



For any information regarding Maori Land, please contact the Waiariki or Waikato/Maniapoto Office of the Maori Land Court or view their website and online records at: <http://www.justice.govt.nz/courts/maori-land-court>

BUILDING

This information is a record of details held on Council files and may not reflect the situation on site if work has been undertaken without consent. If Council holds any as-built drainage plans relevant to this property they will be included in the attachments section of this LIM.

Building Consents:		
BC	Project	Status of Consent
57981	DWELLING, GARAGE AND SOLID FUEL HEATER	CCC FINAL ISSUED 18 Mar 1998
64556	NEW DWELLING	CCC FINAL ISSUED 20 Aug 2001
82229	INSTALL SOLAR HOT WATER SYSTEM	CCC FINAL ISSUED 14 Jun 2011

Building, Plumbing and Drainage Permits issued prior to 1993 will not have a Code Compliance Certificate as the requirement for this did not come into effect until 1 January 1993.

Any information held by council relating to Building Permits will be listed on the Historical Data page at the back of this section in your LIM.

Information regarding buildings where Council holds no records of consents:

The absence of records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent.
- The building work may be exempt from requiring a permit/consent.
- A Council record is unable to be located.

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 1991 or Building Act 2004, then there is no authority under those Acts for the Council to retrospectively issue a building consent for the work.

For buildings erected prior to the commencement of the Building Act 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is unsafe or insanitary in terms of the Building Act 2004 or the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For post-Building Act 1991/Building Act 2004 work, for which the Council holds no record, or the work is not exempt, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the Building Act 1991 and Building Act 2004 and enforcement action may be taken at the Council's discretion. However some building work is exempt from requiring a permit/consent. This generally applies to small buildings or structures and minor alterations. Irrespective of whether consent is required the Building Act requires that all building work must comply with the Building Code.