

20 January 2023

Harry Memelink

s7(2)(a)

Tēnā koe Harry

Request for Information pursuant to the Local Government Official Information and Meetings Act 1987 (LGOIMA)

I understand you visited Hutt City Council reception on 9 December 2022, and have requested the following official information:

1. *Details about the units and buildings at 408 Hutt Road / 5 Wakefield Street*
2. *The current warrant of fitness status of these buildings*
3. *Plans and building consents for units 2, 4, 7, 9, 11, 13*

The information you have requested is attached, up to 23 December 2022. We advise that some material in these documents has been withheld under section 7(2)(a) of the LGOIMA, to protect the privacy of individuals.

Please also note that one email thread has been withheld in full on the grounds of being legally professionally privileged information, under section 7(2)(g) of the LGOIMA.

You may also find information of relevance to your request on the Hutt City Council website, on the following links:

<https://www.huttcity.govt.nz/property-and-building/search-property-and-building?query=408+Hutt+Road>

<https://www.huttcity.govt.nz/property-and-building/search-property-and-building?query=5+Wakefield+Street>

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this letter may be published on the Council's website.

Nāku noa, nā



Susan Sales

Senior Advisor, Official Information and Privacy

COMPLIANCE SCHEDULE

Section 103, Building Act 2004



THE BUILDING

Street address:	408 Hutt Road ALICETOWN 5010	Building name:	408 HUTT ROAD
Level/unit number:	15 x UNITS UNITS 1-4, 6, 8-12, 15 (Ground level) UNITS 5 & 7 (1 st level) UNITS 13 & 14 (Basement)	Location within site or block number:	Refer to page 8
Year first constructed:	1989	Intended life of the building if 50 years or less:	Indefinite
Legal description of land:	Pt LOT 1 DP 40307		
Current lawfully established use:	OFFICES / STORAGE Fire Hazard Class: 2 Purpose Group: WL / IA Occupancy: < 250 UNIT 1 – (Unknown) UNIT 2 – (Unknown) UNIT 3 – (Unknown) UNIT 4 – OFFICES (6) UNIT 5 – (Unknown) UNIT 6 – (Unit demolished 2006) UNIT 7 – OFFICES (14) UNIT 8 – OFFICES (14) UNIT 9 – OFFICES (18) UNIT 10 – OFFICES / STORAGE (18) UNIT 11 – OFFICES / STORAGE (18) UNIT 12 – STORAGE (4) UNIT 13 – WORKSHOP (18) UNIT 14 – (Unknown) UNIT 15 – (Unknown)		

THE OWNER

Name: Body Corporate 68792 **Street address or registered office:**

Contact person: Tony Gambitsis

Phone numbers:

Mailing address: Body Corporate 68792
C/- Tony Gambitsis
Rear Suite, Level 1
29 Kings Crescent
LOWER HUTT 5010

Landline:

s7(2)(a)

Mobile:

Daytime:

Email:

s7(2)(a)

After hours:

Website:

Fax number:

SUMMARY OF SPECIFIED SYSTEMS

- SS1 - Automatic systems for fire suppression
- SS2 - Automatic or manual emergency warning systems for fire or other danger
- SS4 - Emergency lighting systems
- SS7 - Automatic back-flow preventers connected to a potable water supply
- SS9 - Mechanical ventilation or air conditioning systems
- SS14/2 - Signs for systems
- SS15/2 - Final exits
- SS15/3 - Fire separations
- SS15/4 - Signs for communicating information intended to facilitate evacuation
- SS15/5 - Smoke separations

SPECIFIED SYSTEMS

System or sub-system	Performance standards	Inspection, maintenance & reporting procedures
SS1 - Automatic systems for fire suppression		
Fire sprinkler system SERVING UNITS 1-15 TYPE 6 Extra Light Hazard/Ordinary Hazard Group 3 PFA#413200	NZS 4541:2003 Automatic Fire Sprinkler Systems	NZS 4541: 2003 Part 12: Routine Testing, Maintenance and Surveying Inspections and maintenance by IQP
SS2 - Automatic or manual emergency warning systems for fire or other danger		
F100A Manual fire alarm (manual call points) TYPE 2 Main FAP faces Hutt Road and covers UNITS 1-15. 17 x ZONES	NZS 4512:2003 Fire detection and alarm systems in buildings	NZS 4512 Part 6: Maintaining Systems in Compliance and good working order Testing: Monthly by IQP Survey: Annually by IQP Survey tests must include any interfaces with operation of smoke/fire control or egress route doors or lifts where present.
SS4 - Emergency lighting systems		
Central battery supply system Newer self-contained units on the corridor behind Units 9, 10, 11, and 12/13	AS/NZS2293.1:1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation AS2293.3:2005 - (Escape luminaires and exit signs) Part 3: Emergency escape luminaires and exit signs	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard. Surveys: Annually by IQP Maintenance: By Owner. All tests and maintenance to be recorded in log books complying with the relevant Standard.
SS7 - Automatic back-flow preventers connected to a potable water supply		
Make Flowmatic DCV 20mm Model: DCV s/n: H 5167 Location: CONTAINMENT in footpath at the Northern end of site	AS/NZS 2845.1:1998 Water supply	AS 2845.3:1993 Water supply - Backflow prevention devices - Field testing and maintenance Testing: Annually by IQP. Carry out the tests and checks detailed in the relevant Manual/Standard. Maintenance: By IQP. Repair or replace the back-flow preventer immediately any defect is apparent.

SS9 - Mechanical ventilation systems		
Kitchen/laundry/bathroom extract systems Fresh air systems UNIT 3 - Cafe	NZ Building Code G4 AS 1668.2:2002 (Section 5 Mechanical Ventilation Exhaust Systems) AS/NZS 1668.1:1998 (Section 11 Kitchen Hood Exhaust Systems)	Owner to remedy defects immediately they are apparent. Owner to report annually on condition and performance of single independent supply or extract systems when fan(s) provide the sole method of air change. IQP to report annually on condition and performance of combined extract systems for multiple dwellings.
SS14/2 - Signs <i>(relating to one or more of the specified systems 1–13)</i>		
Signs for systems SS1 SS2 SS4 SS9	The Standard(s) that the specified system was installed to.	Inspection: Monthly by Owner Annually by IQP. Annual inspection by IQP for the specified system to which the signage relates. Maintenance: By owner / IQP All tests and maintenance to be recorded in log books complying with the relevant Standard
SS15/2 - Final exits		
Final exits	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner or agent Annually by IQP Ensure escape route is free from obstructions, able to be used without the need for any key or tool.
SS15/3 - Fire separations		
Fire separation (See attached plan)	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner. Annually by IQP Check integrity of wall & ceiling linings, door seals and closers. Maintain fire separations to ensure continued functional operation.

SS15/4 - Signs for communicating information intended to facilitate evacuation <i>(part of a means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13)</i>		
Signs for communicating information intended to facilitate evacuation.	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner Annually by IQP. Maintenance: By Owner or suitably qualified person. Signs shall be refurbished before they become illegible and shall be replaced immediately if missing. Maintain signage to ensure continued functional operation
Illuminated EXIT signage	AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard Surveys: Annually by IQP Maintenance: By Owner. All tests and maintenance to be recorded in log books complying with the relevant Standard. <i>Note: Where illumination of signage is necessary, the procedures of SS 4 should be used to verify that illumination occurs for the required duration. Where available, signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.</i>
SS15/5 - Smoke separations		
Smoke separation	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner. Annually by IQP Check integrity of wall & ceiling linings, door seals and closers. Maintain smoke separations to ensure continued functional operation.

Original CS issued date: 01 October 1994

BWoF annual renewal date: 01 October

Signature:



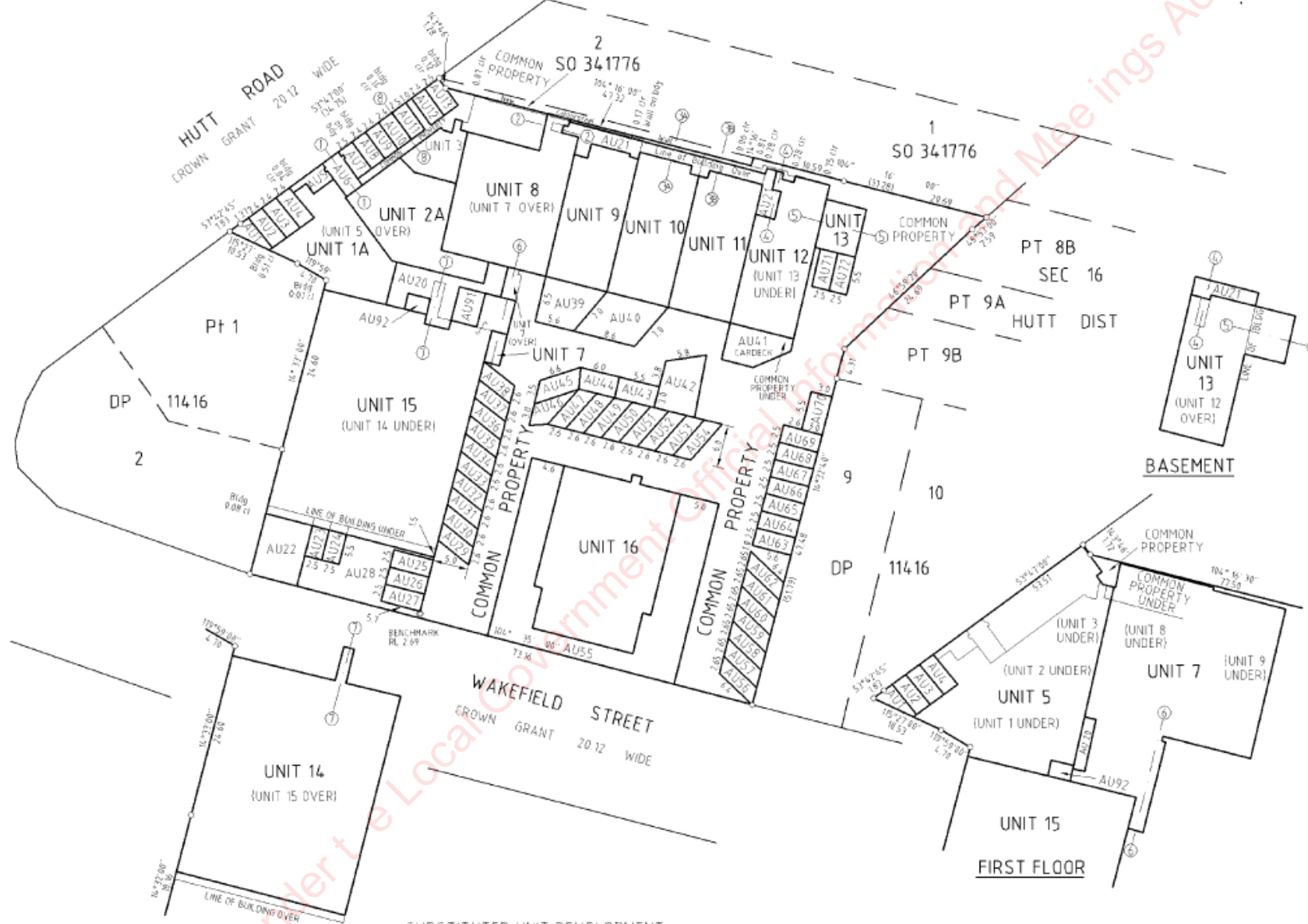
Adam Wheeler
Building Warrant of Fitness Officer
On behalf of Hutt City Council

Amendment dates:

- 08 July 2008
- 25 September 2015 (reformat CS, remove SS9)
- 29 March 2017 (add SS9)
- 14 June 2019 (separate UNIT 16 from CS453 and capture it on CS2209)

PLANS





CT 360/871

T 1/2

Land District: Wellington

Plan Graphic

SUBSTITUTED UNIT DEVELOPMENT
UNITS ON PART LOT 1 DP 40307
AND SECTION 816 HUTT DISTRICT
UNIT PLAN IN SUBSTITUTION UNDER SECTION 18 UNIT TITLES ACT 1972

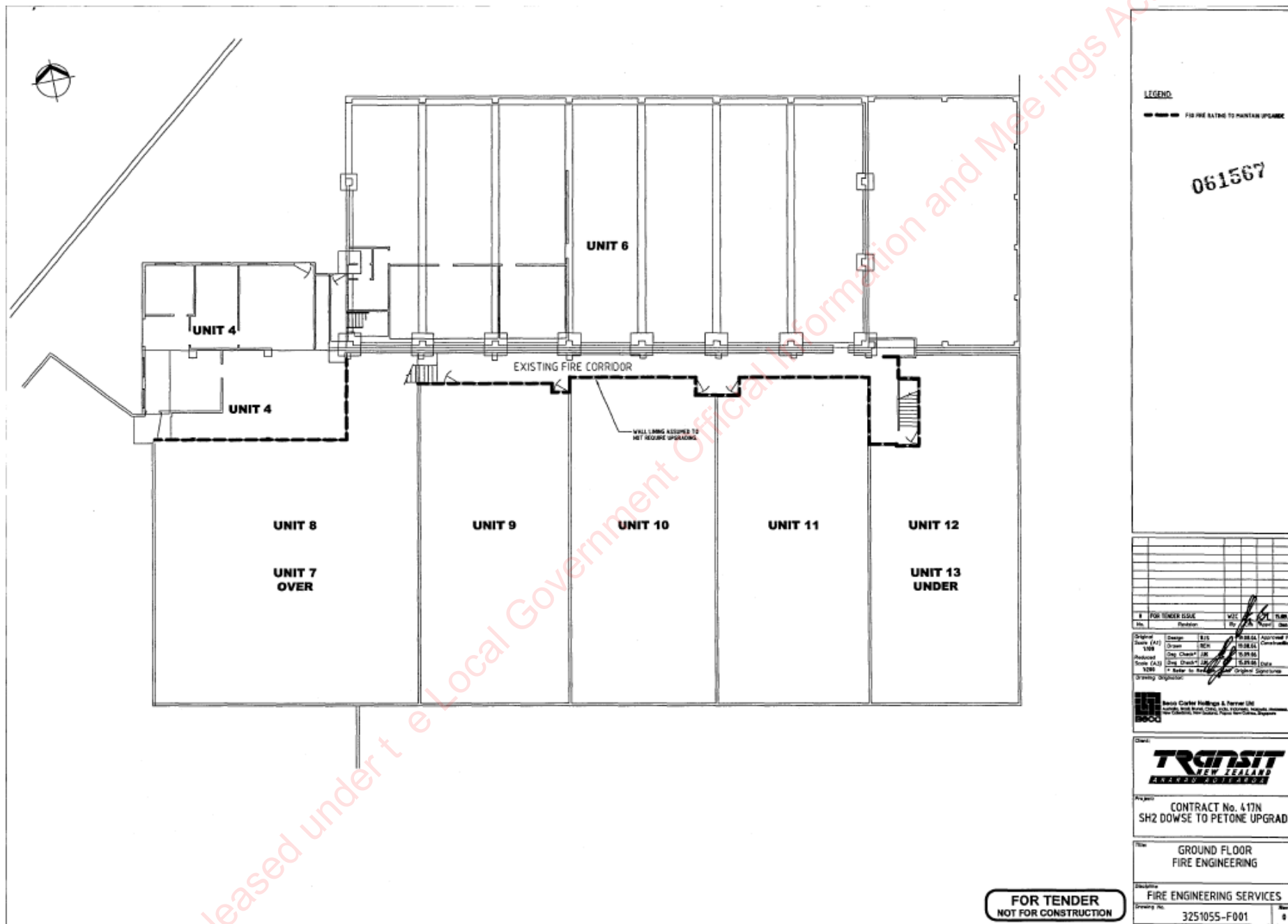
Surveyor: Joanne Mary Head
Firm: Beca Infrastructure Ltd

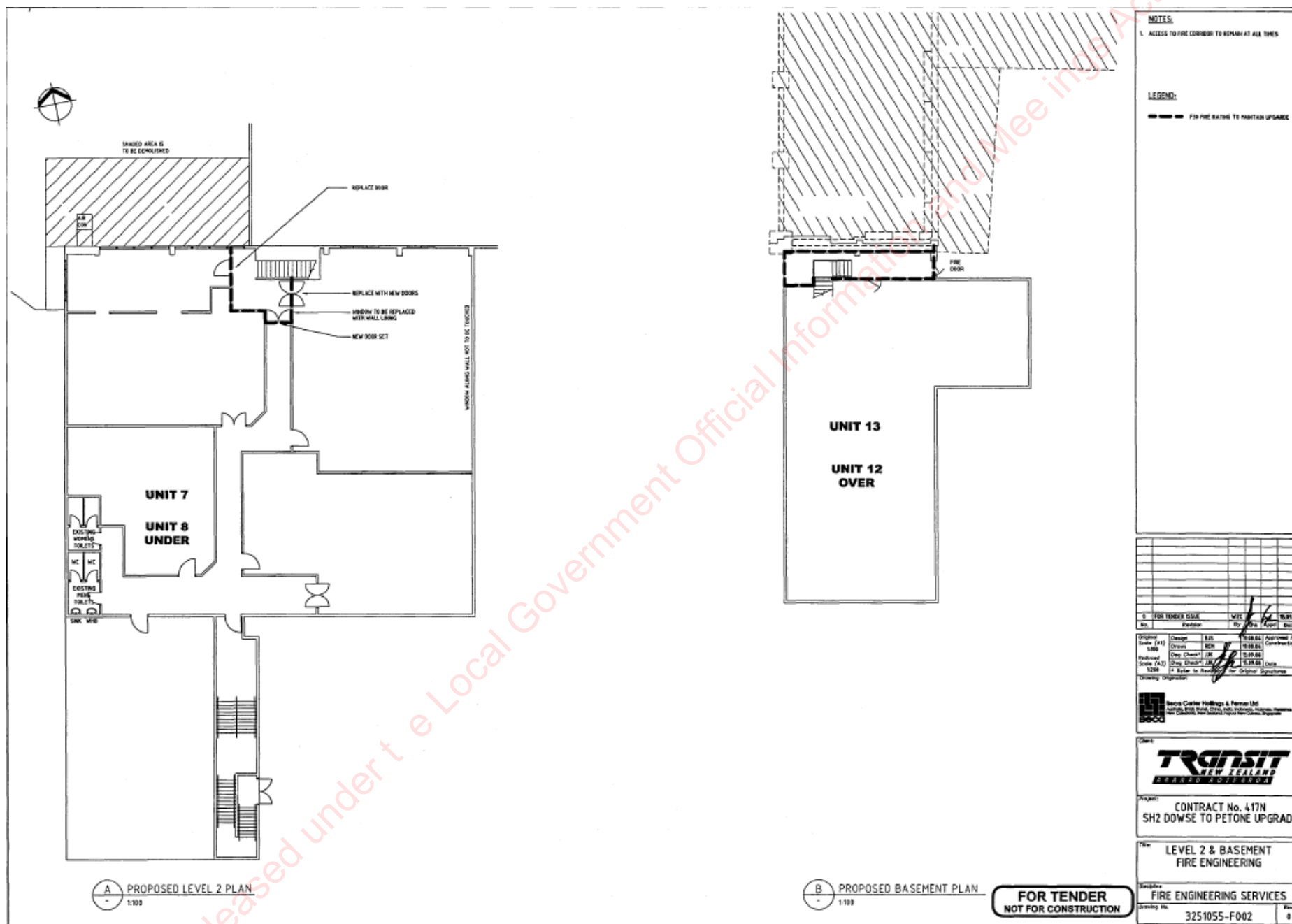
Drawing 3320529-R003

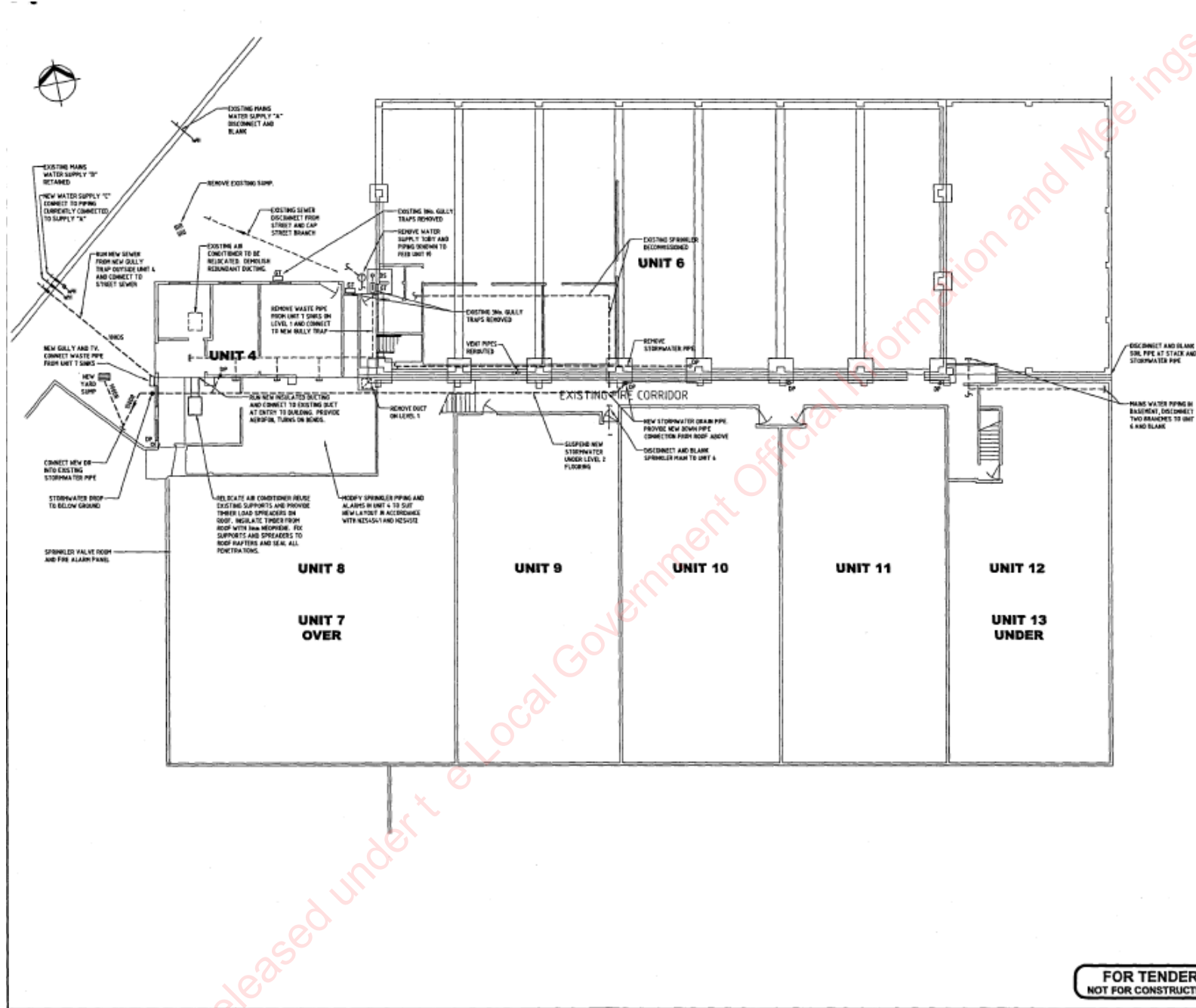
DP 68792

	<p>1 - 1</p>	<p>2 - 2</p>	
	<p>4 - 4</p>	<p>5 - 5</p>	
	<p>7 - 7</p>	<p>8 - 8</p>	
	<p>3A - 3A & 3B - 3B</p> <p>SUBSTITUTED UNIT DEVELOPMENT</p>	<p>6 - 6</p>	<p>CT 360/871</p> <p>T 2/2</p>
<p>Land District: Wellington</p> <p>Plan Graphic</p>	<p>UNITS ON PART LOT 1 DP 40307 AND SECTION 816 HUTT DISTRICT</p> <p>UNIT PLAN IN SUBSTITUTION UNDER SECTION 18 UNIT TITLES ACT 1972</p>		<p>Surveyor: Joanne Mary Head Firm: Beta Infrastructure Ltd</p> <p>Drawing 3320529-R004</p> <p>DP 68792</p>

UNIT ENTITLEMENTS					
C.T. REF	DESCRIPTION	APPROX AREA m ²	UNIT ENTITLEMENTS	HEIGHT LIMITS	
				UPPER	LOWER
	UNIT 1A	160	40477	9.75	6.10
	UNIT 2A	175	45077	9.75	6.10
	UNIT 3	55	14351	9.75	6.10
	UNIT 4	125	30174	9.75	6.10
	UNIT 5	535	112233	15.00	9.75
	UNIT 6	950	96042	15.00	5.70
	UNIT 7	680	112233	9.75	5.30
	UNIT 8	275	34958	9.75	6.10
	UNIT 9	180	25758	15.00	6.10
	UNIT 10	260	36062	15.00	6.10
	UNIT 11	205	28518	15.00	6.10
	UNIT 12	190	26678	15.00	6.10
	UNIT 13	225	26494	10.40	2.40
	UNIT 14	770	99354	6.10	3.10
	UNIT 15	815	95674	15.00	6.10
	UNIT 16	375	77275	10.00	2.00
	AU1 Carpark	13	1287	15.00	5.50
	AU2 "	13	1287	15.00	5.50
	AU3 "	13	1287	15.00	5.50
	AU4 "	13	1287	15.00	5.50
	AU5 access	12	1287	9.75	5.50
	AU6 stairs	16	1287	9.75	5.50
	AU7 Carpark	12	1287	9.75	5.50
	AU9 "	12	1287	9.75	5.50
	AU10 "	12	1287	9.75	5.50
	AU11 "	12	1287	9.75	5.50
	AU12 "	12	1287	9.75	5.50
	AU13 "	13	1287	9.75	5.50
	AU20 access	75	552	15.00	6.10
	AU21 "	55	552	9.75	3.10
	AU22 "	65	1840	6.10	2.50
	AU23 Carpark	17	993	6.10	2.50
	AU24 "	17	993	6.10	2.50
	AU25 "	17	993	6.10	2.50
	AU26 "	17	993	6.10	2.50
	AU27 "	17	993	6.10	2.50
	AU28 access	70	1472	6.10	2.50
	AU29 Carpark	13	993	6.10	3.10
	AU30 "	13	993	6.10	3.10
	AU31 "	13	993	6.10	3.10
	AU32 "	13	993	6.10	3.10
	AU33 "	13	993	6.10	3.10
	AU34 "	13	993	7.00	4.00
	AU35 "	13	993	7.00	4.00
	AU36 "	13	993	7.00	4.00
	AU37 "	13	993	7.00	4.00
	AU38 "	13	993	7.00	4.00
	AU39 access	50	1140	15.00	5.50
	AU40 Carpark	55	1140	15.00	5.50
	AU41 Cardeck	40	1140	15.00	6.10
	AU42 Carpark	45	1140	9.00	4.00
	AU43 "	20	920	9.00	4.00
	AU44 "	20	920	9.00	4.00
	AU45 "	20	920	9.00	4.00
	AU46 "	15	920	7.00	2.00
	AU47 "	17	920	7.00	2.00
	AU48 "	17	920	7.00	2.00
	AU49 "	17	920	7.00	2.00
	AU50 "	17	920	7.00	2.00
	AU51 "	17	920	7.00	2.00
	AU52 "	17	920	7.00	2.00
	AU53 "	17	920	7.00	2.00
	AU54 "	17	920	7.00	2.00
	AU55 access	330	5877	10.00	2.00
	AU56 Carpark	17	957	7.00	2.00
	AU57 "	17	957	7.00	2.00
	AU58 "	17	957	7.00	2.00
	AU59 "	17	957	7.00	2.00
	AU60 "	17	957	7.00	2.00
	AU61 "	17	957	7.00	2.00
	AU62 "	17	957	7.00	2.00
	AU63 "	17	957	7.00	2.00
	AU64 "	17	957	7.00	2.00
	AU65 "	17	957	7.00	2.00
	AU66 "	17	957	7.00	2.00
	AU67 "	17	957	7.00	2.00
	AU68 "	17	957	7.00	2.00
	AU69 "	17	957	7.00	2.00
	AU70 "	17	957	7.00	2.00
	AU71 "	17	920	7.00	2.40
	AU72 "	17	920	7.00	2.40
	AU91 storage	18	368	15.00	6.10
	AU92 service	8	368	15.00	6.00
TOTAL ENTITLEMENTS			1,000,000		
SUPPLEMENTARY RECORD SHEET 36B/871					







NOTES:
 1. REFER TO OUTLINE SCOPE OF WORK FOR DETAILS OF WORK SCOPE.

LEGEND:
 SW - STORMWATER
 WS - WASTE WATER
 WP - WASTE WATER
 WP - WASTE WATER
 WP - WASTE WATER

061567

FOR TENDER USE	DATE	BY	REVISION
1	10/10/10	10/10/10	10/10/10
2	10/10/10	10/10/10	10/10/10
3	10/10/10	10/10/10	10/10/10
4	10/10/10	10/10/10	10/10/10
5	10/10/10	10/10/10	10/10/10
6	10/10/10	10/10/10	10/10/10
7	10/10/10	10/10/10	10/10/10
8	10/10/10	10/10/10	10/10/10
9	10/10/10	10/10/10	10/10/10
10	10/10/10	10/10/10	10/10/10
11	10/10/10	10/10/10	10/10/10
12	10/10/10	10/10/10	10/10/10
13	10/10/10	10/10/10	10/10/10
14	10/10/10	10/10/10	10/10/10
15	10/10/10	10/10/10	10/10/10
16	10/10/10	10/10/10	10/10/10
17	10/10/10	10/10/10	10/10/10
18	10/10/10	10/10/10	10/10/10
19	10/10/10	10/10/10	10/10/10
20	10/10/10	10/10/10	10/10/10

TRANSIT
 NEW ZEALAND
 PLUMBING & DRAINAGE

CONTRACT No. 417N
 SH2 DOWSE TO PETONE UPGRADE

GROUND FLOOR
 PLUMBING & DRAINAGE,
 SPRINKLER & AIR CONDITIONING

MECHANICAL SERVICES

3251055-M001

**FOR TENDER
 NOT FOR CONSTRUCTION**

COMPLIANCE SCHEDULE

Section 103, Building Act 2004



THE BUILDING

Street address:	5 Wakefield Street ALICETOWN 5010	Building name:	UNIT 16 / 5 WAKEFIELD STREET
Level/unit number:	UNIT 16 Ground level + Level 1	Location within site or block number:	Refer to page 6
Year first constructed:	1989	Intended life of the building if 50 years or less:	Indefinite
Current lawfully established use:	STORAGE / OFFICES Fire Hazard Class: 2 Occupancy: Unknown Purpose Group: WL		
Legal description of land:	UNIT 16 DP 68792 Pt LOT 1 DP 40307 SEC 816 HUTT DISTRICT SO 26837		

THE OWNER

Name:	H Memelink, Lynx Trustees Limited	Street address or registered office:	UNIT 16 5 Wakefield Street ALICETOWN 5010
Contact person:	Harry Memelink	Phone numbers:	
Mailing address:	H Memelink UNIT 1 - 408 Hutt Road ALICETOWN 5010	Landline:	04 5669699
		Mobile:	021 586077
		Daytime:	
Email:	linktechk@gmail.com	After hours:	
Website:		Fax number:	

SUMMARY OF SPECIFIED SYSTEMS

- SS2 - Automatic or manual emergency warning systems for fire or other danger
- SS14/2 - Signs for systems
- SS15/2 - Final exits
- SS15/3 - Fire separations
- SS15/4 - Signs for communicating information intended to facilitate evacuation

SPECIFIED SYSTEMS

System or sub-system	Performance standards	Inspection, maintenance & reporting procedures
SS2 - Automatic or manual emergency warning systems for fire or other danger		
F4 Automatic fire alarm (manual call points with thermal detection) TYPE 3 Main FAP faces Wakefield Street and covers UNIT 16	NZS 4512:2003 Fire detection and alarm systems in buildings	NZS 4512 Part 6: Maintaining Systems in Compliance and good working order Testing: Monthly by IQP Survey: Annually by IQP Survey tests must include any interfaces with operation of smoke/fire control or egress route doors or lifts where present.
SS14/2 - Signs <i>(relating to one or more of the specified systems 1–13)</i>		
Signs for systems SS2	The Standard(s) that the specified system was installed to.	Inspection: Monthly by Owner Annually by IQP. Annual inspection by IQP for the specified system to which the signage relates Maintenance: By owner / IQP All tests and maintenance to be recorded in log books complying with the relevant Standard
SS15/2 - Final exits		
Final exits	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner or agent Annually by IQP Ensure escape route is free from obstructions, able to be used without the need for any key or tool.
SS15/3 - Fire separations		
Fire separation	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner. Annually by IQP Check integrity of wall & ceiling linings, door seals and closers. Maintain fire separations to ensure continued functional operation.

SS15/4 - Signs for communicating information intended to facilitate evacuation <i>(part of a means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13)</i>		
Signs for communicating information intended to facilitate evacuation.	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	<p>Inspection: Monthly by Owner Annually by IQP.</p> <p>Maintenance: By Owner or suitably qualified person. Signs shall be refurbished before they become illegible and shall be replaced immediately if missing. Maintain signage to ensure continued functional operation</p>
Illuminated EXIT signage	<p>AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation</p> <p>AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs</p>	<p>AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance</p> <p>Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard.</p> <p>Surveys: Annually by IQP</p> <p>Maintenance: By Owner.</p> <p>All tests and maintenance to be recorded in log books complying with the relevant Standard.</p> <p><i>Note: Where illumination of signage is necessary, the procedures of SS 4 should be used to verify that illumination occurs for the required duration. Where available, signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.</i></p>

Original CS issue date: 24 September 2019

BWoF annual renewal date: 24 September

Signature:



Adam Wheeler
Building Warrant of Fitness Officer
On behalf of Hutt City Council

Draft CS dates:

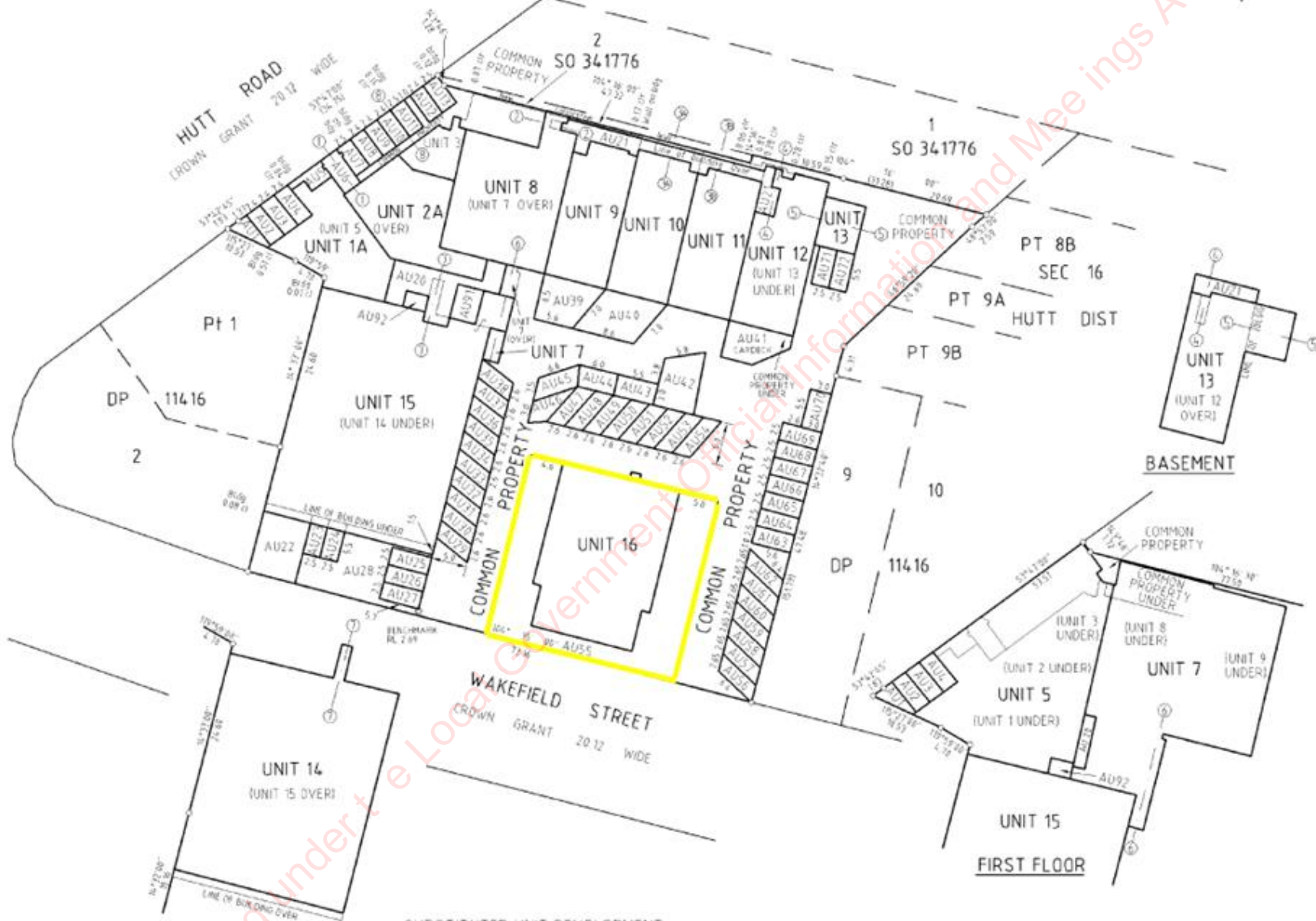
- 14 June 2019 (separate UNIT 16 from CS453)
-

Amendment dates:

- 24 September 2019 (finalise Draft CS)

PLANS





SUBSTITUTED UNIT DEVELOPMENT

UNITS ON PART LOT 1 DP 40307
AND SECTION 816 HUTT DISTRICT

UNIT PLAN IN SUBSTITUTION UNDER SECTION 18 UNIT TITLES ACT 1972

Surveyor Joanne Mary Head
Firm Beco Infrastructure Ltd

Drawing 3320529-R003

DP 68792

CT 360/871

T 1/2

COMPLIANCE SCHEDULE STATEMENT

Section 105, Building Act 2004

Issued: 24 September 2019

Expires: 24 September 2020

THE BUILDING

Street address:	5 Wakefield Street ALICETOWN 5010	Building name:	UNIT 16 / 5 WAKEFIELD STREET
Level/unit number:	UNIT 16 Ground level + Level 1	Location of building within site or block number:	Refer to page 6 of the compliance schedule
Year first constructed:	1989	Intended life of the building if 50 years or less:	Indefinite
Current lawfully established use:	STORAGE / OFFICES FHC: 2 Occupancy: Unknown Purpose group: WL		
Legal description of land:	UNIT 16 DP 68792 Pt LOT 1 DP 40307 SEC 816 HUTT DISTRICT SO 26837		

THE OWNER

Name of owner:	H Memelink, Lynx Trustees Limited	Street address/registered office:	UNIT 16 5 Wakefield Street ALICETOWN 5010
Contact person:	Harry Memelink	Phone numbers:	
Mailing address:	H Memelink UNIT 1 - 408 Hutt Road ALICETOWN 5010	Landline:	04 5669699
		Mobile:	021 586077
		Daytime:	
Email:	linktechk@gmail.com	After hours:	
Website:		Fax number:	

SPECIFIED SYSTEMS

The following specified systems are covered by the compliance schedule for this building:

SS2 - Automatic or manual emergency warning systems for fire or other danger

SS14/2 - Signs relating to a system or feature specified in any of SS1 to SS13 above

SS15/2 - Final exits

SS15/3 - Fire separations

SS15/4 - Signs for communicating information intended to facilitate evacuation

The compliance schedule and accompanying reports are kept at: UNIT 16 / 5 Wakefield Street ALICETOWN 5010

Signature:


Adam Wheeler
Building Warrant of Fitness Officer

On behalf of Hutt City Council

Date: 24 September 2019

This statement is valid for 12 months from the date stated above

Warrant of Fitness

Form 12, Section 108, Building Act 2004

Issued: 16th October 2019

Expires: 1st October 2020

THE BUILDING		
Street address of building:	408 Hutt Road & 5 Wakefield St, Alicetown	Pronto ID: 59173-01
Legal description of land where building is located:	Pt LOT 1 DP 40307	
†Building name:		
†Location of building within site/block number:		
†Level/unit number:	15 x Units, Units 5 & 7 Level 1, Units 13 & 14 Basement	
Current, lawfully established, use:	Offices and Storage	
Year first constructed:	1989	
†Intended life of the building if 50 years or less:	Indefinite	
Highest fire hazard category for building use:	2	
Compliance Schedule:	CS453	TA: Hutt City Council
THE OWNER		
Name of owner:	Body Corporate 68792	
*Contact person:	Gary Naylor	
Mailing address:	Body Corporate 68792, C/-Gary Naylor, Managing Director, Capital Property Managers, P O Box 10308, Wellington 6143	
AGENT		
Name of agent:	Wormald	
§Contact person:	Sherie Holmes	
Mailing address:	PO Box 38800, Petone 5045	
Phone number Daytime: 04 568 0110	After hours: 04 568 0110	
Relationship to owner:	Duly Authorised Agent	
WARRANT		
The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.		
The compliance schedule is kept at:	55-57 Cuba Street, Petone 5012	
*The maximum number of occupants that can safely use the building is:		
SYSTEMS		
<ul style="list-style-type: none"> • SS1 Automatic Sprinkler Systems for fire suppression • SS2 Emergency Warning systems • SS4 Emergency Lighting systems • SS14/2 Signs relating to systems • SS15/2 Final Exits • SS15/3 Fire Separations • SS15/4 Signs for communicating information intended to facilitate evacuation • SS15/5 Smoke Separations 		

ATTACHMENTS

†Certificates relating to inspections, maintenance, and reporting

Signature of Agent



Sherie Holmes

Date: 16th October 2019

COMPLIANCE SCHEDULE

Section 103, Building Act 2004



THE BUILDING

Street address:	5 Wakefield Street ALICETOWN 5010	Building name:	UNIT 16 / 5 WAKEFIELD STREET
Level/unit number:	UNIT 16 Ground level + Level 1	Location within site or block number:	Refer to page 6
Year first constructed:	1989	Intended life of the building if 50 years or less:	Indefinite
Current lawfully established use:	STORAGE / OFFICES Fire Hazard Class: 2 Occupancy: Unknown Purpose Group: WL		
Legal description of land:	UNIT 16 DP 68792 Pt LOT 1 DP 40307 SEC 816 HUTT DISTRICT SO 26837		

THE OWNER

Name:	H Memelink, Lynx Trustees Limited	Street address or registered office:	UNIT 16 5 Wakefield Street ALICETOWN 5010
Contact person:	Harry Memelink	Phone numbers:	
Mailing address:	H Memelink UNIT 1 - 408 Hutt Road ALICETOWN 5010	Landline:	04 5669699
		Mobile:	021 586077
		Daytime:	
Email:	linktechk@gmail.com	After hours:	
Website:		Fax number:	

SUMMARY OF SPECIFIED SYSTEMS

- SS2 - Automatic or manual emergency warning systems for fire or other danger
- SS14/2 - Signs for systems
- SS15/2 - Final exits
- SS15/3 - Fire separations
- SS15/4 - Signs for communicating information intended to facilitate evacuation

SPECIFIED SYSTEMS

System or sub-system	Performance standards	Inspection, maintenance & reporting procedures
SS2 - Automatic or manual emergency warning systems for fire or other danger		
F4 Automatic fire alarm (manual call points with thermal detection) TYPE 3 Main FAP faces Wakefield Street and covers UNIT 16	NZS 4512:2003 Fire detection and alarm systems in buildings	NZS 4512 Part 6: Maintaining Systems in Compliance and good working order Testing: Monthly by IQP Survey: Annually by IQP Survey tests must include any interfaces with operation of smoke/fire control or egress route doors or lifts where present.
SS14/2 - Signs <i>(relating to one or more of the specified systems 1–13)</i>		
Signs for systems SS2	The Standard(s) that the specified system was installed to.	Inspection: Monthly by Owner Annually by IQP. Annual inspection by IQP for the specified system to which the signage relates Maintenance: By owner / IQP All tests and maintenance to be recorded in log books complying with the relevant Standard
SS15/2 - Final exits		
Final exits	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner or agent Annually by IQP Ensure escape route is free from obstructions, able to be used without the need for any key or tool.
SS15/3 - Fire separations		
Fire separation	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Inspection: Monthly by Owner. Annually by IQP Check integrity of wall & ceiling linings, door seals and closers. Maintain fire separations to ensure continued functional operation.

SS15/4 - Signs for communicating information intended to facilitate evacuation <i>(part of a means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13)</i>		
Signs for communicating information intended to facilitate evacuation.	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	<p>Inspection: Monthly by Owner Annually by IQP.</p> <p>Maintenance: By Owner or suitably qualified person. Signs shall be refurbished before they become illegible and shall be replaced immediately if missing. Maintain signage to ensure continued functional operation</p>
Illuminated EXIT signage	<p>AS/NZS2293.1995 Part 1 AS2293.1:2005 - (Emergency escape lighting and exit signs) Part 1: System design, installation, operation</p> <p>AS2293.3:2005 - (Escape luminaries and exit signs) Part 3: Emergency escape luminaries and exit signs</p>	<p>AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance</p> <p>Inspection: 6 monthly by a suitably qualified person or IQP in accordance with the NZ Standard.</p> <p>Surveys: Annually by IQP</p> <p>Maintenance: By Owner.</p> <p>All tests and maintenance to be recorded in log books complying with the relevant Standard.</p> <p><i>Note: Where illumination of signage is necessary, the procedures of SS 4 should be used to verify that illumination occurs for the required duration. Where available, signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system.</i></p>

Original CS issue date: 24 September 2019

BWoF annual renewal date: 24 September

Signature:



Adam Wheeler
Building Warrant of Fitness Officer
On behalf of Hutt City Council

Draft CS dates:

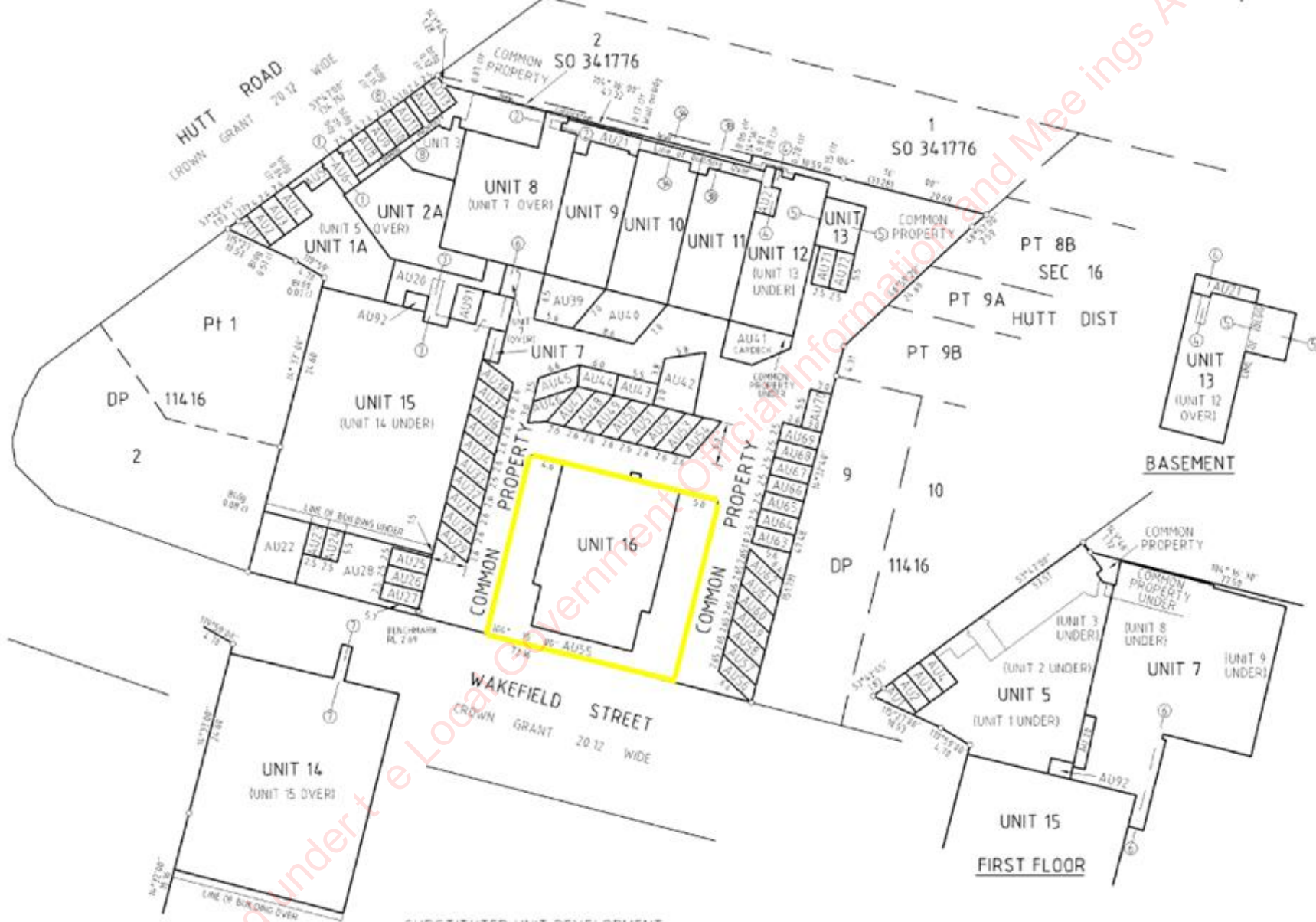
- 14 June 2019 (separate UNIT 16 from CS453)
-

Amendment dates:

- 24 September 2019 (finalise Draft CS)

PLANS





SUBSTITUTED UNIT DEVELOPMENT

UNITS ON PART LOT 1 DP 40307
AND SECTION 816 HUTT DISTRICT

UNIT PLAN IN SUBSTITUTION UNDER SECTION 18 UNIT TITLES ACT 1972

Surveyor Joanne Mary Head
Firm Beco Infrastructure Ltd

Drawing 3320529-R003

DP 68792

CT 360/871

T 1/2

Tax Invoice/Statement

GST number: 52-097-053

Invoice number: 38980

Application number: CS453

Date: 07 September 2022

Body Corporate 68792
C/- Tony Gambitsis
Rear Suite, Level 1
29 Kings Crescent
LOWER HUTT 5010

Licence type: Building Warrant of Fitness

Address: 408 Hutt Road ALICETOWN 5010

Charge description	Charge	GST	Amount
Registration Fee for Building Warrant of Fitness	\$234.78	\$35.22	\$270.00
Total	\$234.78	\$35.22	\$270.00

Terms of payment

Registration fees must be paid between the Building Warrant of Fitness renewal date and the 20th of the following month.

Late payment

If payment is not received by the 20th of the month following the renewal date of your Building Warrant of Fitness, the following will apply:

- an additional administrative fee (lesser of 10% of the overdue amount or \$320)
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Deposit details if paying by direct credit: **Hutt City Council, 03-0531-0429500-04, Westpac, Lower Hutt.**

Quote application number: **CS453.**

Payment slip

Please post to:
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

Application number: CS453

Applicant: Body Corporate 68792

Amount due: \$270.00

Tax Invoice/Statement

GST number: 52-097-053

Invoice number: 38791

Application number: CS2209

Date: 08 August 2022

H Memelink
UNIT 1 - 408 Hutt Road
ALICETOWN 5010

Licence type: Building Warrant of Fitness

Address: UNIT 16 - 5 Wakefield Street ALICETOWN 5010

Charge description	Charge	GST	Amount
Registration Fee for Building Warrant of Fitness	\$156.52	\$23.48	\$180.00
Total	\$156.52	\$23.48	\$180.00

Terms of payment

Registration fees must be paid between the Building Warrant of Fitness renewal date and the 20th of the following month.

Late payment

If payment is not received by the 20th of the month following the renewal date of your Building Warrant of Fitness, the following will apply:

- an additional administrative fee (lesser of 10% of the overdue amount or \$320)
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Deposit details if paying by direct credit: **Hutt City Council, 03-0531-0429500-04, Westpac, Lower Hutt.**

Quote application number: **CS2209.**

Payment slip

Please post to:
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

Application number: CS2209

Applicant: H Memelink

Amount due: \$180.00

Tax Invoice/Statement

GST number: 52-097-053

Invoice number: 35624

Application number: CS2209

Date: 12 August 2021

H Memelink
UNIT 1 - 408 Hutt Road
ALICETOWN 5010**Licence type: Building Warrant of Fitness****Address: UNIT 16 - 5 Wakefield Street ALICETOWN 5010**

Charge description	Charge	GST	Amount
Registration Fee for Building Warrant of Fitness	\$152.17	\$22.83	\$175.00
Total	\$152.17	\$22.83	\$175.00

Terms of payment

Registration fees must be paid between the Building Warrant of Fitness renewal date and the 20th of the following month.

Late payment

If payment is not received by the 20th of the month following the renewal date of your Building Warrant of Fitness, the following will apply:

- an additional administrative fee (lesser of 10% of the overdue amount or \$300)
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Deposit details if paying by direct credit: **Hutt City Council, 03-0531-0429500-04, Westpac, Lower Hutt.**Quote application number: **CS2209.**

Payment slip

Please post to:
Hutt City Council
Private Bag 31912
LOWER HUTT 5040**Application number:** CS2209**Applicant:** H Memelink**Amount due:** \$175.00

Tax Invoice

GST number: 52-097-053

Invoice number: 32254

Application number: CS2209

Date: 07 August 2020

H Memelink
UNIT 1 - 408 Hutt Road
ALICETOWN 5010

Licence type: Building Warrant of Fitness

Address: UNIT 16 - 5 Wakefield Street ALICETOWN 5010

Charge description	Charge	GST	Amount
Registration Fee for Building Warrant of Fitness	\$147.83	\$22.17	\$170.00
Total	\$147.83	\$22.17	\$170.00

Terms of payment

Registration fees must be paid between the Building Warrant of Fitness renewal date and the 20th of the following month.

Late payment

If payment is not received by the 20th of the month following the renewal date of your Building Warrant of Fitness, the following will apply:

- an additional administrative fee (lesser of 10% of the overdue amount or \$300)
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Deposit details if paying by direct credit: **Hutt City Council, 03-0531-0429500-04, Westpac, Lower Hutt.**

Quote application number: **CS2209.**

Payment slip

Please post to:
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

Application number: CS2209

Applicant: H Memelink

Amount due: \$170.00

Tax Invoice / Statement

H Memelink
UNIT 1 - 408 Hutt Road
ALICETOWN 5010

GST number: 52-097-053
Invoice number: 30816
Application number: CS2209
Date: 26 February 2020

And to: LynxTrustees Limited (in liquidation)
Level 9, 45 Queen St
Auckland
Attention: Jared Booth and Tony Maginness

Application type: Compliance Schedule/Building Warrant of Fitness

Building Warrant of Fitness

Property address: UNIT 16 - 5 Wakefield Street ALICETOWN 5010

Charge description	Charge	GST	Amount
Notice to Fix	\$139.13	\$20.87	\$160.00
Total	\$139.13	\$20.87	\$160.00

Terms of payment

Registration fees must be paid between the Building Warrant of Fitness renewal date and the 20th of the following month.

Late payment

If payment is not received by the 20th of the month following the renewal date of your Building Warrant of Fitness, the following will apply:

- an additional administrative fee (lesser of 10% of the overdue amount or \$300)
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Deposit details if paying by direct credit: **Hutt City Council, 03-0531-0429500-04, Westpac, Lower Hutt.**

Quote application number: **CS2209.**

Payment slip

Please post to:
Hutt City Council
Private Bag 31912
LOWER HUTT 5040

Application number: CS2209

Applicant: H Memelink and Lynx Trustees Limited

Amount due: \$160.00

08 August 2022

H Memelink
UNIT 1 - 408 Hutt Road
ALICETOWN 5010

Francesca Bond
Regulatory Services
T 04 570 6948
BWOFF@huttcity.govt.nz
Our reference: CS2209

Dear Sir/Madam

**Building warrant of fitness for UNIT 16 - 5 Wakefield Street ALICETOWN 5010 (CS2209)
due for renewal**

Our records show your building warrant of fitness is due for renewal on 24 September 2022.

You are required, under section 108 of the Building Act 2004, to provide Council with a building warrant of fitness every 12 months after the issue of your compliance schedule. The building warrant of fitness confirms that you have complied with the inspection, maintenance and reporting procedures of your compliance schedule during the past 12 months, enabling the specified systems in your building to continue to perform to the required standards.

I have enclosed a warrant of fitness form for you to fill in, sign and return by 1 October 2022, as well as an invoice for \$180.00 to cover administration costs relating to the annual registration of your building's warrant of fitness. *(Note: Late payments will incur additional costs - please refer to the terms of payment on the enclosed invoice.)*

Please ensure you display a copy of the completed form in a public part of your building. Failing to display a building warrant of fitness, or displaying a false or misleading one, carries a fine of up to \$150,000.

When you send the original to Council, be sure to include a system certificate from an independent qualified person for each system in your compliance schedule, along with any recommendations from such individuals about modifications to the compliance schedule.

Please do not hesitate to contact me on 04 570 6948 or at BWOFF@huttcity.govt.nz if you have any questions.

Yours sincerely,

Francesca Bond
Building Warrant of Fitness Officer

Susan Sales

From: Sarah Mackenzie
Sent: Thursday, 22 December 2022 11:23 am
To: [REDACTED]
Subject: Bwof Audit

Hi Tony

As discussed on the phone yesterday I have been auditing buildings with Bwofs in your area and was planning to schedule an audit for 408 Hutt Road for early next year.

After talking with my Colleague Francesca, she believes it would be best we hold off the audit for a couple of months until things settle down a bit with the other owner.

Kind regards

Sarah Mackenzie

Building Warrant of Fitness Auditor

Hutt City Council, 30 Laings Road, Lower Hutt 5010

M: [REDACTED] **W:** www.huttcity.govt.nz



Susan Sales

From: BWOF
Sent: Thursday, 8 December 2022 10:59 am
To: Tony Gambitsis
Subject: BWOF Fees overdue 408 Hutt Road CS453
Attachments: Renewal of Building Warrant of Fitness due letter CS453 461816.pdf

Dear Sir/Madam,

Please see attached an invoice for unpaid fees relating to the BWOF registration for 408 Hutt Road ALICETOWN (CS453)

This fee was due on 20th November 2022

Please note that the BWOF still has not been renewed either. Please supply the Form 12 (BWOF) and certificates of compliance (Form 12a) ASAP.

If you have made payment, please contact me on 04 570 6948 or bwof@huttcity.govt.nz

Your prompt settlement of this account would be appreciated

Kind Regards
Francesca

Susan Sales

From: BWOFF
Sent: Monday, 10 October 2022 2:18 pm
To: linktechk@gmail.com
Subject: BWOFF Overdue 16/5 Wakefield Street - CS2209
Attachments: BWOFF Compliance Schedule-UNIT 16 - 5 Wakefield Street ALICETOWN - CS2209.PDF; Renewal of Building Warrant of Fitness due letter CS2209 458075.pdf; Renewal of Building Warrant of Fitness due letter CS2209 417965.pdf; Renewal of Building Warrant of Fitness due letter CS2209 375315.pdf; Invoice 30816 - NTF.PDF

Dear Sir/Madam,

Overdue Building Warrant of Fitness: 16/5 Wakefield Street ALICETOWN (CS2209)

Council records show that I haven't received a Building Warrant of Fitness (Form 12) nor its accompanying compliance certificates (Form 12A) to register for 16/5 Wakefield Street. The BWOFF was due for renewal on 24 September 2022.

You are required under section 108 of the Building Act 2004, to provide the council with a building warrant of fitness every 12 months after the issue of your compliance schedule. The building warrant of fitness confirms that you have complied with the inspection, maintenance and reporting procedures of your compliance schedule during the past 12 months, enabling the specified systems in your building to continue to perform to the required standards.

Please provide this information to me by Monday 24th October 2022.

Please note that there are several years of fees is also still owing. The 2022 fee is not due until 20 October but please ensure that it is paid on time. The invoice is attached to this email as part of the renewal letter. The invoices for the other outstanding amounts, all of which are overdue are also attached. Please ensure that these are paid immediately.

Also attached is the compliance schedule which details the systems and testing requirements for your building.

Regards

Francesca

Out of scope

From: BWOFF [<mailto:BWOFF@huttcity.govt.nz>]
Sent: Thursday, 22 December 2022 12:45 pm
To: linktechk@gmail.com; Claire Stevens <Claire.Stevens@huttcity.govt.nz>
Cc: ciscaforster@gmail.com; roy.bassett.burr@gmail.com
Subject: RE: [EXTERNAL] RE: BWOFFs at 408 Hutt Road

Hi Harry,

From what I can see we do not have confirmation of a registered a BWOFF between 2010 to 2019 for 408 Hutt Road and 5 Wakefield Street, although we have received some documentation at various points throughout the years. As discussed below – there are two compliance schedules that cover this entire site – which is Units 1-16 as covered by the Body Corp 68792.

At this point I have passed this correspondence on to my manager as most of the problems discussed in previous emails are not BWOFF related.

Kind Regards
Francesca

BWOF

, 30 Laings Road, Lower Hutt 5040

P: 04 570 6948 M: W: www.huttcity.govt.nz



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From: linktechk@gmail.com <linktechk@gmail.com>
Sent: Thursday, 22 December 2022 12:21 PM
To: BWOF <BWOF@huttcity.govt.nz>
Cc: ciscaforster@gmail.com; roy.bassett.burr@gmail.com
Subject: RE: [EXTERNAL] RE: BWOFs at 408 Hutt Road

Hello Francesca could you confirm that this bc68792 body Corp , 408 Hutt road hasn't had the warrants for many years, I know that from 2010 .to 2019 it didn't have a warrant from what you understand which year bc68792 did have a warrant of fitness , when I looked it hadn't had one for many years,
,its rather urgent , ,kind regards Harry Memelink
Thankyou for your quick service , I hope you have z great Christmas ,

From: BWOF [<mailto:BWOF@huttcity.govt.nz>]
Sent: Thursday, 22 December 2022 11:26 am
To: linktechk@gmail.com; BWOF <BWOF@huttcity.govt.nz>
Cc: ciscaforster@gmail.com; roy.bassett.burr@gmail.com
Subject: RE: [EXTERNAL] RE: BWOFs at 408 Hutt Road

Hi Harry,

CS453 covers all units except unit 16 and so non have a BWOF as they are all treated under the same compliance schedule.

Unfortunately there appears to be no correspondence as to why Unit 16 was separated. We do have a signed draft compliance schedule from when it was separated out.

Also thank you Roy for sending through the affidavit. I can confirm I have received it.

Kind Regards
Francesca

BWOF

, 30 Laings Road, Lower Hutt 5040
P: 04 570 6948 M: W: www.huttcity.govt.nz



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From: linktechk@gmail.com <linktechk@gmail.com>
Sent: Thursday, 22 December 2022 10:45 AM
To: BWOF <BWOF@huttcity.govt.nz>
Cc: ciscaforster@gmail.com; roy.bassett.burr@gmail.com
Subject: [EXTERNAL] RE: BWOFs at 408 Hutt Road

Thank you for your email, , Francesca,
Can you tell me has the main building got as current warrant which is bc68792 408 Hutt road and 5 wake field street , Alice town lower Hutt also why was unit 16 separated in 2019 , but it is a separate building stand alone, Units 1,2,3,4,5,7 8,9,10,11,12,13,14,15

From: BWOF [<mailto:BWOF@huttcity.govt.nz>]
Sent: Thursday, 22 December 2022 10:32 am
To: linktechk@gmail.com
Subject: BWOFs at 408 Hutt Road

Hi Harry,

As discussed on the phone above is the best contact email.

Also I can confirm council has not received BWOF documentation since the BWOF was registered in 2019 for CS453 – 408 Hutt Road, and has never received BWOF documentation for Unit 16/5 Wakefield Street (CS2209) since that separate BWOF was created in 2019.

Kind Regards
Francesca

BWOF

, 30 Laings Road, Lower Hutt 5040
P: 04 570 6948 M: W: www.huttcity.govt.nz



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Susan Sales

From: linktechk@gmail.com
Sent: Thursday, 22 December 2022 11:39 am
To: BWOFF
Cc: ciscaforster@gmail.com; roy.bassett.burr@gmail.com; linktechk@gmail.com
Subject: RE: [EXTERNAL] RE: BWOFFs at 408 Hutt Road

Thankyou so much

Re my complaint ps sorry for my dislexia I suffer from sand a bit of adhd
, im just relising how serosu this sitution is as tony gsmbitisis together with the lawyer Alwyn o conner actsuly
underthe weork in unit 4 ,that shouldn even bethere, as the resource concent with NZTA eg transit in thoses dsy
was for totsl removal, so with out cincent the altered it alresfy back in 2008 aprox and then with out contecnt of
unit owner turned it into common area,
, but a couole of yesrs ago as per the dates on the many photos and videos I have of this work ,the took out soerus
load besring walls and chasged fire and electricis etc,
No permits no concent and it not noted anywhere,
Also Alwyn oconner is a fraudsher and went to jail for phidiphlia ,later changed to asult of a 3 yr old boy ,
I don't know how he became a lawyer , here is a articl from the news, 2 days ago ,its horrific ressding and he
personaly orgnsised the contrsctors MD construction, I have there dtsils as well, it is extenciv work thst was done, ,
Please read the attachment and you will relaise the fraud we are dealing with as well as unartherised spending and
more illegal threats and works,
Check out Alwyn Kingsbeer sex affender on google ,you will cry when you read what he did to as innocent little 3 yr
old boy ,
Kind regards harry Memelink
I m happy to stand witness and would like my complaint officia ly registered as they would listen to me years ago
,so now we have to do some thing,
Kind regards Harry Memelink

From: BWOFF [mailto:BWOFF@huttcity.govt.nz]
Sent: Thursday, 22 December 2022 11:26 am
To: linktechk@gmail.com; BWOFF <BWOFF@huttcity.govt.nz>
Cc: ciscaforster@gmail.com; roy.bassett.burr@gmail.com
Subject: RE: [EXTERNAL] RE: BWOFFs at 408 Hutt Road

Hi Harry,

CS453 covers all units except unit 16 and so non have a BWOFF as they are all treated under the same compliance schedule.

Unfortunately there appears to be no correspondence as to why Unit 16 was separated. We do have a signed draft compliance schedule from when it was separated out.

Also thank you Roy for sending through the affidavit. I can confirm I have received it.

Kind Regards
Francesca

BWOFF

Susan Sales

From: Francesca Bond
Sent: Monday, 19 December 2022 2:30 pm
To: Claire Stevens
Subject: FW: [EXTERNAL] RE: Meeting this morning

Further email from Harry.

From: linktechk@gmail.com <linktechk@gmail.com>
Sent: Friday, 16 December 2022 4:05 PM
To: Francesca Bond <Francesca.Bond@huttcity.govt.nz>; linktechk@gmail.com
Cc: Tara Staal <Tara.Staal@huttcity.govt.nz>; roy.bassett.burr@gmail.com
Subject: [EXTERNAL] RE: Meeting this morning

Hello Francesca please bare with me I have heavy dislexia ,
,thankyou for your time re my long standing complaint, , re the hutt road body corp 68792 ,address 408 hutt road and 5 wakefield street alicetown, ,
I promised to send a copy of the affidavits I put into the high court regarding illegal building work and in some cases I believe fraud and knowingly deceptive actions of the administrator tony gambitis and lawyer Alwyn Oconner , Ex Alwyn Kingsbeer and others
The affidavits have info and we have a full info of picture and evidence to help with this complaint I have lodged and this as confirmation as well,
,roy my brother in law and adviser trustee of link trust no1
Due to the unlawfull over charging of body corp levys and what I call void insurance the trust was put into receivership and we are sorting this,
As owner I have been told I can't contact the insurance again , as they were not aware of all the serious issues , but I told them prior to being told not to talk to them any further which didn't matter as they were informed,
My concern is tony made it clear in his affidavits that they couldn't get insurance without the building certificate warrant of fitness,
, I know we have had fraud and false warrants over that last 15 years ,
I will have roy email you a copy of the affidavit ,
Please keep me up dated ,
Kind regards Harry Memelink

From: Tara Staal [<mailto:Tara.Staal@huttcity.govt.nz>]
Sent: Monday, 12 December 2022 12:51 pm
To: linktechk@gmail.com
Subject: Meeting this morning

Hi Harry,

Francesca Bond
Francesca.Bond@huttcity.govt.nz

Thanks

Tara Staal
Customer Service Representative

Susan Sales

From: BWOFF
Sent: Thursday, 22 December 2022 11:25 am
To: Claire Stevens
Subject: FW: [EXTERNAL] Re: BWOFFs at 408 Hutt Road

Harry's affidavit. It appears to be much of what we discussed with him in person a couple of weeks back.

Cheers

From: Roy Bassett-Burr <roy.bassett.burr@gmail.com>
Sent: Thursday, 22 December 2022 11:18 AM
To: linktechk@gmail.com
Cc: BWOFF <BWOFF@huttcity.govt.nz>; ciscaforster@gmail.com
Subject: [EXTERNAL] Re: BWOFFs at 408 Hutt Road

Hi Francesca
Attached is the affidavit filed into Court last week.
Unfortunately due to the scanner used, it is a very large file.
Please confirm (email or phone/txt) that you have managed to download it.

 CIV-2021-485-419 etc. Affidavit Of H Memelink R... 

Kind regards

Roy Bassett-Burr

On Thu, Dec 22, 2022 at 10:45 AM <linktechk@gmail.com> wrote:

Thank you for your email, , Francesca,

Can you tell me has the main building got as current warrant which is bc68792 408 Hutt road and 5 wake field street , Alice town lower Hutt also why was unit 16 separated in 2019 , but it is a separate building stand alone,

Units 1,2,3,4,5,7,8,9,10,11,12,13,14,15

From: BWOFF [mailto:BWOFF@huttcity.govt.nz]
Sent: Thursday, 22 December 2022 10:32 am
To: linktechk@gmail.com
Subject: BWOFFs at 408 Hutt Road

Hi Harry,

As discussed on the phone above is the best contact email.

Also I can confirm council has not received BWOFF documentation since the BWOFF was registered in 2019 for CS453 – 408 Hutt Road, and has never received BWOFF documentation for Unit 16/5 Wakefield Street (CS2209) since that separate BWOFF was created in 2019.

Kind Regards

Francesca

BWOFF

, 30 Laings Road, Lower Hutt 5040

P: 04 570 6948 M: W: www.huttcity.govt.nz



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Susan Sales

From: confirmnotify
Sent: Wednesday, 15 July 2020 9:35 am
To: Enforcement
Subject: HCC Confirm New Enquiry - Enquiry 487080

Enquiry Number: 487080

Status: Call Logged

Follow Up Date: 7/20/2020 09:28:26

Action Officer: Environment Consents

Notes: Site to be visited to check 6 units to check if residential Logged By: Paul Duffin

Subject: Non-compliance - Dist. Plan

Description: People living on site- not as caretakers

Site: Wakefield Street

Location: 408 Hutt Road/5 Wakefield Street

Contact: [REDACTED] s7(2)(a)

Telephone: [REDACTED] s7(2)(a)

Susan Sales

From: confirmnotify
Sent: Monday, 23 December 2019 10:35 am
To: Enforcement
Subject: HCC Confirm New Enquiry - Enquiry 465166

Enquiry Number: 465166
Status: Call Logged
Follow Up Date: 12/30/2019 10:27:26
Action Officer: Environment Consents
Notes: Message left for complainantt to call me Logged By: Paul Duffin

Subject: Non-compliance - Dist. Plan
Description: Units 15 and 16 being used for residential purposes.l

Site: Hutt Road
Location: 408 Hutt Road

Contact: s7(2)(a)

File Note

Reference

5 Wakefield, 408 Hutt Road

Address**Subject**

H. Memelink – Visit to HCC

TIME: 2.10pm

Harry Memelink came into council offices today to claim that there was unconsented work in units 10 and 11.

I reminded him that we are only dealing with the High Court appointed administrator, Gary Naylor, and not individual unit title owners. He was argumentative and stated that he would be taking over the chairmanship in 3 weeks' time.

Date

7 April 2017

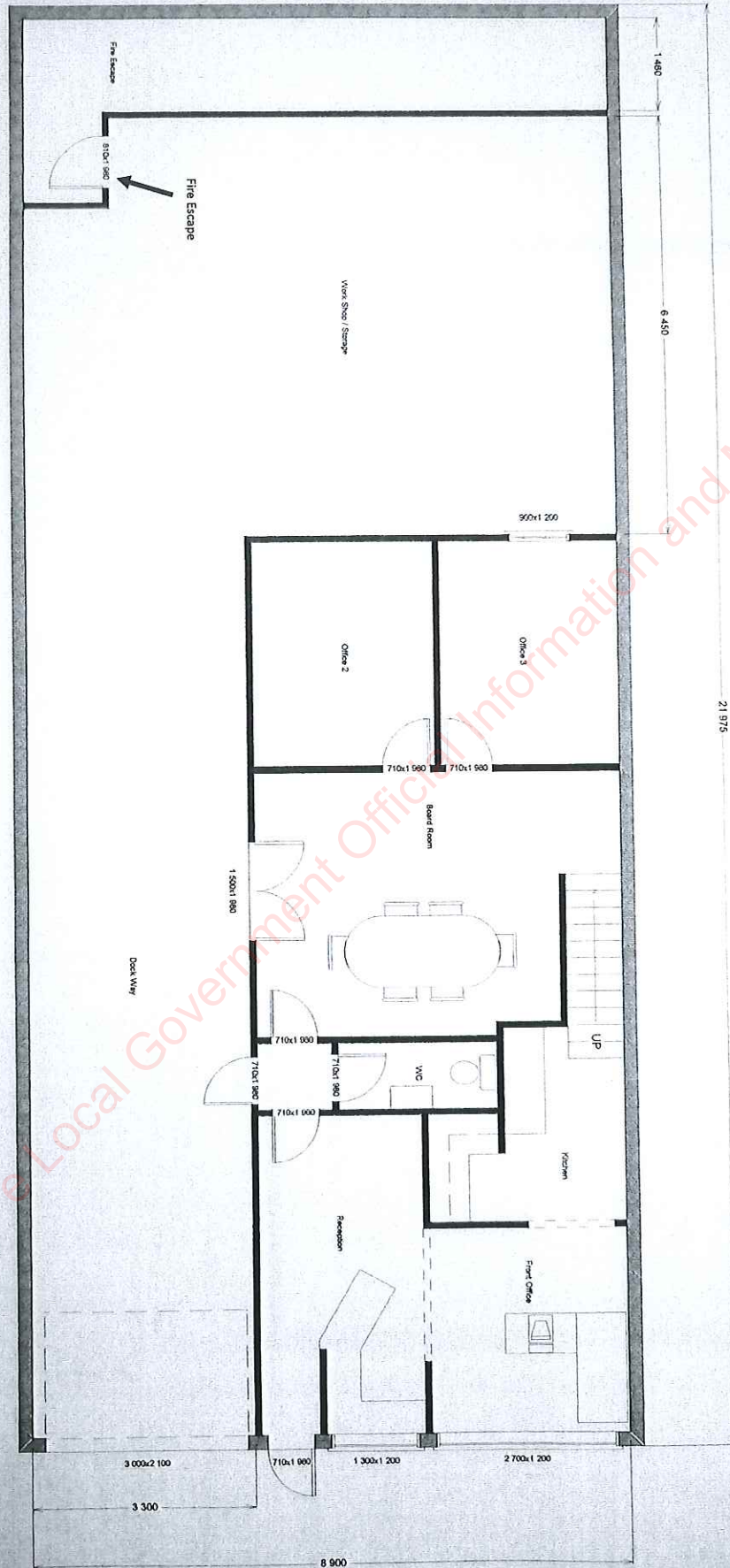
Officer(s)

Paula Barnett –BWOFA Auditor

Released under the Local Government Official Information and Meetings Act

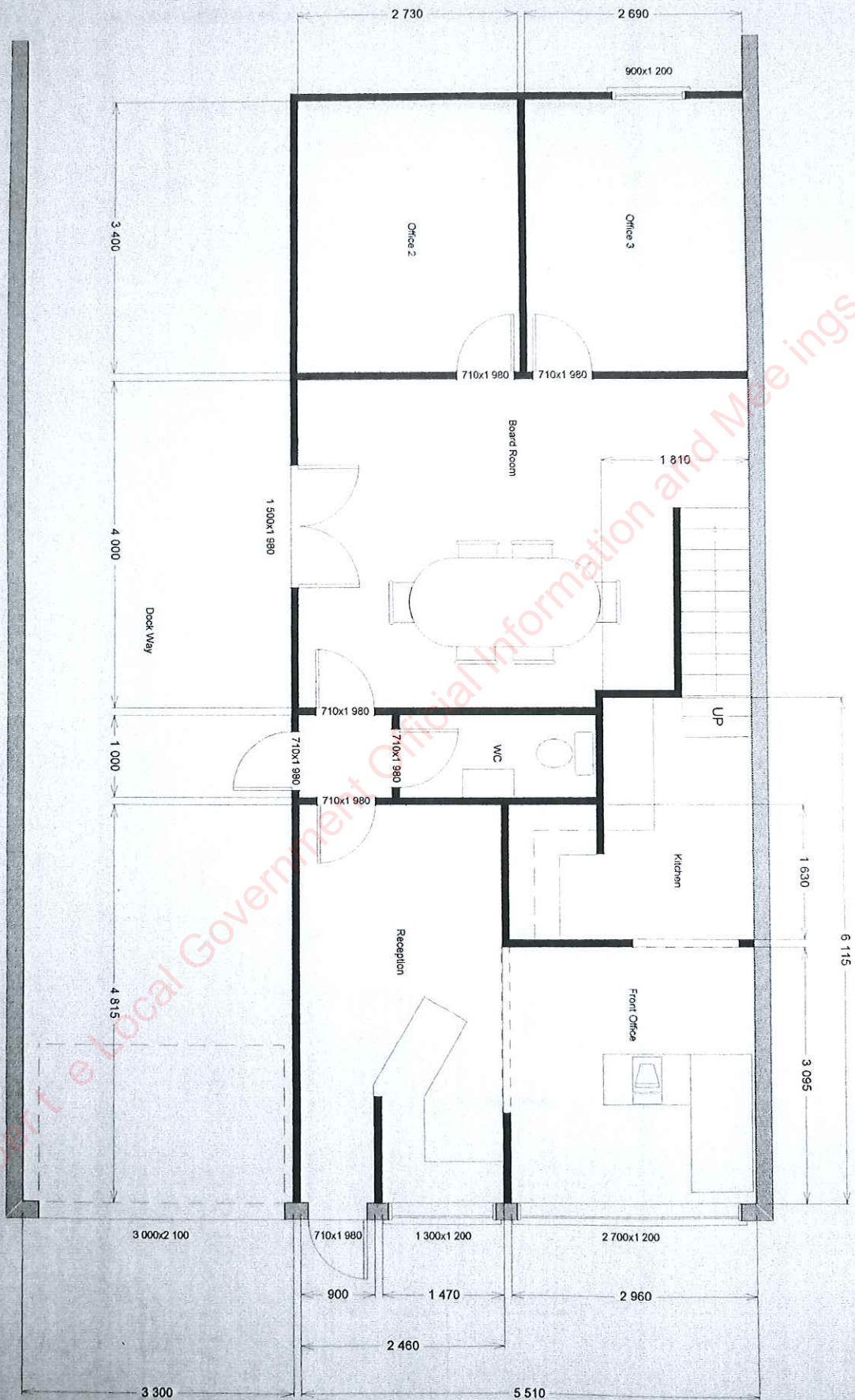
Unit 11, 5 Wakefield Street, Petone

Ground Level Dock-Way, Storage & Work Shop Areas



Unit 11, 5 Wakefield Street, Petone

Ground Level Reception, Offices, Meeting Room Kitchen & Toilet



NOTICE TO FIX

Sections 164 and 165 Building Act 2004



BC No: Property ID 65802

To: Body Corporate 68792

THE BUILDING

Building street address: 408 Hutt Road, Alicetown	
Building name: N/A	Level/unit number: Unit 2
Legal description of the land where the building is located: UNIT 2A AU8 9 48 PT AU20 DP 68792 ON PT LOT 1 DP 40307 & SEC 816 SO 26837 WN39A/594	
Location of building within the site: N/A	

PARTICULARS OF CONTRAVENTION OR NON-COMPLIANCE

Building Works carried out in contravention of Section 40 of the Building Act.

Building works have been carried out in the form of alterations that adversely affect the fire rated wall construction and drainage alterations, which include discharging of a urinal to a gully

REQUIRED REMEDIAL ACTION

To remedy the contravention or non-compliance you must:

- 1: Stop work immediately
- 2: Submit a Building Consent Application for any remaining building works and a Certificate of Acceptance application for building works already completed. Those applications must include all relevant associated documentation to enable Hutt City Council check compliance. This includes, but is not limited to, the following information:
 - Fire Report (which includes the fire rating of the walls)
 - Details of proposed construction to these walls
 - Details of new drainage to be carried out so urinal discharges directly to a drain or stack (as per G13 4.6)
- 3: Carry out and complete works in accordance with the Building Consent.

This notice must be complied with by: 1: Immediately, 2: 25/07/2022, 3: 25/11/2022

Signature of officer on behalf of Hutt City Council:

Name Charlie Deed

Position: Senior Building Inspector

Date: 25/05/2022

FURTHER PARTICULARS

All building work must cease immediately until Hutt City Council is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and regulations under that Act.

If you do not comply with this notice you commit an offence under section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part day that you fail to comply with this notice.

Tim Johnstone: Notes of visit to 408 Hutt Rd

21/09/17

Harry owns Units 1A, 3, 12~~12~~, 14, 15, 16

Unit 1 — Old Cudby + Meade Showroom + Office

- Majority of unit was business use
- Bed and small kitchen
- Believe this could be considered caretaker accommodation

Unit 3 — ground floor cafe — no RMA issue

Unit 7 — large vacant unit — no residential use

Unit 14 — joinery shop full of furniture but not used — associated with Cudby + Meade (Unit 1)
— no residential use

Unit 15 — Printing company with smoke room
— no residential use

Unit 16 (front office on ground floor) — just storage

Unit 16 (ground floor rear unit) — Filters direct business
— no residential use

Unit 16 — Top floor includes kitchen + bathroom and I believe is predominantly an apartment from which the occupier runs his IT business.

— There was office areas and a server room (small) but the main occupation / use was residential

Unit 16 — ground floor below above unit.

— Tenant did not allow access but it did appear that this was in residential use.

— Top floor tenant confirmed someone was living in the ground floor unit.

Unit 12 — all storage. No residential use.

Conclusion

— Potential RMA breaches in relation to top floor and ground floor residential use in Unit 16.

— Did not visit Unit 9 but previously this has been identified as a currently vacant residential Unit.

DUPLICATE

IN THE HIGH COURT OF NEW ZEALAND
HELD AT WELLINGTON

CIV 2015-485-202

IN THE MATTER of Section 141 of the Unit Titles Act 2010

AND

IN THE MATTER of an originating application to appoint an administrator

BETWEEN BODY CORPORATE 68792

First Applicant

AND

SYNERGY ENTERPRISES LIMITED, JAMES AND CAROLINE MCKERNAN, STEVEN AND VALDA SCHECKTER and GEOFFREY ARDEN

Second Applicants

AND

HARRY MEMELINK and IAN TREVOR NEILL HAMILTON

Respondents

ORDER APPOINTING ADMINISTRATOR



PRESENTED FOR FILING BY:

THOMAS DEWAR SZIRANYI LETTS
Solicitors,
Level 2 – Corner Queens Drive & Margaret
Street, Lower Hutt
P O Box 31-240, DX RP42011
Tel: (04) 570-0442
Fax: (04) 569-4260
Solicitor dealing with proceeding:
D G DEWAR



BEFORE THE HONOURABLE JUSTICE CLARK

9 September 2016

AFTER reading the Amended Originating Application for the Plaintiffs dated 21 June 2016, the Memoranda and Affidavits filed on behalf of the Plaintiffs, the Defendants' Memorandum dated 22 June 2016, Memoranda dated 21 June 2016 and 8 August 2016, the Administrator's Reports dated 21 June 2016 and 31 August 2016 and the Affidavit of Elizabeth Middleton dated 31 August 2016 and AFTER HEARING D G Dewar, on behalf of the Plaintiffs and the Respondent, Harry Memelink, in person, THIS COURT makes the following orders:

1. Extending the term of administration of Body Corporate 68792 from 1 July 2016 to 30 July 2017.
2. Appointing Robert Gary Naylor of Wellington, Company Director, as the administrator of Body Corporate 68792 until 30 June 2017.
3. Reserving leave to Mr Memelink to apply to end the administration on four weeks' notice.
4. Confirming that Robert Gary Naylor, as administrator, to the exclusion of the Body Corporate and Body Corporate Committee, may exercise all of the powers of Body Corporate 68792 and may operate its bank account number 01-0542-0081634-00 (ANZ, Lower Hutt Branch).

Declaring that Robert Gary Naylor as administrator, may, in writing, delegate any of the powers vested in him and revoke any delegation at any time.

Reserving leave to the Applicants to apply by 31 May 2017 to extend the term of the appointment of the Administrator beyond 30 June 2017.



7. Leave is reserved to the Administrator to apply to the Court for any directions which the Administrator thinks are necessary or appropriate.
8. Service on the Second and Third Respondents named in this proceeding is no longer required.
9. Costs memoranda may be submitted for the Court's approval, including a 2B costs calculation.

Dated this 9th day of September 2016


Joyce Velasco

Deputy Registrar

