



**For Sale**

 3

 1

 761 m<sup>2</sup>

112 Ashmore Street, Halfway Bush

## THIS HOME SHOULD BE ON EVERY 1ST HOME BUYERS LIST

The current owners have lived here for the last 47 years! The inside will certainly impress sporting a recently updated kitchen, bathroom and laundry, plus carpets and wiring. Many years ago a sunroom was added which has doubled as an extra bedroom complimenting the other three bedrooms. The roomy lounge is heated with a pellet fireplace, plus plenty of natural warmth from the sun and insulation top and bottom to keep you cozy. Off street parking and a garden shed complete the picture. Bring your paint brush to freshen up the outside and make 112 your new home!

**For Sale: By Negotiation**



The Johnstons  
027 262 3783  
027 223 0383  
johnstons@oatps.nz



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **OT5C/1137**  
**Land Registration District** **Otago**  
**Date Issued** 21 February 1974

**Prior References**

OT376/35

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**Estate** Fee Simple  
**Area** 761 square metres more or less  
**Legal Description** Lot 190 Deposited Plan 8034

**Registered Owners**

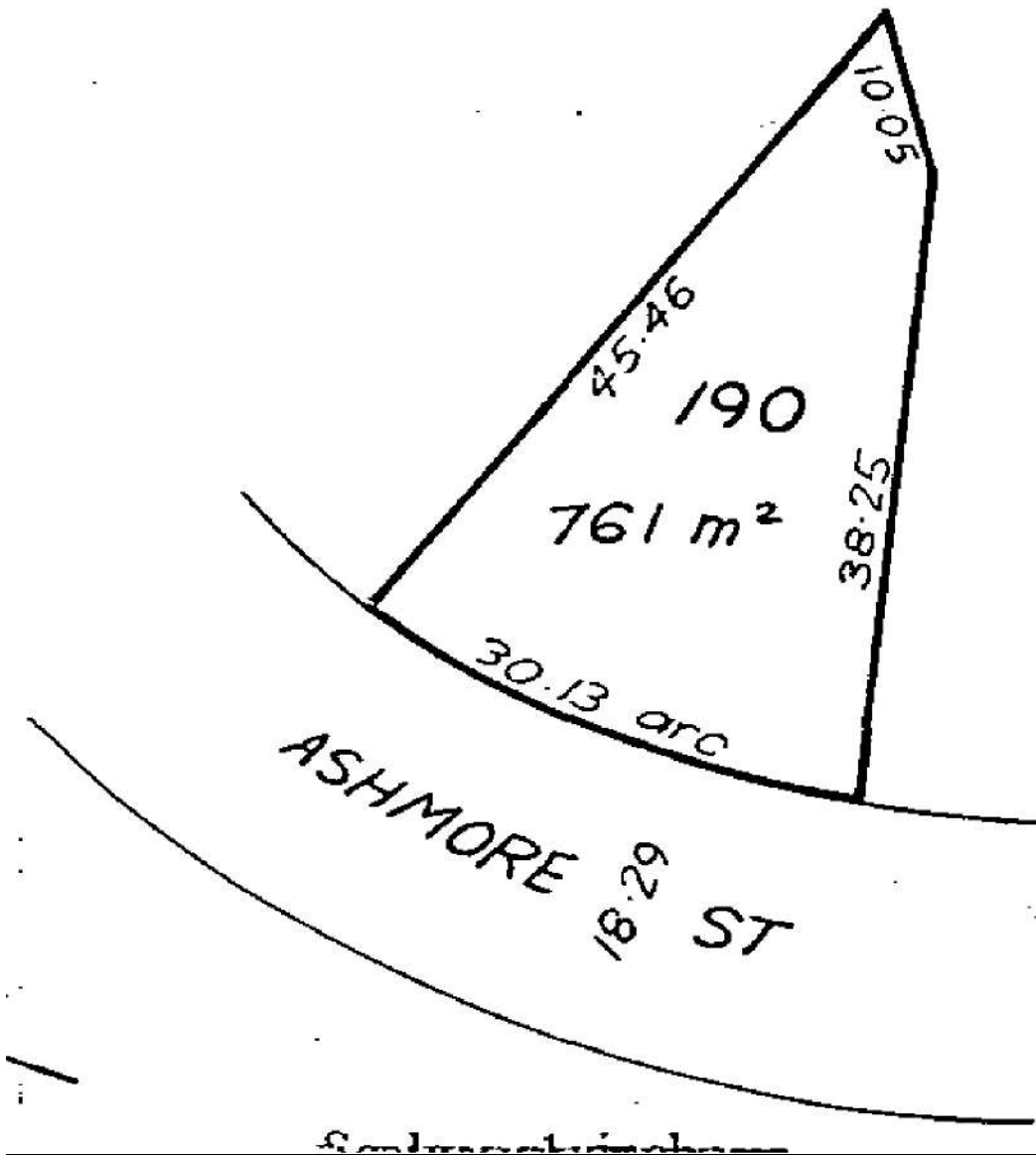
Carol Margaret Byrne, Suzanne Mary Cox, Louise Maree Todd and Melinda Clare Byrne

---

**Interests**

Fencing Provision in Transfer 418568A - 21.2.1974

10907316.2 Mortgage to ANZ Bank New Zealand Limited - 6.10.2017 at 6:13 pm



~~Confidential~~

**PROPERTY DETAILS**

<b>Property Key</b>	5020438
<b>Print Date</b>	19/10/2021 02:00 PM
<b>Address</b>	112 Ashmore Street Dunedin
<b>Property Type</b>	Situation
<b>Property Name</b>	
<b>Legal Description</b>	LOT 190 DP 8034

**BUILDING PERMITS/CONSENTS**

**Pre-1992 Historical Records (No CCC Required)**

**Building Permit**

**Details**

AAB19540515 15957 - Erect dwelling, No Plan (New Zealand Government)

Number	Type	Status	Started
H-1954-43416 (AAB19540515)	Building Permit	Historical Record	29/06/1954

**Details**

AAB19640415 12262 - Add bedroom (Howell)

Number	Type	Status	Started
H-1964-61381 (AAB19640415)	Building Permit	Historical Record	02/12/1964

**Details**

AAB19670426 17547 - Erect carport (Howell)

Number	Type	Status	Started
H-1967-66329 (AAB19670426)	Building Permit	Historical Record	11/08/1967

**Details**

AAB19880522 4739 - Erect granny flat (Byrne)

Number	Type	Status	Started
H-1988-102680 (AAB19880522)	Building Permit	Historical Record	04/07/1988

## Drainage Permit

### Details

AAD19551324 F4524 - Stormwater and Foul Drainage (New Zealand Housing Corporation)

Number	Type	Status	Started
H-1955-174344 (AAD19551324)	Drainage Permit	Historical Record	14/01/1955

### Details

AAD19551325 F4528 - Plumbing (New Zealand Housing Corporation)

Number	Type	Status	Started
H-1955-174345 (AAD19551325)	Drainage Permit	Historical Record	21/01/1955

### Details

AAD19882063 L3228 - Granny Flat Plumbing and Drainage (Byrne)

Number	Type	Status	Started
H-1988-225664 (AAD19882063)	Drainage Permit	Historical Record	09/08/1988

## Building Consent

### Details

Install Heater - Bayview Pellet Fire into Existing Open Fire

Number	Status	Started	
ABA-2011-462	CCC Issued	17/03/2011	
PIM	BC	ICC	CCC
	28/03/2011		06/05/2011

**BUILDING ACT - OTHER**

**PIM**

**Details**

Install Heater - Bayview Pellet Fire into Existing Open Fire

Number	Status	Started
PIM-2011-323	PIM Issued	17/03/2011
<b>PIM</b>		
28/03/2011		

**PROPERTY ANALYSIS**

**NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.**

**DISCLAIMER**

The information in this report is provided in accordance with Sections 216 and 217 of the Building Act 2004.

No person should rely on this information without seeking appropriate, independent and professional advice.

Every care has been taken to ensure that the information supplied is accurate however Council does not give any guarantees, undertakings or warranties concerning the accuracy, completeness or up-to-date nature of the information provided and disclaims all liability whatsoever for any error, inaccuracy, irrelevance or incompleteness of the information.

The information provided does not constitute a Land Information Memorandum (LIM).

**DEFINITION OF "STATUS" OF BUILDING CONSENTS**

**CCC REFUSED/ARCHIVED CONSENTS:** In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

**LAPSED CONSENTS:** Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.

**NOTE:** This is NOT a comprehensive list of all building consent statuses.

## **DEFINITION OF "ABBREVIATIONS"**

Pim = Project Information Memorandum  
BC = Building Consent  
ICC = Interim Code Compliance Certificate  
CCC = Code Compliance Certificate  
CER = Certifier  
COA = Certificate of Acceptance  
NTF = Notice to Fix  
AMD = Amendment to a Building Consent



# Legend

Water Supply	
	Manifold Box
	Water Meter
	Toby
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ
	Water Non-Return Valve
	Water Pump Station
	Water Bore
	Water Treatment Plant
	Water Storage Tank
	Supply Main
	Trunk Main
	Disused
	Reticulation
	Rider
	Scour
	Water Service Lateral
	Water Fire Service Lateral
	Water Critical Service Lateral
	Water Zone Boundary
	Water Reservoir
	Redundant Water Main

**NOTE:** Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage	
	Standard Manhole
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	Redundant Foul Sewer Pipe

**NOTE:** Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater	
	SW Bubble-up Tank
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

**NOTE:** Private stormwater drains have the same symbols as those above, however they are coloured light green.

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Railway Centreline		Road/Rail
			Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>

2018-2019, copyright DCC/Aerial Surveys Ltd/ORC, CC BY 4.0 NZ



## Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A3:  
1:500  
19/10/2021  
1:44:57 PM



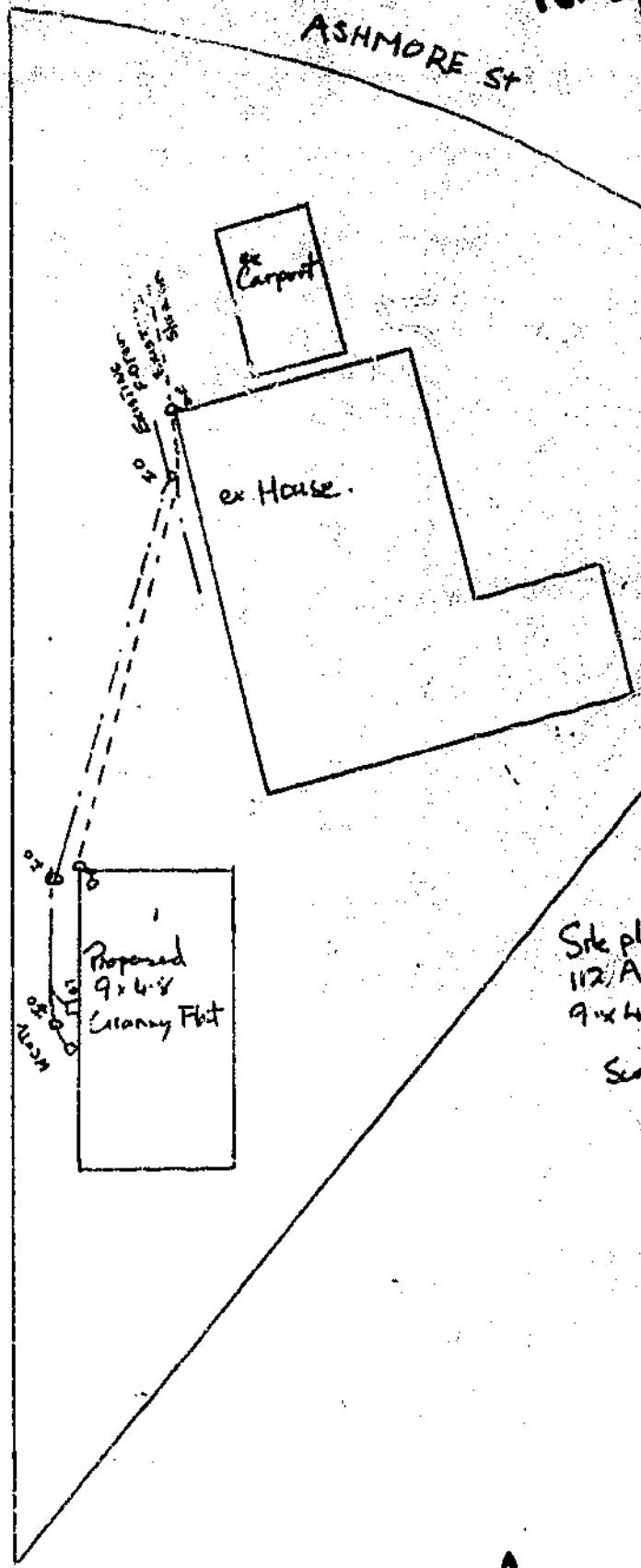
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES. This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ  
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

10-8-88

1st 2 plans

ASHMORE ST



Site plan for Mr. R. Byrne  
112 Ashmore St for proposed  
9x4-8 Granny Flat.

Scale 1:200

112 Ashmore Street

CITY PLANNING DEPARTMENT

Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon and contained in the specification attached hereto and subject to

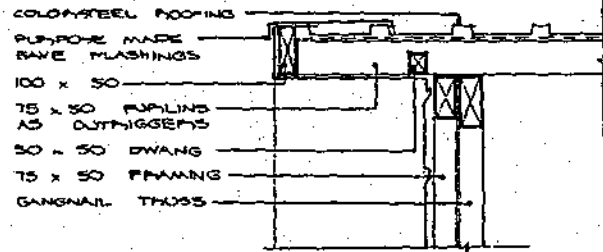
Approved by *[Signature]* 23/6/88

27/6/88

Signed *[Signature]*  
for City Planning Officer

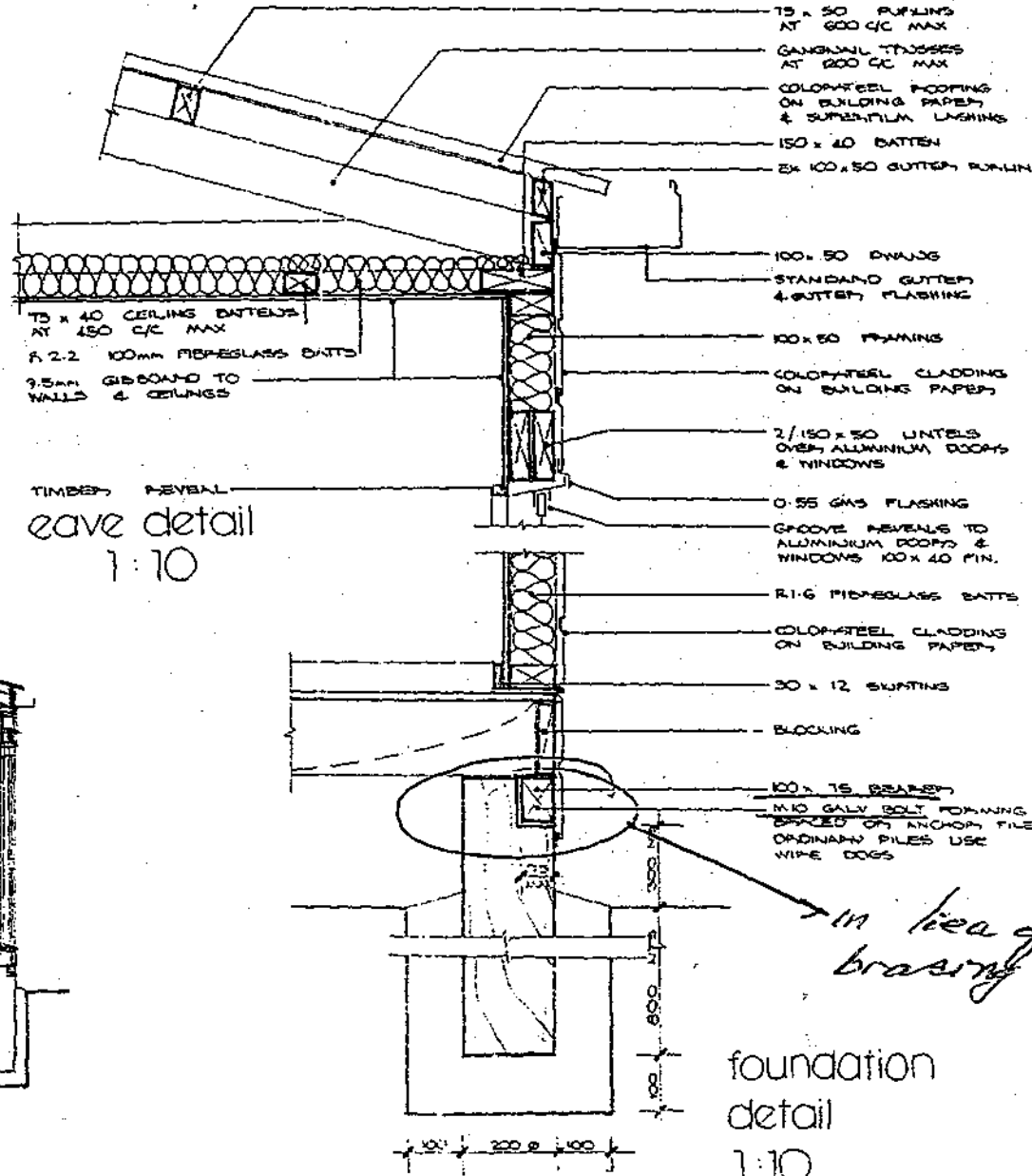
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4739

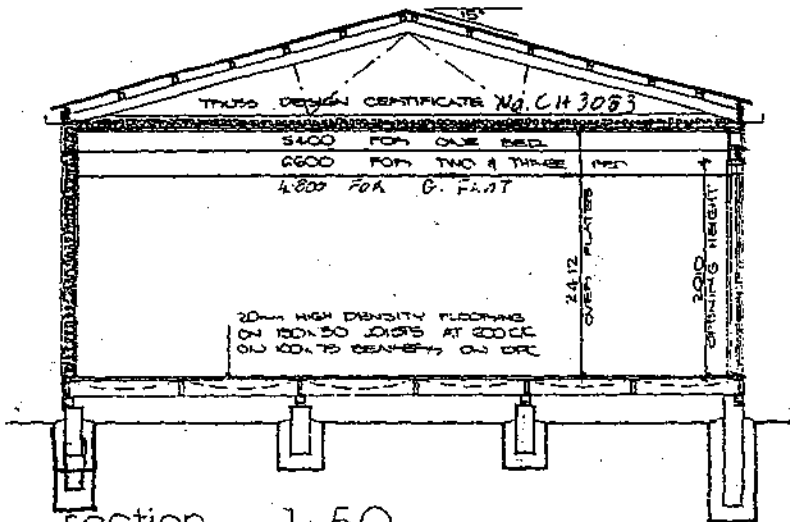


gable detail

1:10



timber reveal  
eave detail  
1:10



section. 1:50

anchor piles each corner.

foundation detail  
1:10

*in lieu of bracing on flat sites.*

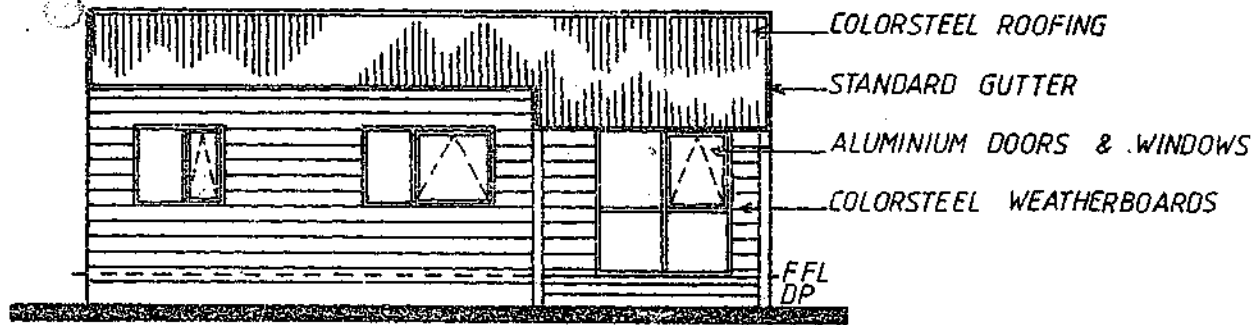
Profile

PILED FLOOR

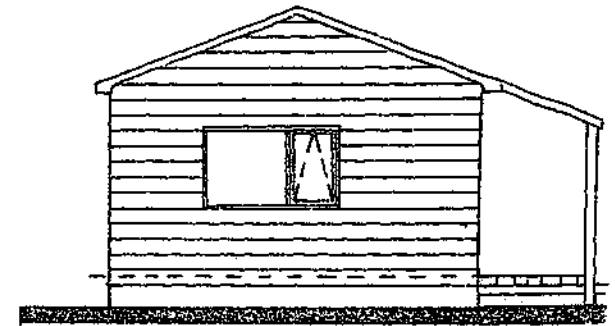
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scale: noted  
date: 11-86

sheet: 4b

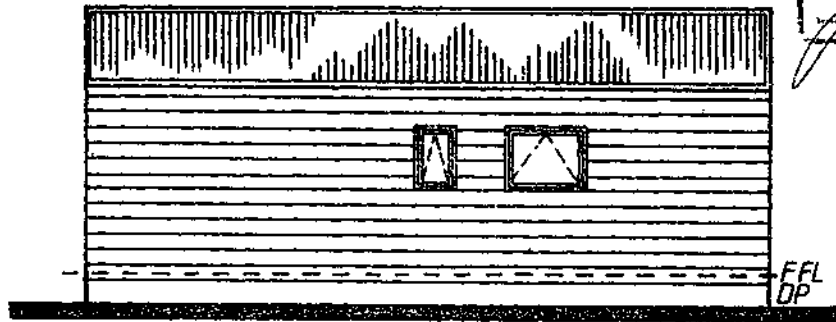


ELEVATION A

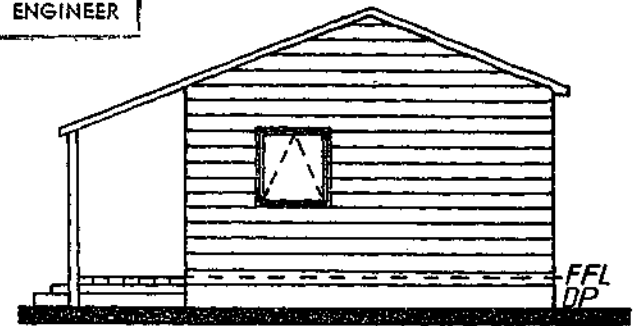


ELEVATION B

**DUNEDIN CITY COUNCIL**  
**Copy of Approved Plan**  
**and/or Specification**  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 4-7-88  
*J. Dewar* FOR CITY ENGINEER



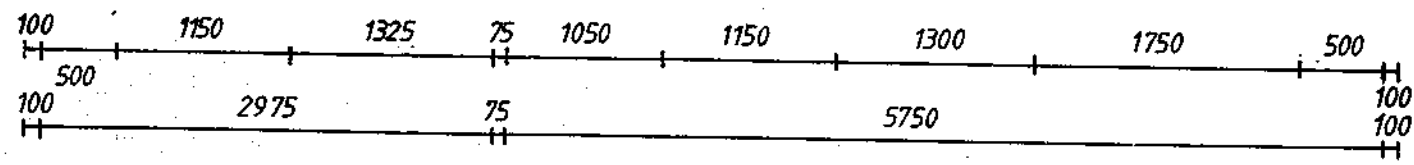
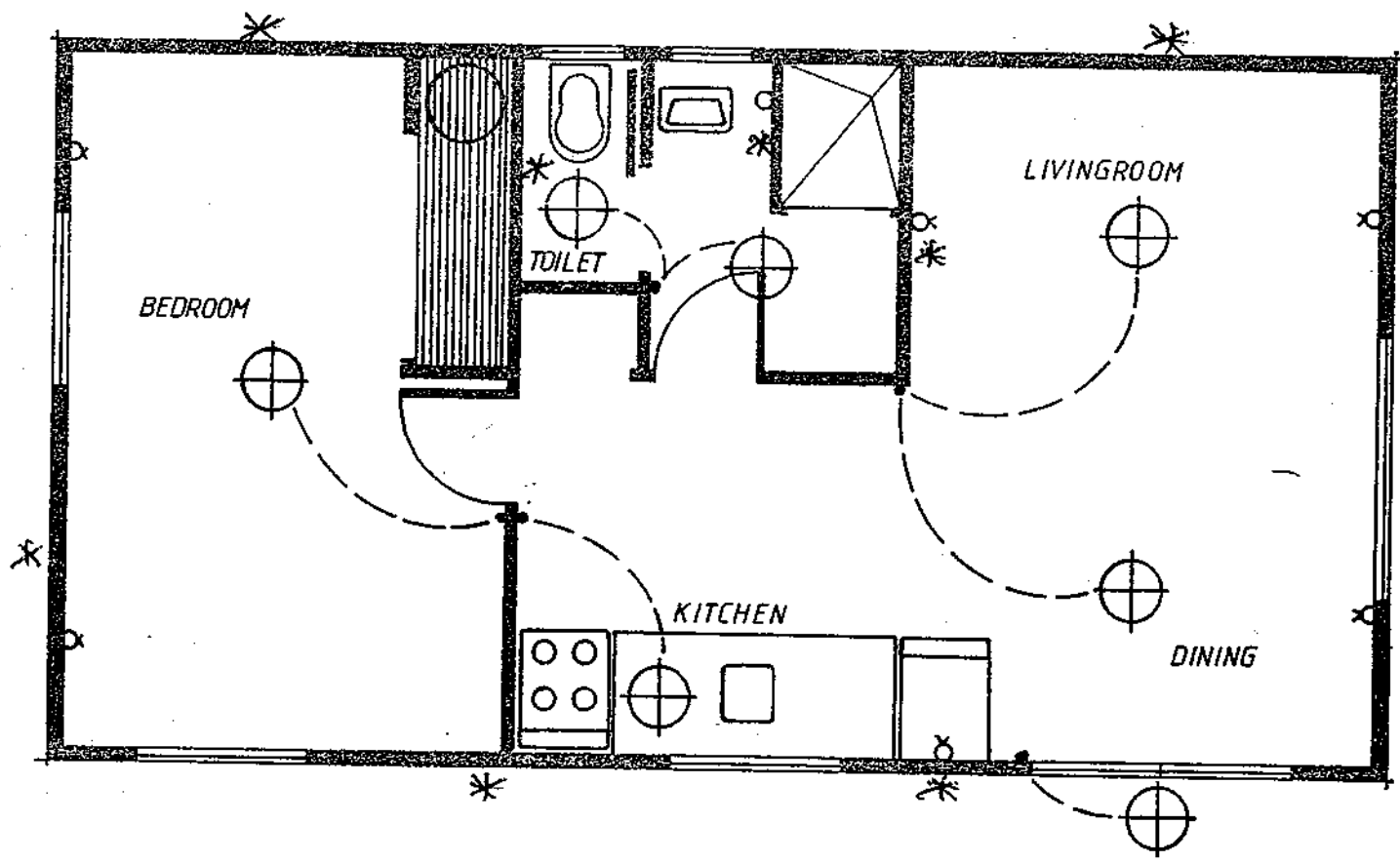
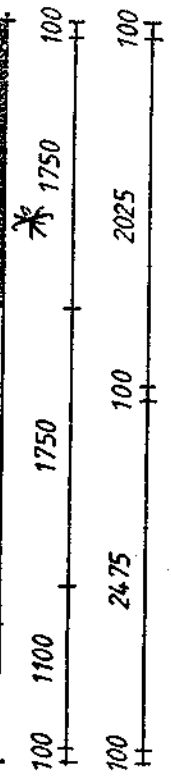
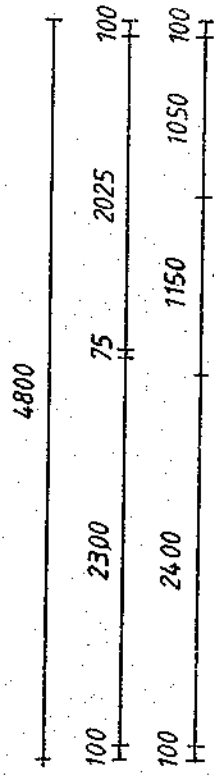
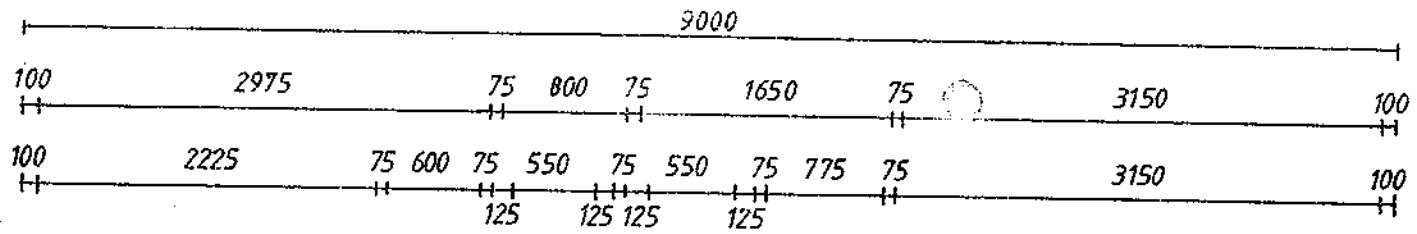
ELEVATION C



ELEVATION D

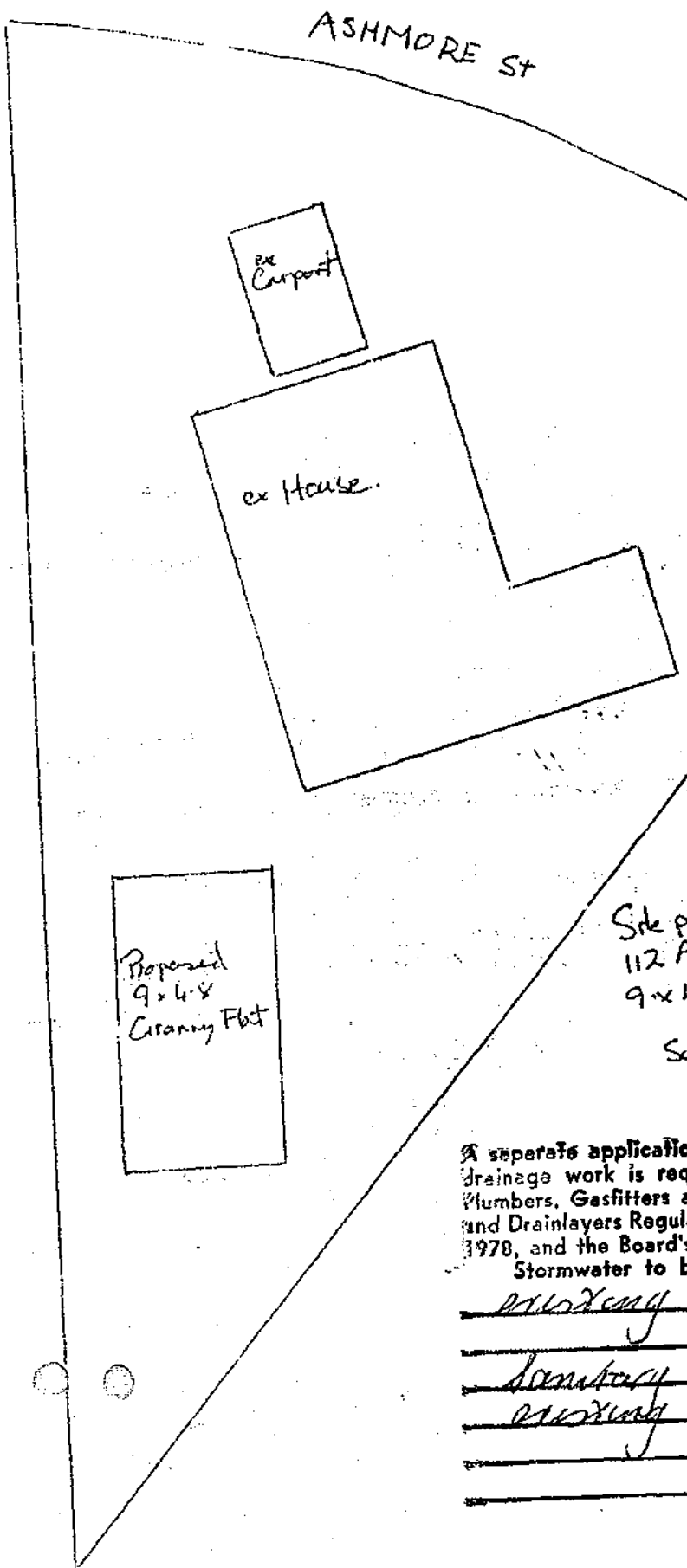
SCALE 1:100

32  
33  
34  
35  
36  
37  
38  
39



*\* Wall brace required*

SCALE 1-50



ASHMORE ST

ex Carpet

ex House.

Proposed  
9x4-8  
Granny Flat

Site plan for Mr R. Byrne  
112 Ashmore St for proposed  
9x4-8 Granny Flat.

Scale 1:200

4739

A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.

Stormwater to be discharged to extension of existing s/w drain

sanitary fittings to extension of existing gully drain

R. Byrne  
21/2/88

CITY PLANNING DEPARTMENT

Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

affirmed by Method affiliated  
23/6/88

27/6/88

Res A

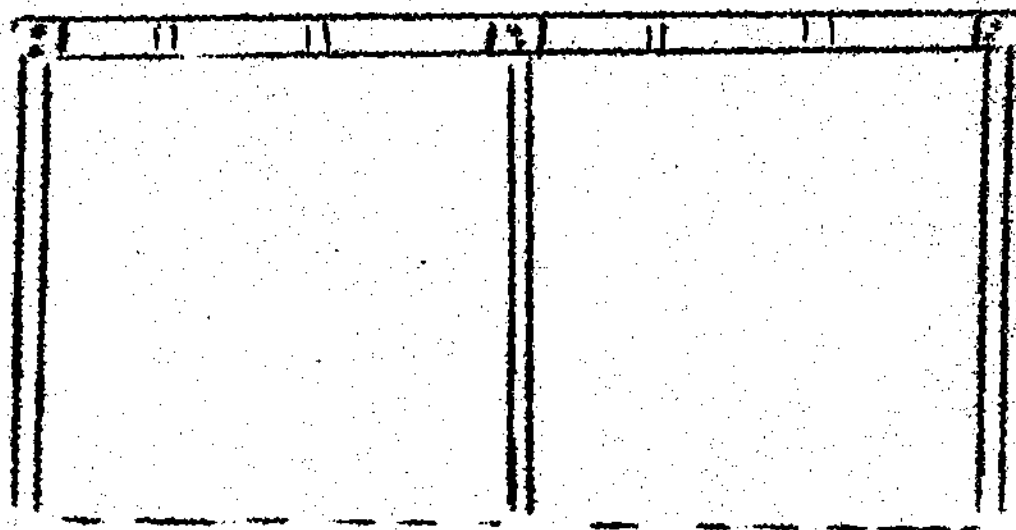
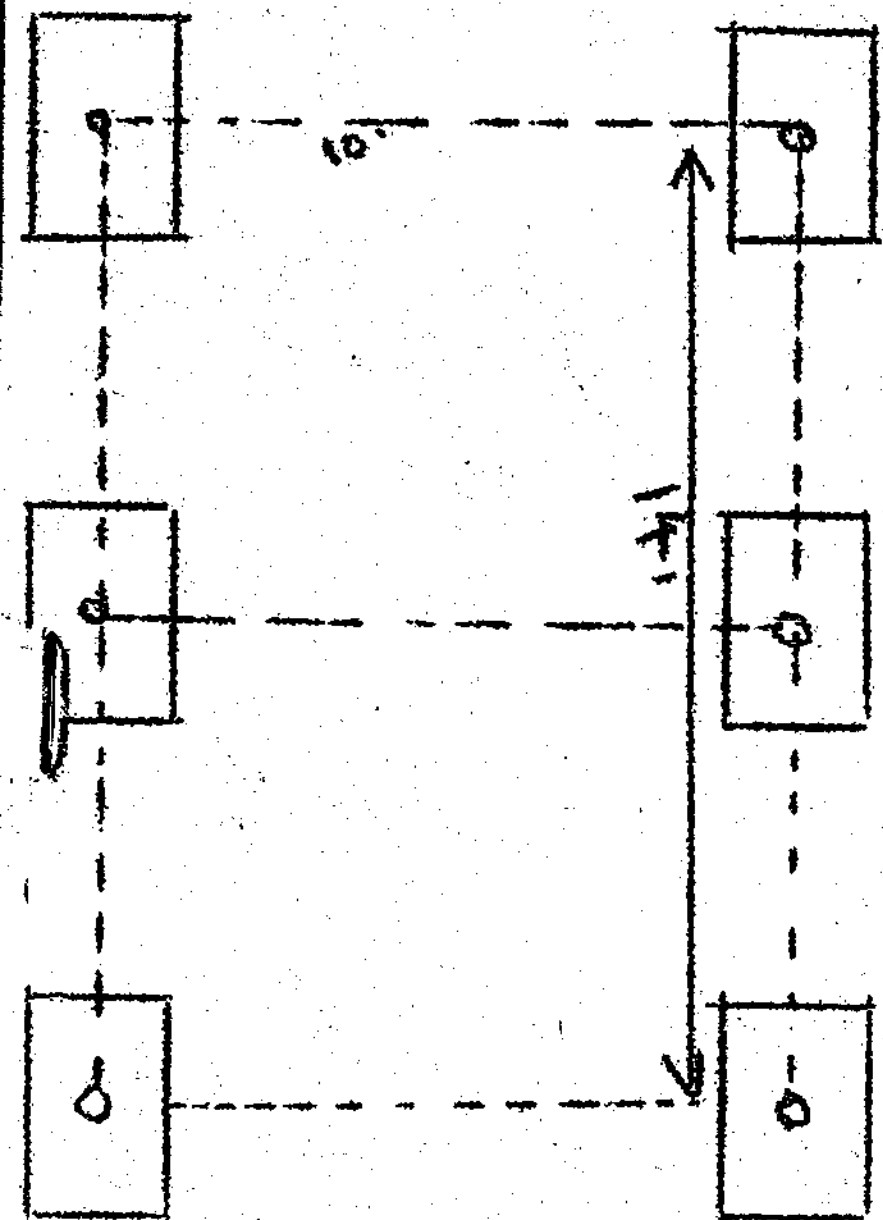
Signed

WM (initials)

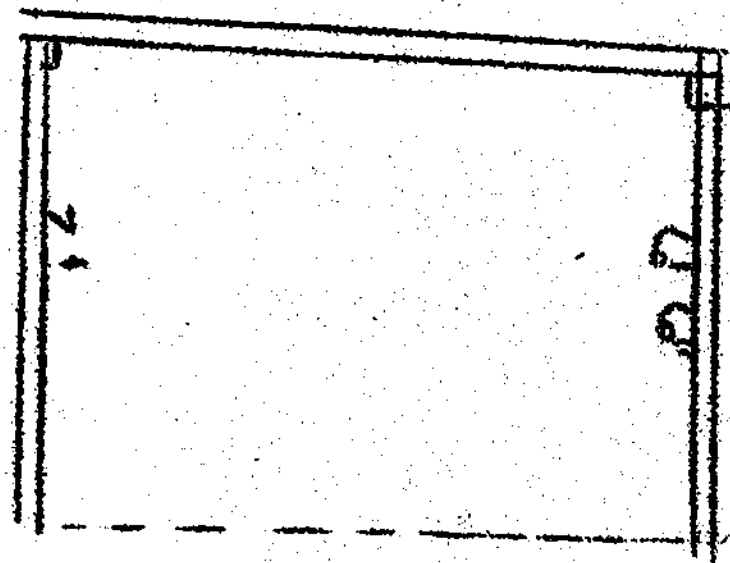
City Planning Officer

PROPOSED CAR PORT  
112 admore St

MR. J. J. HOWELL



17547



CARPORT OVER PRIVATE DRAIN:

Construction of a carport over the private drain on the property will be permitted subject to the following conditions -

- (a) There are no unusual conditions where protection of the drain is a necessity.
- (b) It applies only to domestic car-ports which shall be fully open and removable - i.e. can be unbolted from the foundations and shifted. The foundations shall be 2 feet clear of the line of the drain.
- (c) The drain beneath the car-port shall be straight without junctions, branches and fittings (e.g. boundary traps) and shall have a minimum of 2 feet of cover.
- (d) The car-port shall not be modified so it does not meet the requirements of removability in (b) above.

It is also recommended that a two foot wide strip of floor above the drain shall have a surface of earth, gravel or removable concrete slabs.

17547

# DUNEDIN CITY CORPORATION

## CITY ENGINEER'S OFFICE

at the Street boundary/the approved level with respect to street for - 13

Pedestrian Entrance		Vehicular Entrance	Garage
Wall	Fence	is <u>5" above</u>	

Arrangements made for Crossing are Existing

As Amended for City Engineer Date \_\_\_\_\_

NOTE:—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

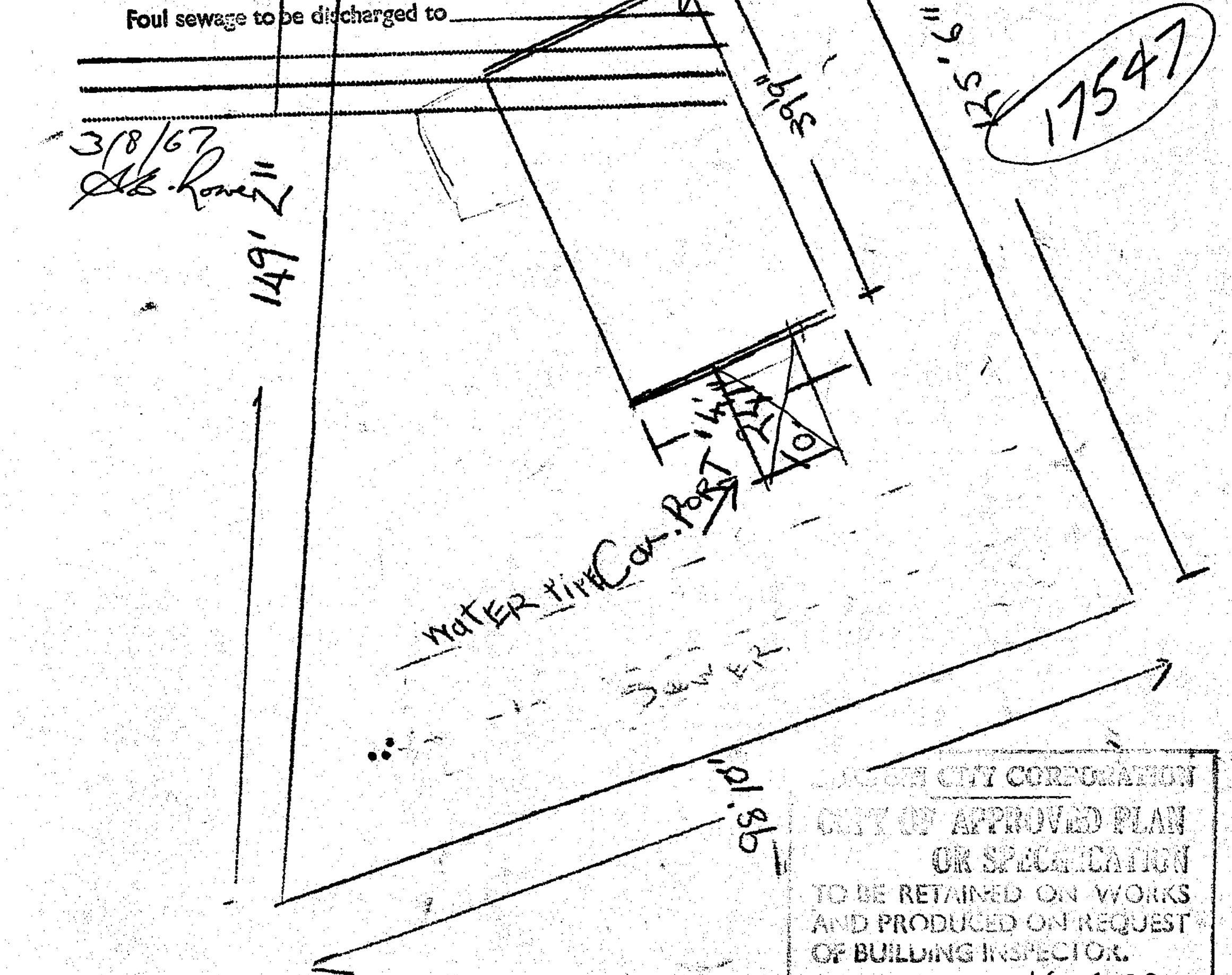
### DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to existing stormwater channel  
Drain under carport to be opened & checked by inspector  
and surrounded with concrete, or comply with attached conditions.

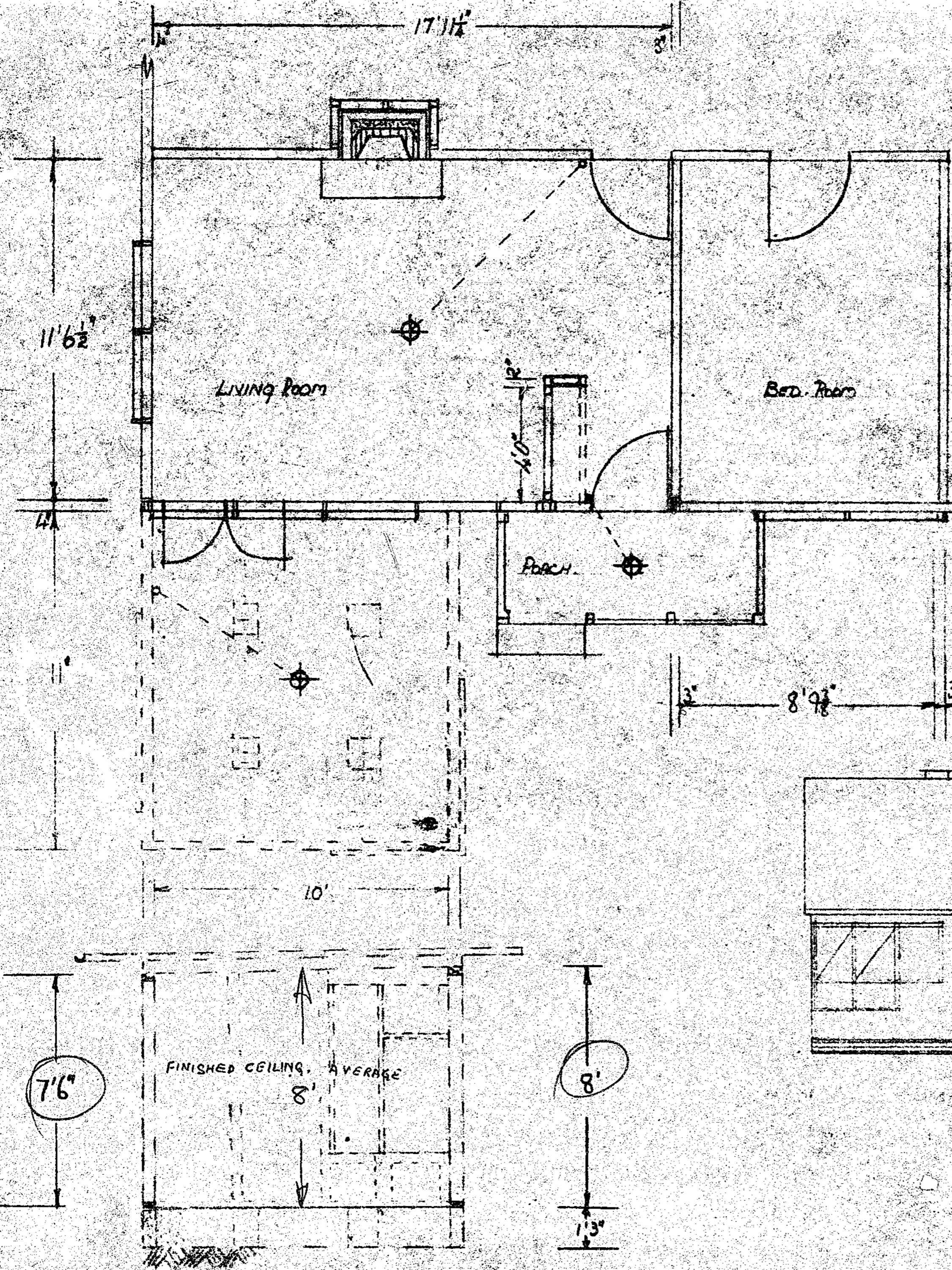
Foul sewage to be discharged to \_\_\_\_\_

SITE PLAN. 112  
112 ASHMORE ST  
SCHE 761



DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 1.8.67  
[Signature] CITY ENGINEER

3/8/67  
 As above  
 117.671



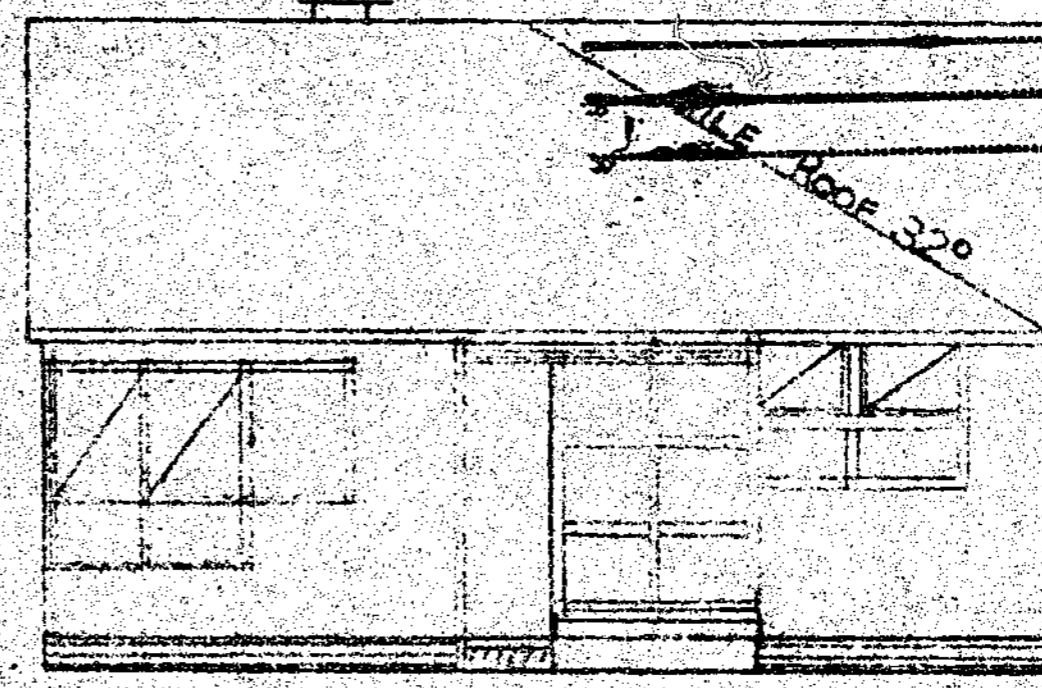
DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 2.12.64  
 CITY ENGINEER

**DUNEDIN DRAINAGE & SEWERAGE BOARD**

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to existing  
 11 1/2" facilities

Foul sewage to be discharged to \_\_\_\_\_



24/11/64  
 A.B. Howell

12262

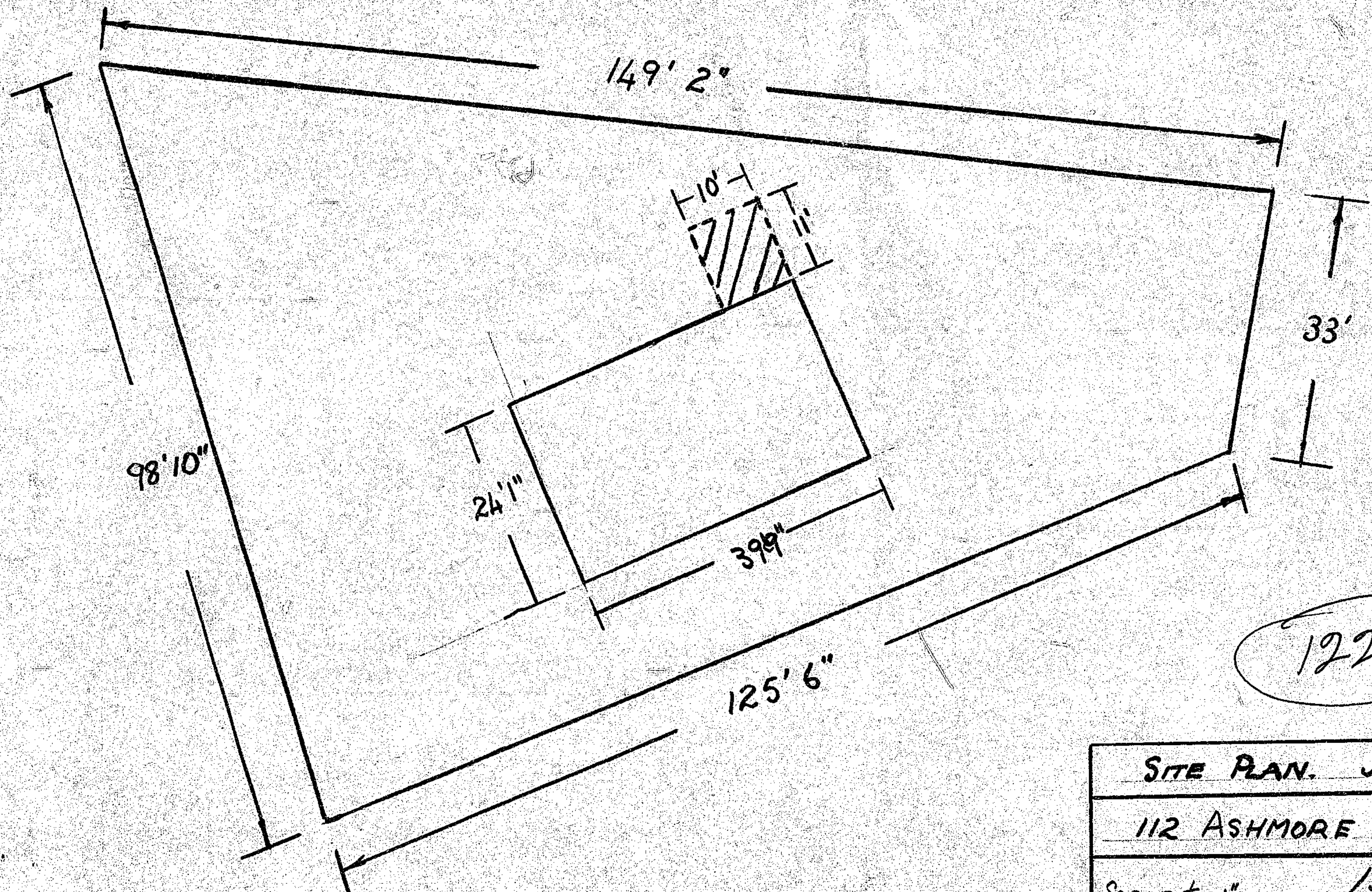
PROPOSED ALTERATION 112 ASHMORE ST.,

FOR: MR. J.J. HOWELL

SCALE 1/4" = 1'-0"

DRAWN BY A.B. HOWELL

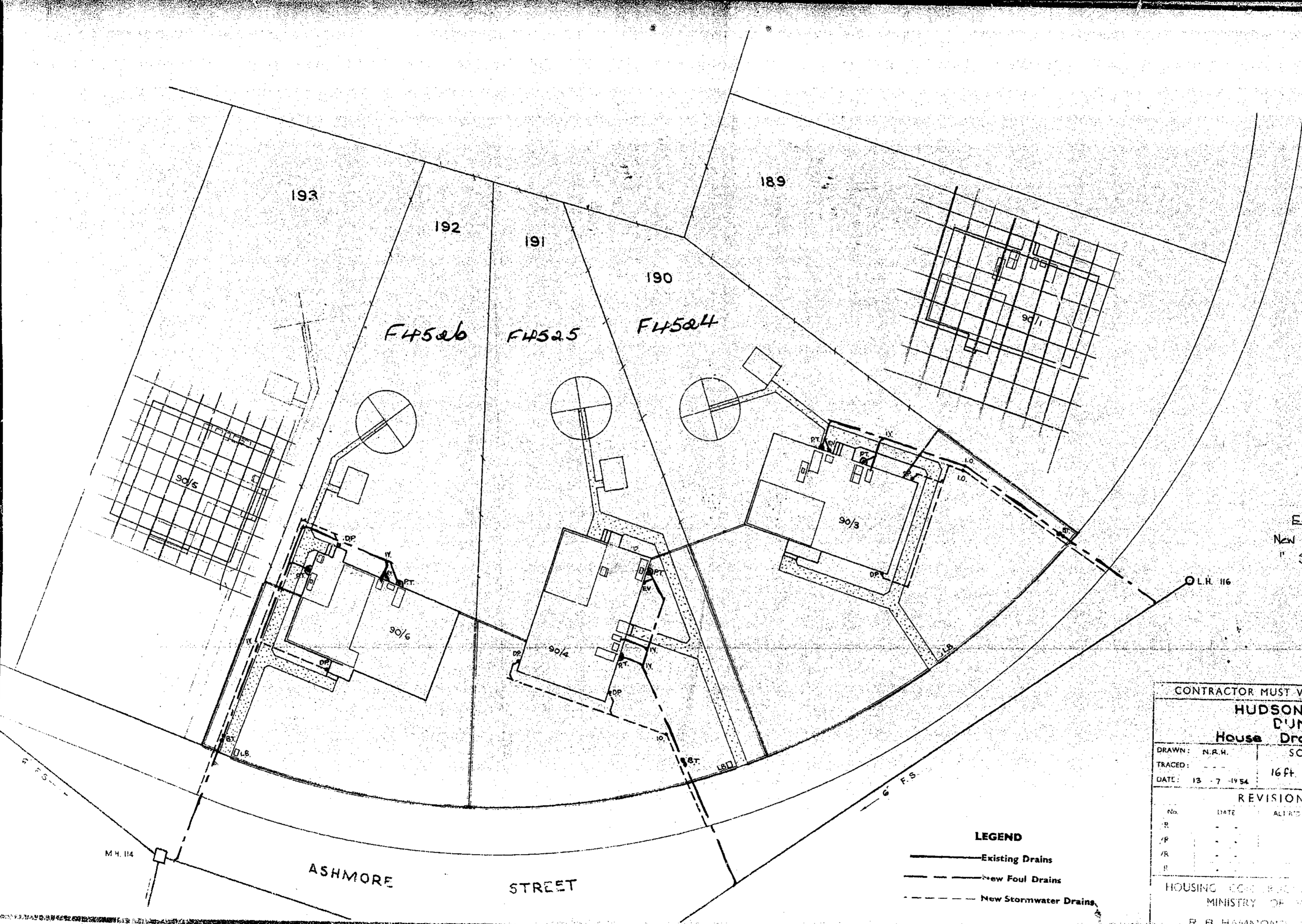
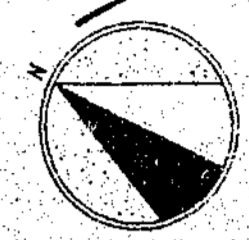
DATE 19-11-64



12262

SITE PLAN. J. J. HOWELL	
112 ASHMORE ST.	
SCALE $\frac{1}{16} = 1"$	<i>J. J. Howell</i>

F14524/5/0



Legend  
 Existing drains ———  
 New Foul drains - - -  
 " Stormwater " . . .

**LEGEND**  
 ——— Existing Drains  
 - - - New Foul Drains  
 . . . New Stormwater Drains

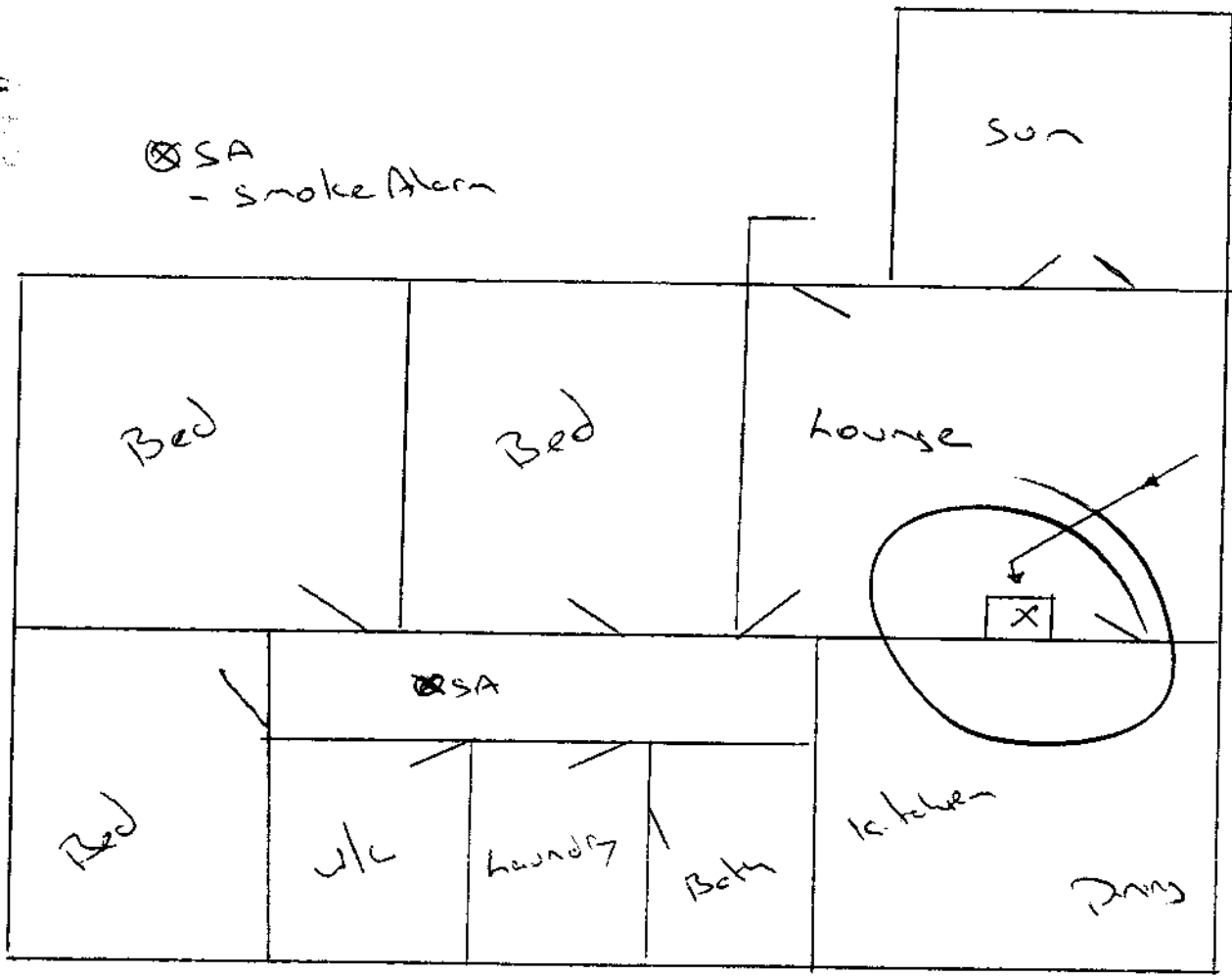
CONTRACTOR MUST VERIFY ALL DIMENSIONS AT JOB

**HUDSONS BLOCK  
 D'UNEDIN  
 House Drainage - Ancillary**

DRAWN: N.R.H.	SCALE	DRAWING No.
TRACED: - - -	16ft. to 1in.	H.D. / /S
DATE: 13 - 7 - 1954		
REVISIONS		CONTRACT
No.	DATE	ALTERED OR REPEALED BY
/R	- - -	- - -
/P	- - -	- - -
/K	- - -	- - -
/	- - -	- - -
		261/13/2
HOUSING CORPORATION MINISTRY OF WORKS		D1854
R. B. HAMMOND ENGINEERS		

112 Ashmore Street

2011  
459



Scope of work

- Install Bayview Insert Pellet Fire in existing chimney - no wetback

**DUNEDIN CITY COUNCIL**  
 Plans and Specifications Approved in accordance  
 with The New Zealand Building Code and Approved  
 Documents. To be retained on works  
 and produced on request

Building  
 Drainage *MT*  
 Health

Date  
 Date *25/3/2011*  
 Date

NOTE

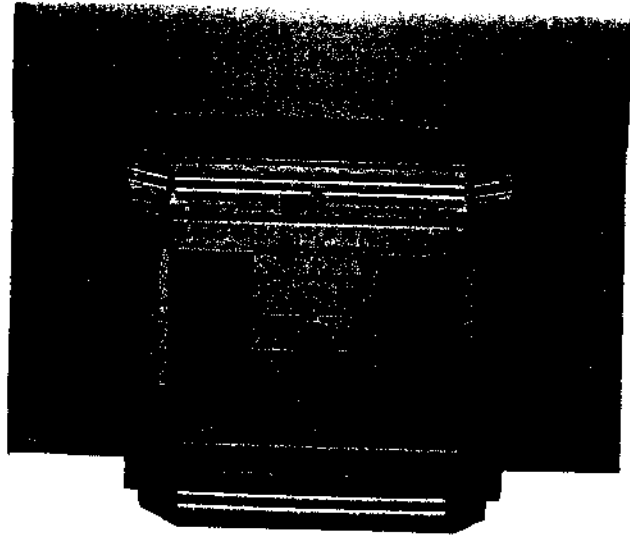
DCC COPY

Energy Savings from Switch



nature's flame  
Renewable fuel from Solid Energy

INSERT PELLETT FIRE PLACE EF3 FPI



## Pellet Stove Installation Specifications

Safety testing of the EF3 FPI Pellet Burning Heater to  
AS/NZS 05/1167 Emissions: 04/06R (wetback)  
Flue Kit Testing to AS/NZS 2918 AppF: 05/1185

## INSTALLATION

### VENT TERMINATION REQUIREMENTS:

IT IS RECOMMENDED THAT YOUR PELLET STOVE BE INSTALLED BY AN AUTHORIZED DEALER/INSTALLER.

Table 1: Use in conjunction with Figure 17 for allowable exterior vent termination locations.

Letter	Minimum Clearance	Description
A	24 in (61 cm)	Above grass, top of plants, wood, or any other combustible materials.
B	48 in (122 cm)	From beside/below any door or window that may be opened.
C	24 in (61 cm)	From above any door or window that may be opened.
D	24 in (61 cm)	To any adjacent building, fences and protruding parts of the structure.
E	24 in (61 cm)	Below any eave or roof overhang
F	12 in (30 cm)	To outside corner.
G	12 in (30 cm)	To inside corner, combustible wall (vertical and horizontal terminations).
H	3 ft (91 cm) within a height of 15 ft (4.5 m) above the meter/regulator assembly	To each side of center line extended above natural gas or propane meter/regulator assembly or mechanical vent.
J	3 ft (91 cm)	From any forced air intake of other appliance
J	12 in (30 cm)	Clearance to non-mechanical air supply inlet to building, or the combustion air inlet to any appliance.
K	24 in (61 cm)	Clearance above roof line for vertical terminations.
L	7 ft (2.13 m)	Clearance above paved sidewalk or paved driveway located on public property.

1. Do not terminate the vent in any enclosed or semi-enclosed areas such as a carport, garage, attic, crawlspace, narrow walkway, closely fenced area, under a sundeck or porch, or any location that can build up a concentration of fumes such as stairwells, covered breezeway, etc.

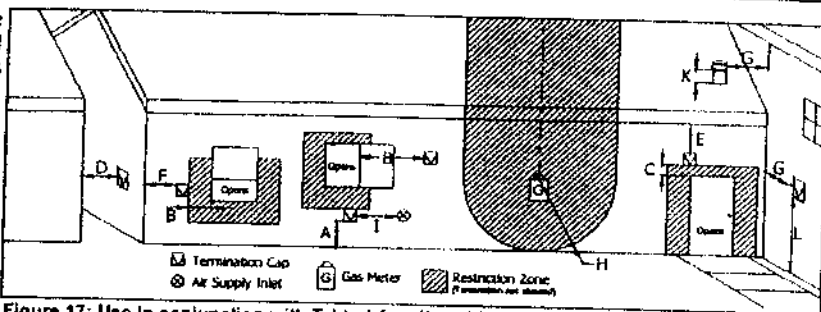


Figure 17: Use in conjunction with Table 1 for allowable exterior vent termination locations.

- Vent surfaces can become hot enough to cause burns if touched by children. Non-combustible shielding or guards may be required.
- Termination must exhaust above the inlet elevation. It is recommended that at least five feet of vertical pipe be installed outside when the appliance is vented directly through a wall, to create some natural draft to prevent the possibility of smoke or odor during appliance shut down or power failure. This will keep exhaust from causing a nuisance or hazard from exposing people or shrubs to high temperatures. In any case, the safest and preferred venting method is to extend the vent through the roof vertically.
- Distance from the bottom of the termination and grade is 12" (30 cm) minimum. This is conditional upon the plants and nature of grade surface. The exhaust gases are hot enough to ignite grass, plants and shrubs located in the vicinity of termination. The grade surface must not be lawn.
- If the unit is incorrectly vented or the air to fuel mixture is out of balance, a slight discoloration of the exterior of the house might occur. Since these factors are beyond the control of Sherwood Industries Ltd, we grant no guarantee against such incidents.
- When installing an FPI the chimney must be fully lined. Unless the chimney's inside diameter is less than 6" (15 cm) around or has a cross section area of 28 inches<sup>2</sup> (180.6 cm<sup>2</sup>), we strongly recommend lining all masonry chimneys.

NOTE: Venting terminals shall not be recessed into walls or siding.

## INSTALLATION

### DIMENSIONS - FREESTANDING:

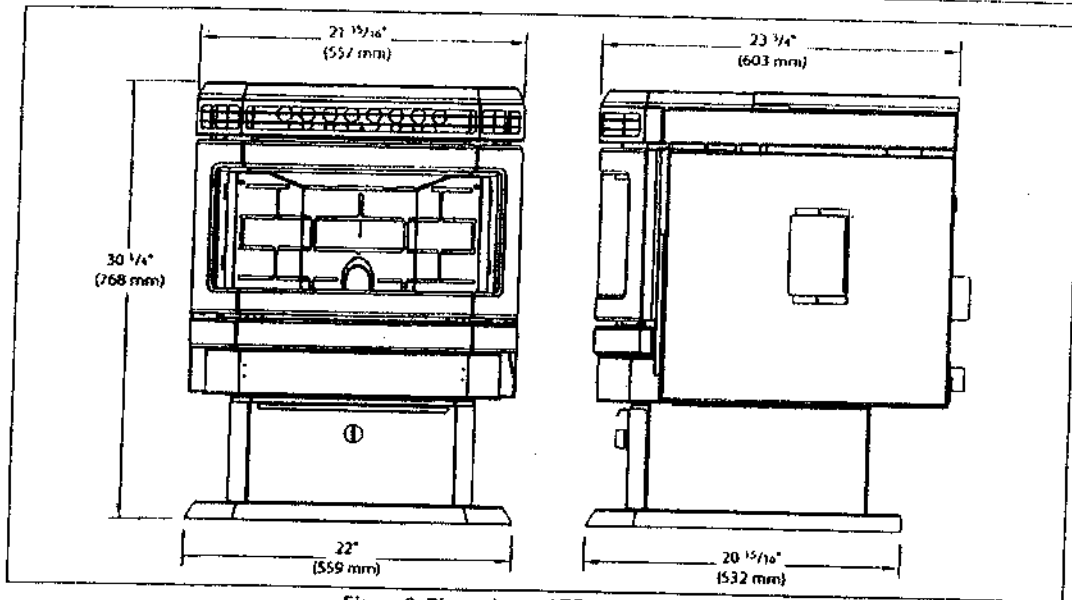


Figure 8: Dimensions of EF3 Freestanding.

### DIMENSIONS - FIREPLACE INSERT AND BUILT-IN HEATER:

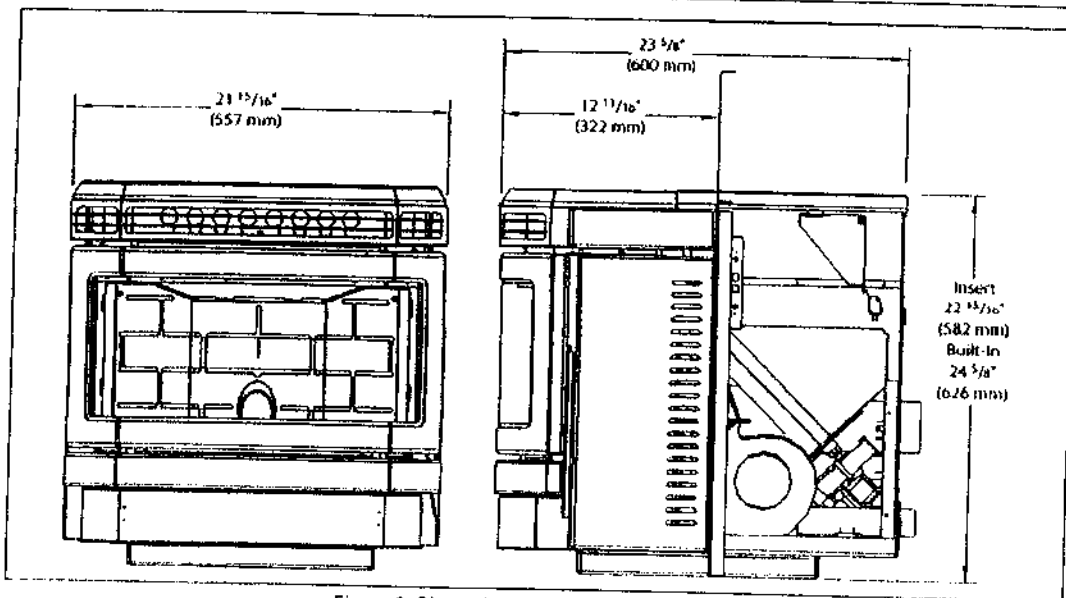


Figure 9: Dimensions of EF3 Fireplace Insert.

## INSTALLATION

### CLEARANCES TO COMBUSTIBLES - FREESTANDING:

When installing this unit on a combustible floor (for example linoleum, hardwood flooring) a non-combustible hearth pad must be under the unit. The pad must extend at least the width of the appliance [22" (558 mm)] and at least the depth of the appliance plus 6" (153 mm) in front of the appliance [29 3/4" (756 mm)].

Side wall to unit	- 6 inches	(15 cm)
Back wall to unit	- 1 inches	(2.5 cm)
Corner to unit	- 1 inches	(2.5 cm)
Door front to edge of floor protection	- 6 inches	(15 cm)

These dimensions are minimum clearances but it is recommended that you ensure sufficient room for servicing, routine cleaning and maintenance.

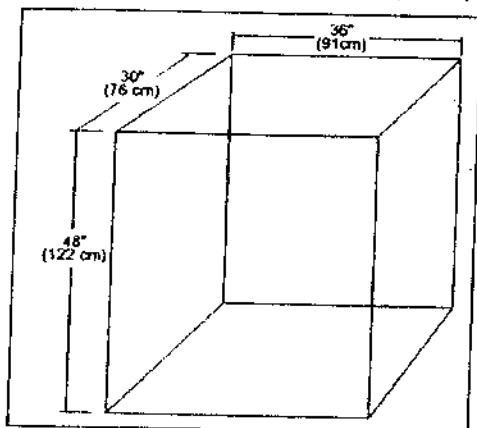


Figure 11: EF3 Freestanding Minimum Alcove Size.

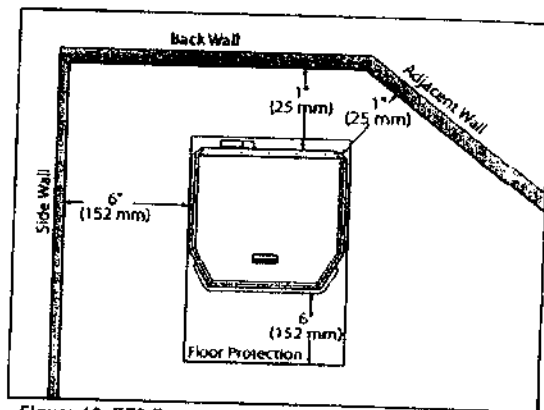


Figure 10: EF3 Freestanding Clearance to Combustibles.

Minimum Alcove width	- 36 inches	(91 cm)
Minimum Alcove height	- 48 inches	(122 cm)
Maximum Alcove depth	- 30 inches	(76 cm)

### CLEARANCES TO COMBUSTIBLES - FIREPLACE INSERT:

Refer to Figure 12.

Side wall to unit	- 8 inches	(20.3 cm)
Mantel projection	- 10 inches	(25.4 cm)
Mantel to top of unit	- 8 inches	(20.3 cm)
Top facing to unit	- 8 inches	(20.3 cm)
Side facing to unit	- 6 inches	(15.2 cm)
Floor protection	- 6 inches	(15.2 cm)

on either side and to the front must be protected by non-combustible material.

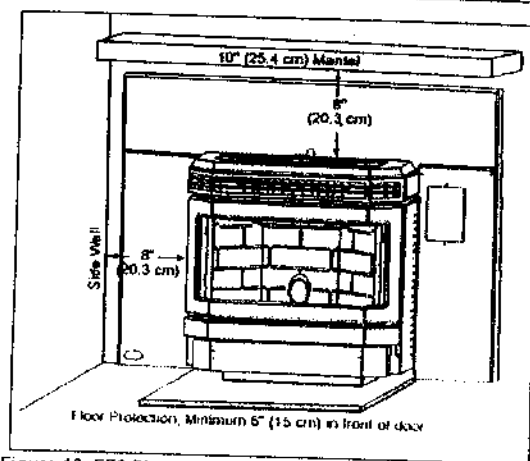


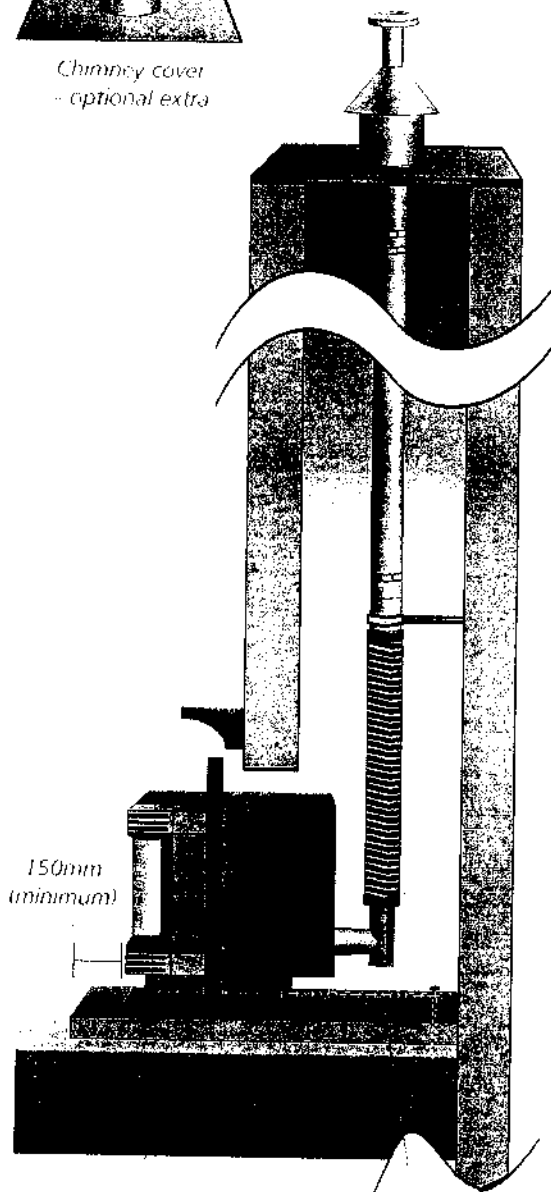
Figure 12: EF3 Fireplace Insert Clearance to Combustibles

**52 Insert Flue Kit**

This flue kit may be used in replacement applications in masonry chimneys. The overall height of the flue is 4.5m. Kit is supplied in two cartons.



Chimney cover  
- optional extra



150mm  
(minimum)

Heat-resistant  
floor protector

Flexible chain  
seismic restraint  
(to be fitted)

**Each 52 Insert Flue Kit contains:-**

Part No	Description	Quantity
2	Stainless steel inner liner ø75mm x 900mm long	5
8	Rain cap 75mm	1
12	T-adaptor/cleanout - ø75mm	1
16	Clamp - flexible flue to stainless flue pipe	1
19	Flexible flue pipe - stainless steel ø75mm x 1m	1
21	Bracket 75mm securing flue pipe to wall	1
839	Casing cover - standard ø75mm - ø300mm	1
34	Chimney cover - may be required as an optional extra	

**Note:** The Davin 52 Insert Flue Kit complies with AS/NZS 2918:2001 as per Applied Research Test Report 05/1185, dated 15 September 2005.

All fires must be installed by a qualified installer as per the manufacturer's instructions and AS/NZS2918:2001.

# Combined Certificate of Compliance & Electrical Safety Certificate



Customer Name: Robert Cox

Location of Installation: 112 Ashmore St.

CE **97766**



Reference / Job / ID

Description of work: (or see attached)

1. Remove
2. NEW plugs, switches downlights
3. NEW submeter board
4. Install Appliances

This work has been carried out in accordance with a Certified Design  Certified Design Attached

ICP Number (if known)

Name of Issuer of Certified Design: \_\_\_\_\_

Supplier Declaration of Conformity Attached:  (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work:  (please attach or list web address below)

All parts of the installation are safe to connect to a power supply  
If not, please detail which parts are safe to connect.

**This work is:**  
 Low Risk (Certificate of Compliance not required)   
 General   
 High Risk (Record of Inspection required)

**This work has been done in accordance with:**  
 Part 2 of AS/NZS 3000   
 Part 1 of AS/NZS 3000

**Supply system this work is suitable for:**  
 230/400V MEN system   
 Other (Please specify)

Other Standards this work complies with: \_\_\_\_\_

Record of Inspection (If Required)

The aspects of the work which make it high risk are:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Work on Mains                | <input type="checkbox"/> Mains Parallel Generation | <input type="checkbox"/> Animal Stunning                 |
| <input checked="" type="checkbox"/> Work on Main Earthing System | <input type="checkbox"/> Mines                     | <input type="checkbox"/> Work to Part 1 of AS/NZS 3000 * |
| <input type="checkbox"/> Electromedical                          | <input type="checkbox"/> Photovoltaic              | <input type="checkbox"/> High Voltage *                  |
| <input type="checkbox"/> Hazardous Area                          |  | * Certified Design Required                              |

Name of Inspector: Allen Perry

Date on, or period in, which the work was done: \_\_\_\_\_

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by: Gerald Shenett

Registration No: E265119

Signature: [Signature]

Date: 13/10/17

Name and Registration Numbers of Workers Under Supervision Attached

Electrical Safety Certificate To be completed once all work on the CoC above is completed.

Date the connection was done: Gerald Shenett (13/10/17)

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by: Gerald Shenett

Registration No: E265119

Signature: [Signature]

Date: 13/10/17

## ECANZ MASTER *Electricians* Guarantee Policy

ECANZ (the Association) provides the consumer with a 12 month guarantee covering member workmanship from date of completion of contract work. Any claim against workmanship is limited to a maximum of \$10,000 including GST. The Guarantee applies only in respect of residential prescribed electrical work carried out by a member of the Association. In the event of a complaint against workmanship you should first take the complaint up with the contractor concerned.

### **The Guarantee covers:**

- Member workmanship, to be remedied either by the original contractor or an alternative Member as determined by the Association at its complete discretion.
- Work done by the original contractor only
- Labour costs and replacement materials only, up to \$10,000 including GST
- Residential work only

### **The Guarantee does not cover:**

- Unpaid contracts or other pricing / payment disputes or claims.
- A claim where further work or alterations or an attempt at remedial action are subsequently carried out without the knowledge and agreement of the original contractor.
- Any occurrence that would normally be covered by usual householders insurance, professional indemnity, public liability insurance held by the member or any other forms of insurance.
- Disputes under the Construction Contracts Act 2002.
- Any claims that have already been lodged with any statutory bodies, as these are already subject to legal process.
- Appliance repair work.

### **Lodging a claim:**

All claims brought under the Guarantee must be brought within 12 months from the date of invoicing for the work which is the subject of the claim.

A claim must be lodged with ECANZ, PO Box 12434, Wellington 6144, using the prescribed form.

This form can be downloaded from ECANZ's website.

A complaint will be acknowledged within 5 working days of receipt.

Full terms and conditions can be found at [www.ecanz.org.nz](http://www.ecanz.org.nz)

## COVID-19 information



As of 11.59pm on Tuesday, 7 September 2021, Dunedin is at COVID-19 Alert Level 2 in response to the COVID-19 global pandemic. Get the latest information about the situation at [www.covid19.govt.nz](http://www.covid19.govt.nz)

For information on what's happening with our facilities and services please go to [www.dunedin.govt.nz/COVID-19](http://www.dunedin.govt.nz/COVID-19)



# Rates by street address

Last updated: 18 Mar 2021 7:15pm

The table below allows you to find rating information about properties on the Dunedin City Council rating information database.

## Rates Information Details

The following rate account information is recorded in the Rating Information Database (RID).

Capital and land values on this site are established by Quotable Value New Zealand Limited, solely for the purpose of levying rates.

[Learn more about the General Revaluation.](#)

[Future Rates](#) (this will show the new valuation).

The Dunedin City Council's landuse codes have been translated by the Council to a rating differential code.

To request a LIM for this property;

- please note down the valuation number displayed below
- then follow the instructions on the [request a LIM page](#)

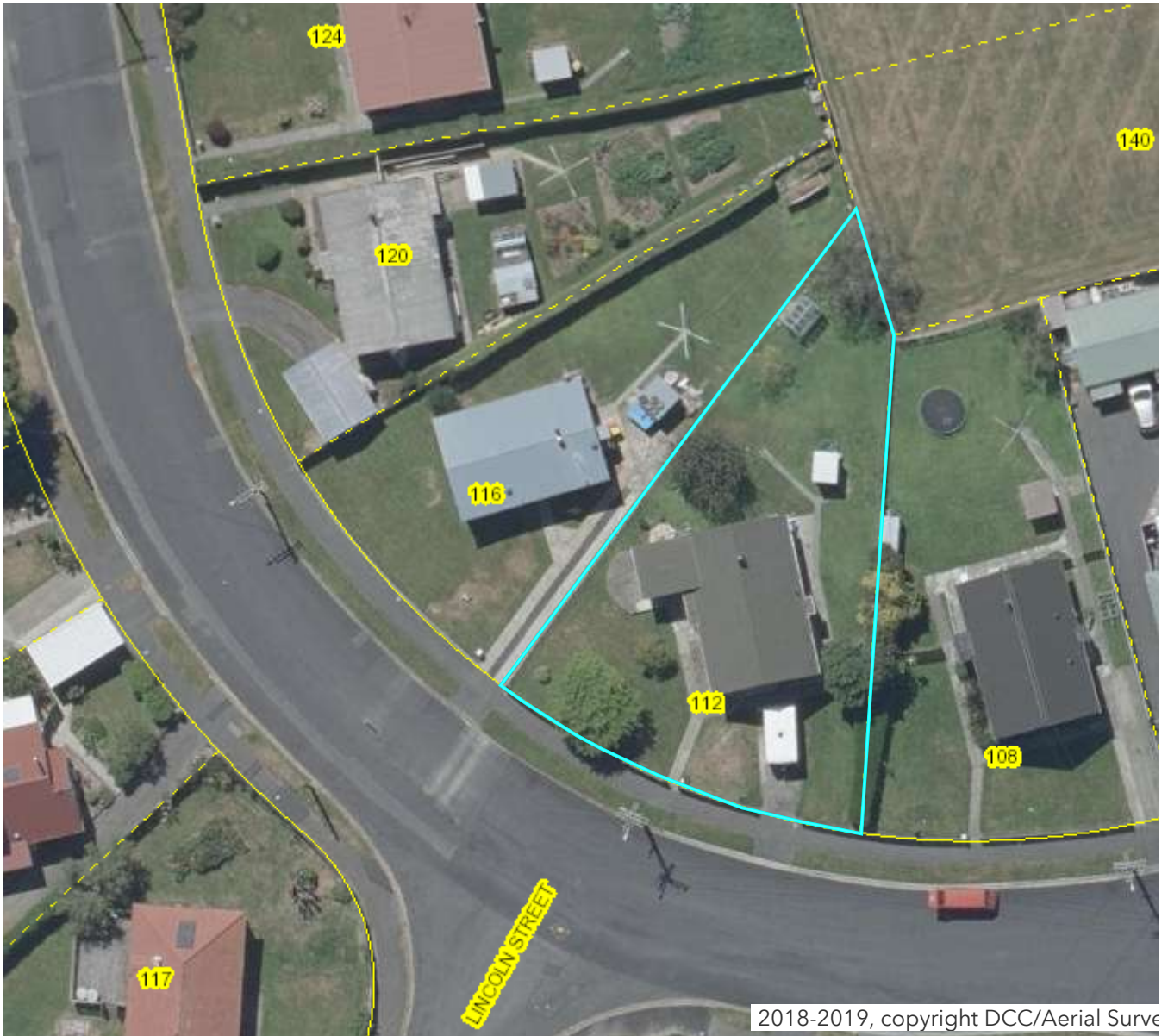
[search again](#)

• [Property Details](#)

• [Public Access](#)

- [Current Rates](#)
- [Rates Levied](#)

- [Disclaimer](#)
- [Rating Differential and Land Use](#)



## Property Details

Click the link below to map the property (opens a dynamic map viewer in new tab or window).

[Map this property](#) 

<b>Valuation number</b>	26980-44100
<b>Rate account ID</b>	2020438
<b>Property number</b>	5020438

<b>Property address</b>	112 Ashmore Street Dunedin
<b>Certificate(s) of title <i>(guide only)</i></b>	5C/1137
<b>Ratepayer name(s)</b>	Carol Margaret Byrne Suzanne Mary Cox Louise Maree Todd Melinda Clare Byrne
<b>Postal address for this assessment</b>	The Carol Byrne Trust 112 Ashmore Street Dunedin 9010

## Current Rates

The values on which the current rates are based are the valuations as at 1 July 2019 and remain in effect for rating purposes until 30 June 2023	
<b>Current rating year</b>	2022
<b>Rating period</b>	1 Jul 2021 to 30 Jun 2022
<b>Rateability</b>	Rateable
<b>Rating differential</b>	Area 1 - Residential
<b>Land use</b>	Residential : Single Unit excluding bach
<b>Legal description</b>	LOT 190 DP 8034
<b>Area in hectares</b>	0.0761
<b>Value of improvements (01/07/19)</b>	200,000
<b>Land value (01/07/19)</b>	150,000
<b>Capital value (01/07/19)</b>	350,000
<b>Separately used or inhabited parts</b>	1

[Top of this page](#)

## Rates levied (2022)

Description	Factor	Rate or Charge	Amount
Residential Community Services	1	102.00	102.00
General Rate - Residential	350,000	0.003091	1081.85
Residential Kerbside Recycling	1	106.10	106.10
Citywide Water Connected	1	469.00	469.00
Residential Drainage Connected	1	618.50	618.50
Total Charge			2,377.45

[Top of this page](#)

## Public Access to Name and Postal Addresses of Ratepayers

The Dunedin City Council holds information from the Ratepayer as part of its rating process. In accordance with Section 28 C of Local Government (Rating) Act 2002, a Ratepayer can request to have their name and/or their postal address withheld from the Rating Information Database (RID).

Every Ratepayer has the right to request that this information be withheld, but this request must be in writing, on [Withholding names and postal addresses from the public Rating Information Database \(RID\) form](#).

Please note that bulk collection of names and postal addresses is not permitted under the Act.

## Disclaimer

The RID is regularly maintained and therefore is subject to ongoing change.

This information is provided under Section 28 of the Local Government (Rating) Act 2002 as an online representation of our Rating Information Database (RID). The Council Rating Information Database (RID) is freely available to the public at Dunedin City Council, in the same form as is available here. The information presented here is current.

The authoritative source for Certificates of Title is Land Information New Zealand (LINZ). The information provided here is a guide only.

## **Rating Differential and Land Use**

The Rating differential and land use described herein are the current uses of the rating unit, and not necessarily the District Plan zoning of the property. For all Planning enquiries, please contact the Duty Planner at the Planning Enquiry desk on the 1st floor of the Civic Centre, 50 The Octagon, Dunedin.

For more information about your Privacy, this service and the City of Dunedin website, please see [\*"Your Privacy & this Site"\*](#).

This service is provided by the Dunedin City Council as a public service. Use of this service to retrieve Rates information constitutes your awareness, and agreement to the [\*"Conditions of Use"\*](#) for this site.