

 <p>CHRISTCHURCH CITY COUNCIL · YOUR PEOPLE · YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL</p> <p>NOTICE</p> <p>UNDER SECTION 124(2)(c) BUILDING ACT 2004</p>	
<p>TO:</p> <p>Wellstar co. Limited C/O Ching-Yang Chui/Murray Withers 80A Clyde Road, Ilam, Christchurch 8041</p>		
<p>THE BUILDING:</p> <p>Street Address: 265 Riccarton Road, Ilam, Christchurch 2024 Building: Antonio Hall Legal Description: Pt Lot 1 DP 52478</p>		
<p>PARTICULARS:</p> <p>The Council is satisfied the building at the property, is dangerous under s121(a)(i), (ii), and (b) and insanitary under s123(a)(i), (b), (c), and (d) of the Building Act 2004.</p> <p>S121 Meaning of dangerous building:</p> <p>(1) A building is dangerous for the purpose of this Act if,-</p> <ul style="list-style-type: none"> (a) In the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause- <ul style="list-style-type: none"> (i) Injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or (ii) Damage to other property (b) In the event of fire, injury or death to any persons in the building or to persons on other property is likely. <p>S123 Meaning of insanitary building:</p> <p>A building is insanitary for the purposes of this Act if the building-</p> <ul style="list-style-type: none"> (a) Is offensive or likely to be injurious to health because- <ul style="list-style-type: none"> (ii) It is in a state of disrepair (b) Has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or (c) Does not have a supply of potable water that is adequate for its intended use; or (d) Does not have sanitary facilities that are adequate for its intended use. 		
<p>YOU MUST ABATE THE DANGEROUS AND INSANITARY CONDITIONS OF THE BUILDING BY 30 MAY 2025.</p>		
<p>If you do not comply with this notice, you commit an offence under section 128A of the Building Act 2004 and may be liable to a fine of up to \$1,500,000.00, or you can be issued with an infringement notice and an instant fine of \$1000.</p>		

Signed for & on behalf of the Christchurch City Council:

A handwritten signature in black ink, appearing to read 'Tracey Weston', written in a cursive style.

Name: Tracey Weston

Position: Head of Regulatory Compliance

Date of issue: 14 April 2025

[NOTE: This notice must be fixed to the building concerned and a copy of the notice given to all relevant people listed in s125(2) of the Building Act 2004]