

**From:** [Official Information](#)  
**To:** [Official Information](#)  
**Cc:** [Official Information](#)  
**Subject:** Final response - LGOIMA 468651 - ██████████ - Dangerous, Affected, and Insanitary Buildings Registry  
**Date:** Wednesday, 23 April 2025 1:49:15 pm  
**Attachments:** [image001.png](#) [image002.jpg](#) [image003.jpg](#)

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Kia ora,

We refer to your information request below. Hamilton City Council provides the following response.

**Your request:**

*Please provide a comprehensive list of all buildings within the council's jurisdiction that have been determined to be dangerous, affected, or insanitary (as defined under Section 121-123 of the Building Act 2004), including:*

- a) All buildings that have been determined to be dangerous, affected, or insanitary from January 1, 2020 to present;  
AND
- b) All buildings determined to be dangerous, affected, or insanitary prior to January 1, 2020 that still have active notices, unresolved issues, or ongoing council oversight.  
For each building identified, please provide:
  - The building's address and/or legal description
  - The date the building was determined to be dangerous, affected, or insanitary
  - The specific classification (dangerous, affected, or insanitary)
  - The current state of complianceIf possible, please provide this information in a machine-readable format (such as CSV or Excel).

**Our response:**

Please see the table below for properties that fall under your provisions.

The below are publicly notified private properties and also commercial properties. We have withheld properties that are owned privately under s7(2)(a) of LGOIMA – protect privacy

Address	Legal Description	Determined Date	Current State of Compliance	Close Date	Classification
22 Mardon Road Enderley Hamilton 3214	Pt Lot 13 DP 8480	22/12/2022	Completed	05/07/2024	Insanitary
22 Mardon Road Enderley Hamilton 3214	Pt Lot 13 DP 8480	04/08/2022	Completed	22/12/2022	Insanitary
140 Ulster Street Whitora Hamilton 3200	Lot 1 DP S56388	02/02/2024	Completed	22/02/2024	Dangerous
846 Victoria Street Hamilton Central Hamilton 3204	Lot 2 DP S16144	01/03/2023	Completed	25/08/2023	Dangerous
2 Wymer Terrace Chartwell Hamilton 3210	Lot 3 DP S17812	15/02/2023	Completed	03/03/2025	Dangerous
2 Wymer Terrace Chartwell Hamilton 3210	Lot 3 DP S17812	17/10/2022	Completed	15/02/2023	Dangerous
2 Wymer Terrace Chartwell Hamilton 3210	Lot 3 DP S17812	12/07/2022	Completed	17/10/2022	Dangerous

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

**Ngaa mihi**

**Keeley Faulkner**

Official Information Advisor & Legal Support Officer

Legal services

Governance & Assurance Team | Partnerships, communication & Maaori

Email: [officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)



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*I support flexibility at work. While it suits me to send this email now, I don't expect a response outside of your own working hours.*

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**From:** ██████████  
**Sent:** Tuesday, 25 March 2025 1:40 pm  
**Subject:** LGOIMA Request: Dangerous, Affected, and Insanitary Buildings Registry

Good Afternoon,

I am writing to request the following information under the Local Government Official Information and Meetings Act 1987.

Please provide a comprehensive list of all buildings within the council's jurisdiction that have been determined to be dangerous, affected, or insanitary (as defined under Section 121-123 of the Building Act 2004), including:

- a) All buildings that have been determined to be dangerous, affected, or insanitary from January 1, 2020 to present;  
AND
- b) All buildings determined to be dangerous, affected, or insanitary prior to January 1, 2020 that still have active notices, unresolved issues,

or ongoing council oversight.

For each building identified, please provide:

- The building's address and/or legal description
- The date the building was determined to be dangerous, affected, or insanitary
- The specific classification (dangerous, affected, or insanitary)
- The current state of compliance

If possible, please provide this information in a machine-readable format (such as CSV or Excel).

Regards,

A solid black rectangular box used to redact a signature.