

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

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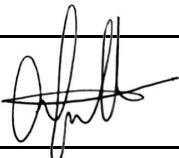
SOLD ON KĀPITI
real estate



PRODUCER STATEMENT (PS3)

All sections of this form must be completed.

- The below Powerglide Elevator(s) has been manufactured and installed to comply with the requirements of NZBC D2/AS1 as an acceptable solution using NZS4334:2012, and also as an alternative solution using the standards of AS1735.18 2002 in conjunction with NZBC D2/AS1. If you require any other information regarding this producer statement, please contact us on: info@powerglide.co.nz, or 0800 543 843.

This document confirms that Powerglide Elevators has supplied and installed an elevator at the following premises:	
Building consent number:	BC 250614
Legal description:	Lot 45 DP28828
Site address:	53 Queens Road, Waikanae Beach, Waikanae
Description of building work:	Manufacture and install a Powerglide Elevator
Performance standard for maintenance and inspection, if applicable:	NZS4334:2012
Contact details for Powerglide Elevators:	Address: 14A Unutoto Place, Tauriko, Tauranga Phone 0800 543 843 Email: info@powerglide.co.nz
Powerglide confirmation signature:	
Date:	04/06/2026



Qualifications and Experience – Allan Fullerton

Work history:

- 1993 – 1997 - Served and completed an apprenticeship in fitting, turning and machining after leaving high school
- 1997 – 1999 - Continued working in turning shop for 2 years after completion of apprenticeship
- 1999 – 2014 - Worked as a hydraulics engineer for Power Steering and Hydraulics Ltd. During this period we started a separate division called Powerglide Elevators and we designed a domestic and limited use disabled access elevator for the NZ market
- 2015 – current - Sold Power Steering and Hydraulics Ltd and formed Powerglide Elevators Ltd

Experience

- 6 years experience in all facets of turning, machining and component design for dairy, chemical and fluid power industries
- 15 years experience in hydraulic equipment repair and hydraulic system design and manufacture.
- 16 years experience in elevator design, manufacture and installation.
- Active relationship with Vertrans Associates (Auckland) and Lifteye Consulting (Christchurch) for at least 16 years to make the Powerglide Elevators design to meet or exceed the requirements of the NZBC standards for residential and limited use disabled access elevators

Experience specific to NZBC Clauses

As a mechanical engineer I was trained to understand and have extensive experience around the design concepts of steel structures, both fabricated and machined. I have had direct experience in this field since 1993 when I began my apprenticeship and have always been the primary designer for all Powerglide Elevator's lift equipment, as well as consulting our suppliers on the requirements of the components. The early part of my training was for the design and manufacture of valving and control equipment for chemical and dairy processes and the durability (both through environmental factors and physical vibrations, impact etc) was a key feature in all designed items.

I have applied my lifetime of knowledge in engineering to the Powerglide Elevators design and the entire design has been assessed and signed off as complying with the relevant provisions of Clause D2 of the Compliance document for New Zealand Building Code – Mechanical Installations for Access for those parts of the work specified in the accompanying calculations. The design has been prepared in accordance with B1/VM1 and D2/AS2 of the approved documents prepared by the Department of Building and Housing 2006.



Design & Documentation
Project Management
IQP Certification & Surveys
Lift Maintenance Contracts
& Administration

Vertrans Associates (NZ) Ltd
PO Box 300 302
Albany
Auckland
New Zealand 0752

Ph 64-9-480 5510
Fax 64-9-480 5515
Email office@vertrans.co.nz
Web www.vertrans.co.nz

8 March 2018

To whom it may concern

We are pleased to provide a reference supporting the following individual:

Allan Fullerton
C/ - Powerglide Elevators
79C Newton Street
Mount Maunganui South 3149

We have known Allan for the past 12 years through his company Powerglide Elevators. Vertrans have been involved in the Certification of numerous lifts both in private residential dwellings and in commercial applications involving NZBC D2/AS1 and AS2 using NZS4334.

We have found Allan to be particularly knowledgeable on the requirements of the applicable design code and have appreciated his attention to detail to achieve a reliable and compliant lift product.

We have no hesitation in supporting Allan in his application and would welcome queries from any persons verifying this reference.

Yours faithfully,
VERTRANS ASSOCIATES (NZ) LTD



MURRAY BARR
DIRECTOR



PRODUCER STATEMENT AUTHOR REGISTER ACCEPTANCE CONFIRMATION

29 February 2024

Allan Fullerton
Powerglide Elevators
14 Unutoto Place
Tauriko
Tauranga 3171

Dear Allan

LICENCE NUMBER: PSA/2018/16
SOUTHERN BUILDING CONTROLS GROUP PRODUCER STATEMENT AUTHOR REGISTER
ACCEPTANCE (SBCG PSA)

Your renewal application to remain an author on the Southern Building Controls Group (SBCG) Producer Statement Author Register has been approved for:

PS1 – Producer Statement Design
B1 – Structure
B2 – Durability
D2 – Mechanical Installations for Access

Your SBCG PSA number is **PSA/2018/16** and should be quoted on all producer statement documentation that you submit. Your expiry date is **23 March 2027**.

A PSA Register Renewal Form will be emailed to you one month prior to your expiry date. It is important that you provide evidence of further training undertaken (Certificates of Attendance, Registration etc.) and any updated Memberships of appropriate trade and/or professional affiliations.

Please note that if you wish to apply for a different Building Code Clauses at any time a new SBCG 30 Producer Statement Application will need to be completed and submitted to the PSA Panel.

Please find attached is your 3-Year PSA Registration Fee Invoice; please ensure this is paid promptly in order to avoid cancellation from the PSA Register.

Any queries regarding your PSA Registration should be directed to the PSA Administrator by email at building@dcc.govt.nz quoting your PSA Licence Number.

Yours faithfully

SBCG PSA Administrator

Encl. SBCG PSA Registration Fee Invoice

Installation Checklist – Disabled Access Installations

If Pre-Installation items are 'No' then these need to be addressed with the builder before starting

Inside Lift Car	Yes / No	Comments
Lift control buttons are working correctly	Yes	
Emergency Stop button working correctly	Yes	
Light curtains functioning correctly	Notes	A series, not fitted
Door latches working correctly	Yes	
Door stops fitted firmly and allowing door to close properly	Yes	
Lift re-levels when it drops, even with door open	Yes	
Lift is functioning properly and floor heights are set	Yes	
Rated load sign and name plate fitted to car control panel	Yes	
Telephone is connected and working (leave blank if not applicable)	N/A	
Floor designation labels have been fitted at each floor (leave blank if not applicable)		
Inside Lift Shaft	Yes / No	Comments
Emergency isolate switches working correctly	Yes	
Rails pins are in shaft and have been labelled	Yes	
Bump stops in position at ground floor and top floor	Yes	N/A
"Do Not Ride on Roof of Lift Car" signage has been fitted to rood top	Yes	
Lift shaft has been cleared of rubbish	Yes	
Lift shaft and lift car manual exit cards fitted	Yes	





Inside Plant Room	Yes / No	Comments
HPU is bolted to floor	Notes	Builder to do this after electrician installs PCU
Machine room inside lockable cupboard with "Danger" sign fitted		
User Manual left inside plant room cupboard	Yes	
Cables are tidily organised	Yes	
Power fail test completed, lift is functioning correctly	Yes	
Outside Lift Shaft	Yes / No	Comments
Landing door keys removed from doors and fitted to labelled key ring	Yes	
Landing call buttons are operating correctly	Yes	
Wiggle test on doors completed	Yes	
"Lift" sign fitted adjacent to each landing door		
"Do not use lift in a fire" signs fitted to each landing door		
Door openers functioning properly (leave blank if not fitted)	N/A	

Site Address: 53 Queens Road, Waikanae

Technician Name: Grant B

Date of Installation Completion: 04/06/2026

Client or builder have had a lift operation demonstration? TRUE

Client Induction Notes:



Test Results – 53 Queens Road, Waikanae

Date: 06/06/2026

Serial Number: 1748

Name of Tester: Mario

PLC Serial Number: 009-0041

Continuous testing with 400kg load completed	TRUE
Static load testing completed	TRUE
Stop circuit and emergency lower tested	TRUE
Door strikes tested and working	TRUE
Light curtains or safety edge test and working	TRUE
Limit strikes tested and working	TRUE
Call buttons tested and working	TRUE
Light working	TRUE
All control panel buttons tested and functioning	TRUE
Power fail test completed and passed	TRUE
800psi top out test completed and passed	TRUE
Lift static load	250
Lift has passed testing	TRUE



Re: Request for As-Built Documentation

The elevator for *53 Queens Road, Waikanae* is entirely manufactured offsite in our factory and is a standard S Series model. Our manufacturing system doesn't utilise individual drawings for each lift, rather it's manufactured using modular components which are assembled to the specifications laid out in the PS1. Therefore, as-built drawings are not provided, nor should they be required.

Powerglide Elevators

POWERGLIDE ELEVATORS ROUTINE MAINTENANCE AND ANNUAL D2 WOF INSPECTION CHECKLIST

This form is intended for the use of the Powerglide Elevators Technician when they make the routine maintenance check, and for use by an Independent D2 IQP's carrying out annual WOF of this equipment for the building owner (if required).

1. Check all external electrical connections at the PLC									
2. Check battery connections [Replace batteries every five years]									
3. Load test batteries									
4. Check slide blocks for correct adjustment									
5. Complete door rattle test on all lift doors									
6. If Door Openers – Check axel bolt is tight									
7. Visual inspection of the cylinder									
8. Check floor heights									
9. Check all signage									
10. Emergency Lift Phone – Confirm operational and two-way									
11. If glass door hardware is installed – Confirm operational & bolts									
12. Check the foot mounting bolts are tight									
13. Check the rail frame bolts are tight									
14. Check that the cylinder rod to carriage bolt is tight									
15. Check cylinder support bolts are tight									
16. Check call buttons on each level are operating correctly									
17. Check floor buttons inside the lift are operating correctly									
18. Confirm emergency stop process is operating correctly									
19. Confirm safety features are operating correctly									
20. Confirm door hardware are operating correctly									
21. Check interior lights are operating									
22. Check isolation switches are operating									
1. Technician or Registered D2 IQP's Name									
2. Registered D2 IQP's Registration Number									
3. Date of Inspection									

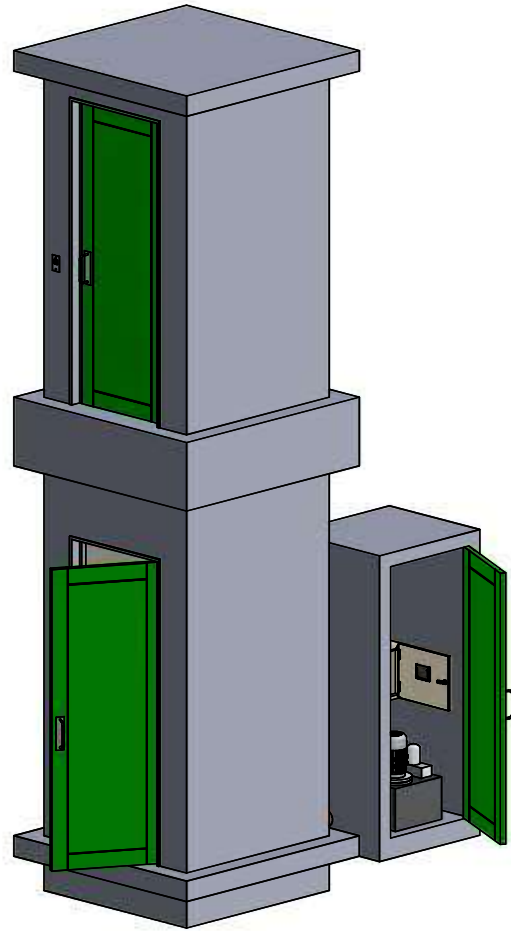
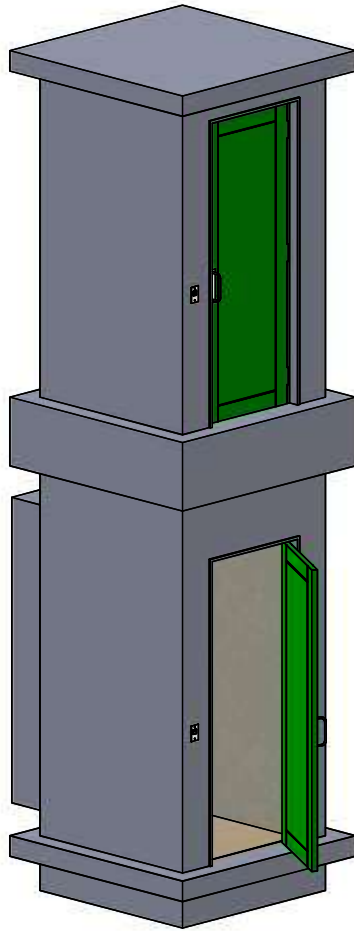


0800 543 843
customerservices@powerglide.co.nz

ELEVATOR INSTALLATION DETAILS



POWERGLIDE ELEVATORS 14a Unutoto Place, Tauriko, Tauranga 3171 Ph. 0800 123 456 www.powerglide.co.nz			DRAWN BY MG		LIFT CAR TYPE Full Car with Doors Opposite the Rails		
			DATE 28 Oct 2025				
			MODIFIED BY				
DATE							
DETAILS OF			LIFT PRODUCT RANGE		LIFT SHAFT	REVISION	SHEET SIZE
Cover Sheet			A-Series		2-Level	B	A4
					DO NOT SCALE PHOTOCOPIES	SCALE 1:15	SHEET 1 OF 9



POWERGLIDE
ELEVATORS



14a Unutoto Place, Tauriko, Tauranga 3171 | Ph. 0800 123 456 | www.powerglide.co.nz

DRAWN BY
MG

DATE
28 Oct 2025
MODIFIED BY

DATE

LIFT CAR TYPE

Full Car with Doors Opposite
the Rails

DETAILS OF

Lift Shaft

LIFT PRODUCT RANGE

A-Series

LIFT SHAFT

2-Level

DO NOT SCALE PHOTOCOPIES

REVISION

B

SCALE
1:50

SHEET SIZE

A4

SHEET
2 OF 9

ELEVATOR DESIGN REQUIREMENT NOTES

GENERAL NOTES:

- The Lift shaft must be built in accordance with the guidelines in the Lift Shaft Builders Guide provided by Powerglide Elevators and to the dimensions shown on this drawing.
- The Lift Shaft must be square and plumb for the entire height of the shaft and must have the finished lined sizes to within the tolerances stated on this drawing.
If the shaft construction does not meet these requirements, the responsibility lies with the building contractor to rectify. The building contractor will also be liable for any additional installation costs that may result from issues with the shaft construction.
- Dedicated power supply to plant room required:
240V 20A single phase non-RCD with hard-wired 20A isolate switch.
- Maximum lift car load:
250kg (3 persons standing).
- Maximum horizontal seismic load on rails = 7.3kn.
- Height of landing call buttons should be 900-1100 (to NZS 4334).
- No pit sump required (unless requested by building consent authority).
- Lift shaft lighting supplied by Powerglide Elevators.
- The minimum ceiling height required on the top floor level is 2380.

POWERGLIDE ELEVATORS SUPPLY THE FOLLOWING:

- Rails, Carriage and Hydraulic Cylinder
- Lift Car Assembly and Lift Car Lights
- All wiring from the lift plant to the lift shaft
- Landing Controls
- Mortise, Door Strike and Interior Flush Pull
- Hydraulics and Electronic Controller
- All Lift Shaft, Lift Car and Machine Room Signage

POWERGLIDE ELEVATORS DO NOT SUPPLY THE FOLLOWING:

(Refer to Powerglide Elevator's Lift Shaft Construction Manual for these requirements)

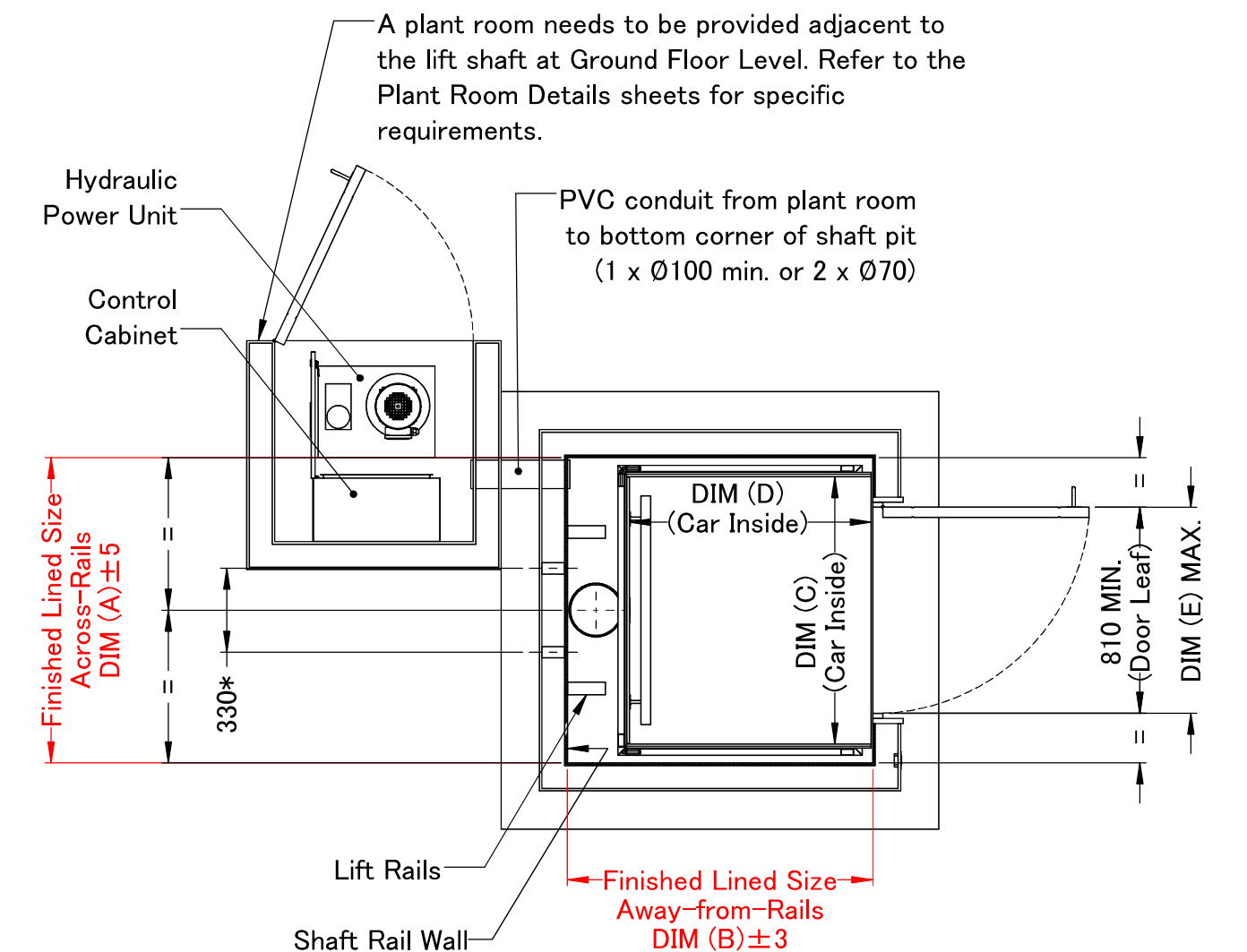
- Construction of any part of the lift shaft or plant room
- Pit, cylinder hole and caisson
- Landing doors and door hardware installations
- Installation of Cat6 cables for the landing call buttons back to the plant room
- Exterior pull handle on landing doors
- Power supply to plant room
- Plant room or cupboard

 14a Unutoto Place, Tauriko, Tauranga 3171 Ph. 0800 123 456 www.powerglide.co.nz		DRAWN BY MG	LIFT CAR TYPE Full Car with Doors Opposite the Rails	
		DATE 28 Oct 2025 MODIFIED BY DATE		
DETAILS OF Design Requirements	LIFT PRODUCT RANGE A-Series	LIFT SHAFT 2-Level		REVISION B
		DO NOT SCALE PHOTOCOPIES		SHEET SIZE A4 SCALE 1:1 SHEET 3 OF 9

IMPORTANT:

- The Finished Lined Sizes are CRITICAL. These are NOT the framing sizes.
- The Lift Shaft must be square and plumb for the entire height of the shaft.
- The Finished Lined Sizes of the Lift Shaft MUST BE within the tolerances stated on this drawing.

If they are outside these sizes the lift car will not fit or comply with the standard (NZS4334). To comply with the standard, the floor gap to the door walls needs to be consistent, so the plumbness of these walls are critical. The responsibility lies with the building contractor to rectify any issues with the lift shaft sizes or plumbness, if they do not meet the requirements of these specifications.

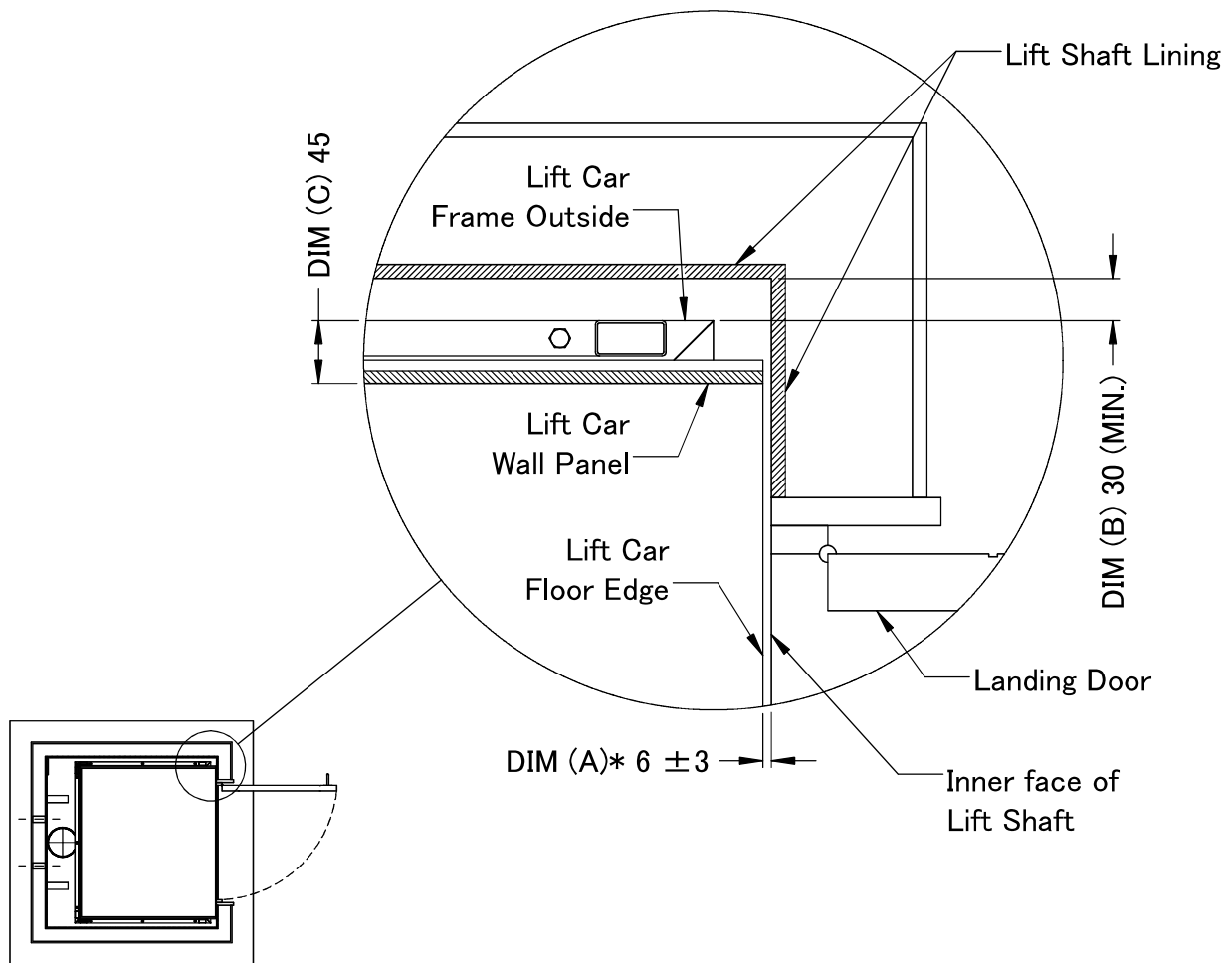


* 2 x studs required in rail wall spaced at 330 centred on the rail wall for the full height of the wall for rail fixings (unless fixing directly to a block or tilt-slab wall)

NOTE (FOR COMPLIANCE WITH NZS4334):

- Refer to Table 1 for car & shaft size options
- Door Leaf (760 minimum clear opening is required) can be up to DIM (E) and must be centred on the Lift Shaft
- Doors must finish flush with shaft lining when closed

POWERGLIDE ELEVATORS 14a Unutoto Place, Tauriko, Tauranga 3171 Ph. 0800 123 456 www.powerglide.co.nz		DRAWN BY MG DATE 28 Oct 2025 MODIFIED BY DATE	LIFT CAR TYPE Full Car with Doors Opposite the Rails		
DETAILS OF		LIFT PRODUCT RANGE	LIFT SHAFT	REVISION	SHEET SIZE
Plan View (FG)		A-Series	2-Level	B	A4
			DO NOT SCALE PHOTOCOPIES	SCALE 1:25	SHEET 4 OF 9



DIM	DESCRIPTION	SIZE
A*	Lift Car open-side clearance to Lift Shaft Lining	6 ± 3
B	Lift Car closed-side clearance to Lift Shaft Lining	30 MIN.
C	Lift Car outside to the inside of the car wall panel	45

NOTE:

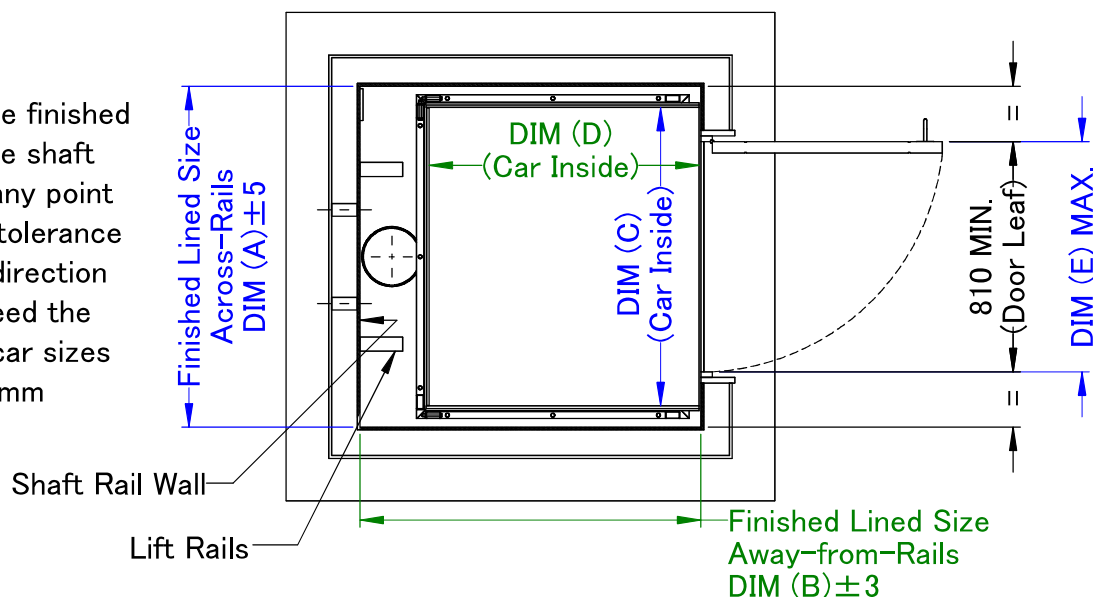
* THE OPEN-SIDE SHAFT CLEARANCES ARE CRITICAL FOR SAFETY REASONS AND FOR COMPLIANCE TO THE LIFT STANDARD (NZS4334). THESE SHAFT WALLS AND THE WALLS OPPOSITE NEED TO BE FINISHED PLUMB TO THE TOLERANCES SPECIFIED TO BE ABLE MAINTAIN THE CAR FLOOR GAP CLEARANCE TO BE WITHIN THE ALLOWABLE LIMITS.

POWERGLIDE ELEVATORS  14a Unutoto Place, Tauriko, Tauranga 3171 Ph. 0800 123 456 www.powerglide.co.nz		DRAWN BY MG	Full Car with Doors Opposite the Rails		
		DATE 28 Oct 2025			
		MODIFIED BY			
		DATE			
DETAILS OF		LIFT PRODUCT RANGE	LIFT SHAFT	REVISION	SHEET SIZE
Shaft Clearances		A-Series	2-Level	B	A4
			DO NOT SCALE PHOTOCOPIES	SCALE 1:50	SHEET 5 OF 9

IMPORTANT:

- The Finished Lined Sizes are CRITICAL. These are NOT the framing sizes.
- The Lift Shaft must be square and plumb for the entire height of the shaft.
- The Finished Lined Sizes of the Lift Shaft MUST BE within the tolerances stated on this drawing. If they are outside these sizes the lift car will not fit or comply with the standard (NZS4334). To comply with the standard, the floor gap to the door walls needs to be consistent, so the plumbness of these walls are critical. The responsibility lies with the building contractor to rectify any issues with the lift shaft sizes or plumbness, if they do not meet the requirements of these specifications.

* Regardless of the finished lined shaft size, the shaft can NOT vary at any point by more than the tolerance specified in each direction and can NOT exceed the range limits (The car sizes are available in 25mm increments).

**Table 1: Car Size from Constructed Finished Lined Shaft Size**

Across-Rails Dimensions				Away-From-Rails Dimensions		
Shaft Size DIM (A) IS BETWEEN MINIMUM MAXIMUM	Resulting Car Size DIM (C)	Door Width DIM (E) MAXIMUM		Shaft Size DIM (B) IS BETWEEN MINIMUM MAXIMUM	Resulting Car Size DIM (D)	
1000	1024	850		986	1010	750
1025	1049	875		1011	1035	775
1050	1074	900		1036	1060	800
1075	1099	925		1061	1085	825
1100	1124	950		1086	1110	850
1125	1149	975		1111	1135	875
1150	1174	1000		1136	1160	900
1175	1199	1025		1161	1185	925
1200	1224	1050		1186	1210	950
1225	1249	1075		1211	1235	975
1250	1274	1100		1236	1260	1000
1275	1299	1125		1261	1285	1025
1300	1324	1150		1286	1310	1050
1325	1349	1175		1311	1335	1075
1350	None	1200		1336	1360	1100
				1361	1385	1125
				1386	1410	1150
				1411	1435	1175
				1436	1460	1200

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DRAWN BY
MG
DATE
28 Oct 2025
MODIFIED BY
DATE

LIFT CAR TYPE

Full Car with Doors Opposite
the Rails

DETAILS OF

Car Sizes from Finished
Lined Shaft Sizes

LIFT PRODUCT RANGE

A-Series

LIFT SHAFT

2-Level

DO NOT SCALE PHOTOCOPIES

REVISION

B

SCALE
1:25

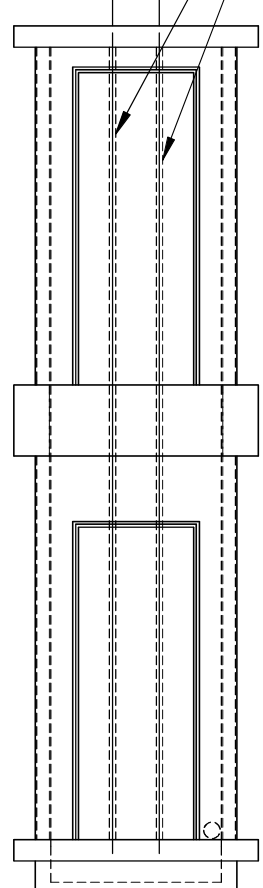
SHEET SIZE

A4

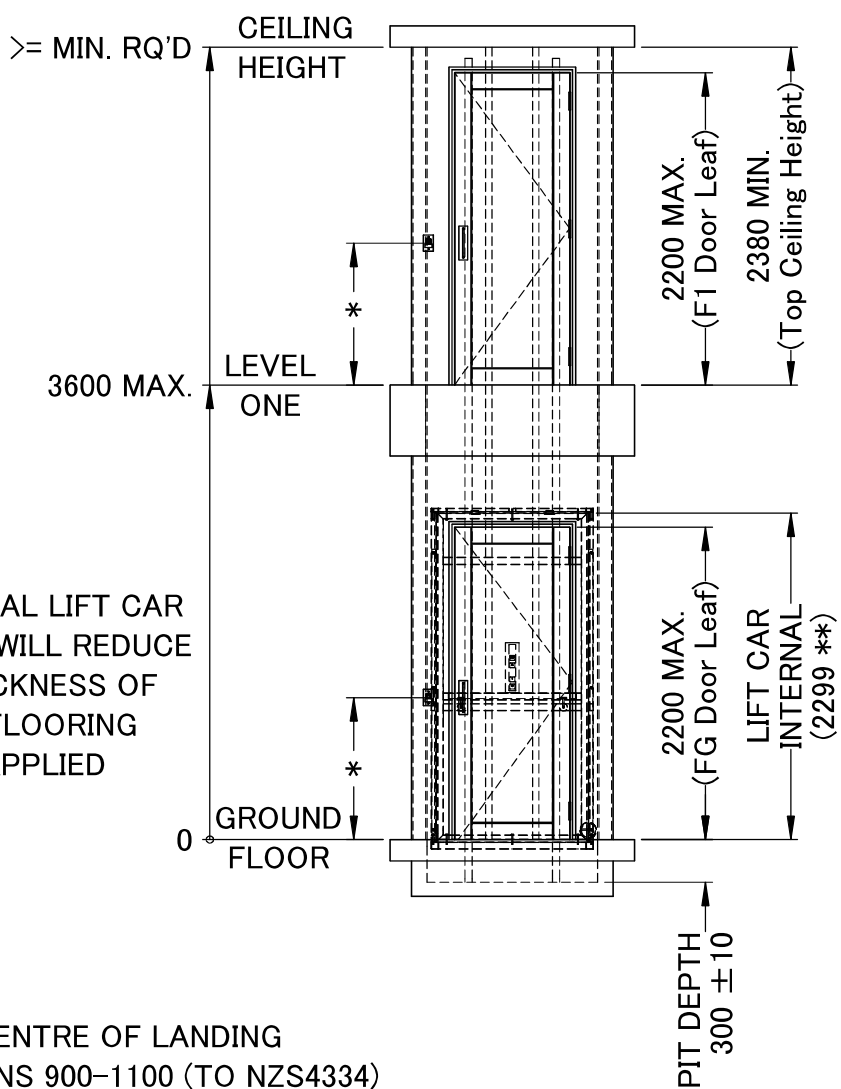
SHEET
6 OF 9

330

2 studs in rail wall spaced at 330, centred on the rail wall for the full height of the wall for rail fixings (unless fixing directly to a block or tilt-slab wall)



** THE INTERNAL LIFT CAR DIMENSION WILL REDUCE BY THE THICKNESS OF THE FINAL FLOORING MATERIAL APPLIED



- NOTE:
- Door Heights must be less than the finished internal height of the Lift Car
 - Max. Std Door Leaf Height is 2200 for this Lift Car size
 - Min. Door Opening Height for compliance to NZS4334 is 1980mm (2200 Max.)

* HEIGHT TO CENTRE OF LANDING CALL BUTTONS 900-1100 (TO NZS4334)

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DRAWN BY
MG
DATE
28 Oct 2025
MODIFIED BY
DATE

LIFT CAR TYPE
Full Car with Doors Opposite the Rails

DETAILS OF	LIFT PRODUCT RANGE	LIFT SHAFT	REVISION	SHEET SIZE
Shaft Elevation	A-Series	2-Level	B	A4
		DO NOT SCALE PHOTOCOPIES	SCALE 1:50	SHEET 7 OF 9

LIFT RAILS CENTRED
ON LIFT SHAFT WALL

F1 LEVEL
(FIRST FLOOR)

300 (PIT DEPTH REQUIRED)

FG LEVEL
(GROUND FLOOR)

HYDRAULIC CYLINDER
CAISSON REQUIRED FOR
LIFTS WITH TRAVEL >3.6m
CENTRED ON RAIL WALL
(REFER TO LIFT SHAFT
BUILDERS GUIDE)

LIFT SHAFT PIT BASE

CAISSON FROM MINIMUM Ø200 PVC PIPE
WITH CAPPED/SEALED END.
(LENGTH DEPENDS ON TRAVEL
HEIGHT REQUIRED FOR LIFT)

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14a Unutoto Place, Tauriko, Tauranga 3171 | Ph. 0800 123 456 | www.powerglide.co.nz

DRAWN BY
MG
DATE
28 Oct 2025
MODIFIED BY
DATE

LIFT CAR TYPE

Full Car with Doors Opposite
the Rails

DETAILS OF

Shaft Layout

LIFT PRODUCT RANGE

A-Series

LIFT SHAFT

2-Level

DO NOT SCALE PHOTOCOPIES

REVISION

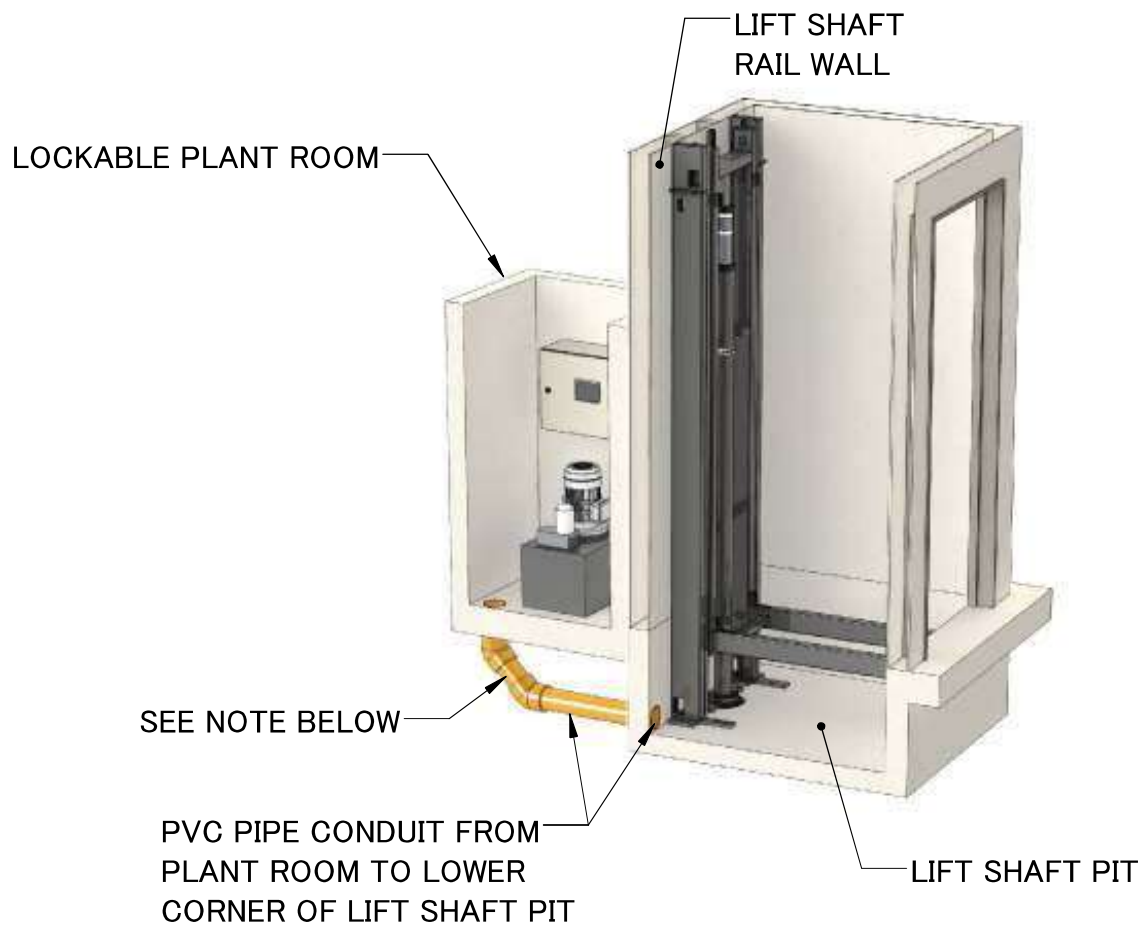
B

SCALE
1:1

SHEET SIZE

A4

SHEET
8 OF 9



The angle in the pipes should be no more than 45° (a gradual curve is preferred).
 A minimum of 1 x Ø100 or 2 x Ø70 PVC conduit pipe(s) are required for connecting the plant room to the bottom corner of the pit close to the rail wall.



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LIFT CAR TYPE

Full Car with Doors Opposite
the Rails

DETAILS OF

Plant Room Details A
(General Info & Conduit
Requirements)

LIFT PRODUCT RANGE

A-Series

LIFT SHAFT

2-Level

DO NOT SCALE PHOTOCOPIES

REVISION

B

SCALE
1:100

SHEET SIZE

A4

SHEET
9 OF 9