

We are pleased to let you know that we are now operating our Real Estate business under the Leaders franchise. We have chosen to make this move as we feel working with a local company with a larger market share will benefit both us and our buyers and sellers. We are still able to reach national and international buyers via our targeted marketing plans and also offer all methods of sale including auction!

We will be based in the Leaders City office at 15 Brandon Street. Our mobile numbers, email addresses and website remain the same.

Asbestos

Asbestos was used in buildings from the early 1900's up until the mid 1980's and there is still a large amount of housing containing asbestos. The most common building products containing asbestos in New Zealand are tile, flat or corrugated roof sheeting, pipe and duct lagging, wall sheeting and capping. A few specific examples being; guttering, roof gables, roof eaves/soffit, water pipes and flues, wall cladding (flat, corrugated or a weatherboard style), vinyl sheet flooring, floor carpet and tile underlays, imitation brick cladding, fencing, carports and sheds, waterproof membrane, some window putty and of course the decorative plaster ceiling.

What to do if your property contains asbestos building material?

Wall flat sheet cladding: If the material is in sound, non-friable condition (will not crumble under pressure using forefinger and thumb) and has not been painted, apply two coats of an approved paint after gently hosing down the surfaces. This painting "encapsulates" the asbestos fibres and as such renders them inert and safe all the time they remain encapsulated. Do not sand down as part of the painting preparation: this will release asbestos fibres into the air. If the material has cracked sheets, broken sheets and is generally in a poor state of repair; engage approved contractors to have it removed safely.

Roof cladding: The main profile of asbestos cement sheeting is corrugated. Asbestos is a very long life building material which requires little or no maintenance hence its popularity but it gets brittle with age and becomes dangerous. If Standard corrugated roof cladding is in poor condition and "friable" it is recommended that it be removed and the internal void decontaminated by qualified asbestos removers. If the material is in sound, non-friable condition (will not crumble under pressure using forefinger and thumb) and has not been painted, apply two coats of an approved paint, preferably spray applied after gently hosing down the surfaces, do not sand. This "encapsulates" the asbestos fibres and as such renders them inert all the time they remain encapsulated. Even after encapsulation by paint, asbestos corrugated roof cladding fibres are released. The encapsulation however reduces considerably the amount of fibres released. Often in the roof void of homes with asbestos roofing there is a fine white powder below and on the sides of the purlins; this is asbestos fibre. The movement between the asbestos sheet and the purlin causes the fibre to be released via friction so it is strongly recommended that the roof cladding is removed and the roof void decontaminated by qualified asbestos removers. An existing roof clad with asbestos may have been overlaid with another roof cladding. If this is the case then the problem has only been hidden and not resolved!

Decorative plaster ceilings (Glamertex, Whisper, Artex or similar) were very common in the 1960's 70's up until early 1980's. The plaster matrix would have up to 5% asbestos content averaging around 3%. Being bound with the plaster the likelihood of fibre release is likely to be minimal but It would still pay to have the ceiling plaster sampled and tested and it is important to keep the ceiling painted especially around the perimeter of the ceiling / wall junction. (taken from article by Build Sure Associates)

Asbestos regulations are being updated to bring New Zealand into line with other countries. Under the new regulations, effective 4 April 2016, a licence is required to remove more than 10m² of non-friable (bonded) asbestos or ACM in one job, or any amount of friable asbestos. The license will be issued by government health and safety agency WorkSafe New Zealand.

The Property Market is Still Hot!

It is still the PERFECT time to plan an effective selling campaign to get a great result. Property stocks are still low and buyer numbers are high so now is the BEST TIME to sell. Call any time for a no obligation marketing proposal.

What is a Certificate of Acceptance?

A Certificate of Acceptance provides limited assurance in certain situations that the Council has inspected unconsented building work, and is satisfied that the work complies with the Building Code. A Certificate of Acceptance may not be the solution you are looking for when work has been done without a building consent, as it is not a Code Compliance Certificate.

When to apply

A Certificate of Acceptance may be applied for when:

- building work has been done without first getting a building consent when it was required.
- a building consent authority is unable, or refuses to issue a code compliance certificate where a private building consent authority or certifier could not issue a Code Compliance Certificate.

A Certificate of Acceptance must be applied for when:

- work has been done urgently under section 42 of the Building Act 2004.

A Certificate of Acceptance cannot be issued:

- for work carried out before 1 July 1992.
- when a building consent has already been given to carry out the work - except when a certifier or private building consent authority is unable to or refuses to issue a Code Compliance Certificate.
- An application for a Certificate of Acceptance can be for all or part of a building.

April 2016 Sales Statistics (taken from REINZ)

- **72% of properties sold for more than RV**
- **The average sale price was 31% over RV**
- **Highest sale price over RV was 92%**

Issuing a Certificate of Acceptance

The Council will not issue a Certificate of Acceptance unless it is able to either inspect or assess the building work or methods of construction, and is satisfied that the work complies with the Building Code. If the Council has not had the opportunity to assess and approve an application for building consent, it may not have had the ability to inspect the work during construction to ensure it was done in accordance with a building consent and the Building Code, so it may not be able to satisfy itself that the building work is compliant. As the Council has had no involvement in the work to date, the applicant is responsible for demonstrating that the work complies with the Building Code. To do this, you may need to provide evidence (usually from a professional). This is particularly important for those parts of the building work that the Council cannot inspect, such as foundations. If the information provided with your Certificate of Acceptance application is insufficient or does not demonstrate compliance with the Building Code, the Council will refuse to issue a certificate. As the result of a Certificate of Acceptance application, you may be required to remove building work that does not comply with the Building Code. You may also be required to get a building consent to carry out further work to ensure that the building complies with the Building Code. A Certificate of Acceptance can be limited by the Council to certain parts of the work identified in the application. The Certificate of Acceptance will list the building work that the Council has inspected or not inspected. Any building work that cannot be verified as complying with the Building Code will be listed on the certificate as exclusions. The Council may also refuse to issue a Certificate of Acceptance if compliance with the Building Code can not be demonstrated. A building consent cannot be issued retrospectively for building work that has already been completed, and a Code Compliance Certificate cannot be issued for any building work subject to a Certificate of Acceptance.

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