



## HISTORICAL CONSENTS

Many queries are received about building work that does not have any record of a building consent. This is usually work done prior to 1992 since records were not required to be kept for the life of the building. This can cause concern for some prospective house buyers as to the unknown quality of the work done and for homeowners who know it may affect their ability to insure or sell their house. Thousands of houses have no permits for consents. This can be due to various reasons.

## COUNCIL CANNOT ISSUE RETROSPECTIVE BUILDING CONSENTS

The Building Act 1991 and previous Local Body Bylaws on building work were put in place to ensure buildings were safe and healthy for the occupants.

There was no provision in the 1991 Act allowing the issue of retrospective Building Consents. The 2004 Act allows Council, in some circumstances, to issue a Certificate of Acceptance.

## SUGGESTED SOLUTION

The property owner might engage the services of a qualified person to inspect the building and produce a report confirming that the building work is sound and where applicable complies with the NZ Building Code.

This documentation does not replace a Code Compliance Certificate but may be of value to any person who wishes to take an interest in the property. It would be placed on Council's file on a 'no warranty' basis.

