



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 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.

A white placard template with a black border. At the top, it says 'CAN BE USED' in large bold letters, followed by 'NO RESTRICTIONS ON ACCESS' in smaller bold letters. Below this, there are several sections of text and checkboxes. The first section is a disclaimer: 'There has been a quick visual inspection of this building...' followed by three bullet points. The second section is 'This building has been subject to a rapid assessment.' with checkboxes for 'Insurer Only' and 'Insurer and insurer'. The third section is 'The following items have generally not been inspected:' followed by three bullet points. The fourth section is 'Building owners and insurers have an important role in regard to the future safety of occupants and the public.' followed by two bullet points. The fifth section is 'For further information:' followed by two bullet points. At the bottom, it says 'DO NOT REMOVE THIS NOTICE' in bold. There are also fields for 'Building Name and Address', 'Assessor ID', and 'Date'.

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@tcddc.govt.nz to learn how to have the restrictions removed.

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@tcddc.govt.nz

**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](#)