



LANDMARK CONSULTANTS LIMITED

STRUCTURAL AND GEOTECHNICAL ENGINEERS

PROJECT COMPLETION REPORT

AT

**52A MARRIOTTS ROAD, NORTH NEW
BRIGHTON, CHRISTCHURCH 8083**



REPORT PREPARED FOR

Caleb Griffioen

JOB REFERENCE: *L25246*

REVISION: *0*

DATE: *19 March 2026*

This report has been prepared for Caleb Griffioen by Landmark Consultants Limited (LCL).

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DOCUMENT APPROVAL AND REVISION HISTORY

Report Title:	Project Completion Report					
Project Number:	L25246					
Client	Caleb Griffioen					
Rev.	Date	Rev.	Author	Reviewer	Verifier	Approver
0	19/3/2026	0	VD	NG	JA	JA
Current Revision	0					

EXECUTIVE SUMMARY

Landmark Consultants Ltd has been engaged to carry out construction monitoring for repairing an existing dwelling at 52A Marriotts Road, North New Brighton, Christchurch and to ensure the structural repairs have been undertaken, as recommended in our engineer’s report and releveling plan dated 7th December 2026 (ref: L25246).

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

Our findings and recommendations are summarised below.

Mapped MBIE Technical Category	TC3	
Year Built	2000s	
Number of Storey(s)	1	Residential Unit
Foundation Type	Type C	
Floor Area (Approx.)	85m2	
Wall exterior Cladding	Brick Veneer	Heavy
Roof Cladding	Metal Sheet	Light
Floor Levels	26mm	
Conclusion	We confirm that structural repairs to the dwelling were observed to have been carried out as per the recommendation given in our engineering assessment report, re-leveling design and our site instructions. Overall, we consider that the current state of the building foundation is able to provide sufficient structural integrity for long-term occupancy.	

TABLE OF CONTENTS

DOCUMENT APPROVAL AND REVISION HISTORY	ii
EXECUTIVE SUMMARY	0
TABLE OF CONTENTS	1
1 INTRODUCTION	2
1.1 GENERAL	2
1.2 SCOPE OF WORK	2
2 STRUCTURAL REPAIRS	2
2.1 FOUNDATION RE-LEVELLING	2
2.2 INTERIOR	3
2.3 EXTERIOR	3
3 CONCLUSION	4
4 REFERENCES	5
5 LIMITATIONS	6
6 CLOSURE	7
7 APPENDICES	8
7.1 APPENDIX A - PHOTOS	8
7.2 APPENDIX B (Plan) (Floor Level Survey)	10

1 INTRODUCTION

1.1 GENERAL

Landmark Consultants Ltd has been engaged to carry out construction monitoring for repairing an existing dwelling at 52A Marriotts Road, North New Brighton, Christchurch and to ensure the structural repairs to the dwelling' foundation have been undertaken, as recommended in our Structural assessment Report and Releveling design 7th December 2026 (ref: L25246).

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

1.2 SCOPE OF WORK

We confirm that Landmark consultants Ltd carried out structural repair assessments through the following construction monitoring schedule,

06/03/2026 - Sign-off inspection, including final floor levels, and structural repairs to the foundation as recommended in our structural report.

2 STRUCTURAL REPAIRS

2.1 FOUNDATION RE-LEVELLING

The dwelling has been relevelled by mechanical jacking of the concrete perimeter foundation as per our engineer's report.

During the construction phase, we were not engaged to inspect the underpinning works, including the excavation and installation of the underpinning pads. We were subsequently provided with photographs of the works. Based on a review of these photographs, it appears that the excavation and steel reinforcement within the underpinning pads are generally in line with typical expectations. However, as these elements were not directly inspected by us, this is based on the information made available. During our final site visit, a soil bearing assessment was undertaken, with indicative results achieving approximately 200 kPa at a depth of 600 mm, consistent with the recommendations in our report. Taking this into account, along with the PS3 producer statement provided, the works appear to be generally acceptable in principle.

The internal concrete slab floor was re-levelled (lifted), and the voids were filled with flowable grout by a suitably qualified builder. Following the releveling, any minor undulations in the floor have been addressed through the judicious use of a levelling compound.

The overall floor level variations were measured to be approximate as follows,

- 26mm over the dwelling concrete 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 measurements and levels taken on the site we consider that the re-levelling works are acceptable.

2.2 INTERIOR

The Wall lining, previously assessed to have minor to moderate damage, were observed to have been repaired.

2.3 EXTERIOR

The external wall cladding, previously assessed to have minor to moderate damage, were observed to have been repaired.

3 CONCLUSION

Overall, we confirm that structural repairs to the dwelling were observed to have been carried out per the recommendation in our Structural Assessment report and Releveling Design 7th December 2026 (ref: L25246) and our site instructions. Overall, we consider that the current state of the resident building's foundation is able to provide sufficient structural integrity for long-term occupancy.

A structural engineer must re-assess the suitability for occupancy after any future moderate earthquakes.

4 REFERENCES

- Canterbury Earthquake Recovery Authority, Christchurch City Council, Selwyn District Council and Waimakariri District Council: Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com/>)
- Landmark Consultants (2025) Structural Assessment report for 52A Marriotts Road, North New Brighton, Christchurch.
- Landmark Consultants (2025) Structural Relevelling Design for 52A Marriotts Road, North New Brighton, 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>).

5 LIMITATIONS

This report has been prepared on behalf of and for the exclusive use of Caleb Griffioen and its relevant building consent authority and is subject to and issued in accordance with the provisions of the contract between Landmark Consultants Ltd and Marcus. Landmark Consultants Ltd accepts no liability or responsibility, whatsoever, or in respect of any use or reliance upon this report by any third party.




This report is the copyright of Landmark Consultants Ltd. Except for the use of Caleb Griffioen and subject to the conditions in the agreement, no part of this publication may be copied without the express permission in writing from Landmark Consultants Ltd.

A floor level survey using Zip-Level Pro-2000 instrument of a typical accuracy of $\pm 6\text{mm}$ was carried out during the inspection and is presented in the Floor Level Plan attached in this report. It should be noted that the purpose of the floor level survey is to provide assistance in determining possible structural damage of 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.

The above report does not constitute our confirmation that the building is “safe”, “earthquake resistant” or similar. We have not checked the level of actual structural compliance with the current Building Code, nor assessed the level of actual past seismic activity at the particular site on which the building is situated. We have carried out visual non-destructive inspection of readily accessible areas and have used our professional judgement to assess the extent of structural earthquake damage (if any) sustained from 4 September 2010 to date. We are unable to predict the severity of any future seismic activity on your site, and how the building and site may perform in such an event, or series of events. If engaged to do so, we can carry out further structural investigation (which may include invasive methods) and desktop analysis work to ascertain level of structural compliance of the building in its current state, and identify structural vulnerabilities (if any) that may— compromise the building’s structural performance in the future. No assessment relating to weathertightness has been made, and it should be performed by a weathertightness specialist if required.

6 CLOSURE

If you have any queries or you require any further clarification on any aspects of this report, please do not hesitate to contact the undersigned.

Action:	Name:	Signed:	Date:
Report Prepared:	Vignesh Devel <i>B.Tech (Civil), M.Eng (civil)</i> <i>Structural Engineer</i>		19/3/2026
Report Prepared:	Nero G <i>MEngSt(EQ) BScEng(Hons) MEngNz</i> <i>Structural Engineer</i>		19/3/2026
Approved:	Jayarooban Ananthakumarathas, <i>BSc (Civil), MSc, CMEngNZ, CPEng(NZ)</i> <i>Principal Structural Engineer</i>		19/3/2026

7 APPENDICES

7.1 APPENDIX A - PHOTOS



Photo 1. View of exterior.



Photo 2. View of exterior.



Photo 3. View of pre-pour underpinning-pad holes (Received pics)



Photo 4. View of pre-pour underpinning-pad hole (Received pics)



Photo 5. View of pre-pour underpinning-pad holes (Received pics).



Photo 6. View of floor levelling compound (Received pics)



Photo 7. View of internal linings.

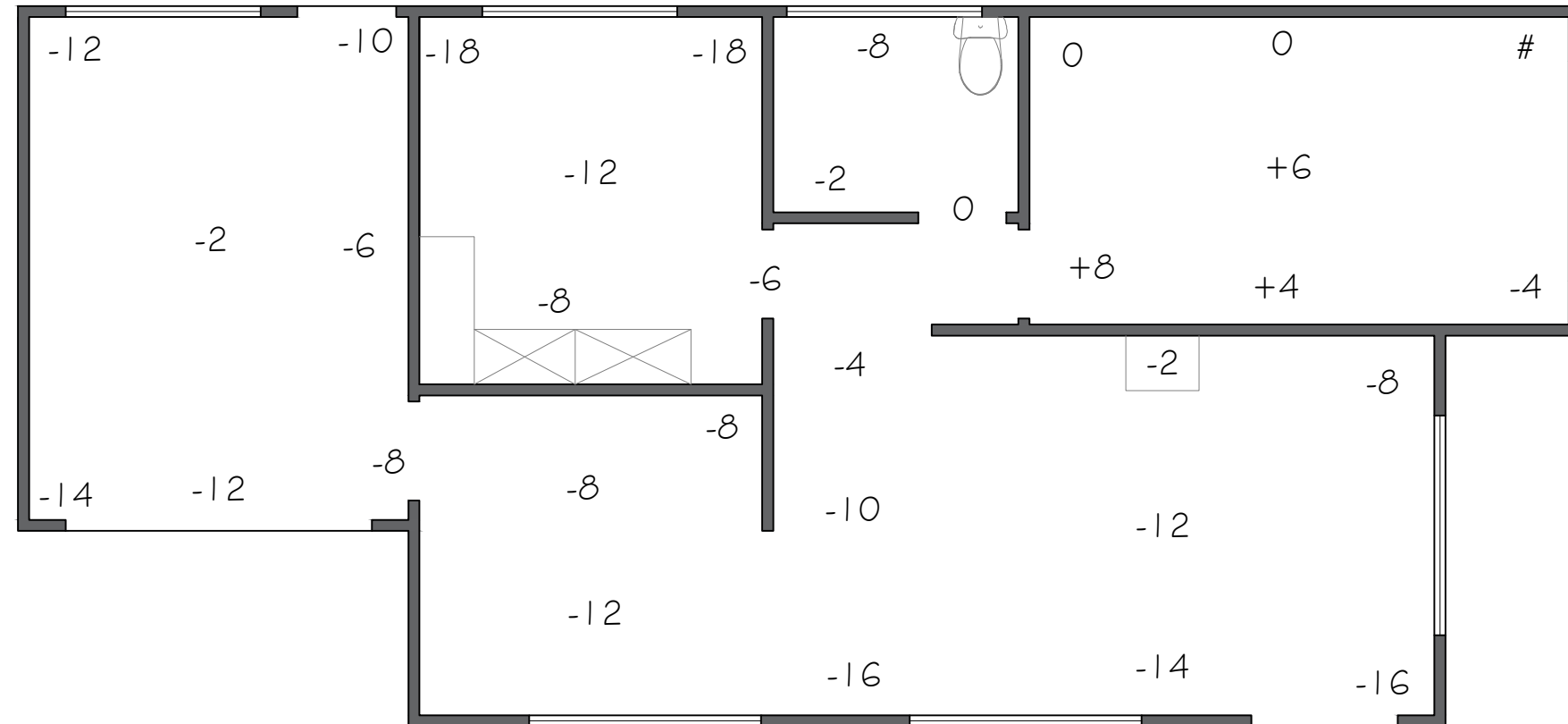
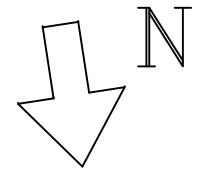



Photo 8. View of internal linings.

7.2 APPENDIX B (Plan) (Floor Level Survey)

NOTES

- MEASUREMENTS LOCATION ARE APPROXIMATE AND INDICATIVE ONLY
- FLOOR PLAN LAYOUT IS INDICATIVE ONLY AND NOT TO SCALE.
- 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, AND ATMOSPHERIC TEMPERATURE CHANGES.
- ALL MEASUREMENTS HAVE BEEN ADJUSTED TO THE FLOOR COVERING TYPE AT THE DATUM.
- REFERENCE POINT ZERO MILLIMETER DENOTED AS "#".
- FLOOR LEVELS DIFFERENCES BETWEEN HIGHEST AND LOWEST POINT ARE AS FOLLOWS:
-26 mm OVER THE FLOOR DWELLING
- THE FLOOR SLOPE EXCEEDED 1/200 TOLERANCE DENOTED AS " ↗ " (INDICATIVE ONLY).



 LANDMARK CONSULTANTS LIMITED <small>STRUCTURAL AND GEOTECHNICAL ENGINEERS</small>	FLOOR LEVEL SURVEY PLAN (NTS)	PROJECT : STRUCTURAL DAMAGE ASSESSMENT		PAGE : S201	
	CLIENT: CALEB GRIFFIOEN	ADDRESS : 52A MARRIOTTS ROAD, NORTH NEW BRIGHTON, CHRISTCHURCH 8083			
	DRAWINGS ARE COPYRIGHT AND PROPRTY OF LANDMARK CONSULTANTS LIMITED	JOB NO : L25246	DRAWN BY : VD		
		DATE : 19/03/2026	CHECKED BY : RA		



association of consulting and engineering



PRODUCER STATEMENT – PS4

CONSTRUCTION REVIEW

BUILDING CODE CLAUSE(S): MBIE Guidance

JOB NUMBER: L25246

ISSUED BY: Landmark Consultants Ltd.

(Construction Monitoring Firm)

TO: Caleb Griffioen

(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council

(Building Consent Authority)

IN RESPECT OF: Repairs to existing dwelling'foundation - foundation re-levelling

(Description of Building Work)

AT: 52A Marriotts Road, North New Brighton, Christchurch 8083

(Address, Town/City)

LEGAL DESCRIPTION: Unit 2 DP 300977 on Lot 2 DP 82530 having share in 891 m2

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 Structural repair scoping, construction monitoring (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. BCN/2025/9981 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, 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) Jayarooban Ananthakumarathas, am:

- CPEng number 1028542
- I hold the following qualifications BSc(Civil),MSc,CMEngNZ,CPEng(NZ)

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

SIGNED BY (Name of Construction Monitoring Professional): Jayarooban Ananthakumarathas

(Signature below):

ON BEHALF OF (Construction Monitoring Firm): Landmark Consultants Ltd.

Date: 19/3/26

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: |

Project Completion Report for 52A Marriotts Road, North New Brighton (Ref-L25246)

Site Inspection Notes SI-01

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

To:	Caleb Griffioen	Site Inspection Number:	SI-01
Attention:	Caleb Griffioen	Job No:	L25246
Report by:	VD	Inspection Date:	6/03/2026
		Inspection Time:	12:46 PM
		Issue Date:	19/03/2026
		Revision:	0
Re:	Signoff Inspection at 52A Marriotts Road, North New Brighton, Christchurch 8083		

Site Activities. <i>Outline all construction activities being undertaken on the site.</i>	Progress
At the time of our inspection, the building's relevening works has been completed as per our instructions.	Completed
Health & Safety and Environmental Compliance <i>(Notify contractor of any non-compliances)</i>	Actions
Nil	
Site Records/Observations. <i>Attach copies of testing records made in the field & and any additional field notes</i>	Notes
1. Floor levels are within 50mm (MBIE Guideline) and there were no local slopes to be observed.	OK
2. The dwelling's concrete floor has been relevelled by mechanical jacking of the foundation	OK
3. Additionally, some of the floor slopes in the concrete floor have been relevelled by minor usage of floor levelling compound to the target height. Slab crack is repaired using Nitro Ep epoxy- As per contractor's email attached	OK
4. Internal linings fixed.	OK
5. External claddings fixed.	OK
Contractor Notes. <i>Any queries that are raised & response given</i>	
NIL	
Instructions Issued. <i>Include reference to any email (sent by & date)</i>	
No Further comments. OK to continue	

DISTRIBUTION: CLIENT BUILDER. PROJECT MANAGER

This is NOT a variation to either the project completion date or price. If a variation is required, a separate Instruction will be issued.

<p>Signature of Reporter</p> <p>VD</p>	
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PHOTOS



Photo 1

Photo 2



Photo 3 (Received pics)

Photo 4 (Received pics)



Photo 5 (Received pics)



Photo 6 (Received pics)



Photo 7



Photo 8



Concrete slab crack repairs 1(received)



Concrete slab crack repairs 2(received)

From: Abin Nicholas
Sent: Friday, 20 March 2026 11:56 am
To: Rooban Anan
Subject: Fw:
Attachments: [20260320_114322.jpg](#); [20260320_115007.jpg](#)

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From: Cyrilusly fitz <cyril.fitzsimons01@gmail.com>
Sent: Friday, March 20, 2026 11:53:46 AM
To: Abin Nicholas <abin@landmarkconsultants.co.nz>
Subject:

Hi Abin

This is all I have and non with the epoxy inside.

They were filled though with Nitro Ep epoxy.

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- Building
- Waterproof Membranes
- Mechanical (HVAC)
- Emergency Lighting
- Drainlayer
- Solar Heating
- Cladding
- Fire Alarm
- Other (specify):
- Escalator
- Lift

Author name:

Richard Dalkie

Author company:

Site address:

52A Marriott rd.

Description of building work:

As per Engineer report.

Owners Details:

Caleb Griffin

Scope of work covered by statement:

As per Abin Michols report.

System/Product used (if applicable):

I (constructor):

Richard Dalkie

Caleb Griffin

have been engaged by (applicant, designer, main contractor etc) to construct. part all

As specified in the attached particulars of Building Consent Number:

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. and its attached conditions

NZBC clauses: [select as applicable]

- B1
- B2
- C1
- C2
- C3
- C4
- C5
- C6
- D1
- D2
- E1
- E2
- H1
- E3
- F1
- F2
- F3
- F4
- F5
- F6
- F7
- F8
- G1
- G2
- G3
- G4
- G5
- G6
- G7
- G8
- G9
- G10
- G11
- G12
- G13
- G14
- G15

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:

BP 116962

Or N/A

Qualifications/Experience:

25yrs Building.

Address:

18 Dampier st, Woodston, Chch

Postcode:

8023

Phone:

Fax:

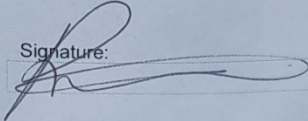
Mobile:

0212360906

Email:

richard.dalrie@outlook.com.

Signature:



Date:

19/12/25.