

23/05/2025

Superloans Property Group Lower Hutt Limited
252 High Street
Hutt Central
Lower Hutt 5010

Charlie Heath
Regulatory Services
T <direct dial number>
charlie.heath@huttcity.govt.nz
Our reference:EQ220014

Dear sir/madam,

**Council decision on whether the building or part is earthquake prone at: 252 High Street
HUTT CENTRAL, LOT 12 BLK II DP 1306 CT 33D/307**

Council has been provided with an engineering assessment for the building at the above address. I am writing to advise you that Council accepts the engineering assessment in accordance with the Earthquake-prone Building methodology (EPB methodology) and using this information has determined the building or part of the building **earthquake prone** under section 133AB and 133AK of the Building Act 2004. The earthquake rating for this building is 20% of the New Building Standard (NBS) and corresponds to the earthquake rating category 20% to less than 34%.

You are receiving this letter as you are shown on our records as being the owner of the above building or part; or you are identified as a relevant interested party, relevant statutory authority, or Heritage New Zealand Pouhere Taonga if the building is a heritage building Please advise Council if this is not the case.

Please find enclosed copy of the Earthquake-prone building notice (EPB notice). It is important that you read the notice to ensure you understand it, and seek further advice if required. Please pay particular attention to the date by which you are required to undertake seismic work so that the building or part is no longer earthquake prone.

The EPB notice must be fixed in a prominent position on or adjacent to the building. Council will be visiting to building to attach the notice in accordance with section 133AP of the Building Act. The notice must not be removed or relocated without Council's approval. If the notice ceases to be attached or becomes illegible, as the owner you are required to notify Council so a replacement notice can be issued and re affixed to the building. Failure to do so could lead to a fine of up to \$20,000. The EPB notice will need to remain displayed and in place until such time as Council have notified you that the building or part is no longer earthquake prone and removed or authorised the removal of the EPB notice. To ensure a smooth transition please ensure all tenants are advised a new notice will be affixed to the building.

Exemptions and extensions

You may be eligible for an exemption from remediation or an extension of time to complete seismic work. There are strict requirements for these. Check the MBIE website to see if you are eligible to apply to Council: www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/how-the-system-works/applying-outcome-of-decision/

Before proceeding with seismic work as required by the notice, you are likely to need to obtain a building consent. You may also need a resource consent. A suitably qualified person, such as a chartered structural engineer, may be able to advise you of your options. Information on how to engage an engineer is available on the Institution of Professional Engineers New Zealand Inc website: www.ipenz.nz/home/footer-pages/for-the-public/help-with-engineers-or-engineering/how-to-find-an-engineer

The building (or part) will also be entered into the national register of earthquake-prone buildings: www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/epb-register/

Information regarding the earthquake-prone status of the building, including this letter, is available on request and will be included in land and project information memoranda (LIMs and PIMs).

A copy of the EPB methodology and other information about earthquake-prone buildings is available on the MBIE website: www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/

If you have any queries, please contact me via email or phone.

Yours sincerely

Charlie Heath
Compliance Officer

EARTHQUAKE-PRONE BUILDING



Notice under section 133AL of the Building Act 2004

Hutt City Council has previously issued a written notice under section 124(2)(c)(i) of the Building Act 2004.

This notice is for -

The building situated at 252 High Street HUTT CENTRAL, LOT 12
BLK II DP 1306 CT 33D/307

The owner of the building is required to carry out building work to ensure that the building is no longer earthquake prone (seismic work). The owner is required to complete seismic work by: 23/05/2040.

The owner of the building may apply to Hutt City Council, under section 133AN of the Building Act 2004, for an exemption from the requirement to carry out seismic work. The building must have certain characteristics to be granted an exemption (see the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005).

The owner is not required to complete seismic work if Hutt City Council determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the building is not earthquake prone.

In the event that Hutt City Council determines or is satisfied, in accordance with section 133AQ of the Building Act 2004, that the building is not earthquake prone, the owner is not required to complete the seismic work.

Notice no: EQ2220014
Earthquake rating: 20% NBS

Signature:

Name: Charlie Heath

Position: Building Quality & Assurance Manager

On behalf of: Hutt City Council

Date: 23/05/2025

ECQ-TPL-023 – EPB notice – rated 20-34 – October 2017

The logo for Bayleys, featuring the word "BAYLEYS" in a bold, white, sans-serif font, centered within a dark blue rectangular box with a thin white border.

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.