

1581

BUILDING SERVICES – BUILDING CONSENT

APPLICATION NO:

1582

VALUATION NO:

7000/579.09

OWNER:

B & R COLES

PROPERTY NO:

P17066

PROJECT LOCATION:

620 TE WETA RD

DESCRIPTION OF WORK:

MANAGERS DWELLING

BC

DATE RECEIVED:

30/8/99

DUE DATE:

DATE SUSPENDED:

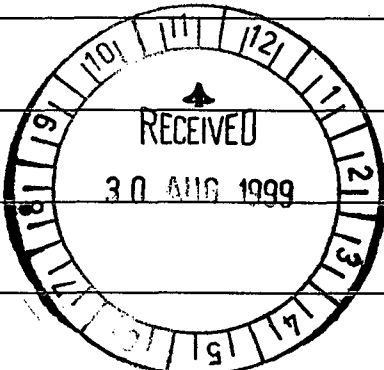
INV 13/9

DATE ISSUED:

20.9.99

PROCESSING	DATE REVIEWED	DATE APPROVED	TIME TAKEN (MINS)	SIGNED
Hazard				
Administration				
Building		6/9/99	R	10 MINS
Plumbing Drainage		6/9/99		
Geothermal D/Goods	8.9.99	8.9.99	W	5m
Environmental Health				

FEES

	Amount	Sign
Damage Bond		
Crossing Bond		
Water Connection		
Disconnection of Services		

NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

200	a b c D e g h i j k	210	a b c f
	l m n O p q r s t f	211	a b c f
201	a b c d e g f	212	a f
202	a b f	213	a b c d e g h i j k
203	a f		l m n o p q r s f
204	f	214	a b f
205	a b f	215	a b c f
206	a b c f	216	a f
207	a f	217	a b f
208	a f	218	a b c d e g h i f
209	a f	219	f

FREE TEXT:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

P29265

FILE

ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993



Issue Document

(CODE COMPLIANCE CERTIFICATE No:1582)

Section 43(3), Building Act 1991

Issued: 20/09/1999

Building Consent No: 1582

Owner

MR THOMAS BASIL PINCKARD COLES
C/- HODGES CONSTRUCTION LTD
P O BOX 473
ROTORUA 3215

Agent

MRS ROSEMARY ANNE COLES
C/- HODGES CONSTRUCTION LTD
P O BOX 473
ROTORUA 3215

Site Information

PROPERTY ID: ~~17066~~
ASSESSMENT NO: 07000/579.09
STREET ADDRESS: 621 TE WETA ROAD, WAIKITE VALLEY, R D 1, ROTORUA 3221
LEGAL DESCRIPT: SECS 43 44 45 47 BLK V NGONGOTAHA SD

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING - MANAGERS COTTAGE
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

No fees

FINAL CODE COMPLIANCE CERTIFICATE: 1582
See attached page(s) for any other conditions.

Page 1

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and behalf of the Council:

Name: L Sutton Position: Administration - Building

Signed:  Date: 10 / 11 / 99



ROTORUA DISTRICT COUNCIL
BUILDING SERVICES

AS-BUILT DRAINAGE PLAN

FILE

CONSENT No:

1582

P.

17066

OWNERS NAME:

~~ANDERSEN~~ LOCKWOOD

ADDRESS:

12 WETA RD

DRAINLAYER:

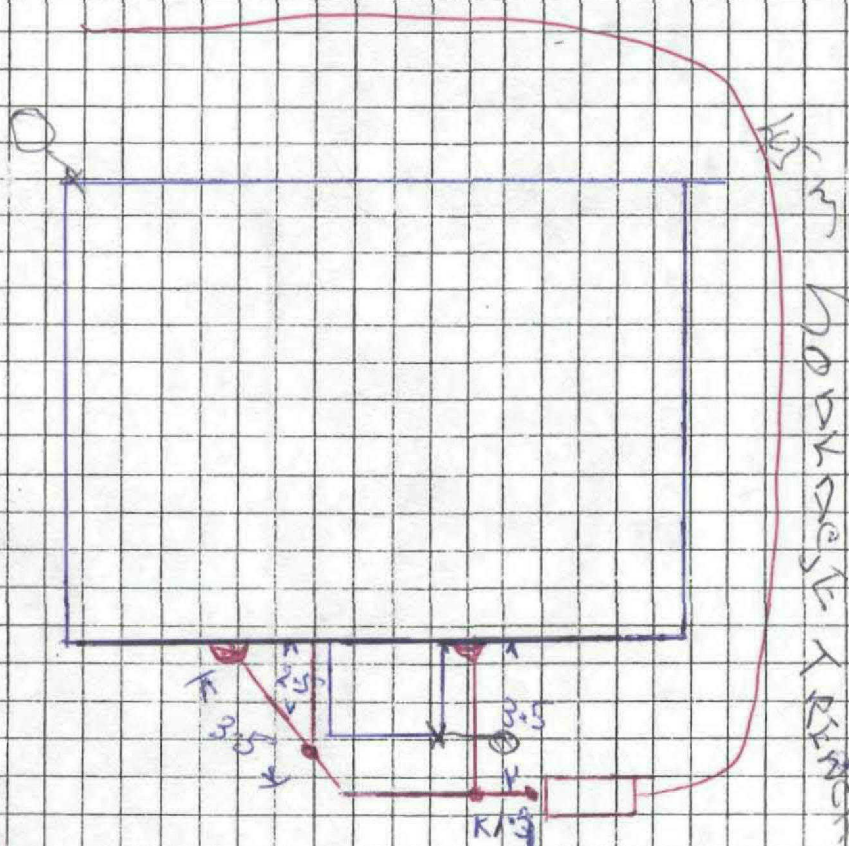
ION ANDERSEN

SIGNATURE:

[Signature]

DATE:

30-11-99





ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993

Issue Document

Building Consent No:1582
Section 35, Building Act 1991
Issued:20Sep99

Project Information Memorandum No: 1581

FILE

Owner

MR THOMAS BASIL PINCKARD COLES
C/- HODGES CONSTRUCTION LTD
P O BOX 473
ROTORUA 3215

Agent

MRS ROSEMARY ANNE COLES
C/- HODGES CONSTRUCTION LTD
P O BOX 473
ROTORUA 3215

Site Information

PROPERTY ID: ~~17066~~
ASSESSMENT NO: 07000/579.09
STREET ADDRESS: 621 TE WETA ROAD, WAIKITE VALLEY, R D 1, ROTORUA 3
LEGAL DESCRIPTION: SECS 43 44 45 47 BLK V NGONGOTAHA SD

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING - MANAGERS COTTAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$105,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$732.25
PAYMENTS RECEIVED TO DATE:
Receipt number: 548547 Date: 31Aug99 Amount: \$279.50
Receipt number: 1149659 Date: 15Sep99 Amount: \$452.75

Building Consent: 1582

See attached page(s) for any other conditions.

Page: 1

1: Inspections by Territorial Author

Excavation for foundations

Plumbing work within any wall cavity, eg timber or blockwork.

Thermal insulation material.

At the completion of the work authorised by this consent.

2: Solid Fuel Heaters

At the completion of the heater installation, Building Control Officer is to inspect prior to the ceiling plate being fixed.

3: Hot Water Control

The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55 C.

4: Stormwater

All stormwater runoff from roof, driveways and pave areas shall be collected and piped to an approved soakhole.

5: Code of Compliance Certificate

The owner or his agent shall as soon as practicable, advise the Rotorua District Council that all building work has been completed to the extent required by this building consent.

6: Standard Conditions

This building consent is permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior approval from the Building Control Manager.

Endorsement on Plans and Specifications form part of this approval.

If the work is not commenced within six months and/or resonable progress has not been made within twelve months a written extension of time can be granted on application to the Council.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boudary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Builiding Officer shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Plumbing and drainage work to be carried out by licensed tradesperson only.

Signed for and behalf of the Council:

Name: L Sutton Position: Administration - Building

Signed:  Date: 20/9/99



ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993

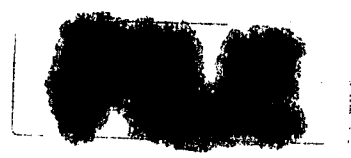
Issue Document

Project Information Memorandum No:1581

Section 31, Building Act 1991

Received:31Aug99

Issued:20Sep99

**Owner**

MR THOMAS BASIL PINCKARD COLES
C/- HODGES CONSTRUCTION LTD
P O BOX 473
ROTORUA 3215

Agent

MRS ROSEMARY ANNE COLES
C/- HODGES CONSTRUCTION LTD
P O BOX 473
ROTORUA 3215

Site InformationPROPERTY ID: ~~17066~~

ASSESSMENT NO: 07000/579.09

STREET ADDRESS: 621 TE WETA ROAD, WAIKITE VALLEY, R D 1, ROTORUA 3

LEGAL DESCRIPTION: SECS 43 44 45 47 BLK V NGONGOTAHA SD

Project Information

PROJECT IS FOR: New Work
INTENDED USE(S): NEW DWELLING - MANAGERS COTTAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$105,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$243.75

PAYMENTS RECEIVED TO DATE:

Receipt number: 548547 Date: 31Aug99 Amount: \$243.75

Project Information Memorandum: 1581

See attached page(s) for any other conditions.

Page: 1

1:

Confirmation that the proposed building work may be undertaken, subject to the provision of the Building Act 1991, and any condition of the Building Consent.

2:

The proposed building work is to be sited on land which Council has identified as being in a medium wind zone.

3: Public Utility Systems

The proposed building work is to be sited on land which the Council has identified as having no public utility system for potable water.

The proposed building work is to be sited on land which the Council has identified as having no public utility system for effluent disposal. .

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

4: Info for Building Consent - P & D

Septic tank and effluent drains to be designed in accordance with the standard worksheet enclosed for on site treatment and disposal and submitted with your building consent application.

5: Info for BA - Building Services

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code. (The use of the Rotorua District Council check list may assist you).

6: Land Use Consents

A land use consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

Thank you for your resource consent application which is currently being processed.

NATURAL GAS CORPORATION

For information regarding a proposed gas connection or the location of existing gas pipelines as they affect this property, please contact Natural Gas Corporation. For any building work (as defined by Section (2) of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the gas centre for authorisation to proceed.


ELECTRICITY

Under the Electrical Supply Regulations 1976 it is an offence to erect any building or structure within certain prescribed distances of an overhead electrical line. To enquire about these restrictions, contact your local electricity distributor.

For these and other network utilities, please refer to the attached leaflet.

Signed for and behalf of the Council:

Name: L Sutton Position: Administration - Building

Signed:  Date: 20/ 9/ 99

BUILDING SERVICES - PROJECT INFORMATION MEMORANDUM

APPLICATION NO:

1581

VALUATION NO:

7000/579.09

OWNER:

B&R COLES

PROPERTY NO:

P17065

PROJECT LOCATION:

620 TE WETA RD

DESCRIPTION OF WORK:

MANAGERS DWELLING

CHECK APPLICATION - BUILDING OFFICER:

R

DATE RECEIVED:

30/8/99

DUE DATE:

13-9-99

DATE SUSPENDED:

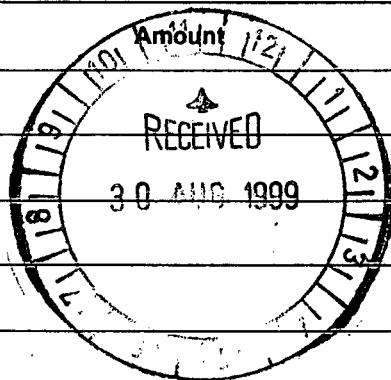
DATE ISSUED:

250 9-99

PROCESSING	REVIEWED BY	TIME TAKEN	DATE
Hazard			
Draughting	SAB	30	1/9
Administration	YSD	10	31/8
Planning	DW	10	7/9/99
Building	R	5m	10/9 6/9/99
Plumbing Drainage		11	11
Pollution Control			7.9.99
Geothermal / Dangerous Goods		5	8.8.99
Resource Engineers		5	10.9.99
Environmental Health		5	16.9.99
Recreation and Community	BLO	5	16.9

FEES

	Amount	Sign
PIM Fee	Paid 30/8	5548547 \$ 243.75
Damage Bond		
Crossing Bond		
Water Connection		
Disconnection of Services		



NOTES AND CONDITIONS: (Please circle appropriate code for checkboxes)

- 100 a ☒ b c d e f 111 ☒ a b f
- 101 a b c d e g h i j k l 112 a b f
- m n o ☒ p q r f 113 a b c d e g h i j k
- 102 a b c d e g h i j k f l m n o p q r s t u
- 103 a b c d e g h i j k m v w x y z f
- l n o f 114 a b c d e f f
- 104 a b f 115 a b c f
- 105 a f 116 a b c f
- 106 a b c d e g ☒ h ☒ i ☒ j k m 117 a b ☒ c ☒ f
- l n o ~~p~~ q f 118 a b f
- 107 a b c d e g h i j k m 119 a b c d f
- l n f 120 a f
- 108 a b f 121 a f
- 109 a b c f 122 a b c d f
- 110 a ☒ b f 123 a b f
- 124 a F

FREE TEXT:

Thank you for your resource consent application,
a Council Officer is currently processing it.

ROTORUA DISTRICT COUNCIL
P 2 9 2 6 5
APPLICATION FOR PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 1581



1. OWNER

Name	<u>B & R COLES</u>
Postal Address	<u>C/- P.O. Box 473</u> <u>ROTORUA</u>
Phone Number	<u>3476338</u>
Fax Number	

2. CONTACT (If not owner)

Contact Name	<u>HODGES CONSTRUCTION LTD</u>
Postal Address	<u>P.O. Box 473</u> <u>ROTORUA</u>
Phone Number	<u>3476338</u>
Fax Number	

3. PROJECT LOCATION

Address:	<u>620 TEWETA RD, WAIKITE VALLEY</u>
----------	--------------------------------------

4. LEGAL DESCRIPTION

Valuation Number <u>07000/579.09</u>		Property ID: OFFICE USE ONLY	
Lot(s) (Section)	<u>SECS 43, 44</u> <u>45, 47</u>	DP/S (Block)	<u>BLOCK V</u> <u>NGONGOTAHUA</u> <u>SD</u>
Lot Area(s)		square metres hectares	
		<u>237.8793</u>	

5. PROJECT

New Building	<input checked="" type="checkbox"/>	Intended Life Indefinite but not less than 50 yrs <input type="checkbox"/> or Specified as <input type="checkbox"/> yrs	Description of Work: <u>MANAGERS QUARTERS</u>
Alteration	<input type="checkbox"/>		Intended Use(s) (in detail) <u>DWELLING</u>
Relocation	<input type="checkbox"/>		
Demolition	<input type="checkbox"/>		Estimated Value: \$ <u>105 000</u> (GST INCL)

6. CHARGES

The Council's charges payable on the making of this application are:		
\$	Receipt No.	Date
This Application will not be processed until the Application Fee is paid.		

Signed by the owner:

Signature: [Signature]
Name: J. HODGES Date: 30/8/99
(PLEASE PRINT)

**Please ensure Section 7
on the reverse of this
application form is
also completed.**

7. PROJECT DETAILS

The project involves the following matters (tick each applicable box, if any, and attach relevant information in duplicate).

- a) ☐ Location, in relation to legal boundaries and external dimensions of new, relocated or altered buildings. (Site Plan with elevations, topography drawn to scale.)
- b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal hazardous contaminants on or near the site.
- c) ☐ New provision to be made for vehicular access, including parking (to be shown on site plan).
- d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- e) ☐ New provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- i) ☐ Details of any cultural heritage significance of the building or building site, including whether it is on a marae or waahi tapu.
- j) ☐ Copy or reference to of any resource consent or planning approval for this project.
- k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement and Driveway.



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL **APPLICATION FOR A BUILDING CONSENT**

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 1582

PART A : GENERAL (Complete Part A in all cases)

1. OWNER

Name	B & R. COLES.
Postal Address	C/- P.O. Box 473 Rotorua.
Phone Number	3476338
Fax Number	

2. CONTACT (If not owner)

Contact Name	HODGES CONSTRUCTION LTD
Postal Address	P.O. Box 473 Rotorua.
Phone Number	3476338
Fax Number	3492013

3. PROJECT LOCATION

Address:	620 TEWETA RD, WAIKITE VALLEY, WAIKITE
----------	--

4. LEGAL DESCRIPTION

Valuation Number 07000/579-09		OFFICE USE ONLY	
Property ID:			
Lot(s) (Section)	DP/S	Lot Area(s) m ² /ha	No. of new toilets/urinals
secs 43, 44, 45 47	BLOCK V NGONGOTAHIA S.D.	237.8793	1

5. PROJECT

5.1	5.2 Intended Life	5.3
New Building <input checked="" type="checkbox"/>	Indefinite but not less than 50 yrs <input type="checkbox"/>	Description of Work: MANAGERS COTTAGE
Alteration <input type="checkbox"/>	or	5.4 Intended Use(s) (in detail) DWELLING
Relocation <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$105000 (GST INCL)
Demolition <input type="checkbox"/>		

- ☐ Application for Building Consent only, in accordance with Project Information Memorandum No.
- ☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner/owner's agent:

Signature:

Name: JOHN HODGES Date: 10/9/91
(PLEASE PRINT)

Office Use Only	
TARGET DATE	
1	1

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☐ Provision to be made for vehicular access, including parking and materials used. (To be shown on site plan).
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- (g) ☐ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. ☐ Building certificates
 - 9. ☐ Producer statements
 - 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
 - 11. ☐ References to determinations issued by the Building Industry Authority.
 - 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)Name: INITIAL HOMESAddress: ROTORUA.Phone Number: 3476 338 Fax Number: _____**BUILDER**Name: HODGES CONSTRUCTION LTD.Address: P.O. Box 473, ROTORUA.Phone Number: 3476 338 Fax Number: _____**DRAINLAYER**Name: ANDERSEN DRAINAGE Reg. No. _____Address: ROTORUA

Phone Number: _____ Fax Number: _____

PLUMBERName: L. CANNON Reg. No. _____Address: ROTORUA.

Phone Number: _____ Fax Number: _____

If more than number allowed for, please provide details on a separate sheet.

14.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m. <u>92.</u>
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review <i>5548547</i>	<i>279</i>	<i>50</i>
Project Information Mem. <i>3018</i>		
TOTAL FEE GST incl.		
Fees payable on approval		
Building Consent <i>279</i>	<i>100</i>	<i>50</i>
Footpath Damage Deposit		
Crossing Deposit		
BRANZ Levy	<i>105</i>	<i>00</i>
B.I.A. Levy	<i>68</i>	<i>25</i>
Water Connection		
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL	<i>452</i>	<i>75</i>

CONSENT ISSUE AUTHORITY	
Receipt No.	<i>1149659</i>
Date of Issue	<i>20-9-99</i>
Authorised By	<i>[Signature]</i>
Date authorised	<i>10.9.99</i>

REFERRALS	
SENT	RETURNED
Structural	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning		
Health		
P & D		
Trade Waste		
Rec & Com		
DG/GEO		
Res Eng		
Building		
Structural		



ROTORUA DISTRICT COUNCIL
APPLICATION FOR ON-SITE WASTEWATER TREATMENT
AND DISPOSAL SYSTEMS UNDER THE BUILDING ACT 1991

Under the Building Act 1991, on-site wastewater treatment and disposal systems are deemed to be part of the building which they are associated and hence are subject to Building Consent procedures. These procedures are administered by the Rotorua District Council.

Environment BOP's *Operative On-Site Effluent Treatment Regional Plan* specified various design options for on-site effluent treatment systems which meet the minimum requirements for Permitted Activities. New systems installed after 1 December 1996 (when the Regional Plan became operative) are permitted under the Regional Plan provided they meet the requirements set out in this form.

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

Address all
communications to:
District Manager
Rotorua District Council

Please answer all questions full. Processing will be quicker if the application is discussed with a Council Building Officer prior to completion. If there is insufficient space on the form to answer fully, please continue on a separate sheet.

APPLICANT AND SITE DETAILS

1. Name of Applicants) (Please write all names in full)

B & R COLES

Contact Person: John Hodges

2. Applicant's Postal Address (for serving documents)

c/- P.O. Box 473
ROTORUA

Telephone: (Pvte).....
(Bus) 3476338
(Fax).....

E-Mail:

3. Property Owners Name and Address

B & R COLES
620 TEWETA RD. (WAIKITE)
ROTORUA

Telephone: (Pvte).....
(Bus).....
(Fax).....

4. Location of Activity (consent site address)

620 TEWETA RD
WAIKITE VALLEY
ROTORUA

Map Reference:
Application No:
Building Permit No:
Office Use
Office Use
Office Use

5. Legal Description of Property

Valuation No. 07000/579.09		Office Use Only	
Lot(s) Secs 43, 44, 45	DP(s) BLOCK V	Property ID:	
(Section) 47	(Block) NGOULOTAHA SD	Lot Area	237.8793
		(m ² /ha)	

Before you fill out the rest of the form, please note the following:

To protect the environment and your health, your septic tank must be able to treat effluent and discharge it so it does not contaminate waterways such as lakes, rivers, drains and estuaries. The following is a checklist that you can use to find out whether a standard septic tank and disposal field can be used to treat effluent on your property.

Please answer ALL the questions below and return this form together with your Building Consent to your District Council.

SITE CONDITIONS

The question below relates to the area where your soakage field will be installed.

- 1. Is the depth from the ground surface to the highest water table level less than 1 metre?**

☐

Yes

☒

No

Go to Question 2

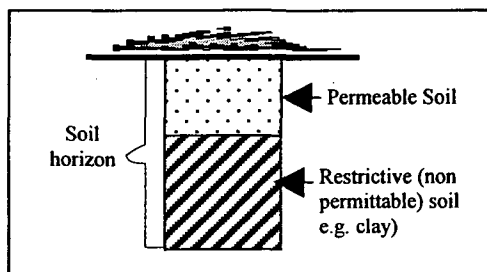
- 2. Part A** Is there a clay layer, concrete or something else within 2 metres of the ground surface that may cause a barrier to drainage downwards?

☐

Yes (Go to Part B)

☒

No (Go to Question 3)



A barrier to soil drainage may be a clay or silt layer or some other change that makes drainage difficult.

- Part B** Is the slope of your property more than 15° where the effluent disposal trenches will be installed?

- 3. Is there a vertical cutting or retaining wall, or building wall within 5 metres of where your septic tank or soakage field will be installed?**

☐

Yes

☒

No

Go to Question 4

- 4. Will your effluent disposal lines be installed within 20 metres of a stream, drain, lake or the sea?**

☐

Yes

☒

No

Go to Question 4

If you answered YES to Questions 1, 2 (Parts A and B), 3 or 4 you will not be able to install a septic tank or disposal field without some modifications. Please contact Environment Bay of Plenty or your District Council Building Officer for assistance.

If you answered NO to all of the questions on this page, please turn to the next page.

SITE CONDITIONS

5. How many bedrooms do you/will you have in your house? ☒ 3
6. Does or will the building contain a garbage grinder? Yes ☐ No ☒
7. Using the number of bedrooms from Question 5, choose the size of the septic tank from Table 1 (see above).

Table 1 shows the base septic tank capacities (liquid volume)

1	2700
2	2700
<u>3</u>	<u>2700</u>
4	3300
5	3300
6	3300
Other	Engineers Design Required

Your septic tank cannot be less than the sizes shown on this table.

Tank Size = 2700.

8. Tank Type: Is your septic tank a (Please tick one box)

Single stage septic tank? ☒

Single stage septic tank with filter? ☐

Two stage septic tank¹? ☐

Two stage septic tank and up-flow rock filter (e.g. Humes ecotank)? ☐

Grey-water only tank? ☐

SIZING OF THE EFFLUENT DISPOSAL FIELD

9. From the list below, choose the soil type that best describes the drainage on your property then refer to Table 2 on the next page.

- a) Rapid draining (gravel, coarse sand); for these soils a LPEDS² system must be used. See your District Council or Environment BOP for assistance. ☐
- b) Free draining (coarse to medium sand); ☒
- c) Good drainage (medium-fine and loamy sand); ☐
- d) Moderate drainage (sandy loam, loam and silt loam); ☐
- e) Moderate to slow drainage (sandy clay-loam, clay-loam and silty clay-loam). ☐

¹ A two stage septic tank is equal to 1 ²/₃ single stage tank.

² Low Pressure Effluent Dosing System.

10. Table 2 gives the length of soakage trench required for different soil types. Use your answers from Questions 5 and 9 to find you the length of effluent disposal line that you require.

Table 2 showing required trench length in metres.

	a (LPEDS)	b	c	d	e
No. of Bedrooms					
1 to 3	32	45	74	90	150
4	40	55	85	110	180
5	50	70	120	140	240
6	64	90	148	180	300
Other	Design needed, contact Environment BOP				

Please note your trench length cannot be shorter than shown in the table above.

Trench Length = 45

Please note that you CANNOT install soak holes, soak rings or a combination of trenches and soak rings without a Resource Consent from Environment BOP.

If you are able to install a 2700 litre septic tank (from Question 7) and 45 metres of effluent soakage trench (from Question 9), you will be able to install this system without a Resource Consent from Environment BOP.

GENERAL INFORMATION

I have read and understand all of the information contained on this application form.

11. **Signature:** 
(Signature of applicant or person authorised to sign on behalf of applicant).

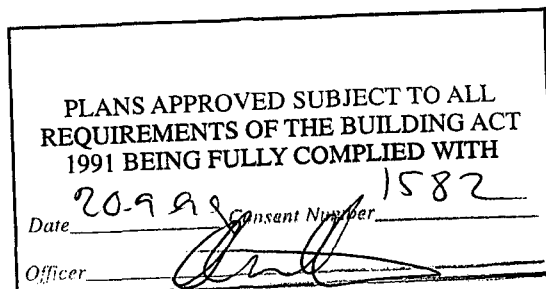
Date: 27/8/99

SPECIFICATION OF

work to be done and materials used in the
construction and completion of a new home

**For
on Lot
Street No
Address**

**Mr B & Mrs R Coles
D.P.S.
620
Teweta Road
Waikite Valley
ROTORUA**



The whole of the works is to carried out by

**HODGES CONSTRUCTION
LIMITED
ROTORUA**

**Builders of quality homes and franchised contractor
for the patented Initial Homes building system**

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PRELIMINARY AND GENERAL

The Contractor shall provide all labour and materials, supply and maintain all required tools, plant, scaffolds, sheds and the like.

All work shall be carried out in accordance with this Specification together with all relevant plans and details and shall comply with the Building Code of New Zealand 1992.

All work shall be in accordance with NZS 3604 Model building by-law except where overruled by the Territorial Authority By-laws or specific design requirements.

PLANS AND SPECIFICATIONS

The working drawings with this Specification and any special conditions attached will form part of the contract agreement.

Figured dimensions shall take precedence over scaled dimensions. Large scale drawings will take precedence over small scale drawings.

INSURANCE

The Contractor will insure the building for the full contract price plus GST, against "Builders All Risk" in the names of the Owner, the Builder and the Mortgagee (if any) for their respective rights and interests. This cover will remain in force from the date of commencement until the date of occupation.

DEFAULT AND BANKRUPTCY

The usual laws of bankruptcy and default will apply to this agreement.

COST FLUCTUATIONS

Should there be either a rise or fall in the cost of labour and / or materials between the date of quotation and the day on which such labour is employed or such materials purchased for this contract then on the final settlement a compensating adjustment of the agreement price will be made and the Owner will make additional payment on or receive such allowance from the agreement price as such the rises or falls shall cause.

VARIATIONS AND ADDITIONAL WORK

The Contractor shall carry out variations or extra work requested by the Owner or their representative and the Contractor will be under no obligation to accept any extras, variations or deletions to the contract, but may in its absolute discretion accept any such variation to the contract as the Owner may request. The Owner will duly pay for as an addition to the contract price all extra work and materials ordered and supplied by the Contractor. Extras will be charged on a cost plus **20%** basis unless otherwise quoted and agreed for.

BUILDING CONSENT AND FEES

The Contractor shall obtain all Standard Building Consent from and pay all fees demanded by the Territorial Authority before commencement of the works. This clause shall not apply for the arrangement and payment of the inspection and valuation by the lending institution (if any) in respect of progress payments. In the event of additional work being required by the Territorial Authority, this work will be regarded as an extra to the Contract and payments for these will be the responsibility of the Owner.

VEHICLE CROSSING

Where a vehicle crossing is called for by the Territorial Authority any fees arising from this request will be treated as a variation to the Contract, but passed on at the direct cost as invoiced by the Territorial Authority.

MATERIAL SPECIFICATION

Should any materials specified for this Contract be unprocurable at the time of purchase then negotiations shall be made for the provision of substitutes. Any substitute must also be acceptable to the Territorial Authority prior to the work recommencing. Any cost variation will be credited or charged as an extra on completion of the contract. All materials placed on the site by the Contractor for the building remain the property of the Contractor in the case of these materials not being used. All waste material and formwork remain the property of the Contractor.

MAINTENANCE

The Contractor will maintain the work carried out for a period of **ninety (90) days** after completion of the Contract. During this period the Contractor will make good any all defects in any part of the trade to a true workmanlike standard.

CLEAN UP AND MAKE GOOD

The site is to be left clean at all times from the accumulation of rubbish resulting from the works, and provision is to be made for the regular removal of the same from the site.
Excavated soil and spoil is the responsibility of the Owner.
The Contractor is responsible for leaving the building broom clean only.

SUBCONTRACTORS

All subcontractors shall be engaged and supervised by the Contractor except where prior arrangements have been made in writing between the Contractor and the Owner. Every subcontractor jointly and separately will collaborate, wait on, assist and render all necessary assistance to complementary trades. Additional work or adjustments must be made with the Contractor. Alterations and additional works instructed by the Owner to the subcontractor will not be the responsibility of the Contractor. (Refer to extra work)

The individual subcontracts listed in this Specification are respectively the responsibility of the subcontractor under which they are listed.

Any subcontractor working on the contract without their own set of plans and / or Specification does so at their own risk, and any errors from doing so must be rectified at their own expense.

ARBITRATION

Any dispute arising between the Owner and the Contractor not soluble by the terms of this Specification, will be referred to Arbitration within the meaning of the Arbitration Act 1908. Occupation of the building cannot be taken until the dispute is settled. In the event that the Owner takes occupation then any claim to Arbitration is nullified.

EARTHWORKS AND SITE PREPARATION

SETTING OUT

The owner will be responsible for the locating and clear flagging of all survey pegs before the set out of the building on the site.
The Contractor will be responsible for the accurate setting out of the building and works to the dimensions shown on the contract drawings.

LEVELS

Foundation heights shown on the plan are an approximation and should be verified on site by the Contractor. Any variation in the ground level requiring additional foundation work will be provided for as extra work.

GROUND CONDITIONS

Foundations on this contract provide for solid bearing down to 300mm below ground surface level. Where soft, unsuitable or unusual strata or below ground conditions are encountered requiring additional depth of concrete and other foundation materials to provide solid bearing to build on and or comply with Mortgagees and or Territorial Authority requirements, the additional costs incurred by the Contractor will be charged as additional work to the Owner.

Where unusual ground conditions are encountered and special foundation details and works have to be carried out, these too will be treated as additional work and the additional costs incurred by the Contractor will be charged as additional work to the Owner.

TEMPORARY SERVICES

Water: A toby should be on every section. in the event of water not being supplied any additional arrangements made by the Contractor will be provided for as Extra Work and any additional costs incurred will be charged to the Owner.

Electric Power: The Owner will be responsible for the supply of Incoming Electric mains power to the site. In the event that the Owner does not provide Incoming. Electric mains and the Contractor has no means of providing power to the building site then any costs incurred in the hireage of Temporary generators will be charged as Extra work to the Owner.

SITE PREPARATION

Must comply with NZS 3604 3.4 excavation of the building site, if required, and will be arranged for by the Contractor and if the cost is not included in the contract, an extra charge will be bade as Extra Work. The Contractor responsible for the Supervision of the excavation and the progress of levels to establish the required platform.

For the purpose of the contract agreement, soil conditions are taken to solid ground approved by the Territorial Authority. It will be the Owners responsibility to ensure that they or their representative is in attendance when excavations are carried out on the building site.

SITE ACCESS

All building sites will have access suitable for heavy vehicles. If this is not the case the responsibility of providing access rests with the Owner and access should be provided at their cost prior to the commencement of building. However, if during the works it is necessary to provide hardfill for access this will be undertaken by the Contractor and charged to the Owner as Extra Work. Where access is only available through an adjoining property, it will be the responsibility of the Owner to obtain prior approval from the owner of that property.

CLEARING OF SITE

Clearing of vegetation and other materials from the building site prior to commencement will be the responsibility of the Owner. In the event that the Contractor needs to provide site clearance during the building stage then the cost of this work will be charged as Extra Work to the Owner.

FOOTPATH DAMAGE

The Contractor will be responsible for any damage to Territorial Authority footpaths and / or road crossings, resulting from any vehicle used by him or his sub trades, or delivery vehicles of materials ordered by him, providing that such crossings are constructed to an acceptable standard.

REGISTERED ENGINEER

If the lending Authority and / or Territorial Authority requests an Engineers report, instructions or calculations, then the costs of this service will be provided as Extra Work to the contract. Where the section has been filled, the Owner must provide the Engineers Certificate of Compaction.

EARTH FILL

The Contractor will not be liable for any damage or deterioration of any work to the building or to the site caused by or resulting from the inadequacy of earth fill or by the negligent application thereof, and the Owner indemnifies the Contractor and his sub contractors against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth aforesaid.

MATERIAL DELIVERIES

If the site is of an unusual location and / or has exceptionally limited access which does not permit the access of normal wheeled delivery vehicles then any costs incurred in the delivery of materials by other means will be treated as Extra Work to the contract and met by the Owner.

TIMBER PILE FOUNDATION

PILES

All timber piles will be suitably ground treated as prescribed by the Timber Preservation Authority and all timber piles will have a minimum square end dimension of 124 mm.

FOOTINGS

All concrete footings will be 17.5 MPa concrete and to the size recommended by NZS 3604 and as indicated on the foundation plan.

All timber piles will be embedded a minimum of 100mm into the concrete footing.

FOUNDATION BRACING

Foundation braces will be of a size recommended in NZS 3604 and fixed in accordance the relevant sections of NZS 3604 and relevant Territorial Authority requirements.

PROPRIETARY FIXINGS

All proprietary pile fixings and anchor systems will be fixed in accordance with the manufactures instructions.

BASE LININGS

Foundation base linings will comprise 6mm flat hardiflex sheet fixed over 100 x 25 mm tanalised framing including proprietary jointers and corner moulds.

TRAP DOOR

A trap door of approximately 750mm wide will be provided in a convenient position to allow foundation access. The door will be hung on two galvanised tee hinges and a 75mm padbolt will be provided as the locking device.

PROFILED COLOUR STEEL ROOFING

GENERAL FIXING

All work shall be accurately laid out to ensure that the roofing sheets remain parallel.

All sheets shall be laid into the prevailing weather.

All perimeters and around all openings shall be double nailed.

All barge flashings shall be securely nailed along their length to prevent future distortion.

RIDGING

Ridging shall be lead edged fitted with 200mm laps and soft edges well beaten into corrugations

BARGE ROLLS

Fit square ended barge capping with 300mm laps to flash connection of the roof to all barge boards.

VALLEYS

All valley flashings shall be 0.60mm gauge accurately cut and folded.

FIXING

Fix all sheets to 75x50mm purlins ON EDGE with a maximum spacing of 760mm. All roofing, barges and ridges are to be fixed with propriety nails.

COMPLETION

Touch up all roof imperfections and remove all off cuts from site. The roof fixer is to cut all sheets in one location to avoid unnecessary materials being spread around the site.

CARPENTRY

INSPECTION OF SUBSTRUCTURE

The Contractor and or sub contractor engaged to carry out all or part of the work described in this section shall inspect the construction completed prior to commencing this part of the contract. If any part of the structure is not to the satisfaction of the Contractor and or sub contractor, it shall be brought to the attention of the main Contractor who will ensure that all such unsatisfactory factors are made good. Failure to comment on any unsatisfactory factor in the substructure will indicate acceptance of the substructure and a first class job will then be the responsibility of the contractor/subcontractor engaged to carry out this work.

REFERENCE

Reference shall be made to NZS 3604 and all amendments and to all other standards mentioned in NZS 3604 and all requirements set out in these standards shall be met along with any requirements of the NZ Building Code, unless otherwise approved by the Territorial Authority inspectors.

TIMBER TREATMENT

The timber used for the differing uses in the construction of this building shall be treated to the gradings as set out below.

H 1	Out of ground but protected from weather	Framing, interior finishing, flooring, painted weather-boards
H 2	NOT APPLICABLE IN NEW ZEALAND	
H 3	Out of ground and exposed to weather	Fence battens and palings, exterior joinery, deckings, railings, fascias and barges
H 4	In ground, high decay	Fence posts, crib walls, agricultural posts and poles
H 5	In ground severe decay hazard	House piles and poles, foundation panelling horticultural posts and poles
H 6	In contact with sea water	Marine piles

TIMBER GRADING

Unless stated otherwise all framing timber used shall be No. 1 Framing Grade Pinus Radiata, treated as per the table and shall be thickened. Unless stated otherwise all timber sizes stated refer to the rough sawn size and allowance shall be made for the actual thickened size of the timber.

DAMPCOURSE

All timber through the building which could otherwise be in contact with concrete shall be separated from the concrete with a layer of approved Dampcourse.

BUILDING PAPER

One layer of approved Building paper will be fixed over the framing under all exterior sheathings and claddings. Such building paper will be fixed from the bottom layer up with all subsequent layers lapping the previous layer by 150mm minimum. All building paper shall be securely fixed to the framing so as to prevent shifting until the exterior sheathing has been fixed in place. All holes, tears etc shall be repaired so as to protect the framing, interior linings etc. in the event of the exterior sheathing leaking.

ROOF SPACE ACCESS

A suitably sized roof access panel shall be provided in an inconspicuous position.

FLOOR JOISTS

Floor joists shall be of sizes and laid at the centres shown on the drawings and shall have their top surfaces set to a common level to support the floor decking and shall be laid in straight lines on edge. Floor joists shall be laid so that any crook in them will straighten under load or any crook may be cut through half the depth of the joist provided that any such cut shall only occur directly over support. Joints in floor joists shall occur only over supports, (except where joists are cantilevered in which case no joints will be permitted) and where a series of joists are butt joined over the same support, each joist shall have a minimum of 32mm bearing and every joist shall be fitted with a 300mm long flitch plate of the same size as the joist. Proprietary nail plate fasteners can be used as alternative to the flitch plates. All flitch plates shall be nailed with four nails into each joist. Joists shall be fixed to supports with a minimum of two 100x3.75 skewed nails.

BEARERS

Bearers shall be of the sizes and laid in straight lengths at the locations shown on the drawings. Joints in bearers shall be over supports and fixed to supports with two 100x3.75 galvanised nails. All bearers shall be fixed to piles with approved steel dogs and with their top edge laid to a common level to support the floor joists.

FLOOR PLATFORM

The floor platform shall consist of 20mm thick, high density, particle board fixed in full size sheets (2400x1200mm min) wherever possible and nailed with 60x2.8mm nails at 150mm centres to all sheet edges and 300mm centres to all intermediate joists and dwangs with no nails closer than 10mm to the edge of the sheet. All nails shall be punched below the surface of the floor. All sheet joints shall occur over joists or dwangs of a minimum size of 50x50mm. The platform shall be protected from staining or scarring of materials and shall be given a one cut sanding on completion of the job.

EXTERIOR SHEATHINGS

REFERENCE

Reference shall be made to the manufacturers product information and specification which will be strictly adhered to.

BUILDING PAPER

All exterior sheathings shall be fixed over building paper as detailed in the Carpentry section of this Specification.

JOINTS

All joints shall be made over a framing member or in accordance with the manufacturers recommendations.

FIXINGS

All fixings shall be of the type prescribed by the manufacturer.

SHEATHING MATERIAL

The sheathing material to be used on this building is Hardies RUSTICATED Wall Planking

CEILING FINISHES

GENERAL

The ceiling finishes associated with this building will be Michaelangelo ceiling tiles fixed to 75x50mm battens at 400mm centres to the areas detailed and specified.

All tiles will be fitted in accordance with the manufacturers instructions and laid neatly square in all rooms and trimmed around openings and penetrations.

A minimum of seven staples per tile is to be maintained.

All ceiling tiles are to be left in a condition suitable for a paint finish.

JOINERY FITTINGS

KITCHEN, BATHROOM AND LAUNDRY FITTINGS

All joinery fittings are manufactured from Customwood composite board as Specified by Initial Homes.

All units shall be fitted square, plumb and true in accordance with good trade practice.

PLUMBING WORKS

GENERAL

Provide all materials, labour and plant necessary to complete the work set out in the plans and Specification all in accordance with best trade practice and the requirements of the Territorial Authority and N Z Building Code 1992. The work will be carried out by a competent tradesman possessing the qualifications as set out in clauses 15 & 16 of NZS 671. Material usage will be consistent with sound trade practice and in no case inferior to any requirements of Section 1 and Sections 26-91 of NZS 671.

The Plumber shall give all usual notices to the Territorial Authority and shall uplift the permit before commencing the work. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps. all piping where practical is to be concealed. All work shall be left in a thoroughly sound and water tight condition and / or in perfect working order. In the event of any piping above the floor being exposed to view such pipework is to be 12.7mm copper pipe with chrome plating or similar.

HOSE TAPS

Supply and fit one (1) brass hose cocks per dwelling at the point of entry to the dwelling.

COLD WATER SUPPLY

Lay cold water supply from supply point in PVC pipe buried not less than 600mm. Take 12.7mm branches to all plumbing fittings and cylinders.

HOT WATER SUPPLY

Supply and install above floor level a general purpose 180 litre low pressure hot water cylinder. From the cylinder provide 12.7mm branches in polybutylene to all plumbing fittings. All pipework is to be completely wrapped and lagged in a suitable material and secured in position.

VENTS AND SOIL STACKS

All soil stacks and back vents to wastes shall be in an approved rigid PVC. Where possible back vents and soil stacks will be concealed.

WASTES

Join the WC pan to drain above floor level with an approved jointing method.

All other wastes shall be of an approved size and run in approved PVC piping or as approved by the Territorial Authority.

PRESSURE

Where necessary provide a suitable pressure reducing valve, tempering valve and cocks all in accordance with the manufacturers instructions and Territorial Authority requirements. The Plumber will ensure that all pressure equipment and valves meet the Territorial Authority requirements.

FIXING

The sink top, tub, and all vanity units will be supplied by others and the Plumber will be responsible for connecting only to these items.

SPOUTING AND DOWNPIPES

Fit spouting and downpipes to the manufacturers specifications. All spoutings will be fixed straight and with even falls. Downpipes will be provided at the locations shown or agreed on site with the Contractor.

Spouting will be

Marley Classic Profile

Downpipes will be

Marley round

SCHEDULE OF FITTINGS

Sink Taps	1 Off
HWC	180litre Low Pressure
Laundry Taps	Conversion Set (2 off)
Laundry Tub	By Initial Homes
Bath	Englefield Duo or similar
Bath Taps	2 off
Vanity	By Initial Homes
Vanity Taps	2 off
Shower Tray	900x750 Englefield white
Shower Mixer	Methven Futura Chrome
Shower Rose	Topliss Chrome
WC Pans	Caroma White
WC Cistern	Caroma Dual Flush
Other Requirements	Supply and Install Client Selected Fire Place Install Builder supplied Dishwasher

DRAINLAYER

PRELIMINARY

The whole of the drainage works shall be carried out in accordance with the Territorial Authority and NZ Building Code, and to the satisfaction of the Territorial; Authority inspector.

GENERAL

Provide all fittings necessary to complete the works and lay all drains to an even and consistent fall not less than 1 in 40.

SANITARY FITTINGS

Fit WC pans to sewer connections.

Connect up vent pipes fixed by Plumber.

Provide two (2) soakholes as necessary to complete the stormwater services

Provide all necessary Gully Traps, inspection pipes, inspection bends, Septic Tank and the like to complete the Sewer drains to the satisfaction of the Territorial Authority and NZ Building Code.

ELECTRICAL WORKS

GENERAL

Provide all materials, labour and plant necessary to complete the works as set out on the Plans and Specifications in accordance with the best trade practices, the current wiring Regulations, and to the satisfaction of the Supply Authority. Obtain all permits and give all notices prior to commencing the works.

MAIN CONNECTION

Arrange with the Supply Authority to make connection to the house prior to completion.

METERBOARD

Provide and fix the meter board where indicated on the drawings. It will be the responsibility of the Electrical Contractor to ensure that the meter board is of an adequate size for the proposed installation and the Electrical Contractor will ensure that the Owner is fully briefed on the various tariffs and charging rates of the Supply Authority and that adequate metering provision is provided within the meter board size.

SWITCHBOARD

Provide and fit an internal fuseboard where indicated or agreed. The fuseboard location is to be such that easy access is provided.

LIGHTS

Provide light points complete with shades and lamps as indicated on the drawings. Provide 100W lamps to main living areas and 75W lamps elsewhere. Hanging lights on sloping ceilings will finish 2200mm above floor level. Wall lights will be placed 1550mm above floor level. External wall lights will be placed at a height of 1800mm.

SWITCHES

All switches will be placed 1000mm above floor level unless instructed otherwise.

POWER POINTS

Provide all power points as shown on the plan. All power points will be placed 300mm above floor level except in kitchen areas and the like where power points will be mounted 1000mm above floor level or at such a height to suit the appliance.

MATERIALS

All switches and plugs will be flush type, ring grip rocker type, black in colour.

AERIAL AND EARTH POINTS (When Requested)

Provide aerial connections with 3600mm of spare cable to the roof peak. The aerial cable will be of an adequate ohm rating to permit future high frequency pick ups.

PAINTING AND POLYURETHANING

GENERAL

Paint or polyurethane walls or surfaces to the colour scheme selected by the Owner and the following Specification. All paints shall comply with NZS 521 and amendments.

WORKMANSHIP

All work shall be carried out in accordance with the NZ Code of Practice for Painting. The Painter will be responsible for the protection of persons and works in the immediate vicinity of the painting operations, and shall supply all necessary dust covers, guards and the like. Care shall be taken in cutting in around glass surfaces and up to other finishes, hardware and the like. All splashes and disfigurements and the like will be removed by the Painter.

MATERIALS

The materials used shall be of NZ manufacture and of an approved brand delivered in unbroken containers. Materials shall be applied strictly in accordance with the manufacturers recommendations.

EXTERNAL PAINTING

Paint all external exposed woodwork with three coats of paint in accordance with the following:

- Prime all exposed timbers

- Stop and rub down after priming has dried, all nail holes and defects with best linseed oil putty, rub down as required to obtain a surface suitable for undercoating.

- Apply an approved undercoat suitable for the finishing coat as recommended by the manufacturer

- Apply a finishing coat to all exposed woodwork, glazing putties, metalwork and the like of an approved brand.

Paint all exposed External Concrete cement sheets with two coats of exterior quality PVA paint in a matt finish.

Clean down and apply one coat of calcium plumbate and two coats of anticorrosive paint to exposed metalwork

INTERNAL PAINTING

Thoroughly prepare all surfaces to be painted or polyurethaned by stopping and carefully rubbing down to provide a suitable and adequate surface for later applications.

Painted woodwork shall be primed and painted walls sealed, undercoated and finished with two coats of semi gloss enamel in service areas and two coats of plastic paints in living areas.

POLYURETHANING

Stop where necessary with linseed oil putty stained to match the surfaces where applied.

Remove all dirty marks from surfaces prior to sealing.

Apply one coat of sealer followed by one coat of Resene hard dry polyurethane. Allow to sand between coats as necessary to provide a first class finish. All polyurethane will be worked well into the vee grooves of boards and runs will be carefully brushed out.

External timber soffits shall be polyurethaned with three coats of antifungicidal varnish applied strictly in accordance with the manufacturers recommendations and undiluted.

SCHEDULE OF FINISHES

INTERIOR WALLS

Lounge	Initial Homes Solid Timber	Polyurethaned
Dining Room	Initial Homes Solid Timber	Polyurethaned
Kitchen	Initial Homes Solid Timber	Polyurethaned
Master Bedroom	Initial Homes Solid Timber	Polyurethaned
WC & Bathroom	Initial Homes Solid Timber	Polyurethaned
Bedroom 2 & 3	Initial Homes Solid Timber	Polyurethaned

INTERNAL CEILINGS

Lounge	Michaelangelo Tiles Coral	Painted
Dining Room	Michaelangelo Tiles Coral	Painted
Kitchen	Michaelangelo Tiles Coral	Painted
Master Bedroom	Michaelangelo Tiles Coral	Painted
WC & Bathroom	Michaelangelo Tiles Coral	Painted
Bedroom 2 & 3	Michaelangelo Tiles Coral	Painted

WARDROBES

All wardrobes will be left natural, no polyurethane will be applied unless specifically requested by the owner

SOFFITS

Hardiflex lined	Painted
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EXTERNAL WALLS

Grenadier Design	Hardies Rusticated Planking	Stained Cedar Colour
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INTERNAL DOORS AND FRAMES

All Interior Doors	Hollow Core	Painted
All Interior Door Frames	Pine	Polyurethaned

EXTERNAL WINDOWS AND DOORS

Exterior	Powder Coated Aluminium	KARAKA
Interior	Pine Subframes	Polyurethaned

ROOF

Longrun Iron	Coloursteel	KARAKA
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FASCIA & BARGE BOARDS

200x40 Timber	Painted KARAKA
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BASE LININGS

6mm Hardiflex	Painted
---------------	---------

SHOWER LININGS

Hardiglaze	Prefinished (White)
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SHOWER DOORS

Styrene Glazed	Patterned Styrene in white powder coated aluminium frames
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FLOOR FINISH

Particle Board	Unithane Varnished to complete home except kitchen, laundry, bathroom and WC
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ELECTRIC STOVE

Fisher & Paykel	Model RA6J white on white
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SPECIFICATION OF

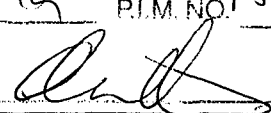
work to be done and materials used in the
construction and completion of a new home

**For
on Lot
Street No
Address**

**Mr B & Mrs R Coles
D.P.S.
620
Teweta Road
Waikite Valley
ROTORUA**

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 30 OF THE
BUILDING ACT 1991

DATE 20.9.94 P.I.M. NO. 1581

OFFICE 

The whole of the works is to be carried out by

**HODGES CONSTRUCTION
LIMITED
ROTORUA**

**Builders of quality homes and franchised contractor
for the patented Initial Homes building system**

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The Contractor shall provide all labour and materials, supply and maintain all required tools, plant, scaffolds, sheds and the like.

All work shall be carried out in accordance with this Specification together with all relevant plans and details and shall comply with the Building Code of New Zealand 1992.

All work shall be in accordance with NZS 3604 Model building by-law except where overruled by the Territorial Authority By-laws or specific design requirements.

PLANS AND SPECIFICATIONS

The working drawings with this Specification and any special conditions attached will form part of the contract agreement.

Figured dimensions shall take precedence over scaled dimensions. Large scale drawings will take precedence over small scale drawings.

INSURANCE

The Contractor will insure the building for the full contract price plus GST, against "Builders All Risk" in the names of the Owner, the Builder and the Mortgagee (if any) for their respective rights and interests. This cover will remain in force from the date of commencement until the date of occupation.

DEFAULT AND BANKRUPTCY

The usual laws of bankruptcy and default will apply to this agreement.

COST FLUCTUATIONS

Should there be either a rise or fall in the cost of labour and / or materials between the date of quotation and the day on which such labour is employed or such materials purchased for this contract then on the final settlement a compensating adjustment of the agreement price will be made and the Owner will make additional payment on or receive such allowance from the agreement price as such the rises or falls shall cause.

VARIATIONS AND ADDITIONAL WORK

The Contractor shall carry out variations or extra work requested by the Owner or their representative and the Contractor will be under no obligation to accept any extras, variations or deletions to the contract, but may in its absolute discretion accept any such variation to the contract as the Owner may request. The Owner will duly pay for as an addition to the contract price all extra work and materials ordered and supplied by the Contractor. Extras will be charged on a cost plus **20%** basis unless otherwise quoted and agreed for.

BUILDING CONSENT AND FEES

The Contractor shall obtain all Standard Building Consent from and pay all fees demanded by the Territorial Authority before commencement of the works. This clause shall not apply for the arrangement and payment of the inspection and valuation by the lending institution (if any) in respect of progress payments. In the event of additional work being required by the Territorial Authority, this work will be regarded as an extra to the Contract and payments for these will be the responsibility of the Owner.

VEHICLE CROSSING

Where a vehicle crossing is called for by the Territorial Authority any fees arising from this request will be treated as a variation to the Contract, but passed on at the direct cost as invoiced by the Territorial Authority.

MATERIAL SPECIFICATION

Should any materials specified for this Contract be unprocureable at the time of purchase then negotiations shall be made for the provision of substitutes. Any substitute must also be acceptable to the Territorial Authority prior to the work recommencing. Any cost variation will be credited or charged as an extra on completion of the contract. All materials placed on the site by the Contractor for the building remain the property of the Contractor in the case of these materials not being used. All waste material and formwork remain the property of the Contractor.

MAINTENANCE

The Contractor will maintain the work carried out for a period of **ninety (90) days** after completion of the Contract. During this period the Contractor will make good any all defects in any part of the trade to a true workmanlike standard.

CLEAN UP AND MAKE GOOD

The site is to be left clean at all times from the accumulation of rubbish resulting from the works, and provision is to be made for the regular removal of the same from the site.

Excavated soil and spoil is the responsibility of the Owner.

The Contractor is responsible for leaving the building broom clean only.

SUBCONTRACTORS

All subcontractors shall be engaged and supervised by the Contractor except where prior arrangements have been made in writing between the Contractor and the Owner. Every subcontractor jointly and separately will collaborate, wait on, assist and render all necessary assistance to complementary trades. Additional work or adjustments must be made with the Contractor. Alterations and additional works instructed by the Owner to the subcontractor will not be the responsibility of the Contractor. (Refer to extra work)

The individual subcontracts listed in this Specification are respectively the responsibility of the subcontractor under which they are listed.

Any subcontractor working on the contract without their own set of plans and / or Specification does so at their own risk, and any errors from doing so must be rectified at their own expense.

ARBITRATION

Any dispute arising between the Owner and the Contractor not soluble by the terms of this Specification, will be referred to Arbitration within the meaning of the Arbitration Act 1908.

Occupation of the building cannot be taken until the dispute is settled. In the event that the Owner takes occupation then any claim to Arbitration is nullified.

EARTHWORKS AND SITE PREPARATION

SETTING OUT

The owner will be responsible for the locating and clear flagging of all survey pegs before the set out of the building on the site.

The Contractor will be responsible for the accurate setting out of the building and works to the dimensions shown on the contract drawings.

LEVELS

Foundation heights shown on the plan are an approximation and should be verified on site by the Contractor. Any variation in the ground level requiring additional foundation work will be provided for as extra work.

GROUND CONDITIONS

Foundations on this contract provide for solid bearing down to 300mm below ground surface level. Where soft, unsuitable or unusual strata or below ground conditions are encountered requiring additional depth of concrete and other foundation materials to provide solid bearing to build on and or comply with Mortgagees and or Territorial Authority requirements, the additional costs incurred by the Contractor will be charged as additional work to the Owner.

Where unusual ground conditions are encountered and special foundation details and works have to be carried out, these too will be treated as additional work and the additional costs incurred by the Contractor will be charged as additional work to the Owner.

TEMPORARY SERVICES

Water: A toby should be on every section. in the event of water not being supplied any additional arrangements made by the Contractor will be provided for as Extra Work and any additional costs incurred will be charged to the Owner.

Electric Power: The Owner will be responsible for the supply of Incoming Electric mains power to the site. In the event that the Owner does not provide Incoming. Electric mains and the Contractor has no means of providing power to the building site then any costs incurred in the hireage of Temporary generators will be charged as Extra work to the Owner.

SITE PREPARATION

Must comply with NZS 3604 3.4 excavation of the building site, if required, and will be arranged for by the Contractor and if the cost is not included in the contract, an extra charge will be bade as Extra Work. The Contractor responsible for the Supervision of the excavation and the progress of levels to establish the required platform.

For the purpose of the contract agreement, soil conditions are taken to solid ground approved by the Territorial Authority. It will be the Owners responsibility to ensure that they or their representative is in attendance when excavations are carried out on the building site.

SITE ACCESS

All building sites will have access suitable for heavy vehicles. If this is not the case the responsibility of providing access rests with the Owner and access should be provided at their cost prior to the commencement of building. However, if during the works it is necessary to provide hardfill for access this will be undertaken by the Contractor and charged to the Owner as Extra Work. Where access is only available through an adjoining property, it will be the responsibility of the Owner to obtain prior approval from the owner of that property.

CLEARING OF SITE

Clearing of vegetation and other materials from the building site prior to commencement will be the responsibility of the Owner. In the event that the Contractor needs to provide site clearance during the building stage then the cost of this work will be charged as Extra Work to the Owner.

FOOTPATH DAMAGE

The Contractor will be responsible for any damage to Territorial Authority footpaths and / or road crossings, resulting from any vehicle used by him or his sub trades, or delivery vehicles of materials ordered by him, providing that such crossings are constructed to an acceptable standard.

REGISTERED ENGINEER

If the lending Authority and / or Territorial Authority requests an Engineers report, instructions or calculations, then the costs of this service will be provided as Extra Work to the contract. Where the section has been filled, the Owner must provide the Engineers Certificate of Compaction.

EARTH FILL

The Contractor will not be liable for any damage or deterioration of any work to the building or to the site caused by or resulting from the inadequacy of earth fill or by the negligent application thereof, and the Owner indemnifies the Contractor and his sub contractors against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth aforesaid.

MATERIAL DELIVERIES

If the site is of an unusual location and / or has exceptionally limited access which does not permit the access of normal wheeled delivery vehicles then any costs incurred in the delivery of materials by other means will be treated as Extra Work to the contract and met by the Owner.

TIMBER PILE FOUNDATION

PILES

All timber piles will be suitably ground treated as prescribed by the Timber Preservation Authority and all timber piles will have a minimum square end dimension of 124 mm.

FOOTINGS

All concrete footings will be 17.5 MPa concrete and to the size recommended by NZS 3604 and as indicated on the foundation plan.

All timber piles will be embedded a minimum of 100mm into the concrete footing.

FOUNDATION BRACING

Foundation braces will be of a size recommended in NZS 3604 and fixed in accordance the relevant sections of NZS 3604 and relevant Territorial Authority requirements.

PROPRIETARY FIXINGS

All proprietary pile fixings and anchor systems will be fixed in accordance with the manufactures instructions.

BASE LININGS

Foundation base linings will comprise 6mm flat hardiflex sheet fixed over 100 x 25 mm tanalised framing including proprietary jointers and corner moulds.

TRAP DOOR

A trap door of approximately 750mm wide will be provided in a convenient position to allow foundation access. The door will be hung on two galvanised tee hinges and a 75mm padbolt will be provided as the locking device.

PROFILED COLOUR STEEL ROOFING

GENERAL FIXING

All work shall be accurately laid out to ensure that the roofing sheets remain parallel.

All sheets shall be laid into the prevailing weather.

All perimeters and around all openings shall be double nailed.

All barge flashings shall be securely nailed along their length to prevent future distortion.

RIDGING

Ridging shall be lead edged fitted with 200mm laps and soft edges well beaten into corrugations

BARGE ROLLS

Fit square ended barge capping with 300mm laps to flash connection of the roof to all barge boards.

VALLEYS

All valley flashings shall be 0.60mm gauge accurately cut and folded.

FIXING

Fix all sheets to 75x50mm purlins ON EDGE with a maximum spacing of 760mm. All roofing, barges and ridges are to be fixed with propriety nails.

COMPLETION

Touch up all roof imperfections and remove all off cuts from site. The roof fixer is to cut all sheets in one location to avoid unnecessary materials being spread around the site.

CARPENTRY

INSPECTION OF SUBSTRUCTURE

The Contractor and or sub contractor engaged to carry out all or part of the work described in this section shall inspect the construction completed prior to commencing this part of the contract. If any part of the structure is not to the satisfaction of the Contractor and or sub contractor, it shall be brought to the attention of the main Contractor who will ensure that all such unsatisfactory factors are made good. Failure to comment on any unsatisfactory factor in the substructure will indicate acceptance of the substructure and a first class job will then be the responsibility of the contractor/subcontractor engaged to carry out this work.

REFERENCE

Reference shall be made to NZS 3604 and all amendments and to all other standards mentioned in NZS 3604 and all requirements set out in these standards shall be met along with any requirements of the NZ Building Code, unless otherwise approved by the Territorial Authority inspectors.

TIMBER TREATMENT

The timber used for the differing uses in the construction of this building shall be treated to the gradings as set out below.

H 1	Out of ground but protected from weather	Framing, interior finishing, flooring, painted weather-boards
H 2	NOT APPLICABLE IN NEW ZEALAND	
H 3	Out of ground and exposed to weather	Fence battens and palings, exterior joinery, deckings, railings, fascias and barges
H 4	In ground, high decay	Fence posts, crib walls, agricultural posts and poles
H 5	In ground severe decay hazard	House piles and poles, foundation panelling horticultural posts and poles
H 6	In contact with sea water	Marine piles

TIMBER GRADING

Unless stated otherwise all framing timber used shall be No. 1 Framing Grade Pinus Radiata, treated as per the table and shall be thickened. Unless stated otherwise all timber sizes stated refer to the rough sawn size and allowance shall be made for the actual thickened size of the timber.

DAMPCOURSE

All timber through the building which could otherwise be in contact with concrete shall be separated from the concrete with a layer of approved Dampcourse.

BUILDING PAPER

One layer of approved Building paper will be fixed over the framing under all exterior sheathings and claddings. Such building paper will be fixed from the bottom layer up with all subsequent layers lapping the previous layer by 150mm minimum. All building paper shall be securely fixed to the framing so as to prevent shifting until the exterior sheathing has been fixed in place. All holes, tears etc shall be repaired so as to protect the framing, interior linings etc. in the event of the exterior sheathing leaking.

ROOF SPACE ACCESS

A suitably sized roof access panel shall be provided in an inconspicuous position.

FLOOR JOISTS

Floor joists shall be of sizes and laid at the centres shown on the drawings and shall have their top surfaces set to a common level to support the floor decking and shall be laid in straight lines on edge. Floor joists shall be laid so that any crook in them will straighten under load or any crook may be cut through half the depth of the joist provided that any such cut shall only occur directly over support. Joints in floor joists shall occur only over supports, (except where joists are cantilevered in which case no joints will be permitted) and where a series of joists are butt joined over the same support, each joist shall have a minimum of 32mm bearing and every joist shall be fitted with a 300mm long flitch plate of the same size as the joist. Proprietary nail plate fasteners can be used as alternative to the flitch plates. All flitch plates shall be nailed with four nails into each joist. Joists shall be fixed to supports with a minimum of two 100x3.75 skewed nails.

BEARERS

Bearers shall be of the sizes and laid in straight lengths at the locations shown on the drawings. Joints in bearers shall be over supports and fixed to supports with two 100x3.75 galvanised nails. All bearers shall be fixed to piles with approved steel dogs and with their top edge laid to a common level to support the floor joists.

FLOOR PLATFORM

The floor platform shall consist of 20mm thick, high density, particle board fixed in full size sheets (2400x1200mm min) wherever possible and nailed with 60x2.8mm nails at 150mm centres to all sheet edges and 300mm centres to all intermediate joists and dwangs with no nails closer than 10mm to the edge of the sheet. All nails shall be punched below the surface of the floor. All sheet joints shall occur over joists or dwangs of a minimum size of 50x50mm. The platform shall be protected from staining or scarring of materials and shall be given a one cut sanding on completion of the job.

EXTERIOR SHEATHINGS

REFERENCE

Reference shall be made to the manufacturers product information and specification which will be strictly adhered to.

BUILDING PAPER

All exterior sheathings shall be fixed over building paper as detailed in the Carpentry section of this Specification.

JOINTS

All joints shall be made over a framing member or in accordance with the manufacturers recommendations.

FIXINGS

All fixings shall be of the type prescribed by the manufacturer.

SHEATHING MATERIAL

The sheathing material to be used on this building is Hardies RUSTICATED Wall Planking

CEILING FINISHES

GENERAL

The ceiling finishes associated with this building will be Michaelangelo ceiling tiles fixed to 75x50mm battens at 400mm centres to the areas detailed and specified.

All tiles will be fitted in accordance with the manufacturers instructions and laid neatly square in all rooms and trimmed around openings and penetrations.

A minimum of seven staples per tile is to be maintained.

All ceiling tiles are to be left in a condition suitable for a paint finish.

JOINERY FITTINGS

KITCHEN, BATHROOM AND LAUNDRY FITTINGS

All joinery fittings are manufactured from Customwood composite board as Specified by Initial Homes.

All units shall be fitted square, plumb and true in accordance with good trade practice.

PLUMBING WORKS

GENERAL

Provide all materials, labour and plant necessary to complete the work set out in the plans and Specification all in accordance with best trade practice and the requirements of the Territorial Authority and N Z Building Code 1992. The work will be carried out by a competent tradesman possessing the qualifications as set out in clauses 15 & 16 of NZS 671. Material usage will be consistent with sound trade practice and in no case inferior to any requirements of Section 1 and Sections 26-91 of NZS 671.

The Plumber shall give all usual notices to the Territorial Authority and shall uplift the permit before commencing the work. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps. all piping where practical is to be concealed. All work shall be left in a thoroughly sound and water tight condition and / or in perfect working order. In the event of any piping above the floor being exposed to view such pipework is to be 12.7mm copper pipe with chrome plating or similar.

HOSE TAPS

Supply and fit one (1) brass hose cocks per dwelling at the point of entry to the dwelling.

COLD WATER SUPPLY

Lay cold water supply from supply point in PVC pipe buried not less than 600mm. Take 12.7mm branches to all plumbing fittings and cylinders.

HOT WATER SUPPLY

Supply and install above floor level a general purpose 180 litre low pressure hot water cylinder. From the cylinder provide 12.7mm branches in polybutylene to all plumbing fittings. All pipework is to be completely wrapped and lagged in a suitable material and secured in position.

VENTS AND SOIL STACKS

All soil stacks and back vents to wastes shall be in an approved rigid PVC. Where possible back vents and soil stacks will be concealed.

WASTES

Join the WC pan to drain above floor level with an approved jointing method.

All other wastes shall be of an approved size and run in approved PVC piping or as approved by the Territorial Authority.

PRESSURE

Where necessary provide a suitable pressure reducing valve, tempering valve and cocks all in accordance with the manufacturers instructions and Territorial Authority requirements. The Plumber will ensure that all pressure equipment and valves meet the Territorial Authority requirements.

FIXING

The sink top, tub, and all vanity units will be supplied by others and the Plumber will be responsible for connecting only to these items.

SPOUTING AND DOWNPIPES

Fit spouting and downpipes to the manufacturers specifications. All spoutings will be fixed straight and with even falls. Downpipes will be provided at the locations shown or agreed on site with the Contractor.

Spouting will be

Marley Classic Profile

Downpipes will be

Marley round

SCHEDULE OF FITTINGS

Sink Taps	1 Off
HWC	180litre Low Pressure
Laundry Taps	Conversion Set (2 off)
Laundry Tub	By Initial Homes
Bath	Englefield Duo or similar
Bath Taps	2 off
Vanity	By Initial Homes
Vanity Taps	2 off
Shower Tray	900x750 Englefield white
Shower Mixer	Methven Futura Chrome
Shower Rose	Topliss Chrome
WC Pans	Caroma White
WC Cistern	Caroma Dual Flush
Other Requirements	Supply and Install Client Selected Fire Place Install Builder supplied Dishwasher

DRAINLAYER

PRELIMINARY

The whole of the drainage works shall be carried out in accordance with the Territorial Authority and NZ Building Code, and to the satisfaction of the Territorial; Authority inspector.

GENERAL

Provide all fittings necessary to complete the works and lay all drains to an even and consistent fall not less than 1 in 40.

SANITARY FITTINGS

Fit WC pans to sewer connections.

Connect up vent pipes fixed by Plumber.

Provide two (2) soakholes as necessary to complete the stormwater services

Provide all necessary Gulley Traps, inspection pipes, inspection bends, Septic Tank and the like to complete the Sewer drains to the satisfaction of the Territorial Authority and NZ Building Code.

ELECTRICAL WORKS

GENERAL

Provide all materials, labour and plant necessary to complete the works as set out on the Plans and Specifications in accordance with the best trade practices, the current wiring Regulations, and to the satisfaction of the Supply Authority. Obtain all permits and give all notices prior to commencing the works.

MAIN CONNECTION

Arrange with the Supply Authority to make connection to the house prior to completion.

METERBOARD

Provide and fix the meter board where indicated on the drawings. It will be the responsibility of the Electrical Contractor to ensure that the meter board is of an adequate size for the proposed installation and the Electrical Contractor will ensure that the Owner is fully briefed on the various tariffs and charging rates of the Supply Authority and that adequate metering provision is provided within the meter board size.

SWITCHBOARD

Provide and fit an internal fuseboard where indicated or agreed. The fuseboard location is to be such that easy access is provided.

LIGHTS

Provide light points complete with shades and lamps as indicated on the drawings. Provide 100W lamps to main living areas and 75W lamps elsewhere. Hanging lights on sloping ceilings will finish 2200mm above floor level. Wall lights will be placed 1550mm above floor level. External wall lights will be placed at a height of 1800mm.

SWITCHES

All switches will be placed 1000mm above floor level unless instructed otherwise.

POWER POINTS

Provide all power points as shown on the plan. All power points will be placed 300mm above floor level except in kitchen areas and the like where power points will be mounted 1000mm above floor level or at such a height to suit the appliance.

MATERIALS

All switches and plugs will be flush type, ring grip rocker type, black in colour.

AERIAL AND EARTH POINTS (When Requested)

Provide aerial connections with 3600mm of spare cable to the roof peak. The aerial cable will be of an adequate ohm rating to permit future high frequency pick ups.

PAINTING AND POLYURETHANING

GENERAL

Paint or polyurethane walls or surfaces to the colour scheme selected by the Owner and the following Specification. All paints shall comply with NZS 521 and amendments.

WORKMANSHIP

All work shall be carried out in accordance with the NZ Code of Practice for Painting. The Painter will be responsible for the protection of persons and works in the immediate vicinity of the painting operations, and shall supply all necessary dust covers, guards and the like. Care shall be taken in cutting in around glass surfaces and up to other finishes, hardware and the like. All splashes and disfigurements and the like will be removed by the Painter.

MATERIALS

The materials used shall be of NZ manufacture and of an approved brand delivered in unbroken containers. Materials shall be applied strictly in accordance with the manufacturers recommendations.

EXTERNAL PAINTING

Paint all external exposed woodwork with three coats of paint in accordance with the following:

- Prime all exposed timbers

- Stop and rub down after priming has dried, all nail holes and defects with best linseed oil putty, rub down as required to obtain a surface suitable for undercoating.

- Apply an approved undercoat suitable for the finishing coat as recommended by the manufacturer

- Apply a finishing coat to all exposed woodwork, glazing putties, metalwork and the like of an approved brand.

Paint all exposed External Concrete cement sheets with two coats of exterior quality PVA paint in a matt finish.

Clean down and apply one coat of calcium plumbate and two coats of anticorrosive paint to exposed metalwork

INTERNAL PAINTING

Thoroughly prepare all surfaces to be painted or polyurethaned by stopping and carefully rubbing down to provide a suitable and adequate surface for later applications.

Painted woodwork shall be primed and painted walls sealed, undercoated and finished with two coats of semi gloss enamel in service areas and two coats of plastic paints in living areas.

POLYURETHANING

Stop where necessary with linseed oil putty stained to match the surfaces where applied.

Remove all dirty marks from surfaces prior to sealing.

Apply one coat of sealer followed by one coat of Resene hard dry polyurethane. Allow to sand between coats as necessary to provide a first class finish. All polyurethane will be worked well into the vee grooves of boards and runs will be carefully brushed out.

External timber soffits shall be polyurethaned with three coats of antifungicidal varnish applied strictly in accordance with the manufacturers recommendations and undiluted.

SCHEDULE OF FINISHES

INTERIOR WALLS

Lounge	Initial Homes Solid Timber	Polyurethaned
Dining Room	Initial Homes Solid Timber	Polyurethaned
Kitchen	Initial Homes Solid Timber	Polyurethaned
Master Bedroom	Initial Homes Solid Timber	Polyurethaned
WC & Bathroom	Initial Homes Solid Timber	Polyurethaned
Bedroom 2 & 3	Initial Homes Solid Timber	Polyurethaned

INTERNAL CEILINGS

Lounge	Michaelangelo Tiles Coral	Painted
Dining Room	Michaelangelo Tiles Coral	Painted
Kitchen	Michaelangelo Tiles Coral	Painted
Master Bedroom	Michaelangelo Tiles Coral	Painted
WC & Bathroom	Michaelangelo Tiles Coral	Painted
Bedroom 2 & 3	Michaelangelo Tiles Coral	Painted

WARDROBES

All wardrobes will be left natural, no polyurethane will be applied unless specifically requested by the owner

SOFFITS

Hardiflex lined	Painted
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EXTERNAL WALLS

Grenadier Design	Hardies Rusticated Planking	Stained Cedar Colour
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INTERNAL DOORS AND FRAMES

All Interior Doors	Hollow Core	Painted
All Interior Door Frames	Pine	Polyurethaned

EXTERNAL WINDOWS AND DOORS

Exterior	Powder Coated Aluminium	KARAKA
Interior	Pine Subframes	Polyurethaned

ROOF

Longrun Iron	Coloursteel	KARAKA
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FASCIA & BARGE BOARDS

200x40 Timber	Painted KARAKA
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BASE LININGS

6mm Hardiflex	Painted
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SHOWER LININGS

Hardiglaze	Prefinished (White)
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SHOWER DOORS

Styrene Glazed	Patterned Styrene in white powder coated aluminium frames
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FLOOR FINISH

Particle Board	Unithane Varnished to complete home except kitchen, laundry, bathroom and WC
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ELECTRIC STOVE

Fisher & Paykel	Model RA6J white on white
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COUNTER CHECK LIST FOR (PIM) PROJECT INFORMATION MEMORANDUM

REQUIRED UNDER SECTION 30 - BUILDING ACT 1991

1. Please provide full name and postal address of Applicant.
2. Full legal description of proposed work.
3. Valuation Number
4. "Do You Need" or "Have You Applied For" a LAND USE CONSENT (See Planning Section).
5. Every application for a PIM shall be on the prescribed form accompanied by the appropriate fee and shall contain the following information (minimum).

<p>(i) Two sets of plans</p> <p>(ii) The intended use of the proposed building; and</p> <p>(iii) The location and external dimensions of the proposed building; and</p> <p>(iv) Provisions to be made for vehicular access; and</p> <p>(v) Provisions to be made in building over or adjacent to any road or public place; and</p> <p>(vi) Provisions to be made for disposing of stormwater and wastewater; and</p> <p>(vii) Precautions to be taken where building work is to take place over any existing drains or sewers or in close proximity to wells or watermain; and</p> <p>(viii) Is there a Septic Tank on Site.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">CHECK</th> </tr> <tr> <th style="width: 50%;">Yes</th> <th style="width: 50%;">No</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> </tbody> </table>	CHECK		Yes	No	✓				✓		✓		✓		✓		✓	
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6. Such information as the Territorial Authority (acting as agent for a network utility operator by prior agreement with that network utility operator) requires in respect of proposed connections to public utilities from the proposed building work.

Signed: _____

Date: _____ 30/8/99

INFORMATION REQUIRED UNDER SECTION 30 OF THE BUILDING ACT 1991 AND THE ROTORUA DISTRICT PLAN

This information is required to enable the application for a Project Information Memorandum to be processed. Should a Land Use Consent be required under the Rotorua District Plan, an Assessment of Environmental Effects (AEE) will be necessary and Council may make a further request for information under Section 92 of the Resource Management Act 1991.

		CHECK		
		Your Check		Office
		Included in Appln	N/A	
i)	Two sets of plans to scale including:			
	a) A site plan showing all existing and proposed building, (if application is for an extension the entire building must be shown)	/		
	b) Elevations of the proposed buildings and height above natural ground level.	/		
	c) Location Plan	/		
	d) Dimensions of the building sufficient to clearly locate it on the property.	/		
	e) Details required to show information needed below.			
ii)	a) Location of and details of existing services proposed to be connected to (sewer, stormwater, water)	/		
	b) If the connection to Council services is through another private property then written consent of that landowner is required. Please attach.			
iii)	Contours or ground level spot heights to accurately reflect the natural ground level of the sites to enable height above natural ground level to be determined and also levels above maximum controlled lake level when controlled, height above lake level or watercourse, including overland flow paths to be established.			
iv)	a) Details of existing and proposed vehicle access from the road, including location of kerb, footpath, cesspits, waterworks surface features, street trees, and parking and manoeuvring required by Appendix F of the Proposed District Plan.	/		