

About Us

Fee Schedule

Residential Pre-Purchase/Pre-Sale/Safe
& Sanitary, Condition Assessment Re-
ports

Reports: **\$490** House - **\$400** Apart-
ment/Unit
Commercial buildings **quoted based**
on complexity
(Plus GST & Travel)

General Building Consultancy - Weather-
tight & General – Construction Progress
Inspections

\$85/hr. (Plus GST & Travel)

Maintenance & Unauthorised Building - Annual
Monolithic Inspection Reports

\$85/hr. (Usually 4 to 5 hrs. + GST & Travel)

Rental Property Inspection & Relocate Report

\$85/hr. (Usually 2 to 4 hrs. with report + GST &
Travel)

Project Management Service

Quote provided (Cost relates to extent of en-
gagement + GST & Travel)

Plan Design Service

**Quote provided based on work building com-
plexity** (Quote provided depending on complexi-
ty of project/travel etc + GST)

Travel (85cents/km plus ferry tickets)

Over 38 years experience in the building industry, 13+ years as a builder, 15 as a Council Building Officer, 10+ years as a Consultant/Designer. Licensed Building Practitioner (Carpentry/ Site 2/Design1). Acknowledged building industry professional (Provided over 1000 Building Reports), professional indemnity insured, Residential Building Developer etc.

Professional Indemnity Insurance: Christiansen Building Services Ltd have continued to have both “Public Liability” and more importantly “Professional Indemnity” insurance and have recently secured Professional Indemnity insurance that includes “Wet Buildings” (More commonly known as “Leaky Homes”). In the last 9 years Christiansen Building Services Ltd have provided in excess of 1400 property inspection reports in the Far North, without incidence, by providing comprehensive, confidential and accurate visual general condition assessment reports

Mark Christiansen
Licensed Building Practitioner
(Site 2/Carpentry/Design)

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Christiansen
Building Services
Ltd (CBS Ltd.)

*“Building Solutions...
...the Professional Way”*

Welcome, to CBS Ltd.



*Building
Solutions*

A Selection of Our Main Services...

Weathertight & General Reports (W&G)

If a moisture management issue has been identified within a building a non-invasive W&G report can initially comment on the existing condition of the exterior cladding systems, compliance of original installation, likely cause of issue and likely on going durability and maintenance issues.

If as a result of the initial assessment, it is found that there is a need to fully assess the extent of the moisture management issue then an invasive investigation can then be undertaken. The report provided in association with the invasive investigation may provide adequate information to identify the need to either undertake full or targeted remediation. It will also provide guidance on whether a new Building Consent is required before undertaking any remediation work.

Architectural Design Service

If you intend to build from new or add to your existing property then we are licensed, under the Licensed Building Practitioner (LBP) scheme, to design your new building. With our extensive knowledge of the Building Code and Regulatory Environment, we are able to streamline the process and take the worry out of the design and organisational hurdles. We also specialise in helping you with both the report provision and plan submission for Certificate of Acceptance (COA) application for unconsented/illegal building work.

Pre-Purchase & Pre-Sale Building Surveys

If you are going to buy or sell a property we can provide an inspection report that will identify the general condition of a property and any major defects.

The report inspection is comprehensive, confidential and aims at protecting your investment/purchase. A pre-sale report can also enhance the saleability of a property.

The inspection is undertaken in accordance with NZS 4306: 2005. (This summarises the features inspected)

Safe and Sanitary Reports (S&S) - Condition Assessment Report (CAR)

If you have a property, where either the building was constructed without a building permit prior to July 1st 1992 (Prior to the introduction of the Building Act 1991) or, the Council have lost the records of existing buildings on the site (built prior to July 1st 1992) then a S&S/CAR report can be submitted to Council for their assessment/acceptance.

Council place the report on their property files along with confirmation and this is generally provided with any LIM applied for by a future owner. It can also be submitted to finance/insurance companies to confirm building suitability.

Certificate of Acceptance (COA) – Unauthorised Building Work

Built something without having first uplifted a Building Consent? Worried that you maybe held liable by any future owner?

This could result in the loss of a property sale however, the Building Act allows you to apply for a Certificate of Acceptance (COA) which purchasers lawyers usually require before they confirm a settlement on a property transaction.

We can provide the necessary independent reports, design plans and organise professional consultants as required for a COA application with Council.

For an opinion and assistance on how to best proceed, reduce liability and obtain compliance contact us.

Building Consent Applications – Plan Design Service

Need help with a Building consent application or require need a plan design service?

We have extensive knowledge of the Building Act, the Building Codes and regulations and can provide a design plans and specification for submission for a Building Consent

Property Maintenance/ Rental Property Inspection/Relocate House Report

We can inspect, report and schedule property maintenance requirements. Whether you own a house or a shopping complex we can provide a comprehensive maintenance inspection service. Relocate House provided on request.

We can also provide reliable qualified tradesmen to undertake any urgent or scheduled maintenance as and when required.

Construction Progress Inspections - Project Management

Are you worried whether your dream home is being built to the highest standard?

We can provide a quality control report and inspection service that enables reasonable surety and peace of mind.

Leaky Homes – Annual Monolithic Cladding Inspection

Independent assessment reports can be provided on issues that relate to insurance claims, site investigation, specialist reports, cladding durability.

Annual condition assessments on monolithic clad buildings provide guidance on any present or future maintenance issue that will impact on the durability of a building.