



PROPERTY INFO PACK

29 REGINALD STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

29 REGINALD STREET, BURWOOD

FRESH FACED AND FANCY FREE

FEATURES:



612m2



118m2



3



1



1



1

PROPERTY DETAILS:

Address: 29 Reginald Street, Burwood

Legal Description: Lot 9 DP 18583

Property Type: House

Sale by: Negotiation

Close To: Shopping Area, Beach, Parks

PROPERTY DESCRIPTION:

Extensively refurbished and privately positioned on a sizeable 612m2 parcel, this warm and inviting three-bedroom home has been superbly updated to ensure the most comfortable of lifestyles.

Comprehensively renovated from top-to-toe, along with the completion of all EQC repairs, the interior offers an incredibly stylish living environment while the tasteful and contemporary décor ensures that you can add personal touches with absolute ease.

The overhaul was independently scoped by a structural engineer and signed off by the engineer and builder, while your peace of mind is enriched by the provision of PS1, PS3 and PS4 paperwork and an electrical certificate.

Leading the enhancements are plush new carpet, subtle paint finishes and sparkling new lighting, while winter's chills are a distant memory thanks to a heat pump and the new panel heaters fitted to each bedroom.

Passionate cooks will welcome the extra wide oven, with a sociable breakfast bar ideally placed for meals on the run and ample storage overseeing straightforward meal preparation.

The free-flowing living area extends out to a sunny rear deck, from where you can better appreciate the low-maintenance landscaping which includes a brand-new driveway and paths.

Completing the package are a master bedroom furnished with a custom walk-in wardrobe, an attractive family bathroom, sensible separate toilet, sizeable laundry, and a single garage with versatile storeroom.

Zoning for Waitakiri School, Shirley Boys' and Avonside Girl's High Schools will meet with the approval of parents while nearby greenfields promote cycling, walking, or foraging.

Effortlessly accommodating modern family lifestyles, and with my owners determined to achieve a result, you are advised to act quickly.

Visit www.officeroad.co.nz for more information.

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





CERTIFICATE OF TITLE

29 REGINALD STREET, BURWOOD

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



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **CB723/36**
Land Registration District **Canterbury**
Date Issued 10 July 1957

Prior References
CB690/30

Estate Fee Simple
Area 612 square metres more or less
Legal Description Lot 9 Deposited Plan 18583
Registered Owners
Wiserok Limited

Interests

400890 Order in Council imposing Building Line Restriction - 13.7.1954 at 1.30 pm

426219 Order in Council varying Order in Council 400890 also the Building Line Conditions - 25.8.1955 at 1.39 pm

444126 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Water	Lot 9 Deposited Plan 18583 - herein	Herein	Lot 4-7 Deposited Plan 18583 - CT CB687/98	
Water	Lot 9 Deposited Plan 18583 - herein	Herein	Lot 2-3 Deposited Plan 18583 - CT CB703/58	

460023 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Water	Lot 9 Deposited Plan 18583 - herein	Herein	Lot 10 Deposited Plan 18583 - CT CB719/85	

462038 Transfer creating the following easements - 10.7.1957

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Water	Lot 9 Deposited Plan 18583 - herein	Herein	Lot 8, 11-13 Deposited Plan 18583 - CT CB690/30	

12362530.2 Mortgage to Mutual Credit Finance Limited - 9.2.2022 at 12:34 pm





PROOF OF INSURANCE

29 REGINALD STREET, BURWOOD

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OFFICE ROAD
REAL ESTATE

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



Home Certificate of Insurance

INTERMEDIARY:

Crombie Lockwood (NZ) Limited

Level 2, PWC Building, 60 Cashel Street, West End

P O Box 3020 Christchurch 8140

P +64 3 335 3060 **F** +64 3 339 5290

Client Name

Wiserok Limited

Client No

232-0KPK2

Cover No

1920512-000-02

The Insurer

Monument Insurance (NZ) Ltd as underwriting agent for:

IAG New Zealand Ltd

Vero Insurance New Zealand Ltd

% of Cover

80

20

Insurer Policy No

PLKGK8Q6-0

PLKGK8Q6-0

Period of Cover

From 24/05/22 to 24/11/22 at 4:00pm; Local Standard Time

Policy Wording

Crombie Lockwood Onesurance Home Insurance Policy PEPONE2

DETAILS OF INSURANCE:

This is to certify that a contract of insurance has been arranged as described below. Unless otherwise agreed with your Crombie Lockwood broker the standard policy benefits apply.

Insured Name

Wiserok Limited

Home Location

29 Reginald Street, Burwood, Christchurch, 8083

Year Built

1955

Home Total Sum Insured

\$473,000 excluding GST

Interested Parties

Name

Mutual Finance Credit Limited

Address

2/137 Victoria Street, Christchurch Central 8013

Interested As

Mortgagee

Signed for an on behalf of the Insurer:

Signature:

Name:

Andre Bristowe

Position:

Team Manager - Onesurance

Level 4, Crombie Lockwood Centre

100 Beaumont Street, Westhaven, Auckland

Private Bag 68910 Newton Auckland 1145

www.monumentinsurance.co.nz



COUNCIL RATES & FEES

29 REGINALD STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

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	275,000	0.315506	\$867.64
Uniform Annual General Charg	Per Unit	1	138.000000	\$138.00
Water not Connected	Capital Value	275,000	0.035718	\$98.22
Land Drainage	Capital Value	275,000	0.041885	\$115.18
Sewerage	Capital Value	275,000	0.084700	\$232.93
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	275,000	0.000077	\$0.21
Heritage Arts Centre	Capital Value	275,000	0.000205	\$0.56
Total for Christchurch City Council				\$1,675.71

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	275,000	0.000351	\$0.97
WEC Class D	Capital Value	275,000	0.000518	\$1.42
General Rate	Capital Value	275,000	0.041199	\$113.30
Urban Transport:Chch	Capital Value	275,000	0.027709	\$76.20
WFPP Class A	Capital Value	275,000	0.000806	\$2.22
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	275,000	0.001214	\$3.34
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	275,000	0.000398	\$1.09
Total for Canterbury Regional Council				\$249.67

TOTAL RATES

TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$1,925.38

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





EQC DOCUMENTATION

29 REGINALD STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

16 February 2022

Dev Structural Limited
177 High Street
Christchurch 8011

Dear Sir/Madam

Building Act exemption approved

Building Act Exemption: BCN/2022/730
29 Reginald Street Burwood
EQ Repairs - Re-level

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 **16 February 2022**.
- **Please ensure all quality assurance procedures offered in the application are followed, including construction monitoring and written sign off via producer statements**

Condition

If Council becomes aware of any error in the information provided in support of this exemption, or any new information that changes the circumstances of the building work proposed in the exemption, it may revoke the decision to grant the exemption and require the applicant to make an application for building consent instead, where work has not yet commenced. If work has commenced, it may issue a notice to fix in respect of any work that does not comply with the building code.

Please ensure all quality assurance procedures offered in the application are followed. Supporting evidence (Producer statements, site records/reports, photographs, etc.) should be provided to the council on completion – propertyfileinfo@ccc.govt.nz. 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



Gray Packer

Building Consent Officer Level 3

Business Solutions Unit

DDI: 03 941 8130

Email: Gray.Packer@ccc.govt.nz

PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: **Dev Structural Ltd**
(Design Firm)

TO: **Wiserok Ltd**
(Owner/Developer)

TO BE SUPPLIED TO: **Christchurch City Council**
(Building Consent Authority)

IN RESPECT OF: **Foundation Releveling**
(Description of Building Work)

AT: **29 Reginald Street**
(Address)

Town/City: **Christchurch** **Lot 9 DP 18583**
(Address)

We have been engaged by the owner/developer referred to above to provide:

Foundation Releveling

(Extent of Engagement)

services in respect of the requirements of Clause(s) **B1 and B2** 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
(verification method/acceptable solution)

☐ Alternative solution as per the attached schedule

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

29 Reginald Street - Earthquake Repairs and numbered **S0, S1, S2, S3, S4**; together with the specification, 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
- (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 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, **Huan Nguyen** am: ☒ CPEng **1026803** # ☐ Reg Arch #
(Name of Design Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications: **BE (Hons)**

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 ACENZ: ☐

SIGNED BY: **Huan Nguyen** (Signature)
(Name of Design Professional)

ON BEHALF OF **DEV Structural Ltd** Date: **9/2/2022**
(Design Firm)

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, ENGINEERING NEW ZEALAND AND NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, Engineering NZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as Engineering New Zealand (formerly IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers³). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction
NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services
(ACENZ/IPENZ 2004)
- 4 PN Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz



Te Kāhui
Whaihangā
New Zealand
Institute of
Architects

Form 2A

Memorandum from licensed building practitioner: Certificate of design work

Section 30C or 45, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 29 Reginald St

Suburb: Burwood

Town/City: Christchurch

Postcode: 8083

THE OWNER(S)

Name(s): Wiserok Ltd

Mailing address: 6 Waddell Lane

Suburb: Avondale

PO Box/Private Bag:

Town/City: Christchurch

Postcode:

Phone number: 022 476 6647

Email address: wiserokltd@gmail.com

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ☒

- ☐ **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- ☐ **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
- ☒ **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 memorandum relating to their specific RBW design
- ☐ **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 Huan Nguyen carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Foundations and subfloor framing <input checked="" type="checkbox"/>	Foundation relevening and local break-out and recast	<input checked="" type="checkbox"/> Carried out <input type="radio"/> Supervised	Refer to structural drawings by Dev Structural Ltd

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input checked="" type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Roof <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Columns and beams <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Bracing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	
Other <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input checked="" type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Damp proofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input checked="" type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems <input type="radio"/> Suppression or control systems Other		<input type="radio"/> Carried out <input type="radio"/> Supervised	
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.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. <input type="radio"/> Yes <input type="radio"/> No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Huan Nguyen**

LBP or Registration number: **CPEng # 1026803**

The practitioner is a: ☐ Design LBP ☐ Registered architect ☒ Chartered professional engineer

Design Entity or Company (optional): **Dev Structural Ltd**

Mailing address (if different from below):

Street address/Registered office: **177 High Street, Level 2, Suite 10**

Suburb: **Christchurch Central**

Town/City: **Christchurch**

PO Box/Private Bag:

Postcode: **8011**

Phone number:

Mobile: **021 080 74901**

After hours:

Fax:

Email address: **huan@devstructural.co.nz**

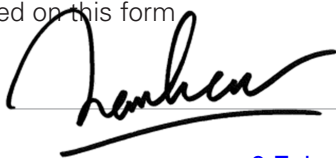
Website: **devstructural.co.nz**

DECLARATION

I, **Huan Nguyen** LBP, 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:

9 February 2022

17 May 2022

Wiserok Ltd

Via E-mail: wiserokltd@gmail.com

Subject: Completion of Structural Work at 29 Reginald St

We have undertaken construction review of the structural work completed at the dwelling located at 29 Reginald Street, Christchurch.

The subject dwelling was relevelled and repaired in accordance with the consent exemption number BCN/2022/730.

Please find attached the Construction Review Producer Statement PS4, the Construction Producer Statement PS3 and the observation reports.

If you have any questions or wish to discuss any aspect of the project, please do not hesitate to contact the undersigned.

Yours faithfully,



Huan Nguyen CMEngNZ, CPEng, IntPE (NZ)
Director, Senior Structural Engineer

Attachments:

- a. PS4
- b. PS3
- c. Observation Reports

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: **Dev Structural Ltd**
(Construction Review Firm)

TO: **Wiserok Ltd**
(Owner/Developer)

TO BE SUPPLIED TO: **Christchurch City Council**
(Building Consent Authority)

IN RESPECT OF: **Foundation releveling**
(Description of Building Work)

AT: **29 Reginald St, Christchurch**
(Address)

Town/City: **Christchurch** **Lot 9 DP 18583**
(Address)

We **Dev Structural Ltd** (Construction Review Firm) have been engaged by **Wiserok Ltd**

To provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developer.

or ☐ other **Foundation releveling** services
(Extent of Engagement)

in respect of clause(s) **B1 and B2** of the Building Code for the building work described in documents relating to Building Consent No. **BCN/2022/730** and those relating to

Building Consent Amendment(s) Nos. issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.


On the basis of ☐ this review ☐ 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 or ☒ 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 and B2** 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, **Huan Nguyen** am: ☒ CPEng **1026803** # ☐ Reg Arch #
(Name of Construction Review Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications
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: **Huan Nguyen** (Signature) 
(Name of Construction Review Professional)

ON BEHALF OF **Dev Structural Ltd** (Construction Review Firm) Date **17/5/2022**

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.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input checked="" 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 type="checkbox"/> Other (specify): | |

Author name:

CALCUM FRANCIS

Author company:

FRANCIS BUILDING SOLUTIONS LTD

Site address:

29 REGINALD STREET BURWOOD

Description of building work:

RELEVEL

Owners Details:

WISEROK LTD

Scope of work covered by statement:

RELEVEL

System/Product used (if applicable):

PSI

I (constructor):

CALCUM FRANCIS

have been engaged by

WISEROK LTD

(applicant, designer, main contractor etc) ☒ part ☐ all to construct:

As specified in the attached particulars of Building Consent Number:

and its attached conditions

I 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 NZ Building Code.

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.

Registration No:

Or

☐ N/A

129669

Qualifications/Experience:

LSI 6 years

Address:

Postcode:

Phone:

Fax:

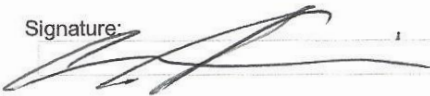
Mobile:

0279324158

Email:

lucum@FRANCISBUILDINGS.CO.NZ

Signature:



Date:

11/03/2022



ADDITIONAL DOCS

29 REGINALD STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

JM77

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

29 Reginald St, Christchurch

Contact Details:
(Name and address)

Wiserok Limited (Car above)

Name of Electrical worker:

John McDonald

Registration/Practising licence number:

E246231

Phone & email:

0273333768 info@jme.co.nz

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work:

☐ Addition☒ Alteration☒ New work

The prescribed electrical work is:

☐ Low risk☒ General☐ High-risk (Specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

May 2022

Contains fittings that are safe to connect to a power supply?

☒ Yes☐ No

Specify type of supply system:

230 volt mcs

The installation has an earthing system that is correctly rated (where applicable)

☒ Yes☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify)

The work relies on manufacturers instructions:

☒ Yes☐ No

If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link: Radcliffe's Electrical

The work has been done in accordance with a certified design:

☐ Yes☒ No

If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☒ Yes☐ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link: Radcliffe's Electrical

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐ No ☒ Yes

Description of Work:

Rewire of old conduit mains, rewired lighting, Full new electrical Fitout led lighting, towel rail, heater, new oven. Fitted new sockets.

Test Results (provide values)

Polarity (Independent earth):	<input checked="" type="checkbox"/>
Insulation resistance:	200+ MΩ
Earth Continuity:	0.3 Ω
Bonding:	0.44 Ω
Fault Loop Impedance:	0.25 Ω
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

J. McDonald

Date:

22/5/22

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

John McDonald

Registration/Practising licence number:

E246231

Certifier's signature:

J. McDonald

Certificate Issue Date:

22/5/22

Connection Date:

22/5/22

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.



A BIT ABOUT RICHIE

Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

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

ANDY@OFFICEROAD.CO.NZ
022 547 5232

RICHIE@OFFICEROAD.CO.NZ
02108965594

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REAL ESTATE

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