MG-A01 — council-file

Fictional educational document. This independent document is newly authored for MoreGage teaching. It is not an official council LIM, LINZ title, registered valuation, building inspection, insurance decision, or lender approval.

Property: 14 Kauri Rise, Harbourview

Legal description: Lot 12 DP 900101

Evidence date: 2026-08-27

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3. Council property-file extract

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File index

- 1981 — building consent: Original dwelling; code compliance certificate held.
- 2006 — building consent: Deck replacement and handrail; code compliance certificate held.

Drawings and records to include in the final PDF

- Synthetic site plan showing building footprint, boundaries, driveway, drainage, and north arrow.
- Synthetic floor plan matching the stated floor area and accommodation.
- Consent plans and inspection milestones for each alteration.
- Code Compliance Certificate or historic completion status where recorded.
- A discrepancy note where the physical story, LIM, or plans do not align.

Teaching question: Does the building visible at inspection match the consent history and plans?

Independent-review boundary: Review this document alongside the other property evidence and obtain appropriate professional advice. It must not be read as an official record or approval.

FICTIONAL EDUCATIONAL DOCUMENT · NOT AN OFFICIAL RECORD