

PROJECT COMPLETION REPORT – 49B Inwoods Road, Parklands, Christchurch



Ref: 1371-2502

Date: 15/05/2025

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1. INTRODUCTION

1.1 GENERAL

SL Engineering have been engaged by Vision 360 to carry out construction monitoring for the repair and releveing of the subfloor/foundation of the existing dwelling at 49B Inwoods Road, Parklands, Christchurch, to ensure the structural repairs have been undertaken as per the engineering report dated 27/02/2025 and re-levelling plans dated 04/04/2025.

The MBIE guidelines “Repairing and rebuilding houses affected by Canterbury earthquakes” have been referenced in this report where appropriate.

Our findings and recommendations are summarised below.

Mapped and MBIE Technical Category	TC3	
Year Built	1970	
Number of Storey(s)	1 and attic storage	Residential House
Foundation Type	Type C	
Floor Area Approx.	280 m ²	
Wall Cladding	Weatherboard	Light
Roof Cladding	Decramastic tiles	Light
Floor Levels	14 mm over the dwelling concrete floor 14 mm over the garage concrete floor 10 mm over the first timber floor	Measured at post-floor levelling

1.2 SCOPE OF WORKS

We confirm that structural repair assessments were carried out by SLEG through the following Construction monitoring Schedule,

02/05/2025 – Pre-pour inspection

14/05/2025 – Final floor levels and crack repairs

2. STRUCTURAL REPAIRS

2.1 FOUNDATION RELEVELLING

The building foundation/subfloor was relevelled by jacking and packing the bearer/floor joist as appropriate as per lifting Option, Part A, Appendix A1.1.1 of the MBIE Guidance.

We have inspected and measured the floor level post levelling. Crack repairs were completed.

The overall floor level variation was measured to be approximately as follows:

- 14 mm over the dwelling concrete floor
- 14 mm over the garage concrete floor
- 10 mm over the first timber floor

There are no major apparent local steep slopes exceeding 1V:200H identified. Please refer to the level survey plan attached. Based on the site measurement and levels taken in the site, we consider that the floor levels are within an acceptable condition.

3. CONCLUSION

Overall, we confirm that structural repairs to the subfloor were observed to have been carried out as per the recommendation given in our engineer's assessment report dated 27/02/2025 and re-levelling plans dated 04/04/2025 (ref: 1371-2502).

The suitability for occupancy must be reassessed by a structural engineer after any future moderate earthquakes.

4. LIMITATIONS

This report is provided solely for use by Vision 360 and its relevant building consent authorities. SL Engineering shall not be relied on by any other parties without written approval from SL Engineering.

The suitability for occupancy must be reassessed by a structural engineer after any future moderate earthquakes.

A floor-level survey using the Zip-Level Pro-2000 instrument with a typical accuracy of $\pm 3\text{mm}$ was carried out during the inspection and is presented in the Floor Level Plan attached to this report. It should be noted that the purpose of the floor level survey is to provide assistance in determining possible structural damage to the building and, therefore, should be treated as indicative only. Where a high-level dependence and an accurate and credible presentation of the survey information are required, a registered professional surveyor should be engaged to carry out the survey.

5. REFERENCES

- Canterbury Earthquake Recovery Authority, Christchurch City Council, Selwyn District Council and Waimakariri District Council: Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com/>)
- SL Engineering Structural Assessment report for 49B Inwoods Road, Parklands, Christchurch.
- Ministry of Business, Innovation and Employment (MBIE) (2012). Repairing and Rebuilding Houses affected by the Canterbury Earthquakes <http://www.dbh.govt.nz/guidance-on-repairs-afterearthquake>

6. CLOSURE

If you have any clarification, please contact the undersigned below.

Prepared by:	Approved by:
	
A. Anburuvel <i>BSc Eng (Civil), PhD</i> <i>Civil/Structural Engineer</i> <i>anbu@slengineering.co.nz</i>	Sana Amirthalingam <i>BSc Eng (Hons), MSc (Structural), CPEng, CMEngNZ</i> <i>Director/ Senior Structural Engineer</i> <i>sana@slengineering.co.nz</i>

Appendix A:

1. Site Reports
2. Floor Level Plan (Post Floor Levelling)

Appendix A

SITE REPORTS

 Email: admin@slengineering.co.nz		Construction Monitoring	
		Site Visit Record	01
Project Name	Structural Assessment & Repair		
Site Address	49B Inwoods	Job No	1371-2502
Site Contact	Mitch	Mobile	02108737349
Date	02/05/2025	Time	9:00 am
Reason for Site Visit	Construction Monitoring – EQC Repair		
Visit by	Anbu	Consent No	BCN/2025/2438
Weather	Overcast	Local Authority	Christchurch City Council

Observations	
A. Site inspection was carried out to inspect the excavation for the underpinning pad and pre-pour. The following observations were made.	
1. 	General site photos
2.  	The pad excavation depth of min. 600 mm below NGL was observed to be as per the design.

3.		Underpinning pad spacing observed to be max. 2.0 m. Ok, as per design.
4.		Observed the pad size as per the design (800 mm).
5.		3HD12 reinforcement observed to be as per the design.
Action required		
None		
Any hold points	None	
Notes	1. The next inspection will be to inspect the final floor levels and repairs. SLEG should be contacted in advance with a minimum of 48hrs notice	

 Email: admin@slengineering.co.nz		Construction Monitoring	
		Site Visit Record	02
Project Name	Structural Assessment & Repair		
Site Address	49B Inwoods	Job No	1371-2502
Site Contact	Mitch	Mobile	02108737349
Date	14/05/2025	Time	10:00 am
Reason for Site Visit	Construction Monitoring – EQC Repair		
Visit by	Anbu	Consent No	BCN/2025/2438
Weather	Overcast	Local Authority	Christchurch City Council

Observations	
A. Site inspection was carried out to take the final floor levels and to observe the crack repairs. The following observations were made.	
1. 	Final floor levels were observed to be within the acceptable tolerance.

2.		Crack repairs observed to be as per the design.
3.		Reinforcement observed to be as per the design.
Action required		
None		
Any hold points	None	
Notes	None	



PRODUCER STATEMENT PS3 - CONSTRUCTION

ISSUED BY:

vision 360 limited
(Contractor)

TO:

(Employer/Principal)

[Tanglewood Developments Limited](#)

IN RESPECT OF: **structural Repairs and releiving works to House as per design**

(Description of Building Work)

AT:

49B Inwoods Road

Vision 360 ltd has contracted to

(Contractor)

0

[Tanglewood Developments Limited](#)

(Employer/Principal)

to carry out and complete the **Carpentry** work in regard to the above contract as per the Building Code, Plans, Specifications, Consent Conditions and Consultant Instructions in accordance with a contract titled

Structural repairs

(‘the contract’)

I **Ash MCconchie** believe on reasonable grounds that I **have** carried out and completed the work in respect to the Building Code Clause(s) **B1 B2** C1 C2 C3 C4 D1 D2 E1 E2 E3 F1 F2 F3 F4 F5 F6 F7 F8

G1 G2 G3 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G14 G15 H1

C/AS1 6.20 C/AS1 6.2

All



Part only

as specified in the attached particulars of the building works in accordance with the contract.

LPB Name **Ash Mcconchie**

LBP No **111412**

Date **15/05/25**

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate

PRODUCER STATEMENT – PS4

CONSTRUCTION REVIEW

BUILDING CODE CLAUSE(S): B1

JOB NUMBER: 1371 - 2502

ISSUED BY: SL Engineering Group Ltd

(Construction Monitoring Firm)

TO: Vision 360

(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council

(Building Consent Authority)

IN RESPECT OF: Repairs to existing dwelling- Floor re-levelling and earthquake repairs

(Description of Building Work)

AT: 49B Inwoods Road, Parklands, Christchurch

(Address, Town/City)

LEGAL DESCRIPTION: Lot 2 DP 38785

N/A ☐

We have been engaged by the owner/developer referred to above to provide CM 3 **level of construction monitoring** relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by SL Engineering Group Ltd (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. BCN/2025/2438 and those relating to Building Consent Amendment(s) No. issued during the course of the works, .

We have sighted these Building Consents and the conditions attached to them.

If any of the fields above are too small, please write "refer the Schedule".

Authorised instructions/variation(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and **on behalf of the engineering firm** undertaking this Construction Monitoring, **I believe on reasonable grounds** that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule on page 2, with respect to Clause(s) B1/VM1&VM4&AS1, MBIE 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, (Name of Construction Monitoring Professional) Sananthanan Amirthalingam, am:

- CPEng number 1023988
- I hold the following qualifications B.Sc Eng(Hons), M.Sc (Struc) CPEng CMEngNZ

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Construction Monitoring Firm Is not a member of ACE New Zealand.

SIGNED BY (Name of Construction Monitoring Professional): Sananthanan Amirthalingam

(Signature below):

ON BEHALF OF (Construction Monitoring Firm): SL Engineering Group Ltd

Date: 15/05/2025

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Forms 6 or 8 of the Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

SCHEDULE to PS4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below: |

The construction monitoring was undertaken and followed the recommendation given:

1. Structural Assessment Report by SL Engineering, 49B Inwoods Road, Parklands, Christchurch, Project Ref: 1371 - 2502, Rev 1 dated 27/02/2025, BC Approval Stamped on 16/04/2025
2. Site Notes (1 and 2) by SL Engineering.
3. Project Completion Report by SL Engineering, 49B Inwoods Road, Parklands, Christchurch, Project Ref: 1371 - 2502 dated 15/05/2025

GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on the Engineering New Zealand website

<https://www.engineeringnz.org/engineer-tools/engineering-documents/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 (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

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

PS1 DESIGN Intended for use by a suitably qualified independent engineering 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 engineering design review 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 engineering construction monitoring professional who either undertakes or supervises 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 ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional

This statement is made by an engineering 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 personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

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

Professional Indemnity Insurance

As part of membership requirements, ACE New Zealand 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 practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase

There are several levels of service that an engineering 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 engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

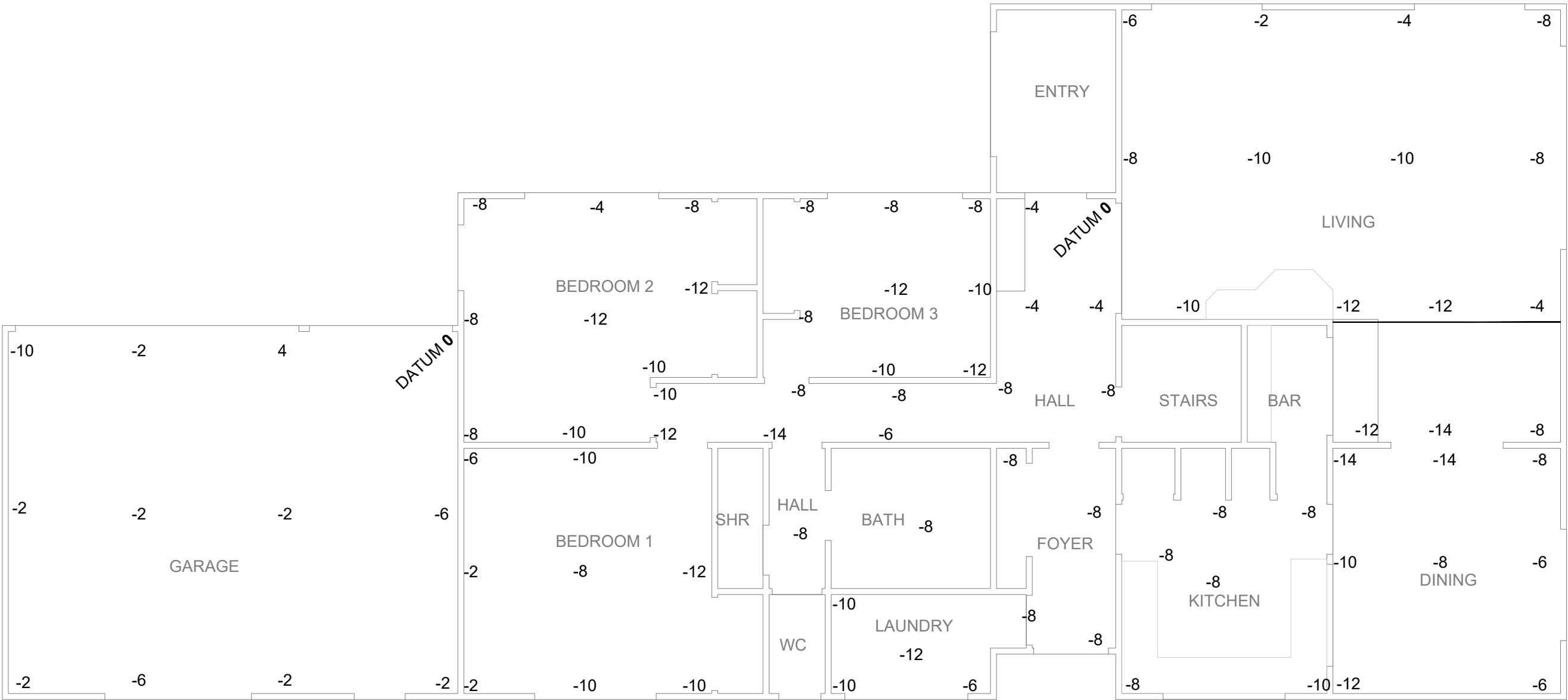
Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement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

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 (ACE New Zealand/Engineering New Zealand 2004)
- ⁴ PN01 Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org

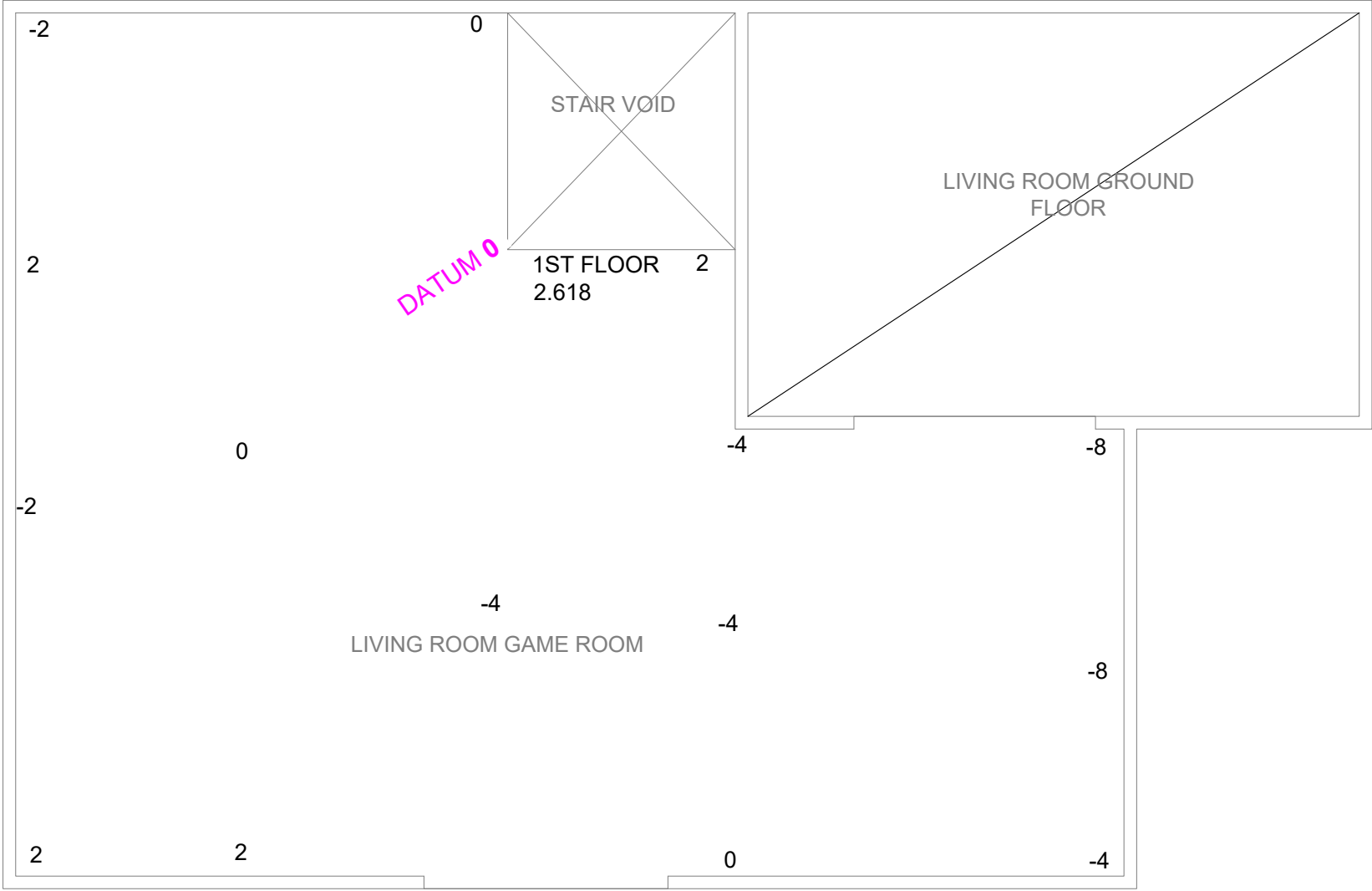
FLOOR LEVEL PLAN



KEY:
-4 - FLOOR LEVELS

- NOTES:
1. MEASUREMENT LOCATIONS ARE APPROXIMATE & INDICATIVE ONLY
 2. FLOOR PLAN LAYOUT IS INDICATIVE ONLY & NOT TO SCALE.
 3. INSTRUMENT USED FOR MEASUREMENT HAS A RATED ACCURACY OF +/-3.0mm (ZIP LEVEL PRO 2000). OTHER SOURCES OF VARIATION TO THE MEASUREMENTS CAN INCLUDE CONSTRUCTION TOLERANCES, CARPET, WEAR & ATMOSPHERIC TEMPERATURE CHANGES.
 4. ALL MEASUREMENTS HAVE BEEN ADJUSTED TO THE FLOOR COVERING TYPE AT THE DATUM.
 5. FLOOR LEVEL DIFFERENCE BETWEEN THE HIGHEST & LOWEST POINT IS AS FOLLOWS:
 - 14 mm OVER THE DWELLING CONCRETE FLOOR
 - 14 mm OVER THE GARAGE CONC. FLOOR
 6. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

 CIVIL STRUCTURAL GEO SL Engineering Group Ltd 8/27 Tyne Street, Addington www.slengineering.co.nz admin@slengineering.co.nz 03 261 6014	Project: STRUCTURAL ASSESSMENT	Drawing Title: GROUND FLOOR FINAL FLOOR LEVELS				Job Ref: 1371-2502	Sheet: S01		
	Address: 49B INWOODS ROAD, PARKLANDS, CHRISTCHURCH.	Client: 							
			0	AS BUILD	14-05-2025	Design: AS	Drawn: AA	Original size: A3	
			Rev.	Remark/Comment		Date	Approved: AS	Scale: 1:75	



KEY:

-4 - FLOOR LEVELS

NOTES:

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- 4. ALL MEASUREMENTS HAVE BEEN ADJUSTED TO THE FLOOR COVERING TYPE AT THE DATUM.
- 5. FLOOR LEVEL DIFFERENCE BETWEEN THE HIGHEST & LOWEST POINT IS AS FOLLOWS:
 - 10 mm OVER THE DWELLING FIRST TIMBER FLOOR
- 6. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.



**CIVIL
STRUCTURAL
GEO**
SL Engineering Group Ltd
8/27 Tyne Street, Addington
www.slengineering.co.nz
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Project: STRUCTURAL ASSESSMENT
Address: 49B INWOODS ROAD,
PARKLANDS ,
CHRISTCHURCH.

Drawing Title: ATTIC FLOOR FINAL FLOOR LEVELS
Client: 

0	AS BUILD	14-05-2025
Rev.	Remark/Comment	Date

Job Ref:	1371-2502		
	Design:	AS	Drawn: AA
	Approved:	AS	Scale: 1:100

Sheet:	S02
Original size:	A3