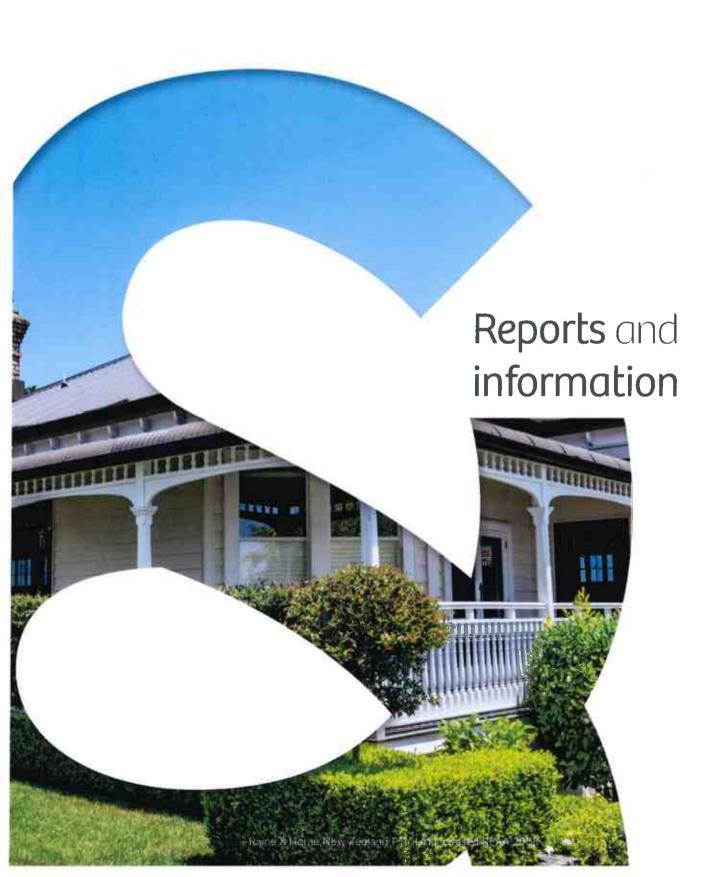
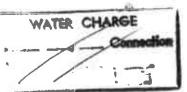
# Raine&Horne.



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SITE AND LEGAL DESCRIP	PTION 1191	ĺГ		FL	OOR A	REA (M	<sub>1</sub> 2 <sub>)</sub>	-/
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Lot No DP No2.	1398	-						
Site Area 237 Sm2. CT No. 74	,		Estimat	ed Val	né: \$	1/20	٥	
	1	Ĺ		The	BUIL	DER		
OWNER OF SITE		1 /	Name.	Ro	- an	1	mi ni	in L
Name: Mr. M. Needhan		KJ.	Addres	s:!\%	6 Ha	relds	?.an,	(Area)
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C.T. Corany

Noutlation OK.



## **EnergySmart Rental Assessment**



#### 7 Palmside Street, Christchurch

Date of Assessment 26/02/2020 Assessor Blair Jarvis

#### Summary

This home complies with all aspects of both the 2016 Residential Tenancy Act and the Healthy Homes Standards

#### Ceiling Insulation Assessment

The roof is a combination of truss style construction and skillion or flat roof style construction. The skillion or flat roof section is compliant with RTA and HH requirements as inaccessible spaces are exempt. The truss roof area is completely accessible and is therefore required to be insulated. There is some pre-existing fibre glass insulation in the accessible area, which in all places is greater than 120mm deep and therefore meets both RTA and HH requirements. The total ceiling area that is uninsulated at time of assessment is 50m2.

### Exterior Wall Insulation Assessment

Exterior walls are exempt from requiring insulation to meet RTA and HH standards, however a statement of insulation is required on the tenancy Agreement. It appears the exterior walls are partially insulated.

#### Underfloor Insulation Assessment

The floor is a combination of concrete pad construction and timber floor contruction. The concrete pad area meets the requirements of the RTA and HH standards as inaccessible spaces are exempt. Only part of the timber subfloor area is accessible. the RTA and HH standards require accessible areas to be insulated. The remainder of the underfloor area is concrete pad and therefore exempt from the RTA and HH insulation requirements. The accessible area of the underfloor has been insulated with polyester insulation of a minimum R1.3 thermal rating and complies with RTA and HH standard. The underfloor area has a total uninsulated area of 50m2. A ground moisture barrier of good and correctly installed condition has been fitted to the underfloor area and complies with the HH standards.

Smoke Alarm Assessment	Location	<u>Status</u>
Smoke Alarm 1	First Floor Hall 1	Compliant
Smoke Alarm 2	First Floor Living Area	Compliant

Smoke alarms are required within 3m of all bedroom doors and need to be in good working order. In multi story dwellings, a smoke alarm is required on each level. Landlords are responsible for installing long-life smoke alarms.

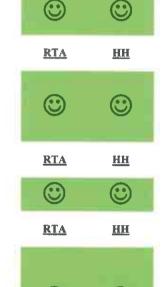
### Heating

The existing heat pump of 10,5kW capacity, is of sufficient size and of good working order so meets the heating requirements of the Healthy Homes standards. The main living area requires a heating appliance of greater than 10.1kW capacity in order to meet the heating requirements of the Healthy Homes standards

#### **Extraction Fan Assessment**

3	
Kitchen	Compliant pre 1 July 2019
Bathroom 1	Compliant pre 1 July 2019
Bathroom 2	Compliant post 1 July 2019

The kitchen has a pre 1 July 2019 fitted extraction fan that is vented to the outside that meets the requirements of the Healthy Homes standards. Bathroom 1 has a pre 1 July 2019 fitted extraction fan that is vented to the outside that meets the requirements of the Healthy Homes standards. Bathroom 2 has an extraction fan with ducting diameter of 120mm or greater, or an exhaust capacity of greater than 25 liters per second, that is vented to the outside, and therefore complies with the Healthy Homes Requirements.



Ref: 452086

HH

RTA







<u>HH</u>



## EnergySmart Rental Assessment Amended - 452086 - 7 Palmside Street, Somerfield



### Openable Windows, Ventilation and Draughts

AN.	The room is compliant with the ventilation requirements of the Healthy Homes standards
Sitchen	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
	The room is compliant with the ventilation requirements of the Healthy Homes standards
ledroom 1	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
	The room is compliant with the ventilation requirements of the Healthy Homes standards
ledroom 2	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
edroom 3	The room is compliant with the ventilation requirements of the Healthy Homes standards
Million II S	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
odmom 4	The room is compliant with the ventilation requirements of the Healthy Homes standards
emercan .	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
ving Area 1	The room is compliant with the ventilation requirements of the Healthy Homes standards
ming race i	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Milinia Area 2	The room is compliant with the ventilation requirements of the Healthy Homes standards
iving Area 2	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
ethroom i	The room is compliant with the ventilation requirements of the Healthy Homes standards
attiroom ?	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
athroom 2	The room is compliant with the ventilation requirements of the Healthy Homes standards
WWW.	The room meets the exemption requirements of the Healthy Homes draught proofing standards
nindry	The room is compliant with the ventilation requirements of the Healthy Homes standards
	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
odet 1	The room is compliant with the ventilation requirements of the Healthy Homes standards
VARIE 2	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
offet 2	The room is compliant with the ventilation requirements of the Healthy Homes standards
0.00.2	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
oor 1	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
oor 2	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
oor 3	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
oor 4	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards

## EnergySmart Rental Assessment Amended - 452086 - 7 Palmside Street, Somerfield



Gutters	<u>North</u>	<u>South</u>	East	West
Status	Compliant	Compliant	Compliant	Compliant
Are the gutters:				
Missing	No	No	No	No
Rusted through	No	No	No	No
Broken join or gutter	No	No	No	No
To small	No	No	No	No
Insufficient fall	No	No	No	No
Obstructed or blocked	No	No	No	No
Inappropriate outfall	No	No	No	No



<u>HH</u>

Downpipes
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Status

Are the downpipes:

	North	South	East	West
	Compliant	Compliant	Compliant	Compliant
	No. of Street	12 16	and the same of	
Missing	No	No	No	No
Rusted through	No	No	No	No
Broken	No	No	No	No
To small	No	No	No	No
Insufficient fall	No	No	No	No
Obstructed or blocked	No	No	No	No
Inappropriate outfall	No	No	No	No



### **General Inspection**

Is the property free of leaking pipes, gully traps and waste water pipes

Is the home free of leaks from wet areas inside the home or from a leaking roof?

Is the underfloor area free of surface water run off from ground, paths and driveways

Is the property free water rising through damaged damp proof course or through brick work, concrete and other masonry

<u>нн</u>
Yes
Yes
Yes
Yes

### Comments

Fully compliant with RTA and Healthy Homes Standards. (02/11/2021)

## EnergySmart Rental Assessment Amended - 452086 - 7 Palmside Street, Somerfield



The Company acknowledges the Owner has obligations under the Residential Tenancies Act 1986 (the Act) and the Residential Tenancies (Healthy Homes Standards) Regulations 2019 (the Regulations). The Company will use reasonable professional endeavours to assess the Insulation, Moisture Barrier, Smoke Alarms, Ventilation, Heating, Water Tightness and Air Tightness of the home to the requirements of the Regulations in order to assist the Owner to meet its obligations under the Act.

The company warrants that all aspects of the assessment deemed compliant at time of assessment are compliant with the Regulations at time of assessment. The company indemnifies the Owner for the amount (up to \$4000.00) of the actual awarded exemplary damages by the Tenancy Tribunal and paid by the Owner, as a result of the Company assessment being wrong at the date of the assessment. The company shall not be liable for any exemplary damages for aspects of the assessment deemed non-compliant at the time of assessment where the certificate has subsequently been updated to compliant based on information provided by the owner, or any party acting as an agent to the owner.



## QUOTE

Whittle Knight C/O Alice

Date

22 Jun 2021

**Expiry** 22 Jul 2021

Quote Number

QU-0079

**Reference** 7 Palmside St

**GST Number** 

036-585-625

John Scally Electrical

PO Box 32105

Linwood

Christchurch 8147

**NEW ZEALAND** 

Description	Quantity	Unit Price	Amount NZD
D'Souza Family Re 7 Palmside Street Job ref RBWO001845			
To install a 12Volt fan in the shower area. This needs to be a low voltage fan to comply with the zone 0 enclosed space.			
To supply and install the fan	1.00	675.00	675.00
		Subtotal	675.00
	TO	TAL GST 15%	101.25
		TOTAL NZD	776.25





PO Box 7560, 48 Battersea Street Sydenham, Christchurch 8240 Email: info@gavinlowe.co.nz Website: gavinlowe.co.nz Telephone 03 337-9584

## **TAX INVOICE**

Whittle Knight Property Management P O Box 8030 Christchurch

Fri 03 Sep 21

GST Reg. Number: 65-006-979

Your Order No:

TAX INVOICE: 42844

Job Number: GL33371

Description		Amount
D'souza Family (Ryan, Joel, Joseph & Belgene) 7 Palmside Street Somerfield Christchurch 8024	,	
Christenuren 6024		
Supply, Install and Commission 1 x		
Daikin FTXV46UVMA 4.7kW Heat 4.6kW Cool High Wall Heat Pump		\$2,980.00
We trust that you are satisfied with the service provided. If you require a follow up visit or	Sub Total	
		\$2,591.30
if you have any queries please contact us on (03) 337 9584.	GST	
	GST Total Amount	\$388.70
Unless otherwise contracted, payment is required within 7 days of receipt of invoice. We ccept payment by cash or internet banking - our bank account details are ANZ Christchurch 06-0801-0699456-00, please include your job or invoice number in the reference fields.		\$2,591.30 \$388.70 \$2,980.00 \$0.00

### Remittance Advice

Gavin Lowe Air Conditioning Ltd, P O Box 7560, Sydenham, Christchurch 8240

Whittle Knight Property Management

Tax Invoice: 42844

Amount Enclosed:

P O Box 8030 Christchurch

Date: Fri 03 Sep 21

\$

Amount Due: \$2,980.00

## TAX INVOICE

Whittle Knight Accounts

Invoice Date 22 Feb 2024

Invoice Number INV-2742

Reference 7 Palmside St

**GST Number** 036-585-625

John Scally Electrical PO Box 32105

Linwood

Christchurch 8147 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
C/- Total Plumbing Re 7 Palmside St			
Reconnection of new hot water cylinder			
Labour	1.25	75.00	93.75
Vehicle and Service Charge	1.00	35.00	35.00
		Subtotal	128.75
	TOT	TAL GST 15%	19.31
		TOTAL NZD	148.06

Due Date: 20 Mar 2024

We welcome electronic payment into the following account: BNZ A/c 02-0820-0085759-000

## **PAYMENT ADVICE**

To: John Scally Electrical PO Box 32105 Linwood Christchurch 8147 NEW ZEALAND Customer Invoice Number Whittle Knight Accounts INV-2742

Amount Due Due Date 148.06 20 Mar 2024

**Amount Enclosed** 

Enter the amount you are paying above