

FURTHER INFORMATION ON 109 SEAVIEW ROAD, PIHA



A considerable amount of renovation has been undertaken on the property and we list these below:

- Shifted external steps over to left;
- Extend deck;
- Removed all dangerous deck barriers and replace same;
- New concrete driveway and asphalt crossing;
- Major landscaping overhaul;
- Major re-plant programme. Literally thousands of plants;
- Elevated planter above garage arrival;
- New retaining walls ;
- Extra parking and turning;
- New water storage tank (5700L)
- Total capacity now approx. 28,000L
- New water pump (original still works);
- Painted inside completely (Resene);
- Painted outside completely (Resene);
- Pointing repairs to roof (see below);

- New 6mm tinted polycarbonate pergola to main deck;
- New blinds throughout
- New internal window latches and slide bolts throughout
- Decorative stone path in front of lower level
- pergola to main deck;
- Covered dining area on deck;
- New open pergolas / frames;
- New carpet and lino throughout;
- New extension to seaward side: much larger bedrooms, en-suite to main bedroom (see Code Compliance Certificate below);
- Heat pumps to lounge and main bedroom;
- New double glazed sliding door unit to lounge;
- Windows etc with perished seals – seals replaced;
- New window latches;
- New toilet/s;
- Wall behind tv: the window had obviously been leaking for a long time. Stripped gib board, remove any rotten framing, made good. (images available upon request), fixed leak ie new window seal, attended to scribes, silicone to scribes etc. Photographs of the work undertaken available upon request.

FURTHER DEVELOPMENT NOTE:

Easy to create another bedroom by placing a dividing wall in the garage on a line between the windows. Easy access to lower toilet and shower. Extend garage ie bring door forward to under the line of the house. The open area in front of the garage door...the first part of that is below the building above, then the deck so no “roof” required. Access around the side of any garage extension to rear of house is easy...ie via that area with the round stones. Just needs a path.

See below for:

Information re Chemical roof cleaning in 2017;
 Septic tank inspection March 2020;
 Code of Compliance Certificate for alterations;

Solar Chem Roofing

"Understanding roofs since 1976"

FOR JOHN DOWSETT

18 July 2017

PH. 09

478 3573

Mr Bruce & Mrs Judy Cunningham
5A Scarboro Terrace
Murrays Bay
AUCKLAND 0630

Dear Mr & Mrs Cunningham

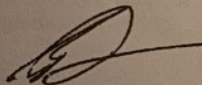
RE: 109 SEAVIEW ROAD
PIHA

Thank you for your valued custom. We trust that you have been satisfied in every way with the resurfacing of the roof at the above address.

Our Service Manager and our staff are always ready to provide professional advice and service, should there be any follow up you may require in future years. Should there be any questions relating to your Maintenance Warranty or matters concerning service, please do not hesitate to contact us.

We do care about your complete satisfaction, and take great pride in our good name, so let me say again, do not hesitate to give us a call if we can be of any service at any time.

Yours sincerely



Steve Ryan
MANAGING DIRECTOR
For SOLAR CHEM ROOFING LTD

Auckland
Freephone: 0800 12 11 11
4/123 Target Road, Glenfield, Auckland
PO Box 101421, North Shore, Auckland 0745
Ph/Fax: 09 444 2597
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Freephone: 0800 14 27 66
33 Glasgow Street, Tauranga
PO Box 15441, Tauranga 3144
Ph: 07 578 4209 Fax: 07 578 4213
E-mail: bayofplenty@solarchem.co.nz



WARRANTY

Date: 18 July 2017
Name: Mr Bruce & Mrs Judy Cunningham
Address: RE: 109 Seaview Road, PIHA 0772
Ref No: JOB #: 16838/RFS

TRANSFERRABLE TO NEW OWNER

NEW OWNER TO ADVISE SOLARCHEM OF CONTACT DETAILS

Solar Chem undertakes to manufacture and apply only the highest quality materials in our resurfacing systems.

This form is to cover the customer against the loss of adhesion from the substrate through faulty preparation of the Monier Centurion concrete roof surface only.

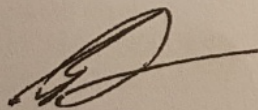
Solar Chem will replace or repair any faulty material, where satisfied that the damage has not been caused by factors beyond our control.

The above to cover a period of ten years from the above date.

Solar Chem agrees to cover the customer for a period of two years against faulty workmanship from the above date.

Solar Chem (as the Company) is exempt from liability where damage is caused due to storm damage or alteration to the existing substrate or any factors beyond our control.

Warranty is subject to a three-yearly Chemical Treatment by Solar Chem to prevent damage to the protective coating.



Steve Ryan
MANAGING DIRECTOR
For SOLAR CHEM ROOFING LTD

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et Road, Glenfield, Auckland
1421, North Shore, Auckland 0745
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BOOKER & SON DRAINAGE LIMITED

Ponga Road RD4

Papakura

Ph.: 027 292 0787

bookerdrainage@xtra.co.nz

[Registration number 12370 NZPGDB](#)

5th March 2020

RE: SEPTIC TANK AND IRRIGATION SYSTEM @ 109 SEAVIEW RD PIHA OWNER J DORSETT:

On Saturday the 29th of February I Karl Booker of Booker drainage Ltd visited the above site.

I found the septic tank to be in good sound condition and the irrigation working correctly, with no leaking, no wet spots or any smell.

So the complete system at the above address is working correctly with no issues.

Yours faithfully,

Karl Booker
REGISTERED DRAINLAYER.

14 February 2024

John Anthony Dowsett
17 Wood Street, 10 Tom Pearce Drive, Auckland Airport
Freemans Bay
auckland 1011

Dear Sir/Madam

Building consent number: BCO10363594
Address: 109 Seaview Road Piha
Description: Extension over existing deck framing, new plumbing, membrane roofing to underside existing roofing, weatherboard cladding, aluminum joinery, specific design elements
Area office: Henderson

Code Compliance Certificate (CCC) approved

We refer to the building consent for the above described work. Please find attached your code compliance certificate issued under s.95 of the Act, which confirms the satisfactory completion of this project.

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully

Enrique Garzota
Regulatory Support Officer
BUILDING CONSENTS
Email: ERIC.GARZOTA@AUCKLANDCOUNCIL.GOVT.NZ

Code compliance certificate

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



THE BUILDING					
Building consent number:	BCO10363594	Date building consent issued:	23 March 2023		
Street address of building:	109 Seaview Road Piha				
Legal description of land where building is located:	LOT 264 DP 24667				
Building name:	N/A				
Location of building within site / block number:	N/A	Level or unit number:	N/A		
Currently,lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Housing				
Year First constructed:	1987				
THE OWNER					
Name of owner:	John Anthony Dowsett, Fiona Jayne Turner, LP Trust Co Limited				
*Contact person:	N/A				
Mailing address:	17 Wood Street, 10 Tom Pearce Drive, Auckland Airport, Freemans Bay, auckland 1011				
Street address / registered office:	N/A				
Phone Number: Landline:	N/A	Mobile:	+64 (64274821818)		
Daytime:	N/A	After hours:	N/A	Facsimile No:	N/A
Email address:	j.dowsett@butterflycreek.co.nz				
Website:	N/A				
FIRST POINT OF CONTACT FOR COMMUNICATION WITH THE BUILDING CONSENT AUTHORITY <small>(Must be in New Zealand)</small>					
Full name:	John Anthony Dowsett				
Mailing address:	17 Wood Street, 10 Tom Pearce Drive, Auckland Airport, Freemans Bay, auckland 1011				
Street address / registered office:	N/A				
Phone Number: Landline:	N/A	Mobile:	+64 (64274821818)		
Daytime:	N/A	After hours:	N/A	Facsimile No:	N/A
Email address:	j.dowsett@butterflycreek.co.nz				
BUILDING WORK					
Issued by:	Auckland Council	Building Consent Number:	BCO10363594		
Extension over existing deck framing, new plumbing, membrane roofing to underside existing roofing, weatherboard cladding,					