022 statistics

Your Property Management Team



Steven Loveridge BCom (VPM)
Business Development Manager
DDI 03 371 0403
M 0274 838 115
steven@assetmanagers.co.nz



Jen Neil
Property Manager
DDI 03 371 0408
M 0274 838 119
jen@assetmanagers.co.nz

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>



COUNCIL RATES & FEES

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Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2021 to 30 June 2022

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	300,000	0.315506	\$946.52
Uniform Annual General Charge	Per Unit	1	138.000000	\$138.00
Water Connected	Capital Value	300,000	0.071436	\$214.31
Land Drainage	Capital Value	300,000	0.041885	\$125.66
Sewerage	Capital Value	300,000	0.084700	\$254.10
Waste Minimisation	Per Unit	1	196.450000	\$196.45
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	300,000	0.000077	\$0.23
Heritage Arts Centre	Capital Value	300,000	0.000205	\$0.62
Total for Christchurch City Council				\$1,902.41

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	300,000	0.000351	\$1.05
WEC Class D	Capital Value	300,000	0.000518	\$1.55
General Rate	Capital Value	300,000	0.041199	\$123.60
Urban Transport:Chch	Capital Value	300,000	0.027709	\$83.13
WFPP Class A	Capital Value	300,000	0.000806	\$2.42
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	300,000	0.001214	\$3.64
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	300,000	0.000398	\$1.19
Total for Canterbury Regional Council				\$267.71

TOTAL RATES

TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$2,170.12

Receive your rates invoice by email

[Find out more](#)

[Expand all](#) | [Collapse all](#)

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments





PROOF OF INSURANCE

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Policy schedule

Premier House Policy

Customer

Mr J Campbell

Insured asset

The house situated at 9 Fir Tree Lane, Aranui, Christchurch
Floor area, including any Garages/Outbuildings, of 146m²

Period of cover

12/11/2021 to 12/11/2022

House sum insured	\$510,000
Total sum insured	\$510,000

Optional covers selected by you

No excess for glass or sanitary fixtures claims

Excesses applicable

Your excess is the first amount you must pay towards the cost of any claim you make.

	Excess
Excess on any claim unless specifically mentioned below or in your policy wording.	\$400
Claims under Cover for your house for natural disaster damage (as defined in the Earthquake Commission Act 1993) to items not covered by the Earthquake Commission.	\$5,000

No excess applies to certain sections of your policy, please refer to your policy wording and any Special Terms included in this Policy Schedule.

Interested parties

SBS Bank
PO Box 835, Invercargill 9840, NEW ZEALAND

IMPORTANT: This schedule forms part of your policy and replaces any previous schedule. Please refer to www.ami.co.nz/policy-documents for a copy of the policy wording that accompanies this contract.

Please keep it with your policy. If any of the above details are incorrect, please contact us.



ADDITIONAL DOCUMENTS

9 FIR TREE LANE, ARANUI

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Building Code Clause(s) B1



PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY:	CCL 2015 Limited (Design Firm)			
TO:	Jeffrey & Katrina Hill			
TO BE SUPPLIED TO:	Christchurch City Council			
IN RESPECT OF:	Lifting pad design for foundation releve			
AT:	9 Fir Tree Lane, Aranui			
Town/city:	Christchurch	LOT: 8	DP: 37433	SO:

We have been engaged by the **owner** referred to above to provide **specific structural design** services in respect of the requirements of Clause(s) **B1 Structure** of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment: **B1/VM1** or Alternative solution as per the attached schedule.

The proposed building work covered by this producer statement is described on the drawings titled:

Proposed Foundation Releveling Plan for 9 Fir tree lane, Aranui, Christchurch and numbered **12445-293: Sheet S101** together with the design report, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: **90kPa UBC at 0.8m below ground level in accordance with the Geotechnical Report prepared by Cook Costello, dated 23/05/2019**
- (ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b) the persons who have undertaken the design have the necessary competency to do so.

I also recommend the following level of construction monitoring/observation:

CM1 CM2 CM3 CM4 CM5 or as per agreement with owner/developer.

I, **Rose So-Beer** am CPEng No. **239682**. I am a Member of Engineering New Zealand and hold the following qualifications: **CPEng, CMEngNZ**. The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*. The Design Firm is a member of ACE

SIGNED BY: **Rose So-Beer** ON BEHALF OF **CCL 2015 Ltd (Design Firm)**

(Signature) 

Date: 23 May 2019

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

PRODUCER STATEMENT PS1

INSPECTION SCHEDULE

PROJECT:	Lifting pad design for foundation releve
AT:	9 Fir Tree Lane, Aranui, Christchurch
TO BE SUPPLIED TO:	Christchurch City Council
CCL JOB NUMBER:	12445-293
DESIGN ENGINEER DETAILS:	Henry Goldie, henrygoldie@coco.co.nz , 022 137 0360

The contractor is to arrange the engineering inspections as described below to check compliance with NZS Materials Standards, consistency with the drawings and to confirm the construction is being carried out in accordance with the intent of the design. In some cases the engineer will deem that an inspection is not necessary. This will be at the discretion of the engineer. It is the contractor's responsibility to give the engineer 48 hours minimum notice to enable the inspections to be completed.

Inspection Description	Signed	Date
Stripped Ground inspection: To confirm the bearing capacity of stripped ground and setting out.		
Pre-pour Inspection: To check the compliance of reinforcement details and general arrangement prior to pouring underpin beam.		

Please Note:

- Contractor to provide a final floor level survey results.
- Issuance of PS4 Producer Statement – Construction Review is dependent on the satisfactory completion of the specified works, and only issued for the work which has been inspected, and found to be in compliance with the structural documentation.
- For engineering enquiries related to this project, please contact Henry Goldie on 022 137 0360 or the Christchurch office on 03 365 5960.

Prepared by:



Mahdi A.Rad
Structural Engineer

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and Section 30C, Building Act 2004

THE BUILDING

Street address:	9 Fir Tree Lane,		
Suburb:	Aranui		
Town/City	Christchurch	Postcode:	8061

THE OWNER/CLIENT

Name(s):	Jeffrey & Katrina Hill		
Mailing address:	As above		
Suburb:	PO Box/Private Bag:		
Town/City:	Postcode:		
Phone number:	Email address:		

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (✓)	
<input type="checkbox"/>	sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
<input type="checkbox"/>	lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
<input checked="" type="checkbox"/>	lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
<input type="checkbox"/>	specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)I **ROS SO-BEER** supervised the following design work that is restricted building work:

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
<i>Tick(✓)if included Cross (X) if excluded</i>	<i>[If appropriate, provide details of the restricted building work]</i>	<i>[Specify whether you carried out this design work or supervised someone else carrying out this design work]</i>	<i>[If appropriate, specify references]</i>

Primary structure B1

All RBW Design work relating to B1	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing	<input checked="" type="checkbox"/>	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	Refer to CCL 2015 Ltd Drawing, Ref: Job No: 12445-293, Sheet S101
Walls	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Columns and beams	<input type="checkbox"/>	<input type="checkbox"/> Carried out	

		() Supervised	
Bracing ()		() Carried out () Supervised	
Other ()		() Carried out () Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2 ()		() Carried out () Supervised	
Damp proofing ()		() Carried out () Supervised	
Roof cladding or roof cladding system ()		() Carried out () Supervised	
Ventilation system (for example, subfloor or cavity) ()		() Carried out () Supervised	
Wall cladding or wall cladding system ()		() Carried out () Supervised	
Waterproofing ()		() Carried out () Supervised	
Other ()		() Carried out () Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other ()		() Carried out () Supervised	
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Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (✓) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

ISSUED BY

Name: Rose So-Beer	LBP or Registration number: 239682
The practitioner is a: () Design LBP () Registered architect (✓) Chartered professional engineer	
Design Entity or Company (optional):	CCL 2015 Ltd
Mailing address (if different from below):	
Street address / Registered office: 18B Birmingham Drive	
Suburb: Middleton	Town/City: Christchurch
PO Box/Private Bag:	Postcode: 8024
Phone number: 03 365 5960	Mobile:
After Hours:	Fax:
Email address: ros@coco.co.nz	Website: www.coco.co.nz

DECLARATION

I **Rose So-Beer**, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:



Date:

23 May 2019

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input checked="" type="checkbox"/> Other (specify): House releveling | |

Author name:

Craig Burrell

Author company:

Smartlift Systems Ltd

Site address:

9 Fir Tree Lane, Aranui

Description of building work:

House releveling.

Engaged by:

Jeffrey Thomas & Katrina Mary Hill

(owner's name)

Scope of work covered by statement:

- : Installation of concrete jacking pads to the perimeter foundation in accordance with the Jacking plan from Cook Costello and SmartLift detailing.
- : Installation of the foundation enhancement in accordance with Cook Costello specifications and SmartLift detailing.
- : Jacking and packing of piling, as per Cook Costello specification and SmartLift detailing.
- : Epoxy crack repairs to foundations in accordance with product manufacturers specifications.

System/Product used (if applicable):

Smartlift System

I (constructor): Craig Burrell

Jeffrey Thomas & Katrina Mary Hill

have been engaged by

(building consent applicant) to construct: part all

As specified in the attached particulars of Building Consent Number: BCN/2019/3341 and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

NZBC clauses:

[select as applicable]

- | | | | | | | | | | | | |
|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.



Building Code Clause(s) B1

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY:	CCL 2015 Limited (Design Firm)	CCL Job No: 12445-293	Issue A
TO:	Jeffrey & Katrina Hill		
TO BE SUPPLIED TO:	Christchurch City Council		
IN RESPECT OF:	Foundation and Floor Re-levelling		
AT:	9 Fir Tree Lane, Aranui		
Town/city:	Christchurch	LOT: 8	DP: 37433 SO:

We CCL 2015 Ltd have been engaged by the Owner to provide CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or observation as per agreement with owner / developer or other services in respect of clause(s) B1 Structure of the Building Code for the building work described in documents relating to Building Consent No. BCN/2019/3341 and those relating to Building Consent Amendment(s) Nos. N/A issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No: **Inspection Notes 1 & 2** or by the attached Schedule have been issued during the course of the works.

On the basis of this these review(s) and information supplied by the contractor during the course of the works and on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that All Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) B1 Structure of the Building Code.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Rose So-Beer**, am CPEng No. 239682

I am a Member of: Engineering New Zealand and hold the following qualifications: **BSCE, CPEng, CMEngNZ**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ:

SIGNED BY **Rose So-Beer** ON BEHALF OF: **CCL 2015 Ltd**

Date: **05/08/2019**

Signature: 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

5 August 2019

Project Address: 9 Fir Tree Lane, Aranui, Christchurch
 CCL Job No.: 12445-293

Relevelling strategy of the dwelling

Summary:

The purpose of this letter is to provide a summary of the repair work carried out at the above-mentioned property. Cook Costello has been engaged by Jeffrey & Katrina Hill c/o Smartlift Systems Ltd to undertake the following scope of work:

1. Construction monitoring for the foundation and floor levelling

Cook Costello undertook the design for the above-mentioned works and provided the structural drawings to Smartlift Systems Ltd who applied for consent exemption with the Christchurch City Council (BCN/2019/3341). Cook Costello has completed the following construction monitoring works as required on site.

Construction Monitoring:

The following works were checked during construction monitoring works:

Purpose for Inspection	Date	Result
Confirmation of foundation bearing and dimensions during excavations	09/07/2019	Pass
Inspect steel prior to pouring underpin beam	17/07/2019	Pass

Prepared by:



Henry Goldie
Engineer
 BE(Hons), PG CertProf



Reviewed by:



R So-Beer
Chartered Professional Engineer
 BSCE, CPEng, CMEngNZ



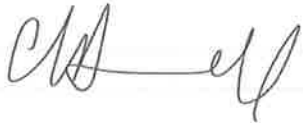
Registration No: _____ Or N/A
123687

Qualifications/Experience: _____
Carpenter

Address: _____ Postcode: _____
600 Marshlands Road, Styx, Christchurch 8052

Phone: _____ Fax: _____
(03) 928 2695 (03) 928 2698

Mobile: _____ Email: _____
022 627 1002 craig@smartlift.net.nz

Signature:  Date: _____
26/07/2019

31 May 2019

Smartlift Systems Limited
PO Box 5474
Papanui
Christchurch 8542

Dear Sir/Madam

Building Act exemption: BCN/2019/3341
9 Fir Tree Lane Wainoni
Relevel

Building Act exemption approved

We have considered your application, under Schedule 1, clause 2(a) of the Building Act 2004, for exemption from the requirement to obtain building consent.

We are satisfied that the completed work is likely to comply with the building code, provided it is carried out in accordance with your proposal. Therefore, your application has been approved.

You can download stamped copies of your proposal documents from onlineservices.ccc.govt.nz. Please forward copies to the building owner.

Advice

- All building work must comply with the Building Act, building code, and all other applicable laws.
- This letter does not provide any approval that may be required, other than that stated.
- This approval is valid if the work is completed within two years of 31 May 2019.
- Please ensure all quality assurance procedures offered in the application are followed, including engineer construction monitoring and written sign off via producer statements:
 - Construction Statements (PS3) from all contractors.
 - Monitoring Construction Review Statements from design engineer as per the inspection schedule provided.
 - Construction review – PS4 – from engineer

As the Council does not inspect the work, it is recommended that completion verification documents be supplied to the Council on completion of the work. These will be placed on the file for the property, and may prove beneficial for future enquiries (for example, land information memoranda (LIMs) or property file requests).

Yours sincerely



Isobel Garland
Building Control Officer Level 2
Business Solutions Unit
DDI: 03 941 5081
Email: Isobel.Garland@ccc.govt.nz

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: (03) 941-8999, Fax: (03) 941-8792
www.ccc.govt.nz



FULL DOCUMENT LIST

9 FIR TREE LANE, ARANUI

PREPARED BY MORGAN PERRY

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PERRY
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SELLING AGENT: MORGAN PERRY

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Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.


Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

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Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

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\$1200

REFERRAL REWARDS



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RESULTS IN A LISTING & SALE, EARN
YOURSELF 12 ERNEST RUTHERFORD'S

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



CONTACT ME TO MAKE AN OFFER

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