

move.

council records

**30b tukapa street
westown**

3 of 3

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

APPLICATIONS

XMT20/110842

DESCRIPTION:

BCON Registration of Exempt Works
Insulmax Retrofit Wall Insulation

Prepared by:





Registration of Exempt Building Work No: XMT20/110842

APPLICANT

Graeme Douglas ROLLO
30B Tukapa Street
Westown
NEW PLYMOUTH 4310

Application received: 16/04/2020

PROJECT LOCATION

Street address: 3 - 30 Tukapa Street NEW PLYMOUTH 4310
Property ID: 18277 Legal: LOT 10 DP 1815, FLAT 1 DP 18895

-
1. This registration of exempt building & building work is a means of providing a report on file for future reference & property enquiries.

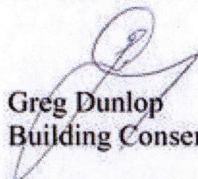
Items considered by this registration include: **INSULMAX INSULATION**

Building structures and building work recognised by NPDC that fall within the criteria set out in Schedule 1 of the Building Act 2004.

2. We confirm that the proposed work falls within the scope of Schedule 1 of the Building Act 2004.
A building consent shall not be required in respect of this work however all building work must be carried out in accordance with the New Zealand Building Code.
3. **Compliance with the District Plan**
This exemption is limited to the matters addressed under the Building Act 2004 only and does not exempt the work from compliance with the provisions of the Resource Management Act 1991 as detailed in the operative District Plan.

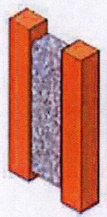
It is recommended that you check the status of your intended work under the provisions of the District Plan. A copy of the District Plan is on the council's website (www.newplymouth.com) or from the council's Customer Support area at the Civic Centre. Alternatively, you may wish to refer the matter to your designer.

4. Sign off



Greg Dunlop
Building Consents Officer

Date: 30 April 2020



INSULMAX®
Wall Insulation System

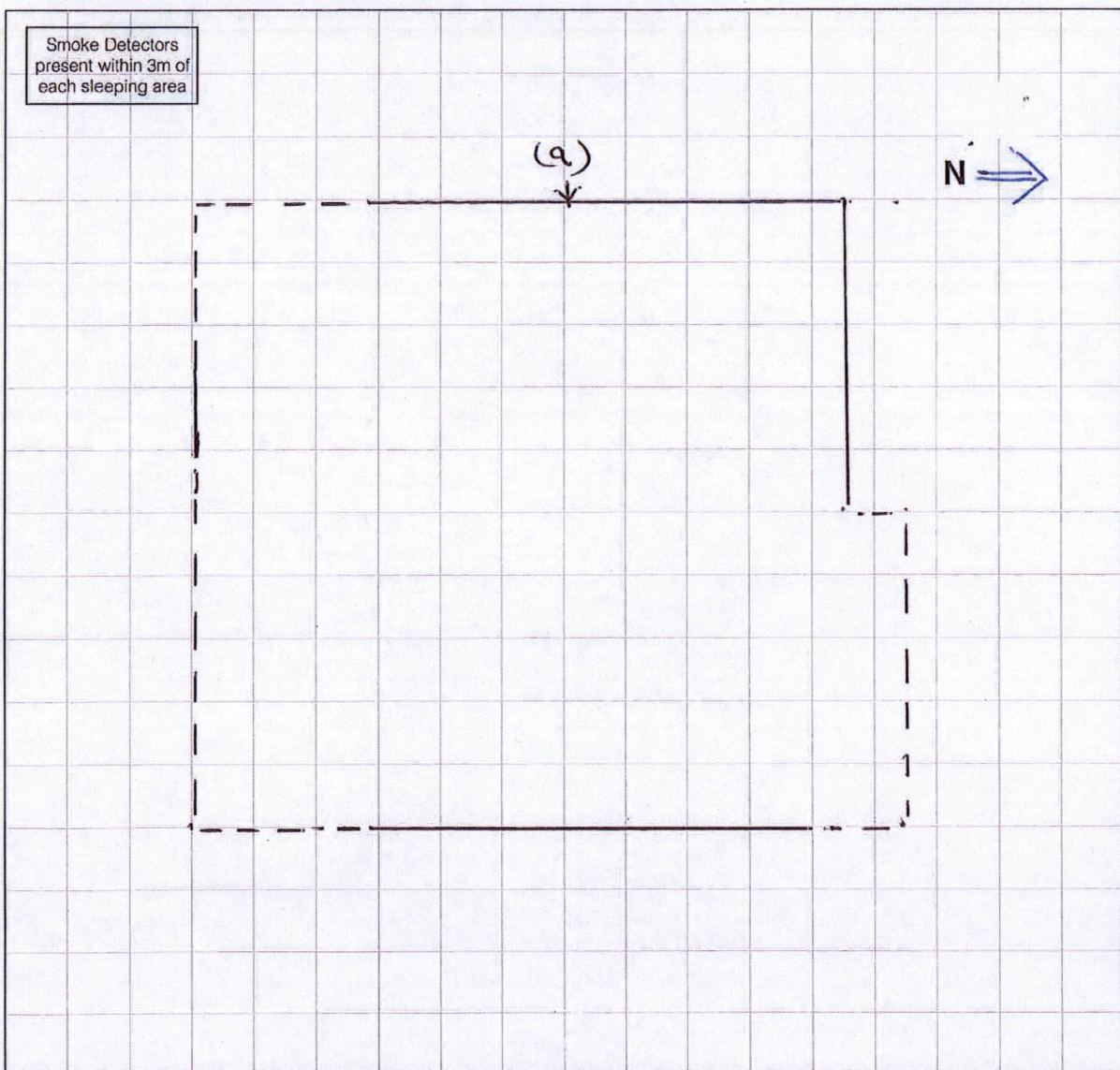
SITE PLAN CONSENT

Address 303 Tukapa St, New Plymouth

- Record maintenance / work items required prior to installation or CCC / Insulmax® Completion Certificate
- Record location of moisture readings if suspected leak from defect or visual sign of moisture ingress
- Record position of through wall flus
- **ALL EXTERNAL WALLS PROPOSED TO BE INSULATED UNLESS OTHERWISE INDICATED**

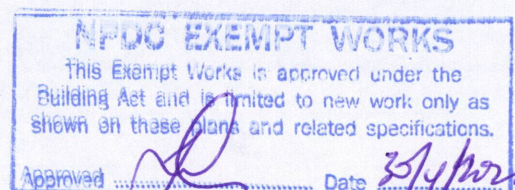
- **KEY** - Walls indicated as - - - - - are NOT proposed to be insulated

Scale 1m = 1 square

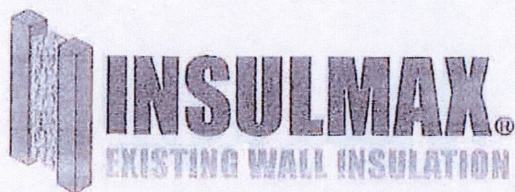


Version 2.0 8/5/16

Street Front



XMT20/110842
16-4-2020



Existing Building Assessment

This assessment is only to be carried out by an Insulmax® licensed property assessor to assess whether the building is suitable to be installed with Insulmax® blown mineral fibre insulation in terms of NZ Building Code and S112 of the NZ Building act and should NOT be regarded as a building survey.

Name of owners : Graeme Helen Rollo

Address : 30b Tukapa Street, Westown, New Plymouth

Lot / DP Number : Flat 1 DP 18895

BCA / TA : NPDC Proof of : Ownership Rates

PRIOR TO THE INSTALLATION of Insulmax® the following work is required :

☒ No work required ☐ Work required :

PRIOR TO THE ISSUING of the Insulmax® Certificate of Completion the following work is required :

☐ No work required ☒ Work required :

Insulmax Repair/fill crack in brick, west side under window (a)

By signing below the owner agrees to the following :

- A. Owner agrees to undertake all work identified above
- B. All electrical wiring in the walls proposed to be installed with Insulmax® is TPS or work required is to upgrade to TPS before commencement of the Insulmax® installation
- C. The owner is not aware of any internal or external leaks
- D. Smoke detectors are present and functional within 3m of all sleeping areas or work required is that owner will install smoke detectors.
- E. The Insulmax® representative has explained the results of the assessment and the owner accepts those findings and authorises the Insulmax® representative to act as their agent in respect to obtaining all necessary consents and related correspondence with the Building Consent Authority.

Graeme Helen Rollo
Owners name & signature

27/02/2020
Date

Alex McDonald
Licensed Building Assessor Name & Signature

27/02/2020
Date

Existing Building Information

Property Site :

- | | | |
|--|--|---|
| ☒ Flat section | ☐ Exposed | ☒ Urban |
| ☐ Sloping section | ☒ Semi Exposed | ☐ Rural |
| ☐ Steep section | ☐ Sheltered | |

Approximate Year of Construction 1970 Number of Stories 1

Roof & Eaves:

- | | | |
|--|--|--|
| ☒ Hip Gable | ☒ Corrugated steel | ☐ No eaves |
| ☐ Double Gable | ☐ Tile | ☒ Modest eaves |
| ☐ Skillion / Mono pitch | ☐ Membrane | ☐ Generous eaves |
| ☐ Other..... | ☐ Other Steel Pressed Tile | |

Foundation & Floor :

- ☐ Ring Perimeter
- ☐ Piles
- ☒ Slab
- ☐ Suspended timber floor

Framing :

- ☐ Likely Rimu
- ☒ Treated *pinus*
- ☐ Untreated *pinus*
- ☐ No framing (double brick)

Joinery :

- ☒ Timber
- ☒ Aluminium/steel
- ☐ uPVC
- ☒ Appears to be installed correctly

Lining : ☒ Plasterboard

- ☐ Hardboard
- ☐ Sarked
- ☐ Masonry

Building paper : ☐ Not detected ☒ Detected (but unable to guarantee extent or condition)

Exterior Cladding:

- | | |
|--|--|
| ☒ Timber | ☐ EIFS |
| ☐ Cement board | ☐ Palisade (plastic) weatherboard |
| ☐ Rendered Plaster | ☐ Corrugated steel |
| ☒ Masonry veneer (nominal 40mm cavity) | |
| ☐ Masonry (double brick) | |

Install Information :

Cladding Type :

- ☒ Timber
- ☐ Cement board
- ☐ Rendered Plaster
- ☒ Masonry veneer
- ☐ Masonry (double brick)

- ☐ EIFS
- ☐ Palisade (plastic) weatherboard
- ☐ Corrugated steel

Installed via :

☒ Cladding / ☒ Internal lining

☐ Internal lining only

Installation :

Framing timber and accessible cavities are located by various means including infra red detection and an installation hole (down to 16mm) is made to access each cavity. The installation hole can be made in the exterior cladding (with the exception of palisade weather board, corrugated steel or EIFS claddings) or in the interior lining. The Insulmax® installation machinery is calibrated for the construction type and each cavity is filled with Insulmax® water resistant blown mineral fibre.

Finishing of Cladding :

☒ **Timber /Cement Board** - holes filled with Turbo house filler, sand flush and holes sealed with exterior paint system.

☐ **Painted rendered plaster / masonry** - holes filled with sand / cement mortar and holes sealed with exterior paint system

☒ **Unsealed masonry** - holes filled with sand / cement mortar and exterior cladding sealed with appropriate Surfapor masonry surface sealer for concrete or clay based substrates. See :
Clay brick <http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r>
Concrete block/brick <http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c>

Assessment of the Existing Building

in relation to S112 to determine that the installation of Insulmax® insulation will not reduce compliance of the existing building with respect to the following code clauses :

Structure B1.3.1

Do linings and claddings appear to have been fixed correctly and are suitable to withstand the slight pressure that they will experience during the installation process ? ☐ No ☒ Yes

Do not install Insulmax® in the affected wall area or mark on site plan and include in work prior to the installation Insulmax® - "Additional lining fixings are required prior to the installation of Insulmax®"

Prevention of Fire Occurring C2.2

Is a through wall flu located in the area proposed to be insulated ? ☐ Yes ☒ No

*Mark on site plan and **DO NOT** install in cavity containing a through wall flu or alternatively obtain written confirmation from flu installer that insulation may be installed around through wall flu*

Electricity G9.3.1

After removing a plug point on an exterior wall, wiring is observed to be TPS ? ☐ No ☒ Yes

Indicate in work required prior to the installation of Insulmax® that wiring requires upgrading to TPS in walls proposed to be insulated with Insulmax®

Energy Efficiency H1.3.1

Is Insulmax® insulation able to be installed so increasing the thermal resistance of the wall structure and limiting uncontrolled airflow ☐ No ☒ Yes

Indicate on site plan areas of wall that are not able to be insulated with Insulmax®

External Moisture E2.3.2 E2.3.5

- Paint finish of exterior cladding appears to be in an well maintained condition? ☐ No ☒ Yes
- Exterior cladding appears to have deterioration to a level that may allow water ingress? ☒ Yes ☐ No
- Joinery appears to be in good condition and not allowing water ingress ? ☐ No ☒ Yes
- Flashings are present and appear to be installed correctly ? ☐ No ☒ Yes
- All existing penetrations are sealed ? ☐ No ☒ Yes
- Join between different cladding types sealed ? ☐ No ☒ Yes
- Gutters and down pipes are present and appear to be functioning correctly ? ☐ No ☒ Yes
- Is water able to pool against exterior wall e.g. raised sealed deck ? ☐ Yes ☒ No
- Walls are free to air e.g no raised border bounded by exterior wall ? ☐ No ☒ Yes

Masonry Cladding :

- Masonry clad home underfloor vents are present and clear ? ☒ N/A ☐ No ☐ Yes
- Window / masonry vertical joints are sealed ? ☐ N/A ☐ No ☒ Yes

Itemise maintenance in work required section that is either required prior to the installation of Insulmax® for major maintenance areas or prior to the application of CCC for minor maintenance e.g itemised major maintenance may be - "prevent water from pooling against wall by removing deck from south wall as marked on site plan before the installation of Insulmax ®"

- Soffits appear to be sound with no water staining or bubbling paint which may indicate gutters or roof leaking into surfeits and possibly walls ? ☐ No ☒ Yes
- Areas of lining / cladding appear to be damp / soft / discoloured / mouldy or rotten suggesting the accumulation of water ? ☐ Yes ☒ No
- Underfloor space is excessively damp ? ☒ Not Able to Inspect ☐ Yes ☐ No

Do not install Insulmax® until further investigations have been made to confirm that enclosed spaces have not accumulated moisture to a level that may cause fungal growth or the degradation of building elements i.e framing moisture levels must be below 18% and the source of the water ingress identified and remedied. Excessive underfloor moisture may be due to leaking "in wall" pipes, ground water or gutters leaking water in the wall soffit and wall cavity the case of masonry veneer construction. Work required would be to repair leaking pipes before the installation of Insulmax® or check soffits for water staining or other signs of water ingress. Results of the investigation to be noted in "work required prior to the installation of Insulmax®"

Declaration - Assessment of Existing Building

Based on this assessment of the existing building I am satisfied that the property is suitable for the installation of Insulmax® retrofit wall insulation.

In relation to S112, the ability of the existing building to comply with the applicable building code clauses including durability B2.3.1 (to the extent of the other clauses) will not be reduced by the installation of Insulmax® blown fibre existing wall insulation on the following provisions :

- Work itemised to be completed prior to the installation of Insulmax® is completed
- Insulmax® is installed according to the Insulmax® Installation Manual
- Reparation of exterior cladding is completed according to the Insulmax® Installation Manual
- Work itemised to be completed before the application of CCC / issue of Insulmax® certificate of completion is completed

Alex McDonald

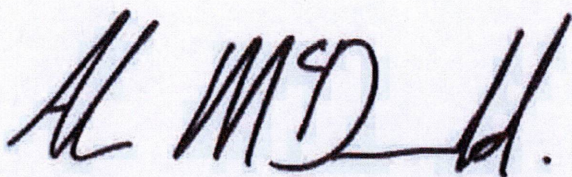


Date 28/02/2020

.....
Name & Signature of Insulmax® NZ Ltd. Certified Property Assessor

Declaration of Conformity to CodeMark Certification

I declare that I am an Insulmax® license holder and that all conditions of the attached CodeMark Certificate number CM 70028 have been met and will continue to be met during this installation of Insulmax® retrofit wall insulation.

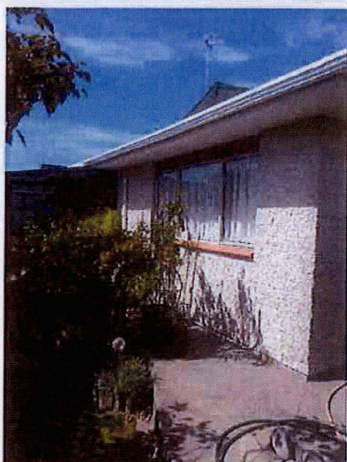


Alex McDonald

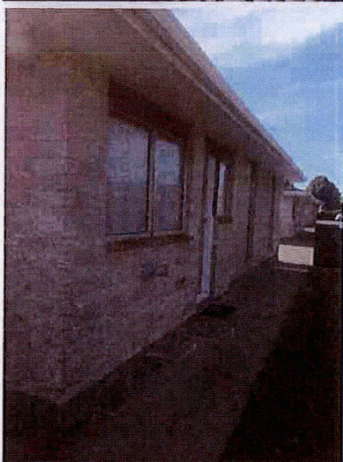


.....
Insulmax® Regional License Holder - Name & Signature

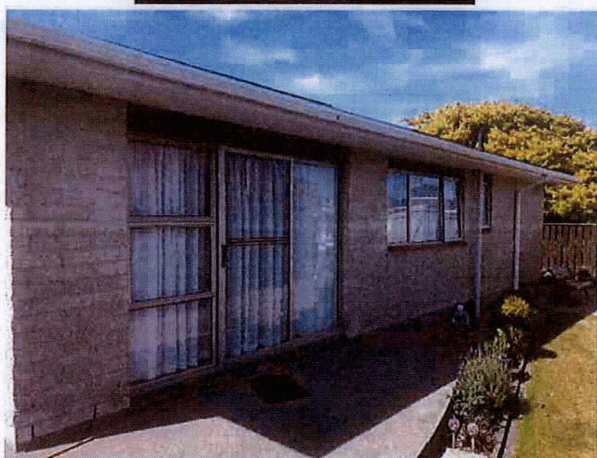
Photo of Each Elevation Proposed to be Insulated



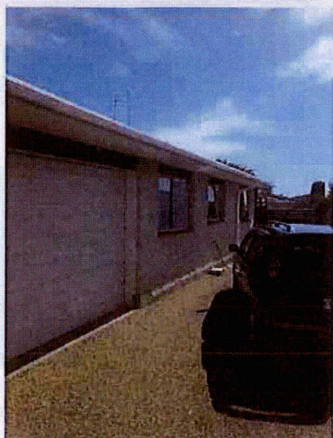
North Elevation



South Elevation



West Elevation

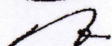


East Elevation



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **TNK2/643**
Land Registration District **Taranaki**
Date Issued 10 April 1996

Prior References

TND2/685 TND3/103 TND3/104

Estate Fee Simple - 1/3 share
Area 1012 square metres more or less
Legal Description Lot 10 Deposited Plan 1815

Registered Owners

Graeme Douglas Rollo and Helen Irene Rollo

Estate	Leasehold	Instrument	L 430949.2
		Term	999 years commencing on 21.4.1975

Legal Description Flat 1 Deposited Plan 18895 and Shed 1
Deposited Plan 18895

Registered Owners

Graeme Douglas Rollo and Helen Irene Rollo

Interests

226247.1 Lease of Flat 2 and Garage 2 DP 11630 Term 999 years from 1.7.1975 Composite CT TND3/103 issued
(Affects Fee Simple)

226247.2 Lease of Flat 3 and Garage 3 DP 11630 Term 999 years from 1.7.1975 Composite CT TND3/104 issued
(Affects Fee Simple)

430949.2 Lease of Flat 1 and Shed 1 DP 18895 Term 999 years commencing on 21.4.1975 Composite CT TNK2/643
issued - 10.4.1996 (Affects Fee Simple)

TNK2/643

Identifier

LAND DISTRICT <u>TARANAKI</u> SURVEY BLK. & DIST. <u>V PARITUTU</u> NZMS 261 SHT <u>P 19</u> RECORD MAP No <u>6-21</u>		BUILDINGS ON LOT 10 DP1815		TERRITORIAL AUTHORITY <u>NEW PLYMOUTH DISTRICT</u> Surveyed by <u>BLAND & HOWARTH</u> Scale <u>1:500</u> Date <u>FEB 1996</u>	
--	--	----------------------------	--	---	--

APPROVED REGISTERED PROPRIETORS Approved pursuant to Section 223 of the Resource Management Act 1991 on the 23rd day of February 1996 (No conditions imposed) SEALED with the Great Seal of the NEW PLYMOUTH DISTRICT COUNCIL and SIGNED by the Mayor and PRINCIPAL ADMINISTRATIVE OFFICER of the New Plymouth District Council on behalf of the Council in accordance with the provisions of the Resource Management Act 1991 MAYOR SIGNED PRINCIPAL ADMINISTRATIVE OFFICER SIGNED NEW PLYMOUTH DISTRICT COUNCIL NEW PLYMOUTH		PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT THE NEW PLYMOUTH DISTRICT COUNCIL IS SATISFIED BY REASONABLE GROUNDS THAT EVERY BUILDING OR PART OF A BUILDING SHOWN ON THIS PLAN COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 464(1) OF THE BUILDING ACT 1971 Dated this 23rd day of February 1996	
I GEORGE WAYNE BLAND REGISTERED SURVEYOR AND HOLDER OF AN ANNUAL PRACTISING CERTIFICATE HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE EXISTENT IN THE POSITION SHOWN WITHIN THE BOUNDARIES OF CT's 02/685, 02/103 & 02/104 AND THAT THE PLAN IS CORRECT DATED THIS 23rd DAY OF FEBRUARY 1996 REGISTERED SURVEYOR		Area ① is subject to restrictions as to rights of user	
Total Area..... Comprised in CT's 02/685(RU), 02/103 (RU) & 02/104 (RU)		I GEORGE WAYNE BLAND Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 21 of the Survey Act 1982 hereby certify that this plan has been made from surveys conducted by me or under my direction, that each plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at New Plymouth this 23rd day of February 1996 Signature: <i>George Wayne Bland</i>	
Field Book 2107, p. 17 Reference Point: 11443, 11410 Examined: <i>Roby</i> Correct		Approved as to Survey Date: 1.3.96 Chief Surveyor	
Deposited this 10th day of April 1996 District Land Registrar		DP 18895	



PRODUCT CERTIFICATE

This is to certify that

INSULMAX® Retrofit Wall Insulation Method



**BUREAU
VERITAS**

Product description

The INSULMAX® Retrofit Wall Insulation Method is a controlled design method for creating plans and specifications for a building consent to install INSULMAX® in the walls of existing buildings. INSULMAX® insulation is a soft, white blown mineral insulation material that achieves an R value of 2.5 - 2.8/100mm.

The controlled design method includes a prescribed method for assessing the existing building and identifying any work that must be done prior to the installation of INSULMAX® insulation, in order for the requirements of s112 of the Building Act 2004 to be met. The report that is produced as a result of this evaluation must be provided to the BCA as part of the building consent application. The INSULMAX® Retrofit Wall Insulation Method also provides a declaration on completion of the work that the "Work Required" identified on the INSULMAX® existing building assessment report has been undertaken and the building work has been completed in accordance with the building consent. For clarity, certification covers the controlled design method and the INSULMAX® Insulation building material.

The INSULMAX® Retrofit Wall Insulation Method may also be used to support an application for exemption from building consent under Schedule 1 s2 of the Building Act 2004.

Product purpose or use

This certificate covers the retrofitting of INSULMAX® wall insulation in all existing buildings subject to the completion of the Insulmax Existing Building Assessment.

Certificate holder

Insulmax N.Z Ltd
43 Tunnel Beach Rd.
Blackhead RD1
Dunedin 9076
Ph: 03 487 8606
www.insulmax.co.nz

CodeMark Product Certification Body

Bureau Veritas Australia Pty Ltd
3/435 Williamstown Road,
Port Melbourne VIC, 3207
Ph: 1800 855 190
www.bureauveritas.com.au

Sam Guindi
Product Certification Manager

For and on behalf of
Bureau Veritas Australia Pty Ltd

Complies with the New Zealand Building Code (NZBC):

When installed in accordance with the conditions and limitations of this certificate, the INSULMAX® insulation will comply with;

- B1 Structure – B1.3.1, B1.3.2, B1.3.3 (a),
- B2 Durability – B2.3.1 (a),
- F2 Hazardous Building Material – F2.3.1.

The building work will comply with;

- E2 External Moisture – E2.3.2.

When installed in accordance with the conditions of this certificate, the INSULMAX® insulation will contribute to compliance with;

- C3 Fire Affecting Areas Beyond the Fire Source – C3.7 (a),
- H1 Energy Efficiency – H1.3.1 (a), (b), H1.3.2E.

The existing building will continue to comply with the following Building Code Clauses to at least the extent as before the installation of INSULMAX® insulation;

- B1 Structure – B1.3.1,
- C2 Prevention of Fire Occurring – C2.2,
- E2 External Moisture – E2.3.2, E2.3.5,
- G9 Electricity – G9.3.1,
- H1 Energy Efficiency – H1.3.1.

Subject to the following conditions and limitations:

1. All aspects of the INSULMAX® Retrofit Wall Insulation method must be carried out or supervised by a person certified by Insulmax NZ Limited.
2. The INSULMAX® License Holder must provide a signed declaration (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption), that all conditions of the CodeMark certificate have been met.
3. The INSULMAX® existing building assessment report must be signed by a person who has been certified by Insulmax New Zealand Limited (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption).
4. The agreement of the Building Owner to complete the "Work Required" identified on the INSULMAX® existing building assessment report must be obtained and provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption.

JAS-ANZ



WWW.JAS-ANZ.ORG/REGISTER

13 June 2019
Date of issue

CM70028
Certificate Number



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

- This certificate is issued by an independent certification body accredited by JAS-ANZ, the product certification body appointed by the Chief Executive of the Ministry of Business, Innovation and Employment under the Building Act 2004. The Ministry does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificate conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. The Ministry disclaims to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate.
- The certificate holder must maintain compliance with the conditions set out in section 15 of the Building (Product Certification) Regulations 2008. This certificate may only be reproduced in its entirety. It is advised to check that this certificate is currently valid and not withdrawn or suspended by referring to the Register of Product Certificates on the Building Performance website <http://www.building.govt.nz>.

← Transaction 3 of 444

Council
Payment
Receipt

From

MAIN NAKI

02-0700-0140258-000

To

new Plymouth distric

03-0713-0357528-008

Amount

-122.00

Date

Fri 20 Mar 2020 01:41 PM

Type

Bill Payment

Your particulars

30b tukapa s

Your code

28 breakwate

Your reference

exemptions



POWERED BY



Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

📞 027 493 7134
✉️ darrell@bestmove.co.nz
🌐 bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

📞 027 441 6308
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