

# CONSTRUCTION MONITORING REPORT

---



**SUE & DAMIEN**

021 793 822 | 021 387 345

[ownrealestate.co.nz](http://ownrealestate.co.nz)

POWERED BY OWNLY LTD. LICENSED REAA 2008

**OWN**  
REAL ESTATE



# **SW ENGINEERING**

## **STRUCTURAL ENGINEERING CONSULTANTS**

### **CONSTRUCTION MONITORING REPORT**

#### **NEW SOLDIER PILE WALL**

**9 Fantail Lane, Whareora, Whangarei (Lot 5 DP 546886) – BC2201042**

---

SW Engineering Ltd (SW Engineering) have been engaged by DHS Construction Ltd to provide construction monitoring services for the new soldier pile wall at 9 Fantail Lane, Whareora, Whangarei (Lot 5 DP 546886). A PS4 for various foundation aspects was requested by Whangarei District Council. SW Engineering has inspected a portion of the soldier pile wall only, and understands other aspects of the construction have been inspected by other engineering consultancy firms. Construction monitoring to a CM3 level has been carried out, as this was considered appropriate for the type of construction.

The soldier pile wall was designed by EngPro Ltd, as included in the original building consent documents. Due to re-positioning of the water supply storage tanks, a portion of the soldier pile wall required re-design/strengthening to accommodate the new water tank surcharge. EngPro Ltd were not available to complete the re-design, as such DHS Construction Ltd approached and engaged SW Engineering to carry out the re-design. This report, and accompanying PS4, covers only the portion of soldier pile wall designed by SW Engineering, being the length of wall from the north-western end back to approximately 1.2m south-east of the furthest water storage tank. Its design is distinct from the design of the rest of the wall. The works were inspected against the design by SW Engineering, which we understand the client is to lodge/has lodged with Whangarei District Council as a minor variation.

SW Engineering became aware of cracking to the floor slab of the recently constructed dwelling at the site (part of the same building consent) in late December 2024. This was immediately raised with the client and geotechnical advice was sought from the geotechnical engineer, RS Eng. The geotechnical advice suggested that the cracking was/is due to expansive soils movements, potentially due to the discharging of roof stormwater to the ground directly at the back of the house, rather than suitable disposal away from the foundations as recommended in the site suitability report. The downpipes had been recently connected prior to SW Engineering visiting the site. The geotechnical engineer provided a letter to the client, in which the geotechnical engineer confirmed their original assessment and recommendations contained in the building consented site suitability report remained valid. On this basis, SW Engineering, and the geotechnical engineer, considered it appropriate to continue with construction of the soldier pile wall as designed. The client was consulted in relation to the floor slab cracking, prior to continuing with soldier pile wall construction. The client accepted the likely cause of cracking provided by the geotechnical engineer and chose to continue with the soldier pile wall and dwelling construction with the floor as it was.

Two site visits were carried out on 16 January and 18 February 2025. The site visits consisted of inspection and reinspection of the soldier pile wall pre-pour. Inspections were carried out to an extent appropriate for the level of construction monitoring required. Site notices are attached. SW Engineering identified several remedial items, limited to minor corrections, during the visits. These items were subsequently completed and confirmed by re-visit or photographs from the contractor.



No formal amendments to the building consented design have been made known to SW Engineering.

SW Engineering have received confirmation from the geotechnical engineer that the ground conditions were as required, in the form of a PS4. This PS4 is attached to this report.

The construction monitoring carried out by SW Engineering to a CM3 level, being a review of sample construction only, found the construction, limited to that reviewed, to be generally in accordance with the building consent documentation. A Producer Statement 4 (PS4) covering SW Engineering's construction monitoring is attached. A supporting PS3 from the contractor has also been attached to this report.

This report has been prepared solely for the benefit of our client listed and the Whangarei District Council.

Authored and approved:



Ryan Mattin  
BE(Hons)(Civil), CPEng, CEngNZ, IntPE  
Director

**SW ENGINEERING LTD**





Site Observation No.	1
File No.	24056
Completed By	RM
Date	18/02/25
Time	10:00am
Consent No.	BC2201042

## SITE OBSERVATION NOTICE

PROJECT	New Soldier Pile Wall
ISSUED TO	DHS Construction; RS Eng Ltd
PURPOSE	Soldier Pile Wall Pre-Pour – Piles Beside Water Tanks Only

### COMMENTS

- 600dia pile holes excavated with waterblast-vac truck. Excavated through existing fill bund at slope edge.
- Advised ground conditions have been approved by RS Eng Ltd.
- 300SED HD H5 poles placed adequately centrally in pile holes.
- Poles checked to extend min 4.6m below base of existing fill bund. Poles sit below top of bund by varying amounts. Checked using spirit level.
- An additional fill stockpile has been placed at the slope edge since the previous inspection.

*SW Engineering Ltd takes no responsibility for site setout and positioning; this is the responsibility of the Contractor.*

### ITEMS TO ADDRESS

- Ensure poles fully surrounded by concrete during pour.
- Fill bunds to be removed after pour. Pour to base of fill bund. Once cured, remove bund, cut off projecting portion of poles (should be no more than 200mm), and cover with concrete to protect poles. Waterblast roughened cold joint between concrete pours.
- Two soldier piles designed by SW Engineering are still to be constructed. To be inspected by SW Eng or RS Eng.
- Confirm positioning of remainder of soldier pile wall with EngPro and/or RS Eng. This was not designed by SW Engineering and will not be inspected by SW Engineering.
- OK to proceed with pour from structural engineering perspective.



*If the Engineer has requested photographs of remedial works, these shall clearly show the work in question, with items clearly marked for identification, and, where appropriate, shall include a tape measure to demonstrate dimensions. Photographs shall be provided to the Engineer for final approval which shall be obtained by the Contractor prior to proceeding with any further work that may limit ability to re-inspect or rectify the items in question.*

NEXT VISIT	Next soldier piles, or RS Eng to cover.
HEALTH & SAFETY	PPE. Health & Safety controls of the site are otherwise the responsibility of the Contractor.
SIGNED	RM





ATTACHMENTS



File: 19487  
Date: 26 June 2025  
Issue: 1



## CONSTRUCTION MONITORING

### 9 Fantail Lane, Whangarei

RS Eng Ltd has carried out construction monitoring of building work associated with the new dwelling on Lot 5 DP 546886, as requested by DHS Construction Ltd. Construction monitoring was undertaken by Technicians from RS Eng between 16 January and 20 February 2025.

The construction monitoring is limited to the geotechnical aspects of the soldier pile wall foundation excavations. RS Eng has undertaken a review of the Building Consent conditions in relation to these building works. Records summarising our construction monitoring are attached.

RS Eng Ltd concludes, based on the limited scope outlined above, that the works monitored were generally completed as per the Building Consent documentation and subsequent instructions. A Producer Statement Construction Review (PS4) covering our construction monitoring is attached.

#### Limitations

This report has been prepared solely for the benefit of our client. The purpose is to summarise the construction monitoring completed by RS Eng, covered in this report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Prepared by:

A handwritten signature in black ink, appearing to read 'David Platt'.

David Platt  
NZDE(Civil), MEngNZ  
Geotechnical Team Leader

Approved by:

A handwritten signature in black ink, appearing to read 'Matthew Jacobson'.

Matthew Jacobson  
BE(Civil)(Hons), NZDE(Civil), CPEng, CMEngNZ  
Director

**RS Eng Ltd**





# PRODUCER STATEMENT – PS4 CONSTRUCTION REVIEW



association of  
consulting and  
engineering



<b>Building Code Clause(s):</b>	B1,	Job number: 19487
<b>ISSUED BY:</b> (Construction Monitoring Firm)	RS Eng Ltd	
<b>TO:</b> (Client)	DHS Construction (DHS Group Ltd)	
<b>TO BE SUPPLIED TO:</b> (Building Consent Authority)	Whangarei District Council	
<b>IN RESPECT OF:</b> (Description of building work))	New Dwelling	
<b>AT:</b> (Address))	9 Fantail Lane, Whareora, Whangarei	
<b>LEGAL DESCRIPTION</b>	Lot 5 DP 546886	

We have been engaged by DHS Construction (DHS Group Ltd) to provide CM2 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)~~ **the attached schedule.**

- issued by RS Eng Ltd and
- which is described in the documents relating to the Building Consent No. BC2201042 and
- those relating to Building Consent Amendment(s) No. N/A

issued during the course of the works.

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

Authorised instructions/variation(s) detailed/listed in the attached 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 RS Eng Ltd, I believe on reasonable grounds that the building works covered by ~~the above mentioned PS1(s)~~ **the attached schedule** have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the attached Schedule, with respect to Clause(s) B1, of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competence to do so.

I, Matthew Jacobson am:

- CPEng number 1161533
- and hold the following qualifications: BE(Civil) (Hons), NZDE(Civil), CPEng, CMEngNZ

RS Eng Ltd holds a current policy of Professional Indemnity Insurance no less than \$200,000.

✓ RS Eng Ltd is a member of ACE New Zealand.

**SIGNED BY:** Matthew Jacobson

(Signature):

Date: 26/06/2025

Job Number: 19487

Job Address: 9 Fantail Lane, Whareora, Whangarei

Compilation Date and Time: 21 February 2025 at 9:47 am

**ON BEHALF OF:** RS Eng Ltd

*Note: This statement has been prepared solely for Whangarei District Council above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to RS Eng Ltd only. As a condition of reliance on this statement, Whangarei District Council accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to Whangarei District Council 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



## **SCHEDULE TO PS 4**

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

- Construction Monitoring Report, site monitoring records and subsequent instructions by RS Eng Ltd. dated 21/02/2025
- Suitability Report by RS Eng Ltd dated 30-03-2022

### **Limited Scope of Engagement**

The engagement is in respect of the following parts of the building work:

SED Soldier pile Wall

# GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on either the [ACE New Zealand](#) or [Engineering New Zealand](#) websites.

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 BCA 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

BCAs 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. No design professional should be expected to provide a producer statement unless such a requirement forms part of the Engineering 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](http://www.acenz.org.nz)

[www.engineeringnz.org](http://www.engineeringnz.org)



**RS Eng Ltd**

09 4383273  
[office@RSEng.co.nz](mailto:office@RSEng.co.nz)  
2 Seaview Road,  
Whangarei, 0110

**Record:** 1

**File:** 19487

**Date:** 16/01/2025

**Time:** 2:00 PM

**BC Num:** 2201042

**Engineer:** David Platt

## Construction Monitoring Record

**Inspection Outcome** FAIL

---

### Health & Safety

<b>Site Induction Completed</b>	N/A
<b>Site risks associated with task</b>	Excavations, trips and falls
<b>Controls for risk</b>	Be aware
<b>Accidents or near misses</b>	N/A

---

### Details of Visit

<b>Project</b>	New Dwelling - Pyle
<b>Purpose of Visit</b>	Soldier Pile Pre-Pour
<b>Site Address</b>	9 Fantail Lane, Whareora

### Observations

Soldier Pile Holes excavated to about 5.2m depth. Approx. 0.8m of fill has been bunded over about 4 - 5 piles adjacent the water tanks. Apart from the fill, Geotechnical conditions are consistent with the geotech report.

Poles used only 4.8m approx. so are short at the bottom of the holes. RS Eng advise the entire hole should be reinforced with timber. This could be achieved by excavating and removing the fill and dropping the poles down to the base of the holes.

A decent amount of uncontrolled fill appears to have been pushed out over the edge of the steep bank. The geotech report stated that no fills were to be placed in this zone. This fill will need to be removed as soon as practical.

RS Eng advised by SW Engineering that the updated soldier pile design was revised for the water tank surcharge (30kPa), considered adequate.

**Inspection Outcome** FAIL

### Defects

- Poles not extending full depth of holes.
- Fill up to 0.8m deep at soldier piles adjacent water tanks.
- Uncontrolled fill over steep bank to be removed.
- SW Engineering to confirm they are happy before proceeding.

**Next Visit** TBA - once defect items remedied.

Previously Unresolved Defects

N/A

---

Contacts

Engineer	David Platt	Davidp@rseng.co.nz
Client		
Contractor		
Other		

Engineers Signature

D.P

Upload Photos



[20250116\\_144132.jpg](#)



[20250116\\_145654.jpg](#)



[20250116\\_150003.jpg](#)



[20250116\\_144151.jpg](#)





**RS Eng Ltd**

09 4383273  
[office@RSEng.co.nz](mailto:office@RSEng.co.nz)  
2 Seaview Road,  
Whangarei, 0110

**Record:** 2

**File:** 19487

**Date:** 20/02/2025

**Time:** 8:45 AM

**BC Num:** 2201042

**Engineer:** David Platt

## Construction Monitoring Record

**Inspection Outcome** PASS

---

### Health & Safety

<b>Site Induction Completed</b>	N/A
<b>Site risks associated with task</b>	Excavations, machinery
<b>Controls for risk</b>	Machines stopped during visit
<b>Accidents or near misses</b>	N/A

---

### Details of Visit

<b>Project</b>	New Dwelling - Pyle
<b>Purpose of Visit</b>	Soldier Piles Pre-Pour
<b>Site Address</b>	9 Fantail Lane, Whareora

### Observations

Soldier piles excavated to >4.0m deep over remaining portion of wall south of the water tanks, 450mm dia. at 1200mm centers, 250SED Poles in place.

Piles near water tanks as previously monitored now O.K to pour. Fill generally removed from edge of slope as per previous visit.

**Inspection Outcome** PASS

**Next Visit** N/A or TRA

### Previously Unresolved Defects

16/01/2025

- The entire hole should be reinforced with timber by excavating and removing the fill and dropping the poles down to the base of the holes. Resolved.
- The fill will need to be removed as soon as practical. Resolved.
- SW Engineering will confirm they are happy before proceeding. Resolved.

---

### Contacts

<b>Engineer</b>	David Platt	<a href="mailto:Davidp@rseng.co.nz">Davidp@rseng.co.nz</a>
<b>Client</b>	DHS Construction	<a href="mailto:diogo@dhsconstruction.co.nz">diogo@dhsconstruction.co.nz</a>
<b>Contractor</b>		
<b>Other</b>		

Engineers Signature

D.P

## Upload Photos



20250220\_090155.jpg

## Construction producer statement

This form is to be used by persons undertaking building work to confirm that the works comply with the NZ Building Code the Consented plans and specifications of a Building Consent, / Certificate of Acceptance.

Producer statements in other formats will be accepted by Council provided they give all of the information below. Plumbers confirming test results should use the certifying Plumber's producer statement form.

<b>Office use</b>	
<input checked="" type="checkbox"/> Checked & complies <input type="checkbox"/> * Checked & does not comply <input type="checkbox"/> I Not applicable	In connection with BC or COA number: <u>2201042</u> Owners Name: <u>GSWT Homes Limited</u> At (address): <u>9 Fartail Drive Whangarei, Whangarei, 0173</u>

<input type="checkbox"/> Scope of work consistent with consented documents or COA application – sufficient detail	and relates to (scope of work – detail actual work undertaken and location of work within the project, any conditions and any specific exclusions) <u>Construction of soldier pile wall as designed by SW Engineering Ltd.</u> This PS3 also specifically covers: • Completion of all remedial works as requested by SW Engineering in site notice dated 18/02/2025 and any remedial works requests by RS Eng Ltd.
<input type="checkbox"/> All work has been carried out in accordance with the following clauses of the Building Code (tick as applicable)	<input type="checkbox"/> B2 Durability and E2 External Moisture <input type="checkbox"/> B2 Durability and E3 Internal Moisture <input checked="" type="checkbox"/> Other <u>B1 Structure and B2 Durability</u>

Attach copies of the following documents:

<input type="checkbox"/> Product warranty <input type="checkbox"/> Workmanship warranty <input checked="" type="checkbox"/> Evidence of qualifications, experience or procedure carried out	<input type="checkbox"/> LBP record of work (External moisture management system) <u>4BP 136044</u>
---	---

I understand that the Whangarei District Council will rely upon this Producer Statement, for the purposes of establishing compliance with the NZ Building Code and the consented documents, or for the issuing of a Certificate of Acceptance.

<input type="checkbox"/>	Date <u>27/6/25</u> Name <u>B. Brown</u> Signature <u>[Signature]</u>
<input type="checkbox"/>	Author's contact details Address <u>57 Pat Rd, Whangarei</u> Postcode _____ Business _____ Fax _____ Mobile <u>02744131</u> Email <u>brown@dhconstruction.co.nz</u>

### COUNCIL USE ONLY

Accepted in ☐ support of inspection ☐ instead of inspection

Signature \_\_\_\_\_

Date \_\_\_\_\_

Officers Name \_\_\_\_\_

Producer Statement accepted as establishing compliance with the consented plans/ COA and is in accordance with WDC BCA procedure for acceptance of Producer Statements

YES

NO

## PRODUCER STATEMENT – PS4

### CONSTRUCTION REVIEW

BUILDING CODE CLAUSE(S): \_\_\_\_\_ JOB NUMBER: \_\_\_\_\_

ISSUED BY: \_\_\_\_\_

(Construction Monitoring Firm)

TO: \_\_\_\_\_

(Owner/Developer)

TO BE SUPPLIED TO: \_\_\_\_\_

(Building Consent Authority)

IN RESPECT OF: \_\_\_\_\_

(Description of Building Work)

AT: \_\_\_\_\_

(Address, Town/City)

LEGAL DESCRIPTION: \_\_\_\_\_ N/A ☐

We have been engaged by the owner/developer referred to above to provide **SELECT ONE 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 \_\_\_\_\_ (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. \_\_\_\_\_ 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) \_\_\_\_\_ 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) \_\_\_\_\_, am:

- CPEng number \_\_\_\_\_
- I hold the following qualifications \_\_\_\_\_

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Construction Monitoring Firm Choose an item. a member of ACE New Zealand.

SIGNED BY (Name of Construction Monitoring Professional): \_\_\_\_\_

(Signature below):



ON BEHALF OF (Construction Monitoring Firm): \_\_\_\_\_ Date: \_\_\_\_\_

**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: |

## 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 2011<sup>2</sup>

**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 engineers<sup>3</sup>). 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:

- <sup>1</sup> Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- <sup>2</sup> NZIA Standard Conditions of Contract SCC 2011
- <sup>3</sup> Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- <sup>4</sup> PN01 Guidelines on Producer Statements

[www.acenz.org.nz](http://www.acenz.org.nz)

[www.engineeringnz.org](http://www.engineeringnz.org)

## STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) 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 seek your own advice as to the information contained in this document. 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.