COUNCIL PROPERTY FILE

65 Murdock Street, Dargaville

STATEMENT OF PASSING OVER

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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.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Pocklington

REAL ESTATE

96/272/2


BC 0096027202

1/96 Rec'd
6/96 KF

Dargaville Borough Council

Private Bag, Dargaville. | Local Government Centre, (Office, Hokianga Road,) Dargaville | Phone 7059 Dargaville

APPLICATION FOR BUILDING PERMIT

TO THE BOROUGH ENGINEER,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land *and* buildings are:—

OWNER Name Leo Vallance

Postal Address Murdoch St, Dargaville Phone 8755

BUILDER Name

Postal Address Phone

PLUMBER Name Brian

Postal Address 27 Kauri St Dargaville Phone 8684

DRAINLAYER Name

Postal Address

EXISTING USE OF SITE *AND* BUILDINGS

NATURE OF PROPOSED BUILDING WORK To fit inbuilt Kent log fire
e.g., additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 96/272/2

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) 167 67-69 O.P. 10919

Road or Street:

AREA OF SITE: ..... Square *Metres*

NATURE OF SOIL: (rock, clay, sand, loam, etc).

FLOOR AREA: (proposed work—square metres)

	Basemnet	Ground Floor	Other Floors.	Total
Main Building				
Accessory **Buildings**				

Lounge →

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing and drainage) ..... $

Accessory Buildings (excluding plumbing and drainage) ..... $

Plumbing and Drainage ..... $

Total of Work $

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Dargaville Borough Council by-laws governing and regulating all matters the subject of the foregoing.

$15-00

Signature of Applicant: B Vallance

Date: 23-1-86

FOR OFFICE. USE. ONLY

TO ADMINISTRATIVE OFFICER: Date Received .....

Check Lid: Forms completed (Valuation No. ( ) Fees receipted ( )

Remarks: .....

Signature: ..... Date: .....

TO PLANNING OFFICER: (Check with District Planning Scheme. Refer to Council if required).

Approved by Council Minute No. ..... Date: .....

Checked and approved by Officer Signature: ..... Date: .....

TO HEALTH INSPECTOR: (Check for drainage, health, etc)

Checked and approved Signature: ..... Date: .....

TO BUILDING INSPECTOR (Check for bylaws, etc.)

checked and approved Signature: ..... Date: .....

TO FIRE INSPECTOR: (Check for by-laws, etc.)

Remarks: .....

.....

.....

.....

Checked and approved Signature: ..... Date: .....

TO STRUCTURAL ENGINEER: (Check design calcs. etc.)

Remarks: .....

.....

.....

Checked and approved Signature: ..... Date: .....

REMARKS: .....

.....

.....

.....

PERMIT TO BE ISSUED SUBJECT TO: .....

.....

.....

.....

GENERAL INFORMATION

(1) The following MUST accompany this Application:

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or on print paper) including—

(a) Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown

(c) Front and side elevations.

(d) Cross-section showing framing with bracing.

(e) Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued.

(f) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.

(g) A report and calculations showing how the design complies with the By-laws in the case of buildings requiring specific designs.

(h) Applications for (in so far applicable):

(1) Drainage and plumbing

(2) Sewer connections

(3) Water supply connection

(4) Crossing

(5) Footpath damage deposit

(6) Hoarding licence

(7) Vehicular crossing

(8) Stormwater connection

(i) In duplicate a location drawing showing the site (all four boundaries) the buildings already on the site and the new proposed building shown in black. The measurements from the proposed building to all buildings on the site and the boundary lines should be given.

(2) FEES may be forwarded later on advice of availability of permit and the amount of fees required.

FOR OFFICE USE ONLY

FEES (where applicable)		Receipt No.	Date	Permit No.
Building Permit	$ 15 :	6510	27-6-96	
Building Research Levy	$:			
Plumbing and Drainage Permit	$:			
Footpath Damage Deposit	$:			
Sewer Connection	$:			
Water Connection	$:			
Stormwater Inspection	$:			
Hoarding Licence	$:			
Vehicular Crossing	$:			
Off-Street Parking				
Spaces				
Contibution	$:			
TOTALFEES	$15:00			

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the borough Engineer shall have the absolute determination of the value of the proposed work or building.

BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK: (Value to exclude value of Plumbing and Drainage work).

Value of Work	Fees
0 - 1000	15.00
1001 - 2000	25.00
2001 - 2500	30.00
2501 - 3000	35.00
3001 - 3500	40.00
3501 - 4000	45.00
4001 - 5000	55.00
5001 - 6000	65.00
6001 - 7000	75.00
7001 - 8000	85.00
8001 - 9000	95.00
16001 - 18000	165.00
18001 - 20000	180.00
20001 - 25000	205.00
25001 - 30000	230.00

ach Building Permit issued.
ed.

BUILDING PERMIT
(Office Copy)

AUTHORITY
DARGAVILLE UOROUGH COUNCIL

Stats. No. D 044432
No.

Receipt No. 6510

Date Permit Issued 30/ 6 /86

OWNER

Name L. VALLANCE

Mailing Address MURDOCH S.T.

DARGAVILLE

BUILDER

Name ✓ B. BOAKES

Mailing Address 102 TERVOIS ST.

DARGAVILLE

PROPERTY ON WHICH BUILDING IS TO E ERECTED/DEMOLISHED

SITE

Street No. AS OWNER

Sweet Name

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No. 96/272/2

Lot 67-69 D.P. 10919

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

TO INSTALL "KENT LOG FIRE" IN DWELLING

FLOOR AREA **DWELLING UNITS**

Whole Sq. Metres

Building	1,000	00
mbing		
Drainage		
	1,000	00

NATURE OF PERMIT (TICK BOX)

- ☐ FOUNDATIONS ONLY
- ☑ – i
- ☐
- ☐

FEES APPLICABLE

Street Damage Deposit . $
Building Research Levy . . $
Plumbing . . . . . $
Drainage . . . . . $
Sewer Connection . . . . . $

Vehicle Crossing Levy . . . $
M.S. Plumbing . . . . . $

TOTAL 15 00

Date of Payment 27/ 6 /86

Authorised Officer

Special Conditions: (In addition to those noted on reverse):

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submined. and with any conditions defined: such work to be subject to inspection at any time during progress and to be carried out in Strict conformity with the requirements of the Council By-Laws.

IMPORTANT – YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables. water mains.

Remarks:

8560

DARGAVILLE 'BOROUGH COUNCIL

P.O. Box 34, Dargaville (Office, Hokianga Road, Dargaville) Phone 8225 Dargaville

APPLICATION FOR BUILDING PERMIT

TO THE BOROUGH ENGINEER,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are —

OWNER Name Mr. L & V ?/ALLANCE

Postal Address RD 3 Dargaville. Phone 8572

BUILDER Name P. L Hannan.

Postal Address Box 405. Phone

PLUMBER Name B. F Bookes.

Postal Address Dargaville. Phone 8684

DRAINLAYER Name "

Postal Address " Phone "

EXISTING WE OF SITE AND BUILDINGS

NATURE OF PROPOSED BUILDING WORK New Residence
e.g., additions to Dwelling, Bedroom, Lounge extensions etc. FOR FARM MANAGER.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 96/273 ?

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

Lots 67 : 68 69 DP 10919 + PT 1 DP 34008.

Road or Street: Murdock ST.

AREA OF SITE: Acres Roods Perches

square metres

NATURE OF SOIL: (rock, clay, sand, loam, etc). CLAY.

FLOOR AREA: (proposed work—square metres)

	Basement	Ground Floor	Other Floors	Toral
Main Building				
Accessory Buildings				132 m²

17
59

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing and drainage)	$ 35,677.27
Accessory Buildings (excluding plumbing and drainage)	$
Plumbing and Drainage	$ 2777.20
Total of Work	$ 38,454.47

CERTIFICATE: I hereby certify that the above information is correct in every respeat and do hereby agree to abide by ail provisions of the Dargaville Borough Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: P Hannan

Date: 29 - 1 - 76

FOR OFFICE USE ONLY

TO ADMINISTRATIVE OFFICER: Date Received 30/1/76

Check List: Forms completed ( ) Valuation No. ( ) Fees receipted ( )

Remarks:

signature: Date: 30/1/76

TO PLANNING OFFICER: (Check with District Planning Scheme. Refer to Council if required)

Approved by Council Minute No. Date:

Checked and approved by Officer Signature: Date:

TO HEALTH INSPECTOR: (Check for drainage, health, *etc.*)

Checked and approved Signature: Date:

TO BUILDING INSPECTOR: (Check for by-laws, etc.)

Checked and approved Signature: Date:

TO FIRE INSPECTOR: (Check for bylaws, etc.)

Remarks:

Checked and approved Signature: Date:

TO STRUCTURAL ENGINEER: (Check design calcs, etc.)

Remarks:

Checked and approved Signature: Date:

REMARKS:

PERMIT TO BE ISSUED SUBJECT TO:

'GENERAL INFORMATION

(1) The following **MUST** acompany this Application:

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or 'on print paper) including—

(a) Ground plans of proposed work showing position of **all** sanitary fittings and names and sires of various **rooms.**

(b) **'Where** the building is on a sloping site the correct height **of** foundations must be shown.

(c) Front and side elevations.

(d) Cross-section showing **framing** with bracing.

(e) Where **a building** requires Plumbing and Drainage work **a** separate Application Form must be filled in and **fee** paid before a Building Permit can be issued.

(f) Such drawings and information **in** detail as may he necessary to indicate that the proposed building or other work or change of use of land or buildings' **will** comply in all respect with the District Plan.. ning Scheme and with the By-laws.

(g) A **report and** calculations **showing** how the design complies with the By-laws in **the** case of **buildings requiring** specific designs.

(h) Applications for (in **so** far applicable):

(1) Drainage and plumbing

(2) **Sewer connections**

(3) **Water supply connection**

(4) **Crossing**

(5) **Footpath damage deposit**

(6) Hoarding licence

(7) **vehicular** crossing

(8) Stormwater **connection**

(i) In duplicate, a location drawing showing **the** site (all four boundaries) the buildings already on the site and **the new** proposed building shown in black. The **measurements** from the proposed building to all buildings **on** the site and the boundary lines should he given.

(2) **FEES** may be forwarded later on advice of availability of permit and the amount of fees required.

FOR OFFICE USE ONLY

FEES (where applicable)		Receipt No.	Date	Permit No.
Building Permit	$ 88: ✓	7681	30.1.76	G78657
Building Research Levy	$ 19: 50 ✓			
Plumbing and **Drainage** Permit	$ 29:			455
Footpath Damage Deposit N.A ...	$			
sewer Connection .... N.A	$			
water Connection	47: 00 ✓			
Stormwater Inspection .... N.A	$			
Hoarding Licence	$			
Vehicular crossing .... EXISTING	$			
Off-Street Parking spaces 2 PROVIDED				
Contribution	$			

TOTAL FEES, $183: 50 ✓

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable, according to the estimated value of the work.

In any dispute as to the value, the Borough Engineer shall have the absolute determination of the Value of the proposed work or building.

BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK. (Value to exclude value of Plumbing and Drainage work).

'ESTIMATED VALUE OF WORK

Not exceeding	$20			50
Over	$20	and not exceeding	$200	$1.00
"	$200	"	$400	$2.00
"	$400	"	$600	$3.00
"	$600	"	$800	$4.00
"	$800	"	$1000	$5.00
"	$1000	"	$1200	$6.00
"	$1200	"	$1400	$7.00
"	$1400	"	$1600	$8.00
"	$1600	"	$1800	$9.00
"	$1800	"	$2000	$10.00
"	$2000	"	$2500	$22.00
"	$2500	"	$3000	514.00
"	$3000	"	$3500	$26.00
"	$3500	"	$4000	$28.00
"	$4000	"	$5000	$21.00
"	$5000	"	$6000	$24.00
"	$6000	"	$7000	$27.00
"	$7000	"	$8000	$30.00
"	$8000	"	$9000	$33.00
"	$9000	"	$10,000	$36.00
"	$10,000	"	$12,000	$40.00
"	$12,000	"	$14,000	$44.00
"	$14,000	"	$16,000	$48.00
"	$16,000	"	$18,000	$52.00
"	$18,000	"	$20,000	$56.00
"	$20,000	"	$25,000	$64.00
"	$25,000	"	$30,000	$72.00
"	$30,000	"	$35,000	$80.00
"	$35,000	"	$40,000	$88.00
"	$40,000	"	$50,000	$98.00
"	$50,000	"	$60,000	$108.00
"	$60,000	"	$70,000	$118.00
"	$70,000	"	$80,000	$128.00
"	$80,000	"	$90,000	$138.00
"	$90,000	"	$100,000	$148.00
"	$100,000	"	$120,000	$158.00
"	$120,000	"	$140,000	$168.00
"	$140,000	"	$160,000	$178.00
"	$160,000	"	$180,000	$188.00

BUILDING RESEARCH LEVY FEE

In addition to the above fees there will also be payable a Building Research Levy in accordance with the Building Research Levy *Act*, 1969, which is set at 50c in each $1000 or part thereof of the value *of* each Building Permit issued. Permits for work of a value less then $3000 are exempted.

PLUMBING AND DRAINAGE PERMIT FEES

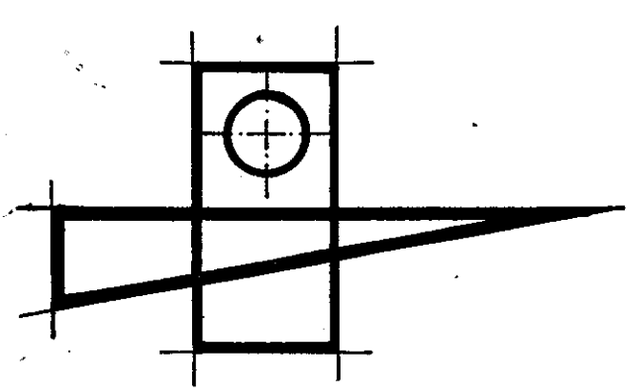
Up to $50	$1.00
$51-$100	$2.00
$101-$200	$3.00
$201-$400	55.00

Plus $2.00 for every $200 or part heerof 'in' excess of the first $400.

SPECIFICATION

RESIDENCE AT MANGAWHARE FLATS DARGAVILLE

FOR LES & VICKI VALLANCE.



C.J. KEEYS - WHANGAREI
DESIGN AND CONSTRUCTION CONSULTANT
DRAFTING AND DOCUMENTATION SERVICES
P.O. BOX 289 — TELEPHONE 84-429

COMMERCIAL - INDUSTRIAL. - RESIDENTIAL

GENERAL SCHEDULE OF MATERIALS AND P.C. SUMS

(a) Floor:- Reinf. Conc. .....
.....

(b) Timber Framing:- As per clauses K2., K4., K5., for ..
Walls & interior Framing .....

(c) Exterior Sheathing: Stock bonded Calaforn.a. stone & Bal Vert Shiplap.

Exterior Trim: D.A. Native .....

Roof Covering; Dimondek or Similar Approved ..

(d) Joinery frames:- Selected Alluminium .....

(e) Interior Linings. Walls: Gib board for internal partitions
Gib Fol for external Frames .....
Ceilings Gib Foil .....

(f) Doors: Rimu Slice cut.. Frames D.A. Rimu .....

(g) Exterior Finishes: Walls Stained Shiplap .....
Base N/A .....
Soffits Painted P.V.A .....
Trim ".....F.G.E .....
Roof Galvanised .....

(h) Interior finishes: Walls Wallpaper & sealtone..
Ceilings Gibtex or similar approved
.....

(j) Sanitary fittings: 2 WC; 1 Toilet basin 1 shr. 1 bath
1 Vanity 1 tub ... wm. 1 wastemaster twin sinks

(k) P.C. Suns for Purchase only (Not Installation)
Hardware: $250:00 Range: $450:00 Light
Fittings: 300:00 Kitchen Fittings: $1,800:..,
Vanity & other shelves, pantry, bedroom fittings, etc
$500:00 .....
Wallpaper $4-50 ..... Insulation Batts $1,000...
.....
.....

D O C U M E N T S

This specification, the accompanying drawings and the design it covers is the copywrited property of C.J. Keeys and so remain in perpetuity.

These documents have keen prepared to assist interested parties concerned with the execution of the work herein stated? implied and shown on the drawings.

All Documents shall be returned to P.O. Box 289, Whangarei on the completion of the works, on request or in the case of tenderers, with the tender price at the close of the tendering period.

No persons (except the local Authority having jurisdiction over the works) shall be permitted to retain any copiee of any of the documents or any portion .thereof. Failure *to* observe this clause shall render the offender liable to prosecution.

These documents shall be mainteined in good order and those defaced during the tendering period shall be reproduced at the expense of the offending party.

All drawings shall be protected from adverse weather conditions and shall be held on the site ready for reference at all times work is being carried out. Should any work be carried out without the supervision of the author, he repudiates any responsibility entirely.

Should the Con-tractor consider any extra work teyond the work contrzcted for he shall supply to the author an accurately detailed report of that amount of work he has allowed for in his tender price and, if approved, an adjustment may be allowed to the Contract price.

The work covered by the Contract shall be taken to include all work shown on the plans and/or mentioned in this specification and/or implied to be done in only the best of material and methods of practice.

No deficiencies will be allowed for in these documents by the owner, author or authorities thus it is hereby agreed that the Consultant's (or his representative) decision shall be taken as final.

Any work not mentioned in this specification or shown or implied on the drawings, but which is necessary to complete the works in a expeditious enthusiastic and workmanlike manner shall be deened specially mentioned.

All queries shall be lodged to the author for clarification prior to the signing of the contract at which tine it shall be deemed that the contractor is fully coherant with all work involved.

G E N E R A L

E1. GENERAL CONDITIONS:

For the purposes of the standards of work qualities 'of materials? its use etc. only the best of each shall be used and or accepted.. Where Brand arid Trade names are specified the instructions printed by the manufacturers shall be implicitely followed.
Fraud or attempted fraud by the Contractor or Sub-Contractors against the intent of this specification shall be severely dealt.?: with and liable to prosecution.
The general conditions of contract shall 'ce as implied by the New Zealand Institute of Architects 'cut in the case of dispute then all the contract documents shall 'ce brought before a judicial body by invitation of the Consultant and his decision shall be absolute and final.

B2 . ADDITIONAL DRAWINGS:

Not less than 18 days' notice must be given for further drawings and details required by Contractor or Sub-Contractor.

B3. BY-LAWS, FEES, PENALTIES, ETC:

The building must be erected strictly in accordance with the Local Authority By-Laws, and all Government and Health Department Regulations applying thereto. Pay all fees, fines and penalties and provide and pay for all water electricity and access used during the progress of the works.

B4. PLANT LABOUR & MATERIALS:

The Contractor shall supply all materials, labour, timber, plant, scaffolding, electricity and water, and whatever else nay be required for the satisfactory carrying on of the work and its due and proper completion. Where not specially mentioned, the grade or class of all materials shall 'ce the same as hereafter specified, the Contractor shall not, (without the express authority of the Consultant) substitute any other brands, grade etc. and shall submit to the Consultant when required, details for verification.

B5. SETTING CUT:

The Contractor shall set out the tuilding in accordance with the drawings and specifications and shall take full responsibility for the accuracy of such setting out, and shall make good any error at his own cost. Figured dimensions shall be taken in preference to scaling from drawings,
Unless otherwise stated, such dimensions shall be taken as between rough work. Contractor must make his own enquiries as regards prices, materials, any information he may consider necessary.

B6. TESTS:

The Consultant shall have the liberty to make all necessary tests to satisfy himself that the naterials and workmanship are in accordance with this specification.

B7. MAKING GOOD:

The Contractor must attend to and perform all preparatory work for, wait on and assist all the different trades and shall make good after all trades.

B8. PROVIDE & FIX:

The words 'provide' and 'fix' whether used singularly or together ere to be taken to mean 'provide' and 'fix' unless expressly stated to the contrary. Where the words 'approved' etc. are used, they refer to the approval of the Consultant.

B9. INSURANCES:

Immediately after signing the Contract, the Contractor must deposit with the Consultant cover notes showing his policy taken out under the 'Employers' Liability 'Act' including Common Law, insuring all workmen employed by the Contractor in carrying out the Contract.
The Contractor must undertake that he will see that all Sub-Contractors and their employees engaged in carrying out Contract are fully insured under the Workers' Compensation Act, and in Common Law, and shall produce to the Consultant certificates of such insurance before allowing any Sub-Contractor

INSURANCES: CONT:

and/or their workmen to proceed with their work. The Contractor must take out a policy covering Public Risk with a limit of indemnity of $60,000 (Sixty thousand dollars) in respect of all claims arising out of any one accident, for the full duration of the Contract. These Policies shall, interalia, indemnify the Employer against All Liability to pay compensation or damages in respect of injuries or damage to persons, animals or property including glass, arising out of any operations of the Contractor or any work executed by the Contractor under the Contract or an extension of the Contract.

B10. VARIATIONS:

No claims for Variations, extra materials or extra work done will be recognised unless authorised by the Consultant in writing. Should an alteration in the works be made during the execution of the Contract it shall not vitiate the Contract nor release the Contractor from any responsibility under it.

B11. SELECTION OF SUB-CONTRACTORS:

The Consultant reserves the right of approval or otherwise of Sub-Contractors to be employed and of all naterials to be supplied by or to the Contractor or Sub-Contractoi-s.

B12. COMPLETION:

On completion leave the site clean and clear of superfluous material and restore all damaged ground to an acceptable standard. Clean all floors and windows and sweep down concrete work.

B13. SCOPE OF WORK:

The work consists of effecting the erection and completion of the proposed tuilding in a workmanlike and tradesmanlike manner.

B14. LIENS ACT:

This Contract is subject to the 'Wages Protection and Contractors Liens Act 1939' and its amendments.

B15. DEFAULT & BANKRUPTCY:

The usual laws of Bankruptcy and Default apply to this. Contract.

B16. ARBITRATION:

Any dispute arising between 'Owner-Employer' and 'Contractor-Builder' not soluble by the terms of this Contract shall be referred to Arbitration within the meaning of the 'Arbitration Act, 1908'.

B17. P.C. (PRIME COST);

The Owner reserves the right to purchase goods and items under 'Prime Cost' sum and accounts shall be adjusted accordingly on completion.

B18. PROGRESS PAYMENTS:

Progress payments, unless otherwise agreed upon, will be paid monthly up to 90% of the estimated value of the work performed and materials on the site. Up to 95% of the value of the work will be paid within 31 days after tentative acceptance and completion the balance of 5% will be paid at the end of the maintenance period which shall be 90 days. If the Contract however, is financed Icy the State Advances Corporations the Contractor will Ice satisfied with the manner of payment as set out by the Corporation.

B19. SUB-CONTRACTORS:

This specification is subdivided into trade sec-tions for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract, hence no claims will be admitted from Sub-Contractors for work not specifically mentioned in a trade section but which is provided for expressed or implied elsewhere in this specification. Every trade jointly and severally shnll collaborate? wait on assist and render all necessary assistance -to complimentary trades. It is the responsibility of each Sub Contractor to read all documents from start to finish.

B20. CONTINGENCIES SUM:

Allow the sum of $400.00 (Four hundred dollars) to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour.

B21. FLUCTUATION OF PRICES:

Should there be either a rise or fall in the prices of labour or materials from the date the tender is submitted until final payment an adjustment to the contract price is to be made accordingly provided that the Contract price has keen affected by such rise or fall in prices.

B22. INFERIOR WORK:

The Sub-Contractors in each trade shall be responsible for the checking and double checking of all their work.
Should the Consultants' inspections reveal obviously inferior work requiring extra office and site time then this time shall be recorded snd become a charge against the offending Sub-Contractor via the main Contractor or his site representative.

E X C A V A T I O N

C1. GENERAL:

Excavate as required for all site levelling, foundations, footings posts, blocks, walls, water pipes etc, to the various depths, levels and grades required for the erection of the building and its appurtenances.

On that part of the site to be built upon, clear all vegetation.

Allow for all subsoil from the foundations and other excavations is to be removed from the site unless otherwise directed.

back-fill and ram carefully around footing, consolidating as work proceeds.

Hardfill if required under slabs, etc.; shall compose of brown rock, scoria or any other hard substance, carefully consolidated screened off with fine sand before concrete is actually laid.

Note: The site is approximately to the levels shown, but the Contractor shall examine the site and satisfy himself as to the nature and the extent of the Contract.

C2. DOUBTFUL BEARING:

Should the Contractors excavations reveal soil of doubtful bearing he shall notify the local building Inspector and C.J. Keeys immediately for instructions.

DRAINLAYER

D1. GENERAL:

Read the general conditions governing this contract and all other relevant clauses elsewhere in this specificetion.

D2. WORKMANSHIP:

All work shall be carried out by experienced and qualified competent workmen and be of the highest standard compatible with the best trade practice only.

D3. MATERIALS:

(a) All stormwater drains shall be 100 mm diam. 3rd grade glazed Earthenware (G.E.W.)
(b) All Soil drains shall be 100 mm diameter first grade G.E.W. concrete encased under building.

D4. SCOPE OF WORK:

Generally this trade shall be required to execute all drainla... as shown on the plan and/or required and shall take all responsibility for *the* work under this section.
He shall lay drains accurately to plan unless otherwise authorised by the Consultant and any deviation shall be applied for by the Contractor via the Consultant to *the* Council Health Inspector.
The drainlayers responsibility starts generally at floor line and end: at the termation and completion of all work pertaining to drains.

D5. TESTING:

Shall be to the entire satisfaction of Consultant and Council Engineers.

P L U M B E R

E1. GENERAL:

Read the General Condi-tions governing this contract and any other relevant clauses elsewhere in this specification.

E2. WORKMANSHIP:

The whole of the plumbing installation shall be executed Is>- experienced tradesmen only9 and shall comply with the requirements of the Whangarei County Council By-laws and the relevant Health Department regulations and to the entire satisfaction of the Consultant and Inspectors. Perform all. work in the best possible manner, as detailed, specified or necessary to leave the whole building in perfectly watertight. Install the hot and cold water systems and leave in perfect working order.

E3. PREPARATORY WORK:

The Plumber shall inspect all preparatory work for his trade and report to the general contractor immediately, any defects that would prevent the satisfactory execution or permanency of his work and shall not proceed until the same unsatisfactory nork has been corrected.
Failure to examine and report will Fe construed as acceptance of preparatory work.

E4. OPENINGS AND CHASES TO FLOORS, WALL ETC:

Slots, openings, chases and nood fixings will be provided by other trades.. Plumber is to make himself responsible for the accurate location of these slots, openings, chases and fixings. Should the Plumbing Sub--Contractor fail to inform the other trades during the course of construction work of the size and position of the openings! chases, etc. required to accommodate his work he shall be responsible for the cutting, forming and making good such work at no extra cost to the Contract.

E5. COLD WATER SUPPLY:

All piping in connection with the cold water supply shall Ice in 'COPPER' in easy flowing kends.
Take 18 mm lead from supply and lead to Pressure Reducing Valve.
Provide 18 mm diameter full flow gate valve inside an 200 mm dim. chamber formed out of concrete or earthenware pipe and fit cast iron cover plate at ground level. Note this valve shall not be a greater distance than 600 or less than 300 from the finished ground line.
Take leads to valves and faucets.
Provide hose connection iocated at back of building *in* position as selected.

E6. HOT WATER SUPPLY:

All piping in connection with the hot water supply shall be in 18 mm diameter COPPER and shall be lagged with approved fibrous composition taped around piping.
Provide and Fix one 180 litre hot water cylinder complete with thermostat controlled element,
All piping shall be within well framing or under slab (i.e. not within) and sufficiently packed from acy brackets fixing flanges, etc. to prevent expansion arid contraction noise and allow *its* thermal movement. All securing flanges shall be cast krass or similar approved. All work shall ke inspected Icy Consultant prior to concealment.

E7. VALVES: ETC:

All taps and extensions, to be chromium plated selected cocks narked 'Hot' and 'Cold' respectively. Standpipe taps to Ice with hose connections.
All taps to be Methven.

E8, SANITARY FITTINGS:

Allow to provide and fix all fittings complete with all components, plugs, chains etc. and leave in 'Clean' condition.
Test all work for excessive noise and water hammer and correct any defects prior to the Consultants inspection.

E9. FLASHINGS:

The Plumber shall provide and fix all flashings throughout whether special manufacturer or not.
All flashings shall be sprung on tight and fixed where concealed wherever possikle.
Allow to flash all openings everywhere horizontal and Vertical.
Unless specified to the contrary all flashings shall be in heavy gauge sheet metal formed to'site dimensions and to match adjacent metals.
Allow to'provide and fix all gutters, gutter sumps and overflows as may be required.

E10. WASHING MACHINE RECESS:

Allow to trim recess within wall thickness behind washing machine to accommodate hoses (Hot and Cold), with independant valves centrally akcve machine plus one 38 mm diam copper waste leading untrapped .togully trap, and one power point independantly switched.

E11. CLOTHES DRYER FLUE::

Allow for 75 mm clothes dryer flue to be conducted to fresh air as approved by the Consultant.
This under ncrnal circumstances shall be lead within wall framing through roof, flashed to same and terminate with bird-proof cowling.

C O N C R E T O R

F1. GENERAL:

Read the General Conditions governing this contract and other relevant clauses elsewhere in this specification.
All work and materials shall be strictly in accordance with the relevant clauses of N.Z.S.S. 1900 Ch: 9:3.
The Contractor shall be entirely responsible for the strength and sufficiency of the forn work for its purpose in every way.
All concrete work shall be executed in accordance with N.Z.S. 1900 Chapter 9.3A 1970 Concrete - Design and Construction: General Requirements, Materials and Workmanship, including all current amendments.

F2. MATERIALS:

Concrete shall be composed of Portland Cement fine and coarse aggregates and water. The ingredients shall conform to the following requirements:-
Cement shall be Portland Ceaent complying with N.Z. S.S. 1844 "Portland Cement". The brand and type of cement is subject to approval by the Engineer.
Aggregates shall comply with N.Z.S.S. 1051 "Concrete materials and methods of test."
The maximum size of aggregate shall be 18mm nominal.
The aggregate type is subject to approval by the Engineer.
Water shall comply with N.Z.S.S. 1051, Clauses 13 & 14.

F3. CONCRETE:

All structural concr ete shall have a minimum 28 day crushing strength of 17,250 kilopascal unless shown otherwise on the drawings and shall conform in all respects with the requirements of N.Z.S. 1900 Chapter 9.3A 1970, for High Grade or Special Grade Concrete. Testing shall be in accordance with N.Z.S.S. 192. "Methods for the testing of Concrete."
Blinding concrete shall have a minimum 28 day crushing strength of 10,350 kilopascals.
The slump of concrete shall be the lowest possible that will

F3. CONCRETE:

permit thorough compaction with the equipment approved for the work. In every case, however, this shall not exceed the following:

Foundations:	75 mm
Slabs, beaus & reinforced walls	100 mm
Columns	100 mm

F4. CONCRETE GRADES AND PROPORTIONS:

(a) Grades: For the purposes of tendering all concrete shall be 20,700 k-Pa high grade and shall be manufactured under the supervision of a Registered Engineer.
The placing and binding of reinforcement shall be supervised hy a responsible foreman and must he inspected hy the Consultant and Whangarei City Corporation Engineers prior to placing of concrete.
(b) Proportions:

Minimum Crushing Strength of 305 x 150 diam. cylinder after 28 days-standard cured.	Min. Cement Content per cub. yard of mixed concrete,	Maximum Water/ Cement Ratio (by weight)
13,800 k Pa	470 lbs	0.69
17,300 k Pa	530 lbs	0.60
20,700 k Pa	590 lbs	0.53
24,250 k Pa	650 lbs	0.48

Slump and compression tests shall be regularly made and all records kept on results and these must be signed and witnessed by the testing personel.

F5. READY MIXED CONCRETE:

Concrete shall be mixed at a central mixing plant and transported to the site in an agitator of revolving drum type. The interval between hatching the concrete at the plant and discharge at the' site shall not exceed 90 minutes. Production, and the method and period of mixing shall be in accordance with the requirements of N.Z.S. 2086 1967: "Ready Mixed Concrete." Concrete shall be High Grade or Special Grade and shall be supplied from a

plant graded by the N.Z. Ready Mixed Concrete Association for the grades used, unless arrangements are made with the Engineer for inspection and approval of the plant two weeks before delivery of concrete to site. The Contractor shall forward details in writing of nix design or methods used if requested by the Engineer.

CONCRETE MASONRY

G1. GENERAL:

Read the General Conditions governing this contract and other relevant clauses elsewhere in this specification.
All concrete blockwork shall be in accordance with N.Z.S.S. 1900, Chapter 9.2: 1964, Masonry, design and Construction.

G2. MATERIALS:

Bricks -	As indicated (if applicable)
Concrete Block -	"Vibrablex" Units or *equal* Glass A of sizes shown including all special units. Comply with N.Z.S.S. 595.
Portland Cement -	Comply with N.Z.S.S. 1844.
Sand -	No. 1 Mercer Sand reasonably conforming to N.Z.S.S. 2129.
Water -	Clean, potable free of excess alkali, salt, silt and organic materials.
Reinforcing -	See "Reinforcement" Specification
Horizontal Reinforcing ;	"Block-Lok"; "Block-Mesh" or equal (not required where reinforcing provided)
Wall ties -	Figure of eight 8 gauge galvanised wire wall ties placed at no less than seven ties per sq. metre and at no less than 800 mm centre to centre horizontally or 400 mm vertically alternately placed to tinker framing.

G3. MORTAR:

Mortar shall consist of Portland Cement and clean sand as above together with water, lime or approved plasticing admixture. Mortar shall have a mix of 1 part cement $\frac{1}{4}$ - $\frac{1}{2}$ parts lime, and 3 - $4\frac{1}{2}$ parts sand, and shall have a conpressive strength of 12,400 k Pa after 28 days.
Admixtures may be used in lieu of lime provided the above streiigth requirements are met. All admixtures shall be used in accordance to the Manufacturer's recommendation.

G6. WORKMANSHIP:

(1) The blocklaying or bricklaying shall be carried out by a firn of contractors specialising in the laying masonary and by expert workman.
Special attention shall be paid to achieving weathertightness in exterior walls and to obtaining the required high quality appearance.
Reinforced blockwork is to be considered as a type of rain-forced concrete in which the blocks act as permanent formwork for the filling concrete. Particular attention shall therefore be paid to structural aspects of blocklaying.
Walls incorporating faulty mortar or filling concrete as disclosed by test or otherwise shall be rejected,

(2) Laying Blocks Lay dry and protect all kloclis on the site to ensure complete protection from the weather. Store blocks so that they are not in contact .with the ground. All klocks shall be laid in full beds or mortar in true, plumb and level courses. Mortar joints shall be carefully made 9 mm thickness after the blocks are bedded. Protect from wetting for 3 days after laying. A the end of each days work the tops of all klock walls shall. be covered. Cutting shall be kept to a minimum but where necessary shall be neat and regular.
Reinforced blockwork where reinforced cells only filled shall be built with the cross webs of these cells, fully bedded on mortar.
Where bond beam klocks are used as horizontal beams supported on the masonry, the tops of unfilled cells below shall be covered to support the concrete fill, 'cut so as not to destroy the bond between klock courses or the bean and the blocks.
Bond at wall intersections shall be provided by either lapping units successive'vertical courses or by equivalent mechanical anchorage. Where unreinforced walls butt, place 12 x 12 mm mesh reinforcing or "Block/lok" every third course extending to within 6 mm of furtherest face and 400 mm into wall.
(3) All klocks shall be true, square and free of cracks chips, warps and other defects when finally placed in position. Blocks shall be laid in stretcher or stack/bond.
Build blocks to door jambs and place 3 corrugated anchors for each

WORKMANSHIP CONT:

jamb. At exterior walls exposed to weather, allow weep holes at 800 centres at bottom course which is exposed.

(4) Control Joints: Provide control joints as shown on the (Generally to be at 4.8 m. centres except in retaining walls.)

(5) Jointing and Pointing: Joints are to be tooled after initial stiffening of the mortar to ensure a smooth durable finish. All joints exposed to view are to be tooled to a 9 mm concave finish.

G8. EMBEDDED ITEMS: BUILDING IN:

Build in all bolts, fixings, ties, joinery, flashings and other embedded hardware as may be required by other trades. Attend upon the plumber and electrician to see that all piping, vents waste pipes, conduits, switches, power points and other items of these trades are built in or provided for.

METALWORKER

J1. GENERAL:

Rend the general conditions governing this contract and all other relevant clauses clsewhere in this specification.

J2. SCOPE::

This trade shall be responsible for all straps, bolts, spacers etc, as requircd.

J3. ZINC SPRAY:

All steel shall be galvanized or zinc sprayed.

CARPENTERY & JOINERY

K1. GENERAL:

Read the general conditions governing this contract and other relevant clauses elsewhere in this specification.

K2. TIMBER:

All timber shall be of the scheduled, specified or noted sizes in this specification and on the plans however should any timbers not be noted then they shall be of the same grade as the other timbers of that portion of the work.
All timber shall be straight and in single, long lengths or in the case of precut work, well stack and bound up on LEVEL Packing tinker at least 150 mm above the natural ground.
All timber shall be stacked neatly on the site clear of transporting and shall be covered to prevent sur and rain but well ventilated to avoid condensation under cover.

K3. BOLTING:

Bolts shall be galvanized and unless stated to the contrary to be for bottom plates ½" diam. (12.50 mm) bolts at 3'0" (900 mm) centres. No plate shall be fixed with less than, two bolts and ALL plates shall have d.p.c. between' timber and the concrete face.

K4. PRESERVATIVE TO TIMBER:

All timber used on the site which is intend to be permanent shall be treated by the following minimum Retentions or their metric equivelant.

All sub-floor framing including bottom plates:	N.Z.T.F.A. - C8 - .21 lbs cub. ft.
Above floor line excluding bottom plates:	N.Z.T.P.A. - C8E .26-35 lbs. cub. ft.
Exposed to Weather:	N.Z.T.P.A. - C7 - .64 cub. ft.

K5. WALL FRAMING:

The whole of the framework is to be well and properly braced. and securely spiked together. All plates and bearers. shall be halved

WALL FRAMING: CONT:

together at all joints, angles and partition interseotions.
All wall framing shall be traced with 150 x 50 mm timber or pressed metal angle bracing (to be used intension) cut in flush at 45 deg. or as near as possible and with not less than one brace to each bay. Where this is not practicable cut in dogleg bracing as required. All external angles shall be framed with 3 studs and all angles and intersections shall be blocked and spiked together with 50 mm packing blocks. Provide 3 rows of nogging to all walls to suit wall sheets.
Studs shall be spaced at not greater distance than 400 nu centre to centre.

K6. FLOOR FRAMING:

Frame floor as indicated on drawings. Provide' all fixing - z Nailing, strapping bolting etc. whether detailed or not and comply with all details provided.

K7. ROOF FRAMING:

Roof framing shall be as indicated detailed and all shall be traced spsced and placed in such a manner as to be thoroughly workmanlike and tradesmanlike and in accordance with normal best trade practice.

K8. FITTING OF JOINERY FRAMES:

Take delivery of window, door and joinery frames and fix in positions indicated on plan.
Cut accurately fitting blocks and fix with galvanised nails to general framing with packs between framing and jamb and head. Punch nails well below surface of frame. Allow for all flashings to be fixed in position and all priming under same to be carried out. Prune all frames as required.
Floor sills to be set over weather bar on mastic.

K9. FIXING OF FITTINGS:

Take delivery, all kuilt-in fittings, cupboards? etc. and fit and finish into position.

FIXING OF FITTINGS: CONT:

It shall be the responsibility of the carpenter to ensure that the fittings received from the joiner are complete in every respect and that ample fixing points are provided to enable him to position all without risk of any twisting or distortion of any sort.
Set unit top on approved scaling compound and seal similarly around any joints in damp areas.

K10. HOT WATER CUPBOARD:

Hot water cupboard, shall be fitte with ex 50 x 25 mm removable slatted shelving.

K11. WARDROBES:

Construct wardrobes where shown on floor plan. Finish internally with a full length shelf out of 300 mm by 25 mm, 1525 mm from floor. Provide 119 mm diam. galvanised iron pipe rail supported at ends with P.V.C. sockets, 50 mm below shelf. Over cupboards shall have 20 mm coreboard doors to match main doors,

K12. LINEN CUPBOARD:

Shall be fitted with ex 25 mm full width shelves. Over cupboard shall have one only full width shelf.
The first shelf shall be 400 mm from floor and the balance at approximately 250 mm centre to centre.

K13. MEDICINE CABINET:

Allow the sum of $60.00 for each unit to owners design unless otherwise mentioned.

K14. VANITY UNIT:

Allow $80.00 to provide and fix vanity.

K15. TUB UNIT:

Allow $40.00 to provide and fix Unit,

K16. KITCHEN FITTINGS:

Allow for all cupboards to be painted inside and be constructed with 100 X 75 mm toespaces, dovetailed drawer fronts concealed carcase frames and to be complete with hinges and magnetic catches.
Allow P.C. Sum of $1800.00 (Eighteen hundred dollars).

K17. ALUMINIUM JOINERY:

Allow for all work not carried out by window manufacture and to fix and finish into neat and true trimmed openings.
All timber jamb head and sill liners shall be rebated to take wall lining - i.e. no Architraves.
Aluminium Windows may be "Nu-Look", Rolls, Barkers Altherm or similar but in any case shall be selected and approved by the Consultant and Owner. Sizes shall be scaled from drawings and any doubt as to the exact size shall be clarified prior to manufacture as will be any detail in respect to fitting-anodising etc.

K18. INSULATION:

All external walls shall have Sisalation 420 on inside face of studs (this may be deleted if Gib-Foil used) and all external. faces of studs shall be lined with breather - type building paper such as Duroid Heavy Duty Black Building Paper.
Fill all voids in framing with 63.5 mm thick fibreglass batts.

K19. LINING:

All Ceilings and external walls shall be lined with 9 mm Gik-Foil and all internal walls with 9 mm Gib-Board except bathroom and showerbox.
Line walls of bathroom full height with selected Seratone.
All Gib walls shell be stopped flush as if for Paint finish absolutely free of tool marks or uneven surface.
Fix strictly in accordance with manufacturers written instructions

K20. FINISHING TIMBER:

Window and door liners shall be rebated to take wall linings (i.e. no Architraves)
Skirtings shall be ex 100 x 12 mm bevelled finished for varnish regardless.
Cornices where applicable shall Ice 35 mm x 18 mm bevelled moulding however all ceilings shall be "Black-Gapped" (i.e. in lieu of cornice mould) or as approved by Consultant and owr

K21. SOAP RECESSES:

Allow for three units, one each for bathroom, shower, and laundry. as selected by Owner.

K22. TOWEL RAILS:

Allow for 4 rails and a total length of 3 m of C.P. an krass Rail.

K23. COAT HOOKS:

Allow for 5 coat boolrs C.P. on brass or cost to be fixed in coat cupboard or in the selected position of the Owner.

K24. DOORS & FRAMES:

Generally swung or sliding doors shall be selected, approved even quality throughout such as "placoral" and selected Rotary Cut Rimu.
Doors generally shall be 1981 mm. x 762 mm. All doors shall be absolutely free from any disfiguration whatsoever and shall carry the makers guaranttee.

K25. BATH:

Cradle bath on floor. Frame up and prepare sane for lining and finish around bath as for walls. Form toe space full length.

E L E C T R I C I A N

M1. GENERAL:

The Electrical Contractor shall become a subcontractor the main contractor and shall be held to the sane conditions on contract as any other sub-contractor.
His work shall comply in all respects to the Authorities governing by-laws and to the conplete satisfection of the Consultant. Absolutely nc exposed conduiting or cover boxes shall be tolerated whatsoever - All circuits shall be concealed, all wiring firmly anchored by retaining clips tight against running boards and framing timbers.
All fittings and fixtures shall be complete and fixed in.. position by the electrician in true alignment.
The electrician shall provide prior to the acceptance of his tender a schedule of prices for additional power point and light fitting outlets together with any plusage.
The electrician shall confer with the Main Contractor and verify his conference in writing for my job work required to be done.

M2. MAIN SWITCHBOARD:

Shall be located where directed.

N3. MAINS:

Shall be underground as approved by Authority.

M4. LIGHT POINTS:

Allow for 45 light points in selected positions.

M5. POWER POINTS:

Allow for 35 power points in selected positions.

TELEPHONE INSTALLATION

Contractor shall allow for attendance and is rcsponsikle for informing the P. and T. Department in good time when their work is required so that all wiring may be built in as the work proceeds.

The main supply cable will be underground.

GLAZIER

Sashes generally shall be glazed by an experienced glazier firm, 680 kg or 900 kg. (To ascertain the thickness of panes for sashes the following guide may be used.

If the area of glass does not exceed 1.2 square metres use 0.680 kg over 13 square feet to 20 square feet use 900 kg, for large sashes, such as landscape windows, 6 mm Polished Plate glass must be used.)

Double pane doors shall have 6 mm Polished Plate Glass.

In bathroom cabinet doors provide a 6 mm plate glass mirror of best silvering quality.

Other mirrors must be of the same high quality.

PAPERHANGER

Allow to paper a11 rooms except service room or other spaces as directed by the owner or Consultant.
Paste shall be Selleys or similar approved.

The Paperhanger must ensure that all walls are free from blemish of any sort that will show on the finished work. Allow the sum of $3.50 average per roll for the purchase of selected wall-papers. All papers shall be butt jointed and hung true and plumb and neatly cut to all architraves, skirtings, fittings etc.

Note: Mix with paste sodium pentachlorphenate added in the proportion of 0.113 kg to each gallon of mixed paste, or other approved anti-mould agent, unless paste has antimould agent already incorporated.

PAINTER

Q1. GENERAL:

Refer to general conditions of contrect and elsewhere in this specification.

Q2. MATERIALS:

All materials shall arrive on site in unopened cans drums *or* packages and samples may Ice taken for analysis and testing. No Trade lines are permitted on the site at any time whatsoever. All materials shall be guaranteed to be the best of their kind and against any failure of any description known to any paint specialist,

Q3. WORKMANSHIP:

Any inferior work may be condemned by the Consultant. Should the case arrise that the inferior work means the replacing *of* materials provided Icy another trade then the affected base materials shall be replaced and made good.

Q4. TINTS:

Shall be selected by the Consultant. The painter shall allow for all mixing etc.

Q5. HARDWARE:

All locks and fastenings must be removed whilst painting work is in progress and re-fixed on completion of same.

Q6. EXTERIOR WOODWORK:

1st Coat:	First Quality Lead Based Primer
2nd Coat:	First Quality Tinted Under Coat
3rd Coat:'	First Quality Tinted Under Coat
Finish Coat:	First Quality Pull Gloss Enamel.

Q7. HARDIFLEX & CONCRETE:

1st coat	-	P.V.A. 50/50 with water
2nd Coat	-	P.V.A.
Finish Coat	-	P.V.A.

Q8. SPOUTING AND DOWNPIPES:

Approved metal paint application to match colours of adjacent walls.

Q9. INTERIOR WOODWORK:

All timberwork not stained shall be painted either full gloss enamel, Semi-Gloss.

(a) Gib-Board Ceiling shall be painted Semi or Full Gloss Enamel.
(b) Joinery Frames shall be painted Full-Gloss.
(c) Cupboards to be painted, shall be painted full gloss enamel.

Q10. VARNISH WORK:

Generally all doors, cupboards? finishing tinker etc. shall be varnished over approved stein.

1st Coat:	Approved Stain
2nd Coat:	Sanding Sealer
3rd Coat:	S.G. C.D.
Finish Coat:	S.G.C.P.

S.G.C.P. - Semi-Gloss Clear Polyurethane.

DARGAVILLE BOROUGH COUNCIL

APPLICATION FOR PERMIT FOR DRAINAGE AND / OR PLUMBING WORK

The Town Clerk,
Dargaville Borough Council,
P.O. Box 34,
DARGAVILLE.

I, the undersigned ....P. L HANNAN.....hereby apply for permission to have the work described herein and set out in the plan attached hereto, carried out in the premise; situated at .....
.....MURDOCH.....and situated on land legally described as ..... Assessment No .....

Name & Address of person for whom) ....L.+.V.....V. NCE.....
work is to be carried out,) .....

Name of Plumber ...B.F.....BOAKES..... (Undertaking such work)

Name of Regd. Drainlayer B.F.BOAKES.....(Undertaking such work)

Description of Work (Sanitary Plumbing and Drainage, but excluding roofing)

State type of premises ..... (e.g. house, beach cottage, shop, factory etc.)

State extent of work .....COMPLETE D.+P. ON NEW FARM...
.....
.....
.....

(e.g. Urinal, W.C., septic tank, bath, shower, washtub, water reticulation, Hot water reticulation, stormwater drainage or sanitary drainage - and whether New, additional, renewal or repair.)

Estimated Value of Work:-

Drainage $_____

Plumbing $_____

$ 2772.20 Total

(These amounts should be the real value of the work as opposed to the possible cost of work or material.)

Dated 29-1-.....1976 Signature P Hannan

OFFICE USE ONLY

Received $_____ Approved for permit _____

Receipt No _____ Permit Number _____

Date_____ 19 Issued _____

Scale of permit fees ~~payable:-~~,

Estimated Value of Work -		Fees Payable
Not exceeding	$ 50	$1.00
Exceeding $50 but not exceeding	$100	$2.00
Exceeding $100 but not exceeding	$200	$3.00
Exceeding $200 but not exceeding	$400	$5.00

Plus $2.00 for every $200 or part thereof in excess of the first, ~~$400.~~

Plan:-

A suitable small plan should be provided here indicating position, and length of the walls of the building, the position of sanitary fittings, the proposed position of drainage and septic tank, distances from boundaries and the position and dimensions to nearest sewer.

Dear Sirs

Expiry date: 1/5/1976

The Economic Stabilisation (Building Registration and Construction) Regulations 1974

Registration number H 7069

Pursuant to these regulations the issue of a building permit has been considered and is authorised ~~immediately~~/deferred to allow construction to commence in February (month) 76 (year). If the building permit is not uplifted by the expiry date or construction is abandoned, this certificate shall lapse. Please quote registration number when making inquiries.

Yours faithfully,

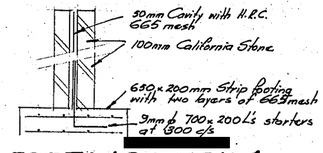
P. G. Walker
Building Projects Authority

P.W. 753A (Rev. 11/74)

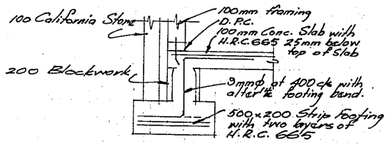
NOTE:-

No application will be entertained unless:-

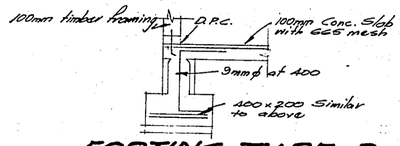
1. (a) Work to be carried out by a registered plumber or drain layer.
   (b) A plan of the proposed work is drawn on this sheet; or attached thereto.
   (c) "As built" plans of the completed work must be submitted before a certificate of completion will be issued. Blank block drainage plan sheets for this purpose are obtainable at the office of the Dargaville Borough Council.
2. Permit fees are payable on sanitary plumbing and drainage, but not on ro



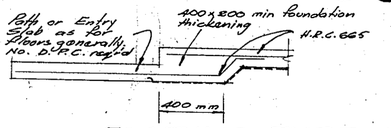
FOOTING TYPE 1.



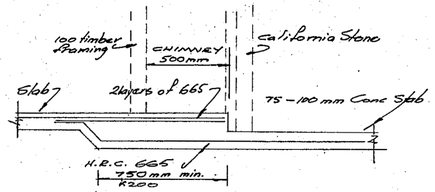
FOOTING TYPE 2.



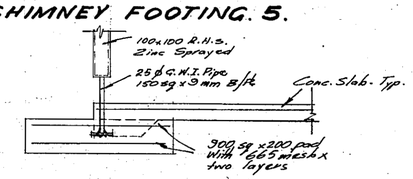
FOOTING TYPE 3.



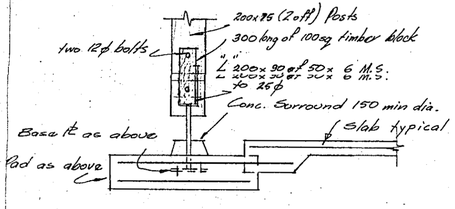
FOOTING TYPE 4.



CHIMNEY FOOTING. 5.

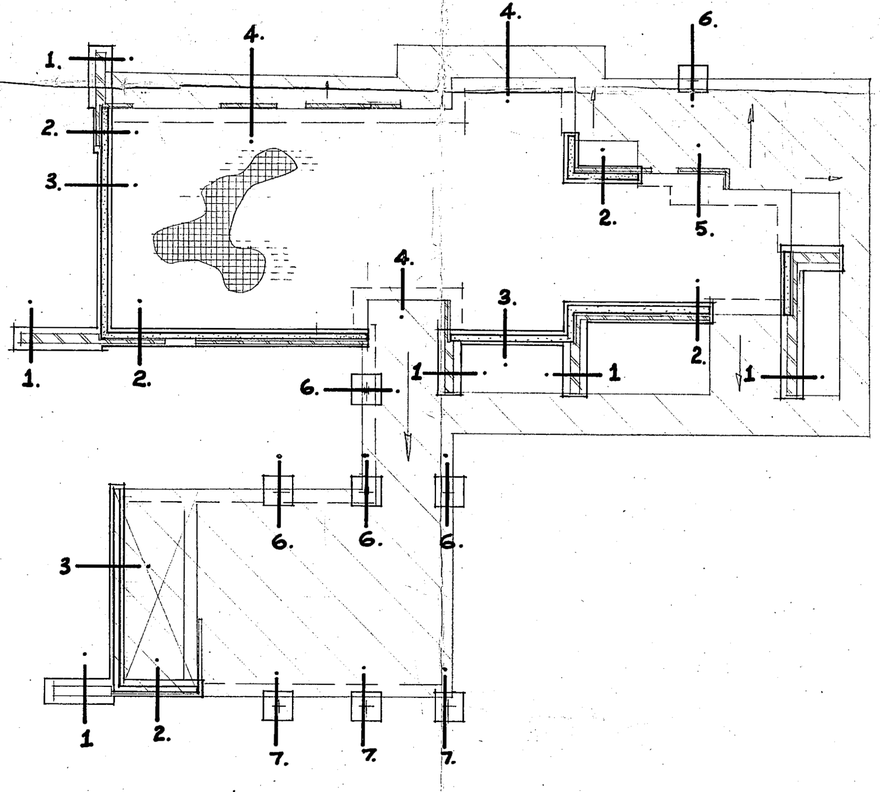


POST-PAD FOOTING. 6.

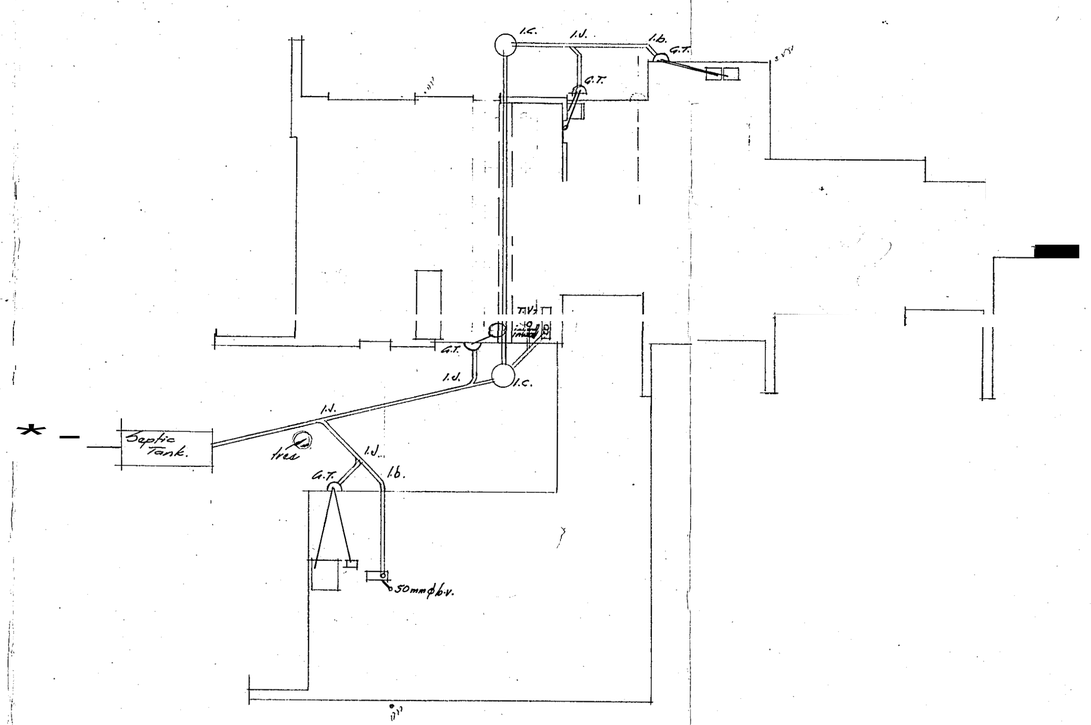


POST-PAD FOOTING. 7.

SCALE 1:20.

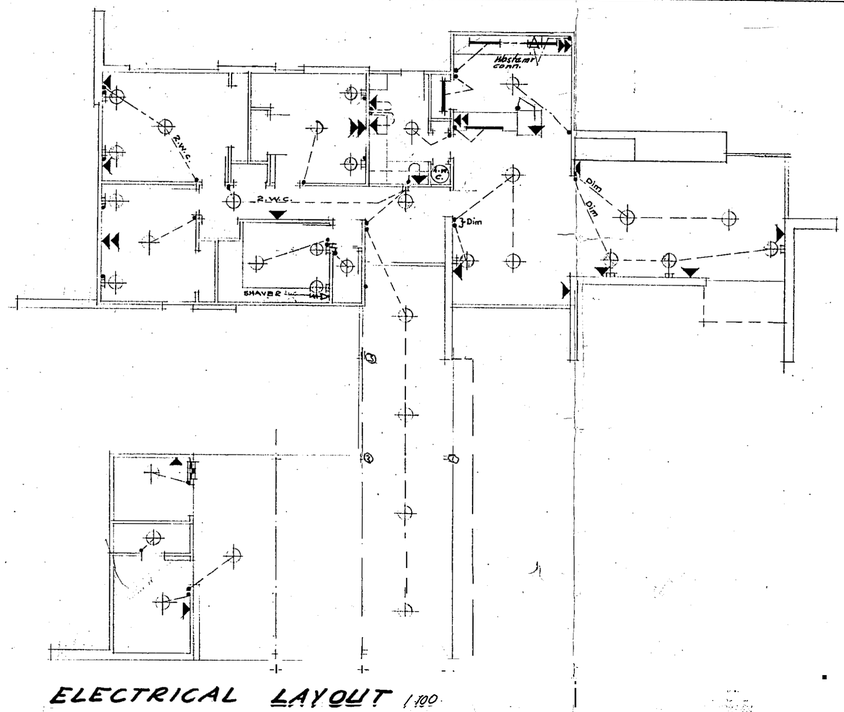


FOUNDATION PLAN 1:100



SOIL DRAINAGE PLAN 1:100

SEE SITE PLAN for STORMWATER DRAINAGE.



ELECTRICAL LAYOUT 1:100

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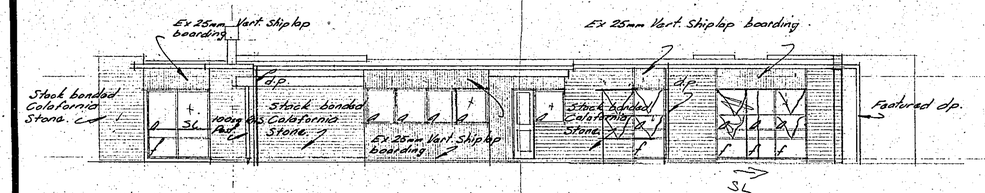
RESIDENCE for MANGAWHARE FLATS - DARGAVILLE for LES & VICKI VALLANCE.

TAPPER COTTER BROWN AND PARTNERS ENGINEERS WHANGAREI

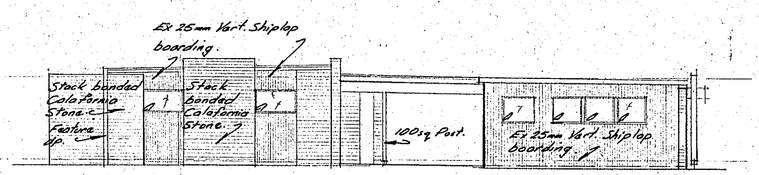
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traced	B.W. ROBINSON.	
checked		
amended		

sheet no. 2.

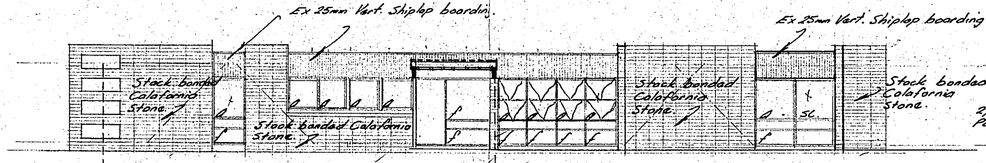
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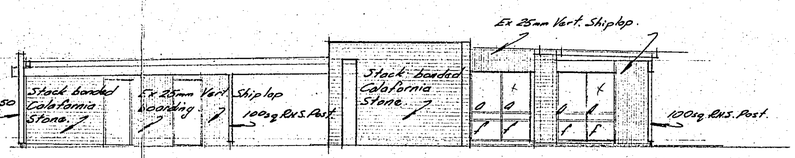
NORTH ELEVATION. 1:100



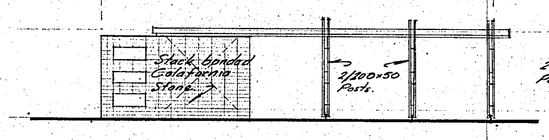
WEST ELEVATION 1:100



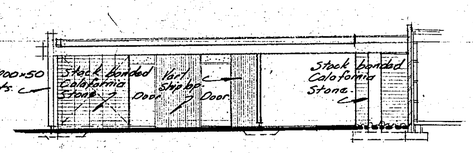
SOUTH ELEVATION - CARPORT OMITTED FOR CLARITY. (SEE BELOW.)



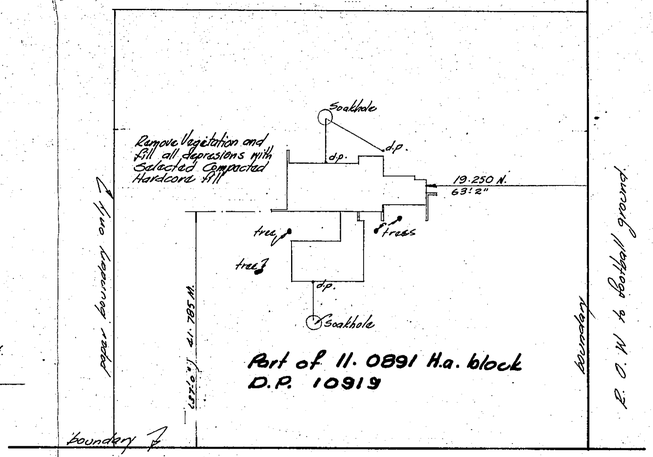
EAST ELEVATION. 1:100



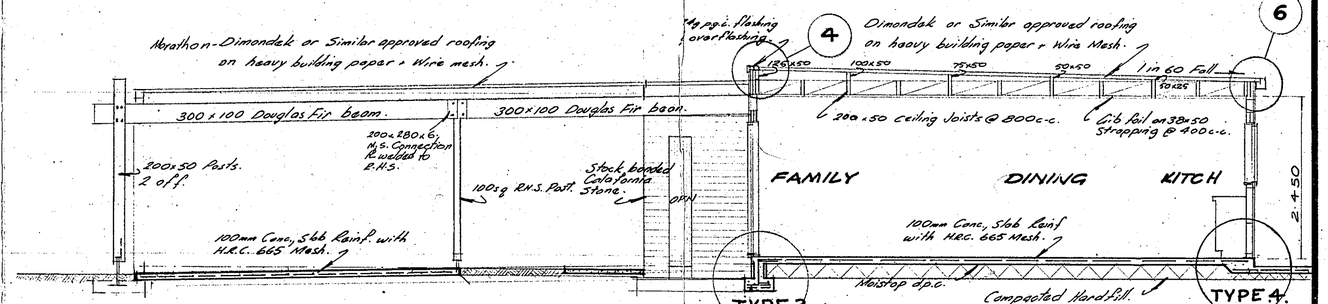
SOUTH ELEVATION of CARPORT



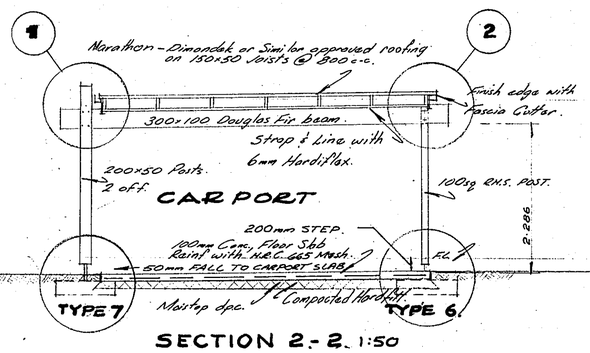
EAST ELEVATION of CARPORT.
SHOWING ENTRY WALL



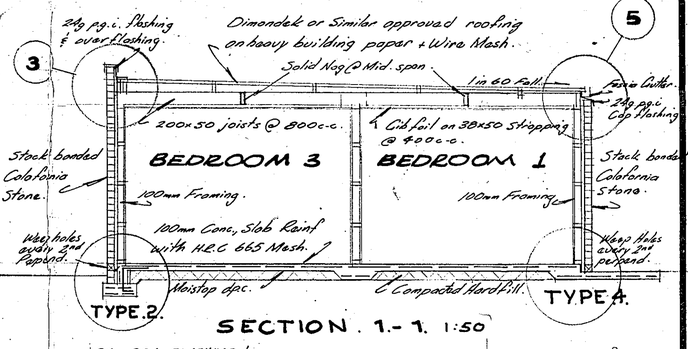
ROAD
SITE & STORMWATER LAYOUT 1:500



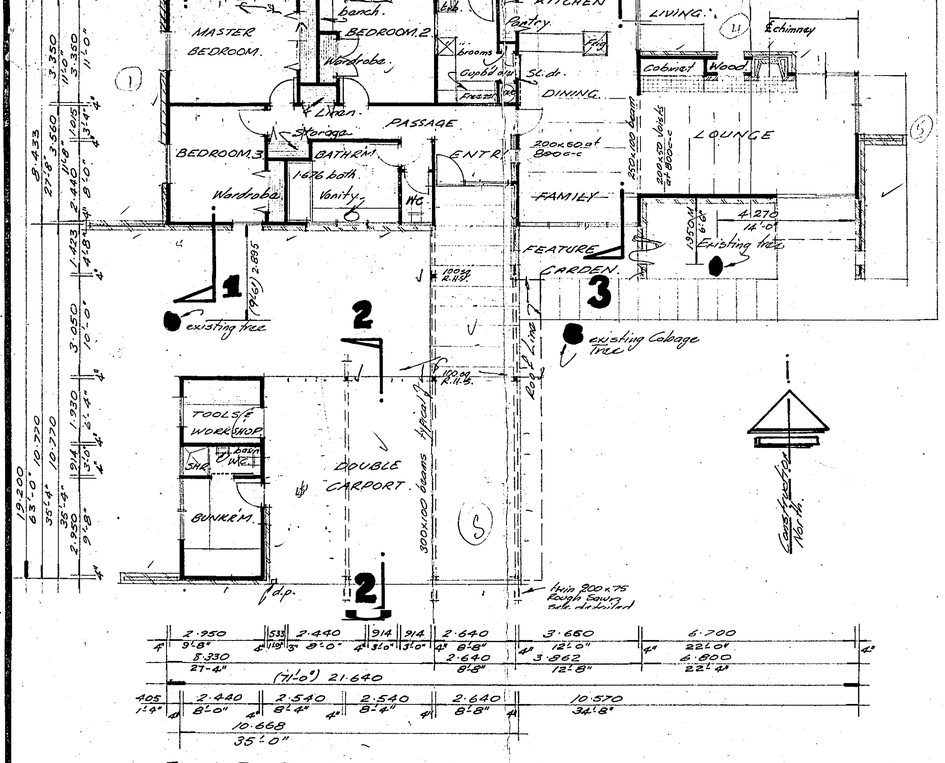
SECTION 3.-3. 1:50



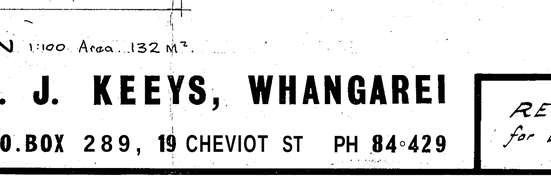
SECTION 2.-2. 1:50



SECTION. 1.-1. 1:50

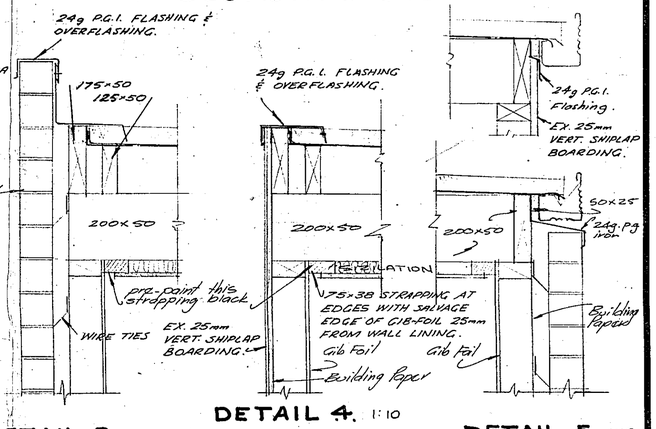


FLOOR PLAN 1:100 Area 132 M².



DETAIL 1. 1:10

DETAIL .2. 1:10



DETAIL .3. 1:10

DETAIL 4. 1:10

DETAIL .5. 1:10

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RESIDENCE for MANGAWARE FLATS ~ DARCAVILLE
for LES & VICKI VALLANCE

TAPPER COTTER BROWN AND PARTNERS ENGINEERS WHANGAREI

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traced	B.W. Robinson	10/11/75
checked		
amended		

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job no. 224

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