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28 LAINGHOLM DRIVE

Laingholm, Auckland 0604. Lot 703 DP 32354. Certificate of Title; NA 951/131. North Auckland

SUMMARY OF WORKS

1st February 2024 - Rev 00

PURPOSE OF THIS DOCUMENT
<p>This document is to summarize the various work that has been undertaken, but is not reflected in the CV.</p> <p>These works include both physical work, as well as consultant and council work to gain the Approved RC.</p> <p>The current property owners (Daniel and Anneke Lewis) have progressed various consents and work within their time as owners. The Architectural Design work has been progressed by TOA Architects with Daniel Lewis as the Project Architect.</p>

AUCKLAND COUNCIL CAPITAL VALUE	VALUE
<ul style="list-style-type: none"> Land value: Value of improvements: 	<p>\$410,000</p> <p>\$10,000</p>
Capital Value (CV) 1 June 2021:	\$420,000.

SUMMARY OF WORKS	VALUE/COST
Garage > Art Studio/Sleepout (Accessory Building)	
Building Permit No. 20522 - Waitemata County Council. Dated 24/11/1972.	CV
Physical Building Works by previous owner to the Garage including timber framed floor, windows and doors, some external cladding, thermal insulation and interior linings.	\$30-\$50k estimate.
Resource Consent ; (LUC60410598): Approved RC changing the status of the existing Garage to an 'Accessory Building'.	Refer Below
Physical Building Works undertaken by current owners to install Bathroom.	
<ul style="list-style-type: none"> Water Pump, Filters etc. - Pure Water Services Auckland Ltd. Drainage, Plumbing and Gas Hot Water etc. - Freeflow 2013 Ltd. Bathroom Fittings (Shower, Toilet, Wash Hand Basin, Tapware). Electrical works undertaken - Eco City Electricians Ltd. Heatpump - supplied and installed by Oxygen Air. Overlay Plank Flooring. Carpentry: timber framing, walls, doors, linings. Painting and Decorating - undertaken by owners. 	<p>\$4k</p> <p>\$11k</p> <p>\$5k</p> <p>\$3k</p> <p>\$3k</p> <p>\$1k</p> <p>\$10k</p> <p>\$3k</p>
Sub-Total Cost:	\$40k
Approximate Value added to Garage	\$70k - \$90k
A Certificate of Acceptance (COA) would need to be sought from Auckland Council for these Works, there may be other works and consents that council require to issue a COA.	Future Cost
Proposed House (Main Dwelling), and Driveway.	
No physical works have been progressed other than some vegetation clearing.	Future Cost
Resource Consent ; (LUC60410598): Approved for 4 bedroom House, Driveway, and changing the existing Garage to an 'Accessory Building'.	
<ul style="list-style-type: none"> Cadastral Land Surveyor: Topo Survey Architect: Architectural Resource Consent Drawings. Civil Engineer: Infrastructure Report, Flood Risk Assessment, Stormwater Design, Driveway Design. Ecologist: Ecological Impact Assessment and Ecological Management Plan. Arborist: Arboricultural Report and Tree Plan. Geotechnical Engineer: Geotechnical Assessment. Planning Consultant: AEE, RC lodgement, and correspondence with Council. Traffic Engineer: Traffic Report for New Road Crossing and Driveway. Structural Engineer: initial foundation sketch design and advise. 	\$62k - including Council Fees, excluding Architect Fees.
Approximate Value of Resource Consent	\$100k
A Building Consent has not been approved for the proposed works in the RC. Some of the works approved in the RC can be progressed without a BC; ie: vegetation clearance.	Future Cost