Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building.(Forms) Regulations 2004)

Auckland Council
Te Kaunihera o Tāmaki Makaurau

THE BUILDING

Building consent number:	BCO10386194	Date building consent issued:	13 December 2024
Street address of building:	2 Buller Crescent Manurewa Auckland 2102		
Legal description of land where building is located:	LOT 98 DP 46101		
Building name:	N/A		
Location of building within site / block number:	N/A	Level or unit number:	N/A
Currently,lawfully established use: *[include number of occupants per level and per use if more than 1]*	Housing		
Year First constructed:	2025		

THE OWNER

Name of owner:	VN Developers Limited		
*Contact person:	N/A		
Mailing address:	573C Mount Eden Road, Mount Eden, Auckland 1024		
Street address / registered office:	N/A		
Phone Number: Landline:	+64 (21) 141 9135	Mobile:	+64 (211419135)
Daytime: N/A	After hours: N/A	Facsimile No:	
Email address:	varun@taxprofessionals.co.nz		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION WITH THE BUILDING CONSENT AUTHORITY

(Must be in New Zealand)

Full name:	Maninder Singh		
Mailing address:	Bucklands Beach, 409 Bucklands Beach Road, Auckland, Auckland 2012		
Street address / registered office:	N/A		
Phone Number: Landline:	+64 (210590409)	Mobile:	
Daytime: N/A	After hours: N/A	Facsimile No:	
Email address:	mdprojectsnz@gmail.com		

BUILDING WORK

Issued by: Auckland Council — Building Consent Number: BCO10386194

4 Lot subdivision + BC works for the four dwellings. Each dwelling has 2 storey, single garage, 4 bedrooms. timber retaining walls

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

☑ The building work complies with the building consent;

ATTACHMENTS

☐ Compliance schedule

On behalf of Auckland Council:		Date Issued:	2 September 2025
Print name:	Ian McCormick	Position:	General Manager, Building Consents

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building

Auckland Council
Te Kaunihera o Tāmaki Makaurau

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
    - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
    - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
    - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at http://www.consumerbuild.org.nz/publish/maintenance.php