



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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Form 7

Code Compliance Certificate - BC180604

Section 95, Building Act 2004

Mailing Address

Conor Caffrey

ConorC@safarigroup.co.nz

The Building

Street address of building: 24 Frankton Road FRANKTON 9300

Legal description of land where building is located: LOT 1 DP 527719 - 0.221100 Ha CT- 850924

Valuation number: 2910509101

Description of work: 24 Frankton Road, Queenstown - Stage 2 building of 6 floor hotel

Building name: Ramada Frankton Road

Location of building within site/block number: Frankton Road

Current lawfully established use: 5.0 Commercial

Level/unit number: Year first constructed: 2019

The Owner

Name of owner: Frankton Trading Trustee Company Ltd

Contact person: Robert Dean Neil

Mailing address: C/- robn@safarigroup.co.nz PO Box 99245 Newmarket AUCKLAND

Building Work

Building consent number: BC180604

Issued by: Queenstown Lakes District Council

Code Compliance

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

- (a) the building work complies with the building consent
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment: Compliance Schedule CS0985



Signature

Position: Building Officer

Name: Jonathan Shaw

On behalf of: Queenstown Lakes District Council

Date: 11/09/2019

Customer Information

- This Code Compliance Certificate has been issued because the Queenstown Lakes District Council was satisfied, on reasonable grounds, that at the date of its issue, the building work was completed in accordance with the Building Consent.
- Since the date the Building Consent was granted, the Building Code may have been amended. This certificate is not a representation that the building work meets the requirements of any amendments to the Building Code made since the Building Consent was issued.
- This Code Compliance Certificate is not a guarantee that the whole of the work has been completed in accordance with the Building Code or Building Consent, but that the Council was reasonably satisfied.
- The Code Compliance Certificate relates only to the state of the building work at the date of issue, and is not a statement that the building will remain sound throughout its life.
- Various types of building methods and materials do have specific requirements for ongoing inspection, cleaning & maintenance. The owner needs to be familiar with these standard practices, manufacturer's instructions, and warranty conditions which must be complied with in order to maintain the integrity of the building work. All materials and components will deteriorate over time.
- Regular Inspection and maintenance by the building owner is particularly important in the harsh environment and climate experienced in the Queenstown Lakes District. In some cases – complete replacement of building components will be a requirement where they have deteriorated, or have passed their manufacturers warranty period – for example – sealants, waterproofing membranes, paint coatings.
- No representation is made as to the compliance of all items of building work on the specific site to which this Code Compliance Certificate pertains. This certificate relates solely to the building work specifically described in it. It does not relate to any other work. The Queenstown Lakes District Council cannot be held responsible for any other subsequent, or preceding building work, including maintenance, which has been done other than in accordance with an approved building consent.
- Nobody should rely solely upon this Code Compliance Certificate as representing that the building work is weathertight or otherwise sound, fit for its purpose and of acceptable quality. It is a snapshot only, which assesses the Building's compliance with the Building Consent, and Building Code on the date of issue. The soundness of the building will depend, among other things on its subsequent use and the ongoing maintenance performed.