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Guardian Housing Services Ltd

Building Performance, Safety & Compliance Specialists

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Job Ref: 4158

7th May 2020

Mr. B Courtney
10 Rauhuia Road
Parau
AUCKLAND

Dear Sir

RE: SAFE AND SANITARY REPORT ON BATHROOM AREA AND ALTERATIONS WITHIN THE LOWER LEVEL OF THE DWELLING AT 10 RAUHUIA ROAD.

1. INTRODUCTION

- 1.1 This report has been prepared at the request of Bruse Courtney in order to advise of works undertaken without the necessary approvals or permissions.
- 1.2 Guardian Housing Services Ltd have been engaged to inspect the property and provide opinion as reasonably as practically possible as to whether the establishment of a bathroom along with other alterations within the former basement/garage area of the dwelling can be considered as being Safe and Sanitary in terms of Section 121 and 123 of the New Zealand Building Act 2004.

2. INSPECTION

- 2.1 A visual inspection only was undertaken on the 7th May 2020 in shower conditions. This inspection was undertaken by Bill Cartwright who is an employee of Guardian Housing Services Ltd.
- 2.2 Guardian Housing Services Ltd was not briefed to carry out any research of council files relating to this property. We have been advised that as far as can be reasonably established this work was undertaken prior to 1992. It is obvious that there have been more recent renovations to parts of these area.
- 2.3 This report is not intended to address compliance with the current building code requirements nor does it address any matters associated with any other Acts or By-Laws that could be impacted by the works being the subject of this report, in particular the Resource Management Act and District Plan requirements. The reader of this report should make their own enquiries relating to any matters outside the scope of this report.

I am suitably experienced to provide my opinions on this matter on behalf of Guardian Housing Services Ltd; my experience and qualifications are as follows.

I have a trade Certificate in Carpentry and many years of practical experience as a builder, a building inspector, and for the last 16 years as a Building Consultant.

My work experience in summary is as follows:

1970 – 1975:	Apprenticeship in carpentry;
1975 – 1984:	Labour only and contract building;
1984 – 1996:	Building inspector for Council;
1996 – 2002:	Team manager building inspections, Auckland City Council;
2002 – 2009:	Company director of Citywide Building Consultants.
2004 to 2009:	Company director of Sure Build Ltd
2009-2011:	Company director of Eden Pacific Building Consultants Ltd
2011 to Present:	Company director Guardian Housing Services Ltd

I am currently a Licensed Building Practitioner under the current scheme and a member of the Building Officials Institute of NZ. My views expressed in this report are my own independent opinions on behalf of Guardian Housing Services Ltd.

3. HISTORY AND SCOPE OF WORKS

- 3.1 The dwelling was initially constructed circa 1965 and is a two-level home on a sloping site.
- 3.2 At some point in time the garage door has been removed and a set of aluminum doors installed, and the area converted to a open plan room with a small stainless steel bench unit with hot and cold water supply. There were no cooking facilities at the time of this assessment.
- 3.3 This area within the basement cannot be used as a separate household unit due to the absence of any fire separation between levels. Should the need arise in the future to consider this as an option then all the appropriate consents must be first obtained from the council.



- 3.4 The bathroom consists of a WC, shower and vanity unit. There is a small window that provides natural light and ventilation to this room. All surfaces are finished with impervious materials to resist moisture. The foul water is removed by a Sani Pump and is then discharged into the disposal system. This pump was fully functional at the time of this assessment.

- 3.5 The plumbing system at the time of this visual only assessment appears to be adequate and functional as there were no signs of leakage or system failure.



- 3.6 There is a room that has served as a rumpus room (photos below). There are two windows to provide natural light and ventilation.



- 3.7 A small room that has been used as a bedroom also is present in the basement area. There is a small window in this room. We understand that a building consent (permit) was approved by the council to install this window (along with the Rumpus room). We suspect that there will be some reference to these rooms within the councils file under the building consent (Permit) approval.
- 3.8 There are certain requirements as set out in the building code that are required for a building to be considered as habitable space. It is not always possible to ascertain whether or not an existing building constructed prior to the building act meets with all these requirements. An example is a villa or a bungalow dwelling, these buildings do not meet the requirements however they are obviously considered adequate as they are safe and sanitary under the definition of a safe and sanitary building.
- 3.9 The same consideration must be given to buildings such as this and as long as the area remains safe and sanitary then the continuation of the use would be in order. Should this situation change for whatever reason then it is the responsibility of the property owner to cease using the area and undertake any up grading works necessary along with any council approvals.

4. CONCLUSION

- 4.1 These works appear to have been constructed in an acceptable manner with no visible signs of weakness or problems, which would have an adverse impact on the structural integrity of the property.
- 4.2 Sufficient ventilation is provided to control internal moisture and I could detect no evidence of any mold or other associated internal moisture problems.
- 4.3 It is now a requirement to install smoke detectors within 3 meters of all sleeping rooms, please insure these are installed, tested regularly and maintained.
- 4.4 A building is deemed to be dangerous, if, in the normal course of events (excluding earthquakes) the building is likely to cause injury or death (whether by collapse or otherwise) to any persons in it, or any persons on other property, or damage to other property. In the event of fire, injury or death to any persons in the building or to person on other property is likely due to fire hazard or the occupancy of the building.

A building is deemed to be insanitary if:-

- 1) ***Is offensive or likely to be injurious to health because (a) of how it is situated or constructed: or (b) it is in a state of disrepair; or***
- 2) ***Has insufficient or defective provisions against moisture penetration as to cause dampness in the building or in any adjoining building; or***
- 3) ***Does not have a supply of potable water that is adequate for its intended use; or***
- 4) ***Does not have sanitary facilities that are adequate for its intended use***

We are of the opinion that the works in question cannot be deemed either “dangerous” or “insanitary” in terms of the above criteria and therefore I would confirm that in my opinion it can be considered safe and sanitary in terms of Section 121 and 123 of The New Zealand Building Act 2004

This opinion is based on a visual inspection of those parts of the dwelling reasonably accessible, no invasive or destructive inspection methods were used in this assessment; therefore no opinion can be given in respect of such concealed work.

We hope this report provides the necessary information you require to proceed with this matter, however, should you require any further assistance please do not hesitate to contact the author directly on 021 500 269 or the office on 849 5511

The following two paragraphs (a and b) have been included at the request of Guardian Housing Services Ltd insurance company. (a) This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore we are unable to report that any such part of the structure is free from defect. (b) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so."

This report and all consulting services provided by Guardian Housing Services Ltd or the Consultants employed by the firm are provided solely for the use for the client who gave the instructions. Guardian Housing Services Ltd does not now and will not hereafter assume any responsibility to any person other than the client for any reason whatsoever including breach on contract, negligence (including negligent mis-statement) or wilful act or default of the Company or others by reason of or arising out of the provision of this report or consultancy services. Any person, other than the client, who uses or relies upon this report or the matters contained in it, does so at the risk of that person.

This report has been completed with the specific purpose stated in this report. No responsibility is accepted to any person including the client in the event that the report is used for any other purpose.

This report relates to the situation at the date of the preparation of the report and is relevant to circumstances which prevail at the time.

Guardian Housing Services Ltd does not, as a matter of policy, contract out of the provisions of The Consumer Guarantees Act 1993. Therefore if there is any conflict between any statement contained in this report and any provision contained in The Consumer Guarantees Act 1993 then the provisions of The Consumer Guarantees Act 1993 shall prevail.

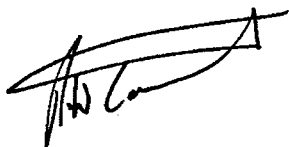
The whole or any part of this report may not be included in any published document or circular or statement except with the prior written approval of Guardian Housing Services Ltd as to the form and context in which it may appear.

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials have not been detected except to the extent that the same are reported upon and this report comments on the presence of such hazardous materials only to the extent that it has been possible to determine their presence by a superficial examination of the premises which cannot reveal hidden substances. If the client is concerned about the presence of asbestos, other chemicals, and toxic wastes or other potentially hazardous materials then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care has been taken to note the presence of such asbestos, other chemicals, toxic wastes or other potentially hazardous materials such as mould, mildew and moisture as are visible upon a superficial examination of the premises. This report does not constitute an environmental audit and the same cannot be undertaken without additional work and research being carried out with the consent of the client and with additional cost to the client.

Any freestanding fire appliance or inbuilt fireplace is outside the scope of this report. Should this property contain either of these and you wish the condition to be assessed we recommend an approved installer be contacted.

Signed for and on Behalf of Guardian Housing Services Ltd.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bill Cartwright', with a stylized flourish at the end.

BILL CARTWRIGHT
GUARDIAN HOUSING SERVICES LTD

Third party reports received for building work carried out under the Building Bylaw regime



This statement should only be completed when an applicant wishes to submit a third party report in respect of:

- ☐ unauthorised building work constructed prior to 1 July 1992; or
- ☐ completion reports for building permits commenced prior to 1 July 1992

TO BE COMPLETED BY THE PROPERTY OWNER

Address of property to which the third party report relates:

10 RAUHUIA CRES / PARAU / WEST AUCKLAND

Owner's name (must be legal owner of property):

BRUCE COURTNEY

Owner's address if different to above:

Description of building work, subject to this report:

SAFE AND SANITARY REPORT ON BATHROOM AREA AND ALTERATIONS TO LOWER LEVEL OF DWELLING AT 10 RAUHUIA CRES

Name of third party: (please print name of author of report)

Date of report:

7th May 2020

BILL CARTWRIGHT — GUARDIAN HOUSING SERVICES LTD

- ☒ I am the owner, or
- ☐ I am the agent acting on behalf of the owner of the above property.
- ☐ Fee included

I am submitting a report from an independent suitably qualified person and I understand and confirm that:

- This report has not been prepared at Council's request;
- Council does not accept any liability for the content of the report;
- Council does not accept responsibility for the accuracy of the report which represents the opinion of the third party;
- This report does not constitute a code compliance certificate (CCC), for the purposes of the Building Act, and Council is not obliged to issue a code compliance certificate as a result of this report;
- Council is not obliged to undertake any further inspections to the property as a result of this report;
- The report is only relevant to building works that have been undertaken prior to the Building Act 1991;
- The report will not authorise any building works undertaken without a building consent, and will not limit Council's ability to enforce the provisions of the Building Act in the future;
- The report will be placed on the property file, as a public record ONLY.

Owner / Agent signature:

B. Courtney

Date:

If report submitted by agent, please provide letter of authority, signed by the owner, to act on the owner's behalf and provide contact details.

Owner / Agent name: (print)

Owner / Agent mailing address:

Postcode: