



## Advice for homeowners on damaged property notices

Following an event that has caused damage to buildings, rapid building assessments are carried out by councils where a state of emergency or designation is in place. Authorised officials may put in place measures considered necessary to keep people at a safe distance or to protect homes and buildings. These might include cordons, barricades, and other measures to prevent or limit public access to prevent the building or debris from harming people. It is important that you do not bypass or interfere with any such measures.

## What the coloured placards (notices) on buildings mean

### A rapid assessment is an initial safety check.

Following an assessment, a building or home will receive either a white, yellow or red placard (notice). These are a legal instruction and should not be changed or removed unless you have permission from Thames-Coromandel District Council.

If your building or home has a notice that is yellow or red, contact your insurer first. You may need to use a suitably qualified tradesperson or chartered professional engineer to do repairs or further inspections. You may need to obtain building consent prior to any work. Once repairs are completed, contact us at [bcorfs@tcdc.govt.nz](mailto:bcorfs@tcdc.govt.nz) to have any restrictions reassessed or removed.

### White – can be used

The building may have suffered little or no damage and can be used. However, it doesn't necessarily mean the building is safe, as there could be unseen damage. Be on the lookout for damage and contact your landlord or rental manager if you rent your home.

If your building has received a white placard, speak to your insurer about any further assistance you'd like. White placards will expire 21 days after they are issued and can then be removed by the owner.

<b>CAN BE USED</b>	
NO RESTRICTIONS ON ACCESS	
There has been a quick visual inspection of this building.	
<ul style="list-style-type: none"><li>No obvious structural problems were observed, but...</li><li>This does not mean that the building is completely safe.</li><li>This does not mean that the building is not damaged.</li><li>Future events may cause more damage that may change this.</li></ul>	
The following items have generally one basic legend:	
<ul style="list-style-type: none"><li>Utilities (interior, gas, water, sanitary facilities, etc)</li><li>Secondary elements (ceilings, windows, fittings, etc)</li></ul>	
Building owners and renters have an important role in regard to the future safety of occupants and the public.	
<ul style="list-style-type: none"><li>For your own safety, organise for someone to look at the building more thoroughly.</li><li>Tell the living safety if you find anything that could be dangerous.</li></ul>	
This placard has been placed on behalf of the CDEM Controller or other Requesting Person under the authority of s138B of the Building Act 2004 or the Civil Defence and Emergency Management Act 2004 (where set out as applicable).	
For further information: <ul style="list-style-type: none"><li><a href="http://www.tcdc.govt.nz/emergency/buildings/inspecting-buildings-in-emergency/">http://www.tcdc.govt.nz/emergency/buildings/inspecting-buildings-in-emergency/</a></li><li>For enquiries about this building _____</li></ul>	
<b>DO NOT REMOVE THIS NOTICE</b>	

### Yellow – restricted access



The building may have moderate damage and access is restricted. Access may be restricted to some of the building only (other parts may be able to be used) or may be restricted for short-term entry only. This is outlined on the placard (notice).

If you own the building, you'll need to contract a qualified tradesperson or chartered professional engineer to do repairs or further inspections. You should talk to your insurer about this work. These professionals will be able to advise you whether a building consent may be required before commencing the work, or whether the repairs are exempt works.

Once the repairs have been completed, contact us at [bcorfs@tcdc.govt.nz](mailto:bcorfs@tcdc.govt.nz) to learn how to have the restrictions removed.

RESTRICTED ACCESS	
<input type="checkbox"/> TO PART(S) OF THE BUILDING ONLY	<input type="checkbox"/> SHORT TERM ENTRY ONLY
<input type="checkbox"/> Access has been authorised by a person authorised by the licensing authority	
There has been a quick visual inspection of this building	
<input type="checkbox"/> This building has been damaged and its structural safety is questionable	
<input type="checkbox"/> Enter only at own risk	
<input type="checkbox"/> Future events may cause more damage that may change this assessment	
Description of hazard observed	
Restricted areas are	
Restrictions on use	
<input type="checkbox"/> Removal of essential documents/valuables only	
<input type="checkbox"/> Removal of property	
<input type="checkbox"/> Other: _____	
<input type="checkbox"/> Diagram attached showing restricted areas	
Building Name and Address _____	
<input type="checkbox"/> Exterior Only	
<input type="checkbox"/> Exterior and Interior	
Assessor ID: _____ Date: _____	
This placard has been placed on behalf of the CDEM Controller or other authorised person under the authority of s12(2) of the Building Act 2004 or the Civil Defence Emergency Management Act 2002 (where applicable).	
For further information:	
<input type="checkbox"/> Authorised building practitioner/engaging building/engaging building or emergency	
<input type="checkbox"/> For owners above this building	
DO NOT REMOVE THIS NOTICE	

### Red – entry prohibited

The building cannot be used and entry is prohibited because it has sustained moderate or heavy damage and poses a significant risk to health or life. The risk could be from the building itself, from neighbouring buildings or from land instability.

If you own the building, further investigation and repairs are required before the building is safe to use.

If access is needed for an insurance assessor or to retrieve personal items, you need permission from our Compliance team. Email us at [bcorfs@tcdc.govt.nz](mailto:bcorfs@tcdc.govt.nz)

ENTRY PROHIBITED	
(THIS IS NOT A DEMOLITION ORDER)	
There has been a quick visual inspection of this building	
<input type="checkbox"/> This building is at risk from an imminent hazard	
<input type="checkbox"/> This building has been severely damaged	
Description of hazard observed	
Date of the hazard reported	
<input type="checkbox"/> Diagram attached showing restricted areas	
Access to non-essential services authorised from the Civil Defence Emergency Management Act 2002 (where applicable)	
Building Name and Address _____	
<input type="checkbox"/> Exterior Only	
<input type="checkbox"/> Exterior and Interior	
Assessor ID: _____ Date: _____	
This placard has been placed on behalf of the CDEM Controller or other authorised person under the authority of s12(2) of the Building Act 2004 or the Civil Defence Emergency Management Act 2002 (where applicable).	
For further information:	
<input type="checkbox"/> Authorised building practitioner/engaging building/engaging building or emergency	
<input type="checkbox"/> For owners above this building	
DO NOT REMOVE THIS NOTICE	

**IT IS IMPORTANT THAT YOU COMPLY WITH THE INSTRUCTIONS ON THE PLACARD.**

**DO NOT INTERFERE, DAMAGE OR REMOVE THE PLACARD ONCE IT IS INSTALLED OR ENTER YOUR HOME IF YOU RECEIVE A RED PLACARD.**

**ALL OF THIS IS AN OFFENCE UNDER THE BUILDING ACT AND PENALTIES MAY APPLY.**

## INFORMATION ON BUILDING MANAGEMENT

For more information about the different placards and what they mean visit: [Rapid building assessment placarding system | Building Performance](#) and [Information for homeowners and building owners | Building Performance](#)