

DEMONSTRATION DATA - NOT TO BE USED AS A REPORT ON THIS PROPERTY

10-Year Historical Land Stability Report

InSAR Satellite Deformation Analysis

SCREENING INFORMATION PRODUCT - EARLY-WARNING MONITORING RECORD

In this report: movement history p2 · movement heatmap p3 · surrounding area p4 · your points in detail p6 · land, title & water p10 · data appendix p12 · summary p13

PROPERTY
4 The Heights

PERIOD
Jul 2016 – Jun 2026

Property Overview

Address	4 The Heights
Report ID	LS-6D4A
Land Area (boundary)	6,450 m ²
Assessment Period	Jul 2016 – Jun 2026
Data Type	InSAR satellite deformation
Frequency	Monthly
Monitoring Points	9
Observations	120 per point (max)

Monitoring Point Summary

1 STABLE avg rate 3.8 mm/yr	5 MONITOR avg rate 8.1 mm/yr	3 INVESTIGATE avg rate 13.8 mm/yr
Counts of monitoring points by four-state rating; average of each group's line-of-sight movement rate (magnitude). Measured data, not a geotechnical assessment - see the Screening Classification & Methodology page for the standards framework.		

WORST-POINT
RATE
-15.4
mm/year (LOS)

WORST-POINT
MOVEMENT
-165
mm over period

CONFIDENCE
High
120 obs reviewed

KEY FINDING

The property shows sustained ground movement over the observation period, with at least one monitoring point moving at a rate above the professional-review threshold defined in this report's methodology. Movement is measured along the satellite line-of-sight and is described in this report point by point. Site-specific geotechnical review and continued monitoring are the standard practice response at this level, particularly around the highest-movement points identified on the location map.

An early-warning instrument. InSAR screening is designed to surface slow, millimetre-scale ground movement long before it becomes visible on site - its greatest value is ahead of any apparent problem. It is not a post-event assessment: where land has already slipped or visibly moved, events have overtaken the satellite record and site-specific professional advice - not this report - is the appropriate response.

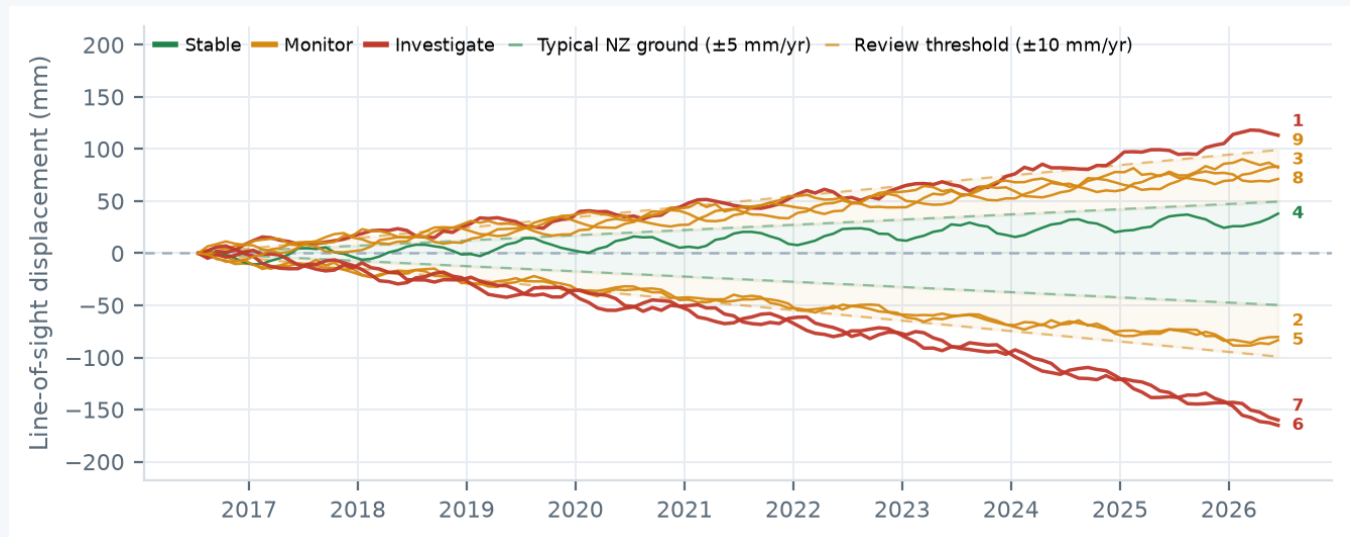
This report is an information product, not geotechnical, engineering, legal or financial advice; decisions remain the responsibility of the reader - see Important Data Notes and the Screening Classification methodology page.

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InSAR Movement History & Locations

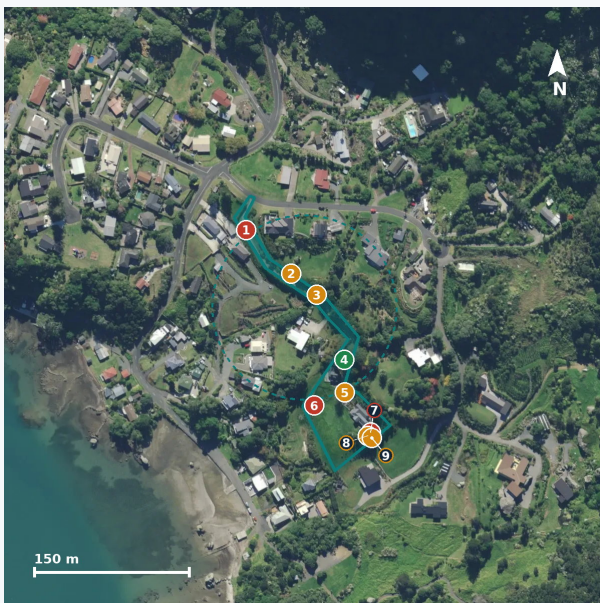
Cumulative deformation and monitoring point positions - read together by number and colour

Cumulative Ground Movement - All Monitoring Points



Deterministic demonstration series for template preview - not a measured record. The regular yearly wave in each line is seasonal ground behaviour (wet/dry cycles) - the long-term slope, not the wave, is what matters. Context bands: green = typical NZ ground (± 5 mm/yr); amber edge = ± 10 mm/yr review threshold - lines inside green are within normal variation. The vertical scale is the fixed national LandSure frame (± 22 mm/yr $\times$ the observation period; ± 220 mm over 10 years) - identical on every report nationwide, never sized by the data.

Monitoring Point Locations



Boundary from supplied property GeoJSON. Dashed ring: 90 m query radius.

i A line's number on the timeline is the same number on the map. Colour encodes the four-state rating in both, so you can locate where movement is happening without a legend lookup.

Point Summary

Point 1	Investigate · +10.7 mm/yr	-35.82427, 174.49751
Point 2	Monitor · -8.0 mm/yr	-35.82465, 174.49799
Point 3	Monitor · +8.3 mm/yr	-35.82484, 174.49826
Point 4	Stable · +3.8 mm/yr	-35.82540, 174.49856
Point 5	Monitor · -8.4 mm/yr	-35.82569, 174.49856
Point 6	Investigate · -15.4 mm/yr	-35.82580, 174.49823
Point 7	Investigate · -15.3 mm/yr	-35.82603, 174.49884
Point 8	Monitor · +7.4 mm/yr	-35.82607, 174.49881

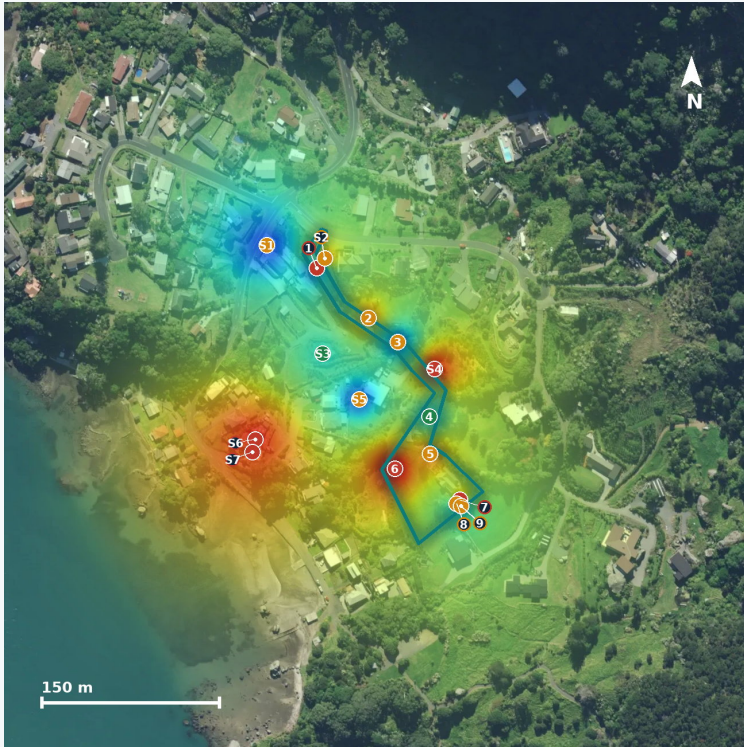
First 8 of 9 points - all continue in the Data Appendix (p12).

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Movement Rate Heatmap (and immediate surrounding area)

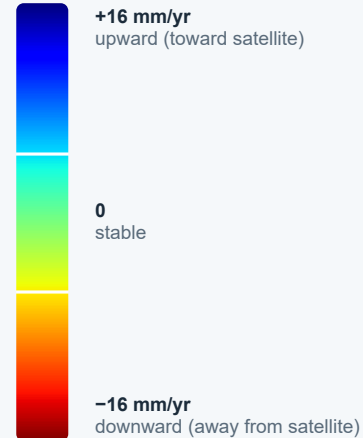
Colour surface interpolated from 9 on-property and 7 surrounding measured points - line-of-sight mm/yr

Velocity Surface - Property & Surrounding Area



Rainbow surface: average annual movement rate interpolated between ALL measured points shown (inverse-distance weighting); opacity fades where no measurement is nearby.
Numbered dots: on-property points; "S"-numbered: surrounding context points (colours = four-state rating). Teal: property boundary. Basemap: LINZ aerial (CC-BY 4.0).

Colour Scale



White ticks: ± 5 mm/yr - movement inside this band is typical for stable NZ ground.

Fastest downward	Point 6 · -15.4 mm/yr
Fastest upward	Point 1 · +10.7 mm/yr
Points in surface	9 on-property + 7 surrounding

i The measurements are the dots - the colours between them are estimates. InSAR measures movement only at the monitoring points; the surface interpolates between them for visual context and cannot reveal movement where no point exists. Surrounding ("S") points provide context only - they never contribute to this property's rating or screening level. Read it together with the Per-Point Movement Detail pages.

How to read this report

What is a monitoring point?

A spot on the ground or a structure that reflects the satellite's radar consistently, so its movement can be measured on every pass. The numbered dots on every map are these points, at their exact measured positions.

What does mm/yr mean here?

Millimetres of movement per year along the satellite's line of sight. 10 mm/yr is about the thickness of ten credit cards a year - far too slow to see, which is why satellites are used to find it early.

What do the colours mean?

Green = stable · **amber** = measurable movement, monitor · **red** = above the professional-review threshold · **grey** = not enough data to rate (never assumed stable).

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Surrounding Area Movement

Measured points outside the property line - context for how the wider block is behaving

Area View - Surrounding Points



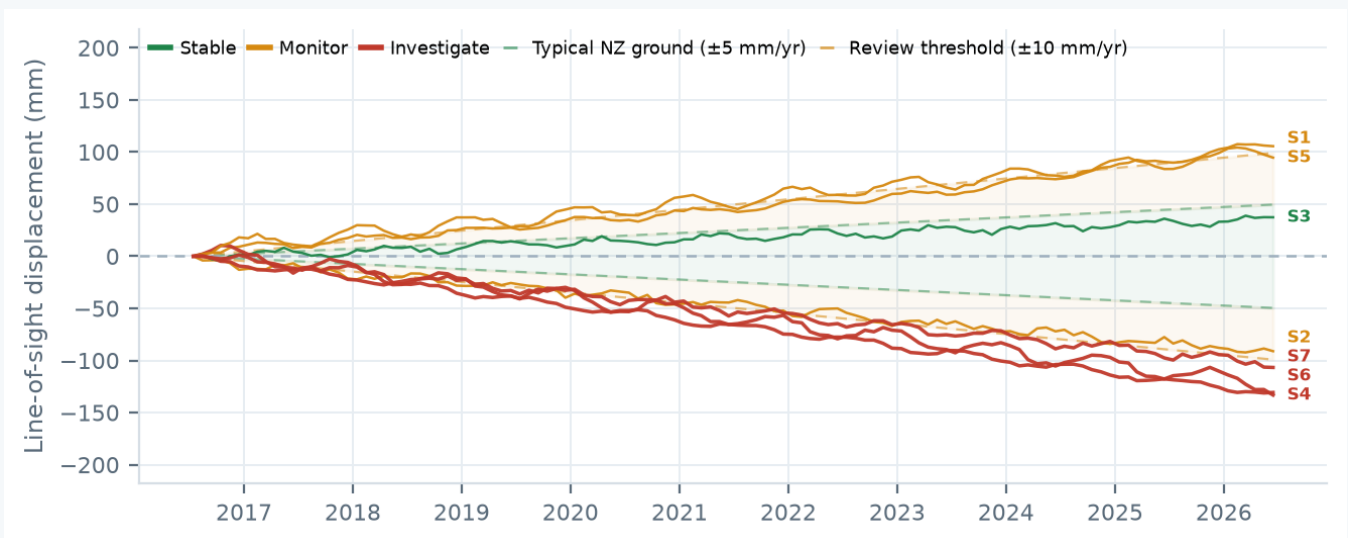
"S"-numbered dots: measured points OUTSIDE the property boundary (teal). On-property points are shown on the heatmap, history and per-point pages. Dashed ring: 90 m query radius.

i Surrounding points show how the wider area is behaving and help distinguish property-specific movement from block-wide or regional trends. They provide context only - they **never** contribute to this property's rating or screening level.

Surrounding Point Summary

Point S1	Monitor · +10.0 mm/yr	-35.82410, 174.49704
Point S2	Monitor · -8.9 mm/yr	-35.82420, 174.49758
Point S3	Stable · +3.6 mm/yr	-35.82492, 174.49756
Point S4	Investigate · -13.1 mm/yr	-35.82504, 174.49860
Point S5	Monitor · +9.4 mm/yr	-35.82527, 174.49790
Point S6	Investigate · -13.1 mm/yr	-35.82558, 174.49693
Point S7	Investigate · -10.5 mm/yr	-35.82567, 174.49690

Cumulative Movement - Surrounding Points



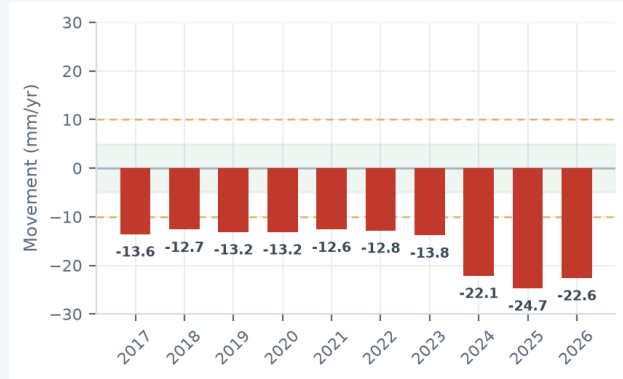
Deterministic demonstration series for template preview - not a measured record. Context bands: green = typical NZ ground (± 5 mm/yr); amber edge = ± 10 mm/yr review threshold - lines inside green are within normal variation. The vertical scale is the fixed national LandSure frame (± 22 mm/yr $\times$ the observation period; ± 220 mm over 10 years) - identical on every report nationwide, never sized by the data.

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Movement Analysis

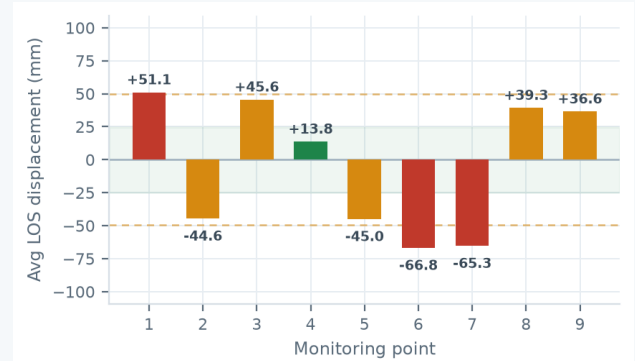
Rates, averages and plain-English classification

Annual Movement - Worst Point (6)



Year-on-year LOS movement of the worst-rated point. The headline rating always follows the worst point, never an average. Green band: typical NZ ground (± 5 mm/yr); dashed amber: ± 10 mm/yr review threshold. Fixed national ± 30 mm/yr frame - identical on every report.

Average Movement by Point



Signed average LOS displacement - uplift positive, subsidence negative. Green band: what typical NZ ground averages over the period; dashed amber: the review-threshold equivalent. Fixed national frame - identical on every report.

InSAR Movement Classification annual deformation rate (mm/yr)

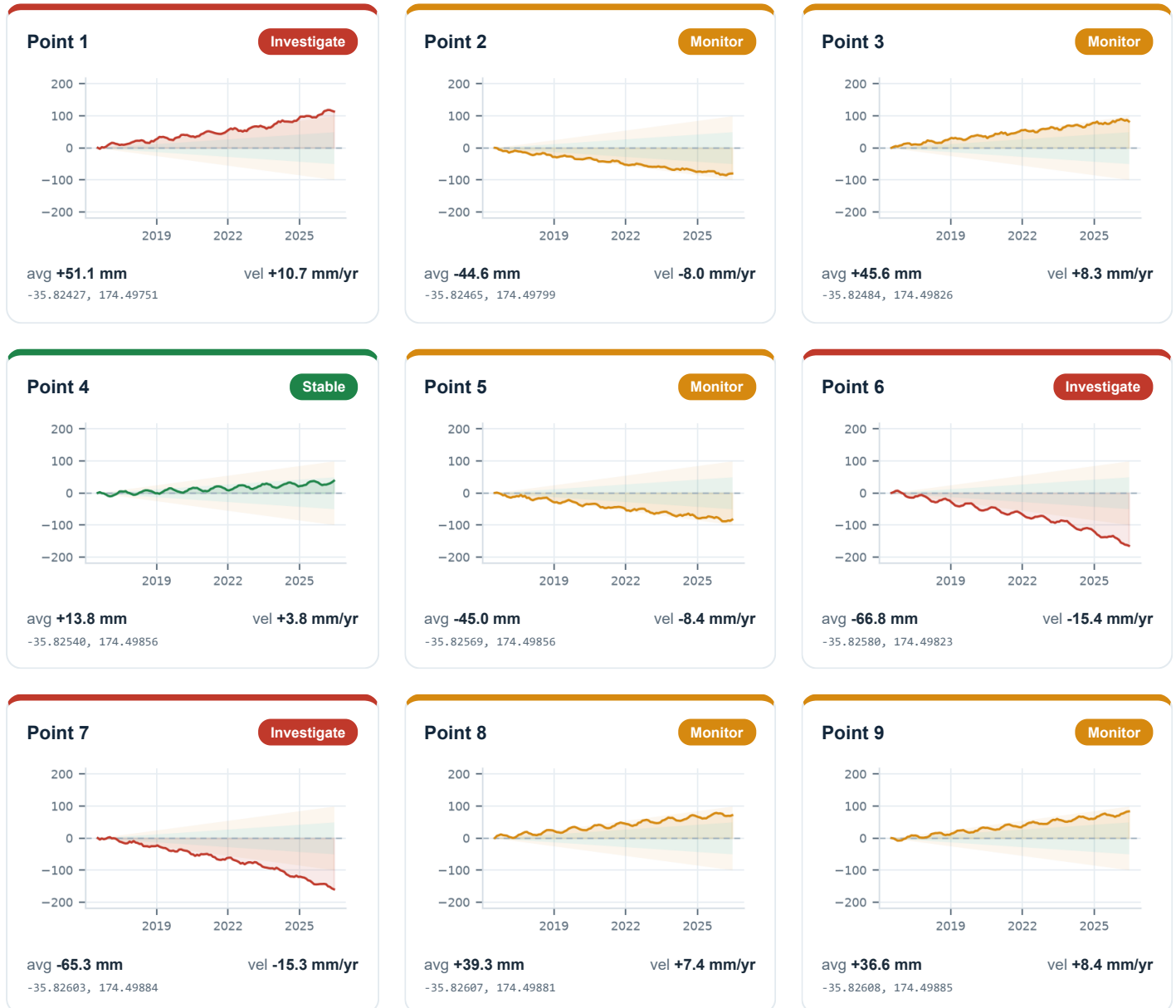
Uplift Ground rising	> +5 mm/yr
Stable Within natural variation	-5 to +5 mm/yr
Low Slight downward movement	-5 to -10 mm/yr
Moderate Noticeable downward movement	-10 to -20 mm/yr ← worst point
High Significant downward movement	< -20 mm/yr

i Interpretation. The record shows the worst-moving point (Point 6) at -15.4 mm/yr line-of-sight, which places it in the 'Moderate' classification band. At least one point shows a faster rate in the recent window than its long-term average. InSAR does not identify the cause of movement; the trend indicates whether site-specific review and continued monitoring are appropriate.

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Per-Point Movement Detail

Each point on the fixed scale used in NZ geotechnical screening practice - green = typical NZ ground (± 5 mm/yr), amber edge = ± 10 mm/yr review threshold. This scale is identical on every LandSure report



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Terrain, Elevation & Land Capability

Mapped slope classes and measured ground elevation around 4 The Heights - live NZ government data

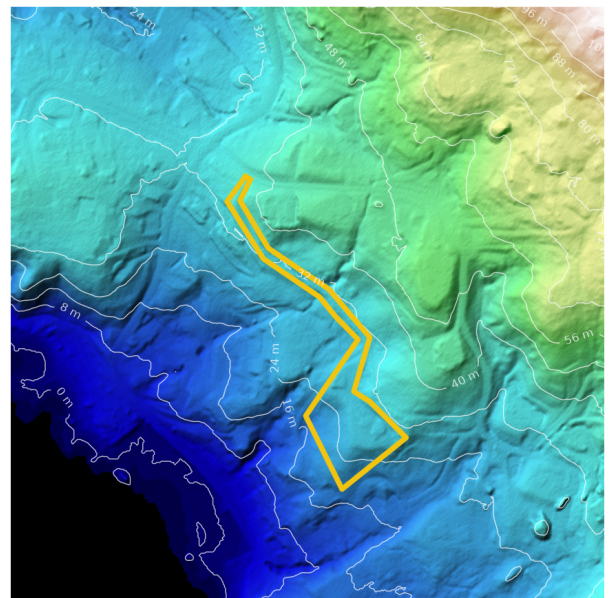
Slope Class Map - NZLRI



C 8–15° rolling **F** 26–35° steep

NZLRI slope polygons (Manaaki Whenua, CC-BY 4.0) over LINZ aerial imagery - regional-scale mapping, not a site survey.

Shaded Relief & Contours



Hillshaded LINZ elevation model (0.97 m resolution) with contours (white, metres above sea level, NZVD2016). Yellow line: property boundary. Source: LINZ via Basemaps, CC-BY 4.0.

Land Use Capability

Urban-mapped land ('town')

NZLRI does not assign a rural Land Use Capability class within mapped township areas; land-use suitability is governed by the district plan for this location.

SITE ELEVATION

-1 – 119 m

above sea level (area shown)

MEASURED SLOPE

11.8°

mean · steepest ≈ 35.7°

ASPECT **Falls To The South-West**

i Steeper slopes and poorly drained soils make land more prone to the slow movement this report measures; these factors feed the susceptibility column of the Screening Classification. Slope on the relief map is measured from the elevation model - a finer measurement than the regional NZLRI class on the left.

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Screening Classification & Methodology

Standardised risk screening under the AGS (2007) framework as applied in NZ practice

SCREENING LEVEL

SL3 - Moderate

Likelihood	L4 Likely - 10–20 mm/yr sustained
Susceptibility	C2 Low susceptibility (based on 3/7 factors)
Standard action	See the highlighted level in the definitions table below.

Classification Matrix - Likelihood × Susceptibility

	C1	C2	C3	C4	C5
L1	TL1	TL1	TL1	TL2	TL2
L2	TL1	TL1	TL2	TL2	TL3
L3	TL2	TL2	TL3	TL3	TL4
L4	TL2	TL3	TL4	TL4	TL5
L5	TL3	TL4	TL4	TL5	TL5

Highlighted cell = this property. Rows: movement likelihood from the measured InSAR record. Columns: site susceptibility from assessed context factors.

Screening Level Definitions & Standard Practice Responses

Screening thresholds ($\pm 5 / \pm 10$ mm/yr LOS) follow screening conventions adopted in InSAR practice and the movement-data provider's guidance; they remain subject to confirmation by a Chartered Professional Engineer (Geotechnical) prior to commercial release, as stated in the methodology version above.

SL1 - Very Low Routine periodic monitoring. No professional intervention indicated by the InSAR record. Movement consistent with natural variability; comparable to performance expectations for 'good ground' under NZS 3604:2011.

SL2 - Low Continue scheduled InSAR monitoring; review at next reporting cycle. Qualitative risk 'Low' under the AGS (2007) landslide risk framework as applied in NZ practice.

SL3 - Moderate THIS PROPERTY

Standard practice response at this level: site-specific review by a Chartered Professional Engineer (Geotechnical) and increased monitoring frequency. AGS (2007) 'Moderate'; assessment scope per MBIE/NZGS Earthquake Geotechnical Engineering Practice Module 1.

SL4 - High Standard practice response at this level: CPEng geotechnical investigation before land is relied on for a transaction, consenting decision, or earthworks. AGS (2007) 'High'; investigation scope per MBIE/NZGS Modules 2–3; potential relevance of Building Act 2004 ss 71–74.

SL5 - Very High Standard practice response at this level: prompt professional geotechnical investigation, with interim risk-management measures considered pending that advice. AGS (2007) 'Very High'; Building Act 2004 ss 71–74 natural hazard provisions may apply to consenting decisions.

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Land & Soil Context, Data Provenance

Site susceptibility factors from NZ open government data, and this report's audit trail

Land & Soil Context - 4 The Heights

Slope class (NZLRI)	Group F: 26–35° (steep) Manaaki Whenua NZLRI Slope (LRIS) · CC-BY 4.0
Soil type & drainage	Bream series (NZSC NOM) · Moderately well drained Manaaki Whenua FSL (LRIS) · S-map not mapped here · CC-BY 4.0
Mapped erosion type & severity	Severity 0 - negligible mapped erosion Manaaki Whenua NZLRI Erosion (LRIS) · CC-BY 4.0

Only factors assessed from national open data are listed. A factor not assessed in this edition never reduces the screening classification - conservative defaults apply (see Screening Classification & Methodology).

Report Provenance & Audit

Methodology version	M-2026.07 DRAFT - pending CPEng review
Engine version	0.4.0
Configuration fingerprint	533b05f755a4
Movement data	InSAR satellite deformation - demonstration
Basemap imagery	LINZ Basemaps aerial (CC-BY 4.0)
Verification	To confirm this document's authenticity, email the report ID and the SHA-256 below to verify@avantglobal.ai .
Underlying data	The measured time series behind this report are available to the commissioning customer's engaged professional on request, referencing the report ID.
Boundary geometry	Supplied property GeoJSON (4 The Heights) - used verbatim, never modified SHA-256 05c893c5d76d66c596e03c63efc49aa3ae91f69152c1eafeab3c91f581f0f2ed

Framework References

- ✓ AGS (2007). Practice Note Guidelines for Landslide Risk Management. Australian Geomechanics Society, Vol 42 No 1. (NZGS-adopted framework.)
- ✓ MBIE/NZGS. Earthquake Geotechnical Engineering Practice, Modules 1–6. Ministry of Business, Innovation & Employment / NZ Geotechnical Society.
- ✓ NZS 3604:2011 Timber-framed buildings - 'good ground' definition (Standards New Zealand).
- ✓ Building Act 2004, ss 71–74 (building on land subject to natural hazards).
- ✓ MBIE (2017). Planning and engineering guidance for potentially liquefaction-prone land.
- ✓ Resource Management Act 1991, s 106 (subdivision consent - land instability).

The Screening Level classification is an information-product data screening derived from satellite InSAR measurement and, where stated, open government data. It applies a qualitative matrix consistent with frameworks used in New Zealand geotechnical practice, but it is not a geotechnical assessment, engineering opinion, or certification under the Building Act 2004, and it does not discharge any duty of a vendor, purchaser, insurer or council. Classification thresholds are subject to review by a Chartered Professional Engineer (Geotechnical) prior to commercial release. Where site susceptibility factors are marked unassessed, the classification is provisional and conservative defaults apply.

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Legal Parcel, Buildings & Water Context

Official cadastral records, building footprints and mapped water features - live LINZ data

Parcel, Buildings & Mapped Water



Teal: supplied report boundary. White: legal parcel lines for the parcel(s) this property's boundary touches (LINZ NZ Primary Parcels). Orange: mapped building footprints on the property. Blue: mapped watercourses and lakes; dark line: coastline (LINZ Topo50 hydrography). Sources: LINZ, CC-BY 4.0.

Legal Parcel Records - North Auckland land district

Appellation	Title reference	Surveyed area
Lot 1 DP 209001 contains property centre	NA137A/542	4,099 m ²
Lot 10 DP 113547	NA63D/671	8,480 m ²
Lot 8 DP 534968	884229	3,200 m ²

BUILDINGS ON PROPERTY

2

mapped footprints (LINZ)

SITE COVERAGE

6.4%

415 m² footprint / boundary area

Water & Low-Lying Land (1.4 km search)

Nearest mapped watercourse ≈ 20 m

Coastline ≈ 104 m

Property low point ≈ 19.7 m above sea level (NZVD2016)

This is not a flood map. Flood hazard is mapped by regional and district councils - their hazard maps and the property LIM remain the authoritative flood sources.

i The supplied boundary area (6,450 m²) differs from the surveyed legal parcel area (4,099 m²). The report's maps use the supplied boundary; the legal extent of the property is defined by the parcel and title records. Title references are the starting point for a formal LINZ title search (which this report is not - memorials, easements and covenants are not shown here).

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Property Land Essentials

What the national land databases record for this property - and what it means for an owner or developer

Underlying Rock

Older volcanic rocks

The mapped surface/near-surface rock unit. Rock type influences foundation conditions, excavation effort and how the land weathers.

NZLRI Rock (Manaaki Whenua, CC-BY 4.0)

Soil Permeability

Moderate (M)

Typical soakage - most drainage designs work with standard practice.

FSL Permeability Profile (Manaaki Whenua, CC-BY 4.0)

Topsoil pH

5.7 - slightly acid

Range 4.9–6.4. Soil acidity shapes what grows well and whether lime or specific planting is needed; it can also matter for buried concrete/steel durability.

FSL pH (Manaaki Whenua, CC-BY 4.0)

i These attributes come from regional-scale national mapping (typically 1:50,000) and describe the mapped land unit containing the property - they are indicative for the site, not a substitute for on-site investigation.

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Measurement Data Appendix

Every measured point, ordered by review priority (rating severity, then movement rate) - positions in WGS84 and NZTM2000

Point	Rating	Rate mm/yr	WGS84 lat, lng	NZTM2000 E, N	First	Last	Obs	Accel.
6	investigate	-15.4	-35.825799, 174.498234	1,735,333.5, 6,034,336.9	Jul 2016	Jun 2026	120	yes
7	investigate	-15.3	-35.826035, 174.498839	1,735,387.8, 6,034,309.9	Jul 2016	Jun 2026	120	-
S6	investigate	-13.1	-35.825578, 174.496932	1,735,216.3, 6,034,363.2	Jul 2016	Jun 2026	120	-
S4	investigate	-13.1	-35.825043, 174.498603	1,735,368.2, 6,034,420.2	Jul 2016	Jun 2026	120	-
1	investigate	+10.7	-35.824274, 174.497507	1,735,270.5, 6,034,507.0	Jul 2016	Jun 2026	120	yes
S7	investigate	-10.5	-35.825674, 174.496902	1,735,213.4, 6,034,352.5	Jul 2016	Jun 2026	120	-
S1	monitor	+10.0	-35.824104, 174.497038	1,735,228.3, 6,034,526.6	Jul 2016	Jun 2026	120	yes
S5	monitor	+9.4	-35.825271, 174.497900	1,735,304.2, 6,034,395.9	Jul 2016	Jun 2026	120	-
S2	monitor	-8.9	-35.824202, 174.497579	1,735,277.1, 6,034,514.9	Jul 2016	Jun 2026	120	-
9	monitor	+8.4	-35.826079, 174.498853	1,735,388.9, 6,034,304.9	Jul 2016	Jun 2026	120	-
5	monitor	-8.4	-35.825686, 174.498562	1,735,363.3, 6,034,348.9	Jul 2016	Jun 2026	120	-
3	monitor	+8.3	-35.824837, 174.498260	1,735,337.5, 6,034,443.5	Jul 2016	Jun 2026	120	-
2	monitor	-8.0	-35.824654, 174.497988	1,735,313.2, 6,034,464.3	Jul 2016	Jun 2026	120	-
8	monitor	+7.4	-35.826066, 174.498810	1,735,385.1, 6,034,306.5	Jul 2016	Jun 2026	120	-
4	stable	+3.8	-35.825401, 174.498555	1,735,363.2, 6,034,380.6	Jul 2016	Jun 2026	120	-
S3	stable	+3.6	-35.824922, 174.497561	1,735,274.2, 6,034,435.0	Jul 2016	Jun 2026	120	-

Rows are ordered by review priority: rating severity first, then movement rate. "S" points are surrounding context - they never contribute to the property's rating. NZTM2000 per LINZ standard projection (central meridian 173°E). A machine-readable CSV of this table is issued with every report. Displacements are relative to the data provider's processing reference.

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Screening Summary & General Next Steps

Land stability interpretation, monitoring guidance, and data confidence

SCREENING LEVEL (SEE METHODOLOGY)

SL3 - Moderate

Current trend indicates ongoing movement at one or more points. Rating reflects the worst individual point, never an average.

WORST-POINT MOVEMENT RATE

-15.4 mm/yr

Moderate category (LOS)

DATA CONFIDENCE

High

120 observations reviewed

Monthly series across the full period; sufficiency gates met at all rated points.

Movement: InSAR - demonstration data · Context: LINZ, Manaaki Whenua (CC-BY 4.0)

Review Priority



Ringed points: top movement points by review priority. Smaller dots: the other monitoring points.

1. **Point 6** Investigate · -15.4 mm/yr · accelerating in the recent record
2. **Point 7** Investigate · -15.3 mm/yr
3. **Point 1** Investigate · +10.7 mm/yr · accelerating in the recent record

Giving this to an engineer? Start with the ringed points, their per-point pages, and the provenance hash.

General Next Steps

Generic practices commonly adopted for land monitoring in New Zealand - not site-specific advice.

1. **Continue InSAR monitoring**
Maintain monthly deformation tracking to confirm whether the current trend continues or stabilises.
2. **Review nearby ground conditions**
Compare movement patterns with slope, drainage, retaining structures, and any known land works.
3. **Inspect high-risk zones**
Prioritise visual or engineering inspection in the areas where deformation is greatest.
4. **Use IoT tilt sensors for live confirmation**
Where risk is material, install or continue tilt sensor monitoring to validate movement between satellite updates.
5. **Escalate if movement accelerates**
Trigger engineering review if deformation exceeds agreed thresholds or if movement increases over consecutive periods.

InSAR data updates continuously; a re-screen after 12 months extends this property's measured record.

Important Data Notes

- ✓ InSAR measures surface deformation along the line-of-sight between the satellite and the ground. It does not directly measure vertical settlement. The satellite viewing geometry (orbit direction and incidence angle) affects which components of movement are visible and is stated in the Report Provenance where supplied by the data provider.
- ✓ Trends over short windows can be influenced by seasonal ground behaviour, such as shrink-swell of clay soils through wet and dry cycles. Ratings apply minimum observation-count and time-span gates to reduce, but not eliminate, this effect.
- ✓ Dense vegetation, steep terrain, water bodies and building changes can reduce data quality locally.
- ✓ IMPORTANT - sudden events break the record, they are not recorded: InSAR tracks slow, gradual movement (millimetres per year) by comparing repeated satellite images of the same ground surface. A sudden or large event - a landslide or slip, major earthworks, demolition, or new construction - changes the surface so much that the satellite can no longer match its earlier reflections. When this happens the affected measurement points break, jump, or stop rather than recording the event. A gap or abrupt end in a point's history must never be read as 'no movement' - it can mean the opposite. This report cannot be used to conclude that no sudden movement event has occurred.
- ✓ InSAR displacements are relative measurements: values describe each point's movement relative to the data provider's processing reference, not an absolute national datum. Comparisons within this report are internally consistent.
- ✓ Measurement sensitivity: this data is designed for gradual movement in the range of millimetres to a few centimetres per year. Movement faster than the satellite can track between passes, or movement between the report period's end and the report date, is not captured.
- ✓ Measurement points require a consistently reflective surface (buildings, hard surfaces, exposed ground). Heavily vegetated parts of a property typically have few or no measurement points - absence of points is a coverage limitation, not evidence of stability.
- ✓ InSAR does not identify the physical cause of movement by itself. This report should be considered alongside site inspections, geotechnical advice, local drainage information, ground works, and other relevant property records.
- ✓ This report is intended for risk awareness and decision support. For structural or geotechnical assessment, consult a qualified professional.
- ✓ LandSure does not provide engineering certification. Consult a qualified professional for site-specific advice.
- ✓ This report does not constitute geotechnical, engineering, valuation, legal, insurance or financial advice, and no advisor-client relationship is created by its purchase or use.
- ✓ Decisions about purchasing, insuring, developing or remediating land should not be made on this report alone; such decisions remain the sole responsibility of the reader, who should obtain site-specific advice from a Chartered Professional Engineer (Geotechnical) or other suitably qualified professional.
- ✓ This report is not an EQC / Natural Hazards Commission assessment, is not produced under any statutory scheme, and has no standing in any insurance or NHC claim process.
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