



Reports and information

Notice sent to Builder 1-9-88 B4/40/1191/1
CHRISTCHURCH CITY COUNCIL

BUILDING PERMIT APPLICATION

APP No: 3216

To: The City Engineer,
Christchurch City Council

ZONE: R1

Date 14/12 1987

I/we hereby apply for a Building Permit for the work described below and in accordance with the plans and specifications deposited herewith in duplicate:

DESCRIPTION OF WORK: Dwelling extension

PROPOSED USE: Outdoor living only conservatory

SITE AND LEGAL DESCRIPTION 1191
Street Address: 7 Palmside St
Lot No. 13 DP No. 21398
Site Area 237.5m² CT No. 78/1043

FLOOR AREA (M²)
New Building: Additions: 3.24

Estimated Value: \$1200

OWNER OF SITE
Name: Mr. M. Needham
Address: As above

BUILDER
Name: Ro-an aluminium Ltd
Address: 140 Hazledene Road
CHCL
Contact Phone No. 65-018

EMPLOYER FOR WHOM WORK IS BEING CARRIED OUT
Name: Ro-an aluminium
Address: 140 Hazledene Rd
CHCL

DESIGNER
Name: As above
Address:
Contact Phone No. D. King

Name of Applicant: S. Haniffy (PLEASE PRINT)

Signature of Applicant: S. Haniffy (Ro-an aluminium)

OFF	PLAN ROOM	WWI	CDB	TP	TE	SW	STR	EGR	DES	HI	P & R	SUR	DBI	CBI
		DT 15/12/87	33710											
			161287											
			141150											

P.W.A. Ltd 1191 141150

C.T. Coram

Ventilation OK.

WATER CHARGE
Connection

EnergySmart Rental Assessment



7 Palmside Street, Christchurch

Date of Assessment

26/02/2020

Assessor

Blair Jarvis

Ref: 452086

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 construction. 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	Status
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

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.

RTA HH



RTA HH



RTA HH



RTA HH



RTA HH



HH



HH



Openable Windows, Ventilation and Draughts

Kitchen	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
Bedroom 1	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
Bedroom 2	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
Bedroom 3	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
Bedroom 4	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
Living Area 1	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
Living Area 2	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
Bathroom 1	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
Bathroom 2	The room is compliant with the ventilation requirements of the Healthy Homes standards The room meets the exemption requirements of the Healthy Homes draught proofing standards
Laundry	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
Toilet 1	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
Toilet 2	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
Door 1	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Door 2	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Door 3	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Door 4	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards

Gutters

Status

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



HH

Downpipes

Status

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



HH

General Inspection

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

Yes

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

Yes

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

Yes

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

Yes

Comments

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



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
TOTAL GST 15%			101.25
TOTAL NZD			776.25

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 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 if you have any queries please contact us on (03) 337 9584. Unless otherwise contracted, payment is required within 7 days of receipt of invoice. We accept 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.	Sub Total \$2,591.30
	GST \$388.70
	Total Amount \$2,980.00
	Paid \$0.00
	Balance Due \$2,980.00

Remittance Advice

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

Whittle Knight Property Management
P O Box 8030
Christchurch

Tax Invoice: 42844
Date: Fri 03 Sep 21
Amount Due: \$2,980.00

Amount Enclosed:
\$ _____



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
		TOTAL 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 Whittle Knight Accounts
Invoice Number INV-2742
Amount Due 148.06
Due Date 20 Mar 2024
Amount Enclosed

Enter the amount you are paying above