

JUST LISTED

OFFICE ROAD
REAL ESTATE



2/46 Aldwins Road, Phillipstown

2 Bed | 1 Bath | 2 Off street parking

Further information

Please reach out with any further questions

Andy | 0225475232
andy@officeroad.co.nz





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB26B/805**
Land Registration District **Canterbury**
Date Issued 24 July 1984

Prior References
CB26B/365

Estate Fee Simple - 1/2 share
Area 705 square metres more or less
Legal Description Lot 1 Deposited Plan 47108
Registered Owners
Rebecca Kelley Rothera

Estate	Leasehold	Instrument	L 499174.2
		Term	999 years from 17.7.1984
Legal Description	Flat 2 Deposited Plan 47560		
Registered Owners	Rebecca Kelley Rothera		

Interests

499174.1 Lease of Flat 1 DP 47560 Term 999 years from 17.7.1984 Composite CT CB26B/804 issued - 24.7.1984 (affects fee simple)
Land Covenant in Lease 499174.1 - 24.7.1984 (affects fee simple)
499174.2 Lease of Flat 2 DP 47560 Term 999 years from 17.7.1984 Composite CT CB26B/805 issued - 24.7.1984 (affects fee simple)
Land Covenant in Lease 499174.2 - 24.7.1984 (affects fee simple)
11764261.3 Mortgage to ASB Bank Limited - 12.6.2020 at 11:00 am

J.F. Stirling Surveyor-General Department of Lands and Survey, Wellington

W. N. Hawkey, Surveyor-General, Department of Lands and Survey, Wellington



24 January 2022

Ms R Rothera
12 Twyford Street
Bishopdale
Christchurch 8053

Certificate of Insurance

This letter confirms that the House noted below is insured with an annual premium of \$1,224.43 which is paid by monthly instalments. The details provided are as at 24 January 2022.

Policy owner(s)	Ms R Rothera
AMI reference	D0015223622
Policy type	Premier House
Period of insurance	12 June 2021 to 12 June 2022
Insured asset	The house situated at 2/46 Aldwins Rd, Phillipstown, Christchurch
Total sum insured	\$260,000
Paid to	10 February 2022
Financial interested party	ASB Bank Ltd PO Box 35, Shortland Street, Auckland 1140, NEW ZEALAND

This certificate provides limited information. For more details, please refer to the Policy Wording and Policy Schedule.

If you have any further questions call us on **0800 100 200** or email info@ami.co.nz, we're happy to help.

The team at AMI

ref: COI

Contractor Producer Statement for Construction

Contract: 2011/159715
Location: H6B Aldwins Road
Issued by
Person: Tim Jones
(Duly authorised representative)
Company: Jones Wyatt Construction
(Contractor)
Issued to
Principal: Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

Particular of Works:

mostly cosmetic repairs
as per EQC scope of works

Signed by: Tim Jones Date: 3-2-14
Qualification: Licensed Building Practitioner BP104022
Address: 8 Watermill Bluff, Stymie Mill, Ch-ch 8051

StandardForm MS-SF0702-HC

Construction Completion Inspection – Hardcopy Version



- This form is to be used only if the iPad is unable to be used at the Completion Inspection.
- Retain the completed copy this form in the Claim File.

PROPERTY DETAILS

Claim Number	2011/159715	Hub Zone	Ensors
Property Address	46 B Aldwins Road Linwood	Supervisor	Martin Hickmott
Primary Contact Name	Terence Noonan	Contractor Name	Jonesbuild Ltd.
Date Started		Date Completed	

DESCRIPTION OF WORKS

Repairs to the claim at the above address as per the EQC's Scope of Works

DEFECTS

Re-point below bathroom window – blockwork/Summerhill Stone,
(To be done 3-30pm 29-01-2014)

DEFERRED WORKS

N/A.

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Sam Wright
Name

[Signature]
Signature

29/1/2014
Date

Homeowner/Agent Signature:

T. Noonan
Name

Signature

29/1/14
Date

Contracts Supervisor:

Martin Hickmott
Name

[Signature]
Signature

29/01/2014
Date

on behalf of the Fletcher Construction Company as agent to EQC

Schedule **E3**

Practical Completion Certificate

Contract: ~ Jones & Wyatt
Location: ~ 46B Aldwins Rd
Principal: ~ Fletcher EQC as agent + Br EQC

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
 - (i) the Contractor has reasonable grounds for not correcting promptly; and
 - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
 - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~.

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

The Principal has used all reasonable care and skill in the preparation of this Certificate.

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date:



Martin Hickmott

30-01-2014
(Date signed)

Defects Liability Certificate

Claim Number	CLM/2011/159715		
Date of Completion	29/01/2014	Date defect period ends	29/04/2014
Property address	46B ALDWINS ROAD, PHILLIPSTOWN		
Main contractor	Jones & Wyatt Construction Limited		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:-

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

This is to certify that in accordance with rule 13.1, the above named Contract Works the Defect Liability Period has ended, all deferred work has been completed and all defects have been corrected.

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

This certificate cannot be relied on for any other purpose.

Contracts supervisor**Martin Hickmott****Date of issue 20/03/2015****on behalf of Fletcher EQR acting as agent to EQC**

**Deed Of Assignment Of EQC
Claim**

MATTHEW THOMAS SUTHERLAND
and SANDRA JANE WELLS

And

REBECCA KELLEY ROTHERA

Bishopdale Law

This Deed is made on the

day of

2020

Between (1) MATTHEW THOMAS SUTHERLAND and SANDRA JANE WELLS ("the Vendor")

And (2) REBECCA KELLEY ROTHERA ("the Purchaser")

Introduction

- A. The Purchaser has an unconditional contract to purchase from the Vendor the property at 2/46 Aldwins Road, Phillipstown, Christchurch comprising an estate in fee simple as to an undivided one half share in 705m2 being Lot 1 on Deposited Plan 47108 and leasehold in flat 2 on Deposited Plan 47560 and being all of the land in Record of Title CB26B/805 ("the Property"), pursuant to an Agreement for Sale and Purchase dated 6 May 2020 ("the Agreement"), with settlement of the purchase to occur on 12 June 2020 ("Settlement Date").
- B. The Property has been damaged in one or more earthquakes since 4th September 2010 ("the earthquakes").
- C. A previous owner lodged claims with the Earthquake Commission under various claim numbers in respect of the Property, including claim numbers 2011/159715 and 2011/232966.
- D. Repairs to the dwelling on the Property have been completed under claim numbers 2011/159715 and 2011/232966.
- E. The Vendor agrees to assign their residual claim rights (if any) and any land claims in respect of the Property ("the claims") to the Purchaser.

It Is Agreed

1. Assignment

In consideration of the settlement of the purchase of the Property by the Purchaser, the Vendor as from the Settlement Date assigns absolutely to the Purchaser, all the Vendor's residual right, interest and title to the Claims and the resulting proceeds.

MS
SW The Vendor warrants that they have not committed any act or made any statement that would invalidate the Claims.

This assignment does not affect any of the rights or obligations of the Purchaser or the Vendor arising under the Agreement.

MS

2. Insurance Valid

The Vendor warrants that so far as they are aware the ~~previous~~ owner had a valid New Zealand house (fire) insurance policy in place in respect of the Property at the date of the Earthquake and have not committed any act or made any statement that would invalidate that policy.

3. Co-operation

As far as the Vendor is required, to complete the Claims, the Vendor will co-operate with the Purchaser in dealing with any representative of the Earthquake Commission and sign all documents necessary to finalise the Claims.

For the avoidance of doubt, the Vendor will make payment of any excess payable under the EQC Claims in relation to any repairs completed prior to the date of the Agreement. The Purchaser will pay any excess in relation to any new claim or further work.

The Vendor authorises the Earthquake Commission to disclose all information, relating to the claims and any historic claims in respect of the property, to the Purchaser.

4. Counterparts

This Deed may be executed in any number of counterparts (including email and facsimile copies), all of which, when taken together, will constitute one and the same instrument. A party may enter into this Deed by executing any counterpart.

5. Governing Law And Jurisdiction

This Deed shall be governed by, and construed in accordance with, New Zealand law and the parties submit to the jurisdiction of the New Zealand Courts.

Execution

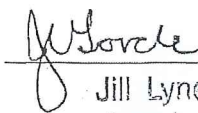
Executed as a deed.

SIGNED by the said MATTHEW
THOMAS SUTHERLAND as Vendor
in the presence of:-

)
)
)



Witness Signature:



Witness Name:

Jill Lynette Forde

Witness Occupation:

Legal Executive
Christchurch

Witness Address:



SIGNED by the said SANDRA JANE
WELLS as Vendor in the presence of:-

) *[Signature]*
)

Witness Signature: *[Signature]*
Witness Name: Jill Lynette Forde
Witness Occupation: Legal Executive
Christchurch
Witness Address: _____

SIGNED by the said
REBECCA KELLEY ROTHERA
as Purchaser in the presence of:-

) *[Signature]*
)

Witness Signature: *[Signature]*
Witness Name: Michelle Margaret Grink
Witness Occupation: Christchurch
Witness Address: _____

[Signature]



Claim No. CLM/2011/159715

28 June 2011

MR T NOONAN
46B ALDWINS ROAD
CHRISTCHURCH CITY
CHRISTCHURCH 8062

Dear Mr Noonan,

EQC has paid the following amount/s in relation to your claim:

Item	\$ Amount	\$ Excess	\$ Balance
Dwelling (in progress)	\$0.00	\$0.00	\$0.00
Urgent repairs (as covered by EQC)	\$1,958.11	\$0.00	\$1,958.11
Total claim payments to date			\$1,958.11

Total amount of this payment is \$1,958.11.

This Claim Settlement Advice letter supersedes all previous settlement advices.

If you have any questions or concerns, please advise EQC as soon as possible.

You should ensure that the payment/s made are used for the purpose of repair or replacement of damaged property so that any entitlements from your insurer are not jeopardised.

Be assured our intention is to make your claim settlement a smooth process, so if you have any concerns please contact the claims officer handling your claim by sending an email to claims@eqc.govt.nz or call our free phone number 0800 508 765.

Yours faithfully,

Fran Brindle Allen
Claims Officer

SR 2011-159715 E



PO Box 118 Kaiapoi 7644
Phone 03 312 0442 North Canterbury
Phone 03 327 0442 Kaiapoi
Phone 03 365 0442 Christchurch
Fax 03 327 0449

TAX INVOICE

CUSTOMER Mr. Noonan 7039
ADDRESS 468 Almonds Rd Christchurch
TELEPHONE 3898169

EARTHQUAKE COMMISSION
26 MAY 2011
WELLINGTON

GST NUMBER 86 542 366

INVOICE NUMBER

30399

ENGINEER NAME

AALON

DATE

14/05/11

RATES: labour \$ 149.00 per hour or part thereof per man plus materials as required plus plant @ \$ 17.50 per hour and gst payment on completion of work. MINIMUM CHARGE 1 HOUR.

I have read and understand the terms and conditions on the reverse and

herein and authorise the engineer to carry out the necessary work to remedy my problem and I agree to pay the charges as set out below.

Authorised Customer Signature

M. Noonan

CUSTOMER REQUEST
FINDINGS

Leaking Hot Water Cylinder
DUE TO EARTHQUAKE

Cylinder Leaking from Bottom of Tank Inside. Around Weld.
Very Slow Drip.
Top Outlet Pipe Is Dry. Leak To Stop. Advise to Catch

WORKS CARRIED OUT

Water until return, following week.

Measure up for replacement cylinder.

Return Supply & Fit One 180ltr 1/2" 100 Low Pressure Hot Water
Cylinder. Alter pipework to suit & Plumb up.

DISCLAIMERS / RECOMMENDATIONS

INCLUDED REMOVING Cupboard Revolve & REINSTATING
MAKING GOOD. Supply & Fit Seismic Bracing
Top & Bottom of Cylinder

New HWC Reg 1/2"

Door Opening 1520mm max 1600 height.

1530%
LP
180L

GUARANTEE ONLY APPLIES TO MATERIALS SUPPLIED AND INSTALLED BY ACTION PLUMBING, GAS AND DRAINAGE SERVICES LIMITED

GUARANTEE PERIOD

☐ 3 months

☐ 6 months

☐ 1 year

☐ 2 years

DATE 14/05/11

START 1ST CALL 5.00 2ND CALL 12.30

COMPLETION 1ST CALL 6.15 2ND CALL 4.00

MEN ON SITE 1ST CALL 1 2ND CALL 1

How would you rate our service today? ☐ Excellent ☐ Good ☐ Average ☐ Poor

I am satisfied with the works carried out
signature _____

BANK ACCOUNT DETAILS: DIRECT CREDIT PAYMENTS TO: 03-0674 0199044 25

CREDIT CARD NUMBER

EXPIRY DATE

NAME ON CARD

I authorise the amount due to be debited from my account.

Authorisation Code 1

signature _____

PAYMENT ☐ EFTPOS ☐ VISA ☐ MASTERCARD ☐ CHEQUE
METHOD ☐ CASH (noted) ☐ 7 DAYS (noted)

1st call labour 1st man 186.25 CALCULATION OF COSTS

1st call labour 2nd man

2nd call labour 1st man 260.75

2nd call labour 2nd man

PLANT USE

MATERIALS 1141.21

SUNDRIES 20.00

CALL OUT 94.50 2 visits

SUB TOTAL 1702.71

GST 255.40

LESS DEPOSIT

AMOUNT DUE 1958.11



Customer: TERENCE NOONAN
Customer Address: 46B ALDWINS ROAD
 PHILLIPSTOWN
 CHRISTCHURCH 8062

Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Assessment of Property at 46B ALDWINS ROAD, PHILLIPSTOWN, CHRISTCHURCH 8062 on 18/10/2011

Site

Element	Damage	Repair
Garden Shed (Garden - Steel - 1.24 m2)		
Land (Exposed - Soil - 635.00 m2)		
Land (Under dwelling - Soil - 65.00 m2)	Liquefaction under dwelling	Remove liquefaction - hand loading 2.40 m3
Main Access (Drive - Concrete - 105.00 m2)		

Services

Element	Damage	Repair
Electrical/Power (Grid Under Ground - Wire - 15.00 l/m)	No Earthquake Damage	
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Storm Water (Town Connection - PVC Pipe - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North wall)

Element	Damage	Repair
Wall Cladding (Block Veneer - Summer Hill Stone - 21.20 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
	Cracking	Remove and relay loose sill bricks 0.40 l/m
Wall framing (Timber Frame - Timber - 21.20 m2)	No Earthquake Damage	

Elevation (South wall)

Element	Damage	Repair
Wall Cladding (Block Veneer - Summer Hill Stone - 20.52 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
	Structural damage	Remove, dispose and install summer hill stone 2.52 m2
Wall framing (Timber Frame - Timber - 20.52 m2)	No Earthquake Damage	

Elevation (East wall)

Element	Damage	Repair
Wall Cladding (Block Veneer - Summer Hill Stone - 19.43 m2)	Cracking	Grind out and repoint mortar 2.50 l/m

Wall Cladding (Cement Board - Cement sheet - 2.80 m2)	Cracking	Gap fill and paint	2.80 m2
Wall framing (Timber Frame - Timber - 19.44 m2)	No Earthquake Damage		

Elevation (West wall)

Element	Damage	Repair
---------	--------	--------

No Damage

Foundations (Concrete ring and piles)

Element	Damage	Repair
---------	--------	--------

Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 33.30 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	0.50 l/m

Roof (Dutch gable)

Element	Damage	Repair
---------	--------	--------

Roof Covering (Pitched - Concrete tile - 83.70 m2)	Cosmetic damage	Realign roof tiles	24.00 m2
	Cosmetic damage	Repoint ridge capping	4.00 l/m
Roof framing (Framed - Timber - 83.70 m2)	No Earthquake Damage		

Interior

Ground Floor - Kitchen

Room Size: 2.65 x 3.90 = 10.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Stipple - 10.34 m2)	Cosmetic Damage	Gap fill and paint	10.34 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 10.34 m2)	No Earthquake Damage		
Kitchen joinery (Standard Spec - Timber - 1.00 item)	Movement damage	Refix cabinets to wall	1.00 No of
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 31.44 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
	Cosmetic damage	Gap fill and paint jambs / sills	10.00 l/m
Work top (Kitchen work top - Laminate - 3.50 l/m)	Impact damage	Remove and re-silicon	3.50 l/m

Ground Floor - Lounge

Room Size: 3.65 x 4.50 = 16.43 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Stipple - 16.43 m2)	Cosmetic Damage	Gap fill and paint	16.43 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	Cosmetic damage	Realign	1.00 No of
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 16.43 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 39.12 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	39.12 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Ease window	1.00 No of
	Cosmetic damage	Gap fill and paint jambs / sills	8.00 l/m

Ground Floor - Bedroom (Master bedroom east facing)

Room Size: 3.60 x 3.60 = 12.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 12.96 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Realign door	1.00 No of
Door (Internal) (Cupboard Door - MDF - 4.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Chipboard - Carpet - 12.96 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 34.56 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	34.56 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (South facing)

Room Size: 2.60 x 3.90 = 10.14 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 10.14 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 10.14 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 31.20 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	31.20 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Re-seal around window frame	8.00 l/m
	Cosmetic damage	Gap fill and paint jambs / sills	8.00 l/m

Ground Floor - Toilet

Room Size: 0.84 x 1.65 = 1.39 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 1.39 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Vinyl - 1.39 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 11.95 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	3.00 l/m
	Cosmetic damage	Replace broken latch	1.00 item

Ground Floor - Bathroom

Room Size: 1.80 x 2.90 = 5.22 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 5.22 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	5.22 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	2.88 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Vinyl - 5.22 m2)	No Earthquake Damage		

Shower (Over Bath with Curtain - Acrylic shower - .84 m2)	Cosmetic damage	Remove and replace silicon	4.00 l/m
Wall covering (Gib - Wallpaper - 22.56 m2)	No Earthquake Damage		
Window (Aluminium Awning - Obscure glass - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	2.00 l/m

Ground Floor - Hallway

Room Size: $0.83 \times 4.25 = 3.53$ (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 3.53 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Door (Internal) (Cupboard Door - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 3.53 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 24.38 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	24.38 m2

Ground Floor - Laundry

Room Size: $1.65 \times 1.50 = 2.48$ (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.48 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.48 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 15.12 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	15.12 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Ease window	1.00 No of

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Completion Certificate

Address: Flat 2 46 Aldwins Road
Phillipstown
Christchurch

Provides the guarantees set out below in accordance with the Approval for Work Form signed by the owner prior to installation.

PRODUCTS INSTALLED (where applicable)

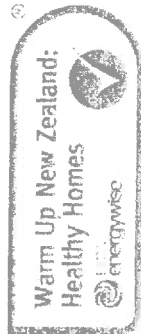
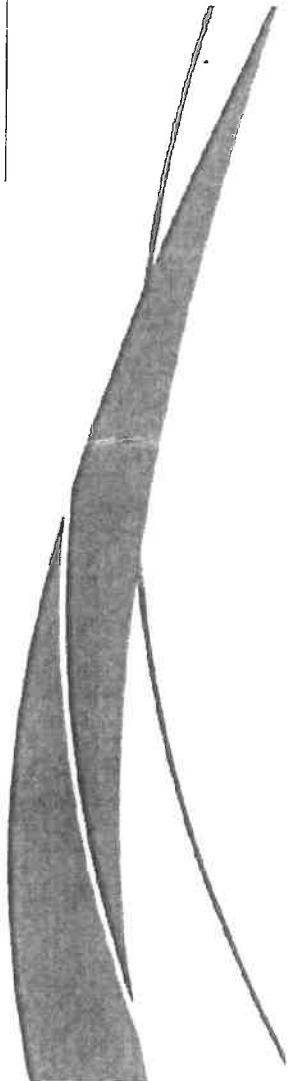
- 70 m2 installed of Ceiling insulation, Tasman Ceiling Batt R4.0
- 65 m2 installed of Underfloor insulation, Technobond 450
- 70 m2 installed of Polythene Moisture Barrier
- 70 Remedial Labour to repair existing insulation

This is to certify that, as part of EECA's Warm Up New Zealand: Healthy Homes Programme,
COMMUNITY ENERGY ACTION has installed the products listed above in this house.

Signed:

Date: 8/10/2014

Service Provider Job Reference: *00402675*



New Zealand Government

Guarantee: The Service Provider guarantees that it has installed the products as set out above in a good and workmanlike manner in accordance with all applicable regulations, codes and manufacturer's specifications and EECA requirements; provided the owner with the manufacturer's warranties in relation to the products installed and that it will promptly repair or remedy any defective workmanship relating to the installation of the insulation work.



Repair Well Participant Consent Form

Participant Name: Terrence Noonan

Address: 46B Aldwins Road
Phillipstown
Christchurch

Phone number: 03 313 7900 Eanon Noonan

Welcome to the Repair Well Programme. Your Home Energy Assessment has indicated that you meet the criteria for the Repair Well Programme.

Your Project Support Officer is: Nicky Scott
Contact Details: 03 374 7212
027 807 6432
Nichola@cea.co.nz

Home Improvement Plan Works:

- ✓ Wrap the top of hot water cylinder and lag first 1.5 metres of pipe
- ✓ Draught proof main entry door
- ✓ Install a kitchen range hood
- ✓ Install a bathroom extractor fan
- ✓ Install closed curtain rails in the dining room and kitchen and install curtains from the curtain bank
- ✓ Install energy efficient light bulbs
- ✓ Install additional insulation in the ceiling
- ✓ Install a bathroom heater

Please read and sign the following to give consent to be part of the Repair Well Programme.

I have been given information and have understood how the Repair Well Programme will benefit my home. I have had an opportunity to ask questions and have them answered.

I understand the following:

- That I may withdraw myself at any time up to forty-eight hours before any works progress.
- That some of the improvements such as draught stopping and windows kits are temporary installations and CEA is not responsible for replacing, repairing or removing these items. Where items installed through the project require maintenance or repairs this will be the responsibility of the homeowner.
- Information and feedback gathered through this project may be:
 1. made available to CEA Trustees and New Zealand Red Cross for reporting purposes.
 2. used for promotion and marketing purposes.
- Consent to the Home Energy Improvement Plan work to be carried out at the address listed above.
- That for some works e.g. insulation installation I will need to give separate signed approval to this consent
- Will if requested, provide such information as CEA reasonably requires to administer and monitor the Programme.

Please circle your response to the statements below.

I agree/do not agree to taking part in the Repair Well Programme.



EDWARDS & HARDY CHRISTCHURCH LTD

82a Kingsley Street, Sydenham • PO Box 671, Christchurch

Phone: (03) 366-1182 • Fax: (03) 366-1395

Email: edwards.hardy@xtra.co.nz • Website: www.edwardsandhardy.co.nz

SILICONE SEALING TWO YEAR GUARANTEE

We have completed the silicone sealing of the walls - tiles of your home today. This treatment has been applied strictly in accordance with the manufacturer's specification and we guarantee the material and the application thereof for a period of two years, to seal exterior surfaces only and not defective joints or laps.

We called today and carried out this work.

We shall forward an account by post.

Date Completed

5/5/14

Operator's Signature



EDWARDS & HARDY CHRISTCHURCH LTD

82a Kingsley Street, Sydenham • PO Box 671, Christchurch

Phone: (03) 366-1182 • Fax: (03) 366-1395

Email: edwards.hardy@xtra.co.nz • Website: www.edwardsandhardy.co.nz

MOSS STERILISATION GUARANTEE

We have completed the Moss spray application of your home today. This treatment has been applied strictly in accordance with our Company's Specification for the Control of Moss and Lichen.

We guarantee the material and the application thereof to "KILL" the Moss and Lichen.

We called today and carried out this work.

We shall forward an account by post.



Wheeler's Renovations Ltd
PO Box 30015
Barrington
2/473 Brougham St
Christchurch
Freecall 0508 6677101
Fax (03) 332 0026

Email Asbestos@wheelersrenovations.co.nz
Website: www.wheelersrenovations.co.nz

07 August 2013

Tim

CHRISTCHURCH

Dear Tim

Asbestos Removal Stipple Ceiling – 46B Aldwins Road, Christchurch

Thank you for the opportunity to quote for the removal of the asbestos material, located at the above address.

We have allowed for:

- All labour, plant, setup, disposals, travel and materials to complete the asbestos removal
- Enclosure of all walls and floors with plastic and the setting up of airlocks to maintain a negative air pressure in accordance with DOL Asbestos Guidelines
- All areas that had asbestos removed, to be cleaned, all flat surfaces to be vacuumed and wet wiped
- Supply a site safety plan and Wheeler's Renovations Ltd Health & Safety procedures
- All notifications as required by Department of Labour and Community Health
- All disposals of asbestos containing material in a safe and approved method

We have not allowed for the following:

- Any costs associated with the site facilities, or an electrician to remove and isolate electrical fittings unless otherwise stated below
- Removal or relocation of any household furniture pre/post removal
- Replacement materials once the asbestos textured ceilings have been scraped or removed
- Relocation of any ceiling batts or insulation post removal (if ceilings are cut out)
- Removal of any other material that may contain asbestos except for the asbestos textured ceiling as noted above.

NOTES;

- Our terms of trade are attached. As noted, no public liability coverage is available for asbestos work.
- Should this work proceed, our terms of payment are 7 days from date of invoice.
- We draw your attention to the potential damage to walls, doors, and trims etc clause in our Terms of Trade. Due to the material required to create a safe seal, older wall paper, paints, varnish and timber stains are susceptible to damage.
- If in the event of another major aftershock and/or earthquake, we will need to evaluate the project again and any additional cost caused by the event will be passed onto the client.
- Our quote is for normal working hours and does not cover weekend or overtime rates
- This quote is valid for 30 days only.

Yours faithfully

Anthony Wheeler
Managing Director



Wheeler's Renovations Ltd
PO Box 30015
Barrington
2/473 Brougham St
Christchurch
Freecall 0508 6677101
Fax (03) 332 0026

Email Asbestos@wheelersrenovations.co.nz
Website: www.wheelersrenovations.co.nz

We have pleasure in submitting our quotation on the following basis:

07 August 2013

Tim
027:

CHRISTCHURCH

Asbestos Removal Stipple Ceiling – 46B Aldwins Road, Christchurch

Description & scope of work

- Remove Textured ceiling of all Asbestos and Contamination, Removal by Scraping

Quoted price is \$5,058.51 inc GST.

- To conduct environmental air monitoring by 3rd party contractor
Three air monitors will be necessary for this project

Quoted Price is \$831.45 inc GST.

Our total quoted price for this asbestos removal project is \$5,889.96 inc GST

Tag:

- We have allowed extra to enclose along passage from lounge to bathroom for access to it and for containment of ACM.

Payment Terms:

We require full payment within 7 days of receipt of invoice.

Method of payment:

By Cheque or Direct Credit to Wheeler's Renovations Ltd bank account: 06 0831 0207467 00

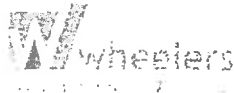
I accept this estimation and the general Terms and Conditions attached.
Please note that this must be signed by all registered owners of the property.

Name: _____ Signature: _____

Date: __/__/____

Name: _____ Signature: _____

Date: __/__/____



Wheeler's Renovations Ltd Quote By Elements

Monday, 9 September 2013

46BALDWIAR

Jones Build (2006) Ltd

46B Aldwins Road
Phillipstown

Element: 46BALDWIAR On Job: Jones Build (2006) Ltd - Sub Total

Element: Kitchen

18200

ASBESTOS

Remove Textured Ceiling of all Asbestos and Contamination,
Removal by Scraping (Set up Polythene enclosure, remove
Asbestos, clean up and bag ACM, take down enclosure after air
clearance monitoring and deliver ACM to Eco - Drop)

10.34 m2

18200 ASBESTOS

\$

Element: Kitchen On Job: Jones Build (2006) Ltd - Sub Total

\$

Element: Lounge

18200

ASBESTOS

Remove Textured Ceiling of all Asbestos and Contamination,
Removal by Scraping (Set up Polythene enclosure, remove
Asbestos, clean up and bag ACM, take down enclosure after air
clearance monitoring and deliver ACM to Eco - Drop)

16.43 m2

\$

\$2

18200 ASBESTOS

\$

Element: Lounge On Job: Jones Build (2006) Ltd - Sub Total

\$

Element: Bathroom

18200

ASBESTOS

Remove Textured Ceiling of all Asbestos and Contamination,
Removal by Scraping (Set up Polythene enclosure, remove
Asbestos, clean up and bag ACM, take down enclosure after air
clearance monitoring and deliver ACM to Eco - Drop)

5.22 m2

\$

\$6

18200 ASBESTOS

\$6

Element: Bathroom On Job: Jones Build (2006) Ltd - Sub Total

\$

Element: Monitoring

18200

ASBESTOS

Clearance Monitoring

3

No

\$

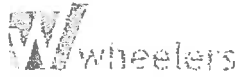
\$

18200 ASBESTOS

\$

Element: Monitoring On Job: Jones Build (2006) Ltd - Sub Total

\$



Wheeler's Renovations Ltd
Quote By Elements

Monday, 9 September 2013

Element: P&G

18200

ASBESTOS

Encapsulation to gain access to the work area, and
Decapsulation after work done.

1

SUM

\$

\$

From the lounge through to the bathroom to ensure the area is correctly
enclosed, and to take down afterwards

18200 ASBESTOS

\$

1

Element: P&G On Job: Jones Build (2006) Ltd - Sub Total

\$:

GST @ 15.00%

\$768.26

46BALDWIAR / Jones Build (2006) Ltd - TOTAL

\$5,889.96



Wheeler's Renovations Ltd
PO Box 30015
Barrington
2/473 Brougham St
Christchurch
Freecall 0508 6677101
Fax (03) 332 0026

Email Asbestos@wheelersrenovations.co.nz
Website: www.wheelersrenovations.co.nz

Terms and Conditions - Asbestos Contract

Set out below is our terms of trade

Our price is inclusive of GST.

Public Liability Insurance. This is not available for asbestos work or where asbestos is present in any form, and is therefore not included.

Acceptance of our price implies that the contract is direct with the acceptor.

Invoices are submitted at the completion of each job for final claims. Faxed or emailed claims shall be formal notification that a claim exists and an invoice will follow accordingly.

All invoices, for claims, increased costs or variations, shall be free of retentions, regardless of any other conditions of contract, and shall be paid in full. There shall be no right to retain any monies pending the completion of our acceptor, head contractor or any other contractor.

All invoices are due on the date listed in our letter/email/fax or within 7 days. Should you fail to pay the account on time you shall be responsible for paying, in addition to all monies outstanding, any collection and recovery charges.

Loss of Profits. Where major deletions affect the overall profit, we reserve the right to claim these losses, except where an addition is pending in its place.

Monitoring and clearance testing.

Unless otherwise stated, invoices are subject to cost plus 7.5%. Invoices are for immediate payment.

We have made no allowance for any testing or monitoring costs unless expressly stated.

Up until we leave your site you can ask to have monitoring or testing undertaken, once we leave site we are not bound by any results.

We will give all reasonable protection of your plant, furnishings, household goods, equipment and the like, either movable or permanent. We have made no allowance for liability for damage.

Implication of Liabilities —

We accept no claims should asbestos be found, either now or in the future, in any areas beyond the work area of this contract.

It is implied that this contract cannot guarantee that every fibre of asbestos can be removed from the work area, although every means will be taken to try and achieve this.

It is your responsibility to advise other subcontractors, visitors, or your own personnel of the nature of our work. Should you, other trades, or any person not under our control, damage our work, plant, or cause asbestos to contaminate other areas outside the work area, we reserve the right to recover any loss or cost as additional to this contract.

Due to the restrictive nature of our work, all care will be taken with existing services, however, should these be damaged in any way, there will be no liability other than immediate notification of the damage, to the appropriate management personnel.

Due to Governmental requirements on works methods, damage may be caused where applicable, to wallpaper, painted or textured surfaces, or other surfaces where taping of polythene is required. No alternative method is available. No allowance has been made for making good unless so noted.

We accept no claims for any damage should water, vermin or other matter enter the premises, where it is your responsibility to protect these areas, or where we have allowed for all reasonable protection.

We will not be responsible or liable for any costs, through delays due to any circumstances, either contractual, by Government regulations, clearances or monitoring and testing, any re-testing or any other related matter, due to the nature of our work.

We reserve the right to claim increased costs, where time extensions have been allowed in the contract, and materials or labour costs increase during that time.



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Website: www.wheelersrenovations.co.nz

Asbestos Roof Removals —

There is a possibility that asbestos dust could be present on beams, ledges and ceiling spaces, before an asbestos roof removal. This is more than likely to have occurred during the early years, as wind can cause asbestos fibres to enter through the gaps in the edges of the sheets whilst the roof was new. We have made no allowances for testing of dust samples within these areas, for any labour and plant required, should asbestos be found, before or after completion of our work.

Changes to Terms of Trade -

These terms remain intact unless the proposed acceptor and Wheeler's Renovations Ltd reach a mutual signed agreement otherwise on or before closing date of the tender, start of work, or acceptance of the submitted price.

General information — Asbestos Legislation in New Zealand.

The Asbestos Regulations 1998 and the Guidelines for the Management of Asbestos 1999 are the most relevant Governmental Legislation regarding this type of work. The presence and management of asbestos also fall within the Resource Management Act and the Health and Safety in Employment Act. The Occupational Safety and Health Service of the Department of Labour are the supervisory body. Monitoring and sample testing can be undertaken by Crown Public Health or by any other authorised independent company. All asbestos waste must be disposed of under the supervision of the Christchurch City Council. Notifications are required to all parties. The presence and management of asbestos also fall within the Resource Management Act 1991 and the Health and Safety in Employment Act 1992.

We remind you that the future removal or disturbance of these asbestos products may be restricted work under the Asbestos Regulations 1998. Restricted work can only be carried out by the holder of either a "Certificate of Competency" or someone working under the direct supervision of the holder of a "Certificate of Competency." We have made no formal notification to these departments of this contract unless so noted. Before any removal or disturbance of any asbestos product occurs, such notifications are required under these Acts and Regulations.

Building Consents

Where structural changes are being made to a property a building consent is required. If the removal of your asbestos material does not require structural changes it may still require consent for the work itself. The Christchurch City Council lists on this page <http://www.ccc.govt.nz/quickanswers/BuildingPlanning/BuildingConsents/F1229.asp> a summary of when consent is required. We would suggest calling them directly if you are unsure. We have not allowed for the making of, or any delays or costs in obtaining consent applications. If a consent is required, it is implied that this has been obtained by yourselves, prior to work starting.



INTERNATIONAL CONSTRUCTION PARTNERS



29/06/2013

Lynette
Fletchers EQR - Woolston Hub
135 Ensor Rd
Christchurch

Re: Asbestos Identification Analysis – 46B Aldwins Rd

Collected by: International Construction Partners NZ Limited, for the above-referenced address
EQR Order Number: E010-01040
EQC Claim Number: 2011/159715
Analysis by: IANZ accredited laboratory. Reference Number: 2011/159715
Analysis Method: In accordance with AS4964-2004, using Low Powered Stereomicroscopy followed by "Polarised Light Microscopy" including dispersion staining techniques.

Sample #	Sample Details	Results
8873	Kitchen - ceiling	Chrysotile (White Asbestos) detected
8874	Lounge - ceiling	Chrysotile (White Asbestos) detected
8875	Bathroom - ceiling	Chrysotile (White Asbestos) detected

Asbestos fibres are hazardous. The greatest risk is when they are friable – in an airborne state.

If asbestos is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. The most hazardous fibres are invisible to the human eye and can remain airborne for months.

When dealing with asbestos it is recommended to use a qualified DOL Certificate of Competence for Restricted Work Involving Asbestos holder.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore International Construction Partners NZ Ltd's liability for asbestos related work shall be limited to the amount of the related invoice.

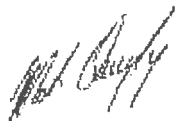
This report has been prepared by International Construction Partners NZ Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the above, to which International Construction Partners NZ Ltd has not given its prior written consent, is at that person's own risk.

If you have any questions about of these sample results, please do not hesitate to contact me.

© International Construction Partners NZ Ltd
Mark Quigley, AdPM, Coc
(+64) 022 427-6987
Mark@icp-usa.com
(EQR SPA6870 - Asbestos)

Thank you.

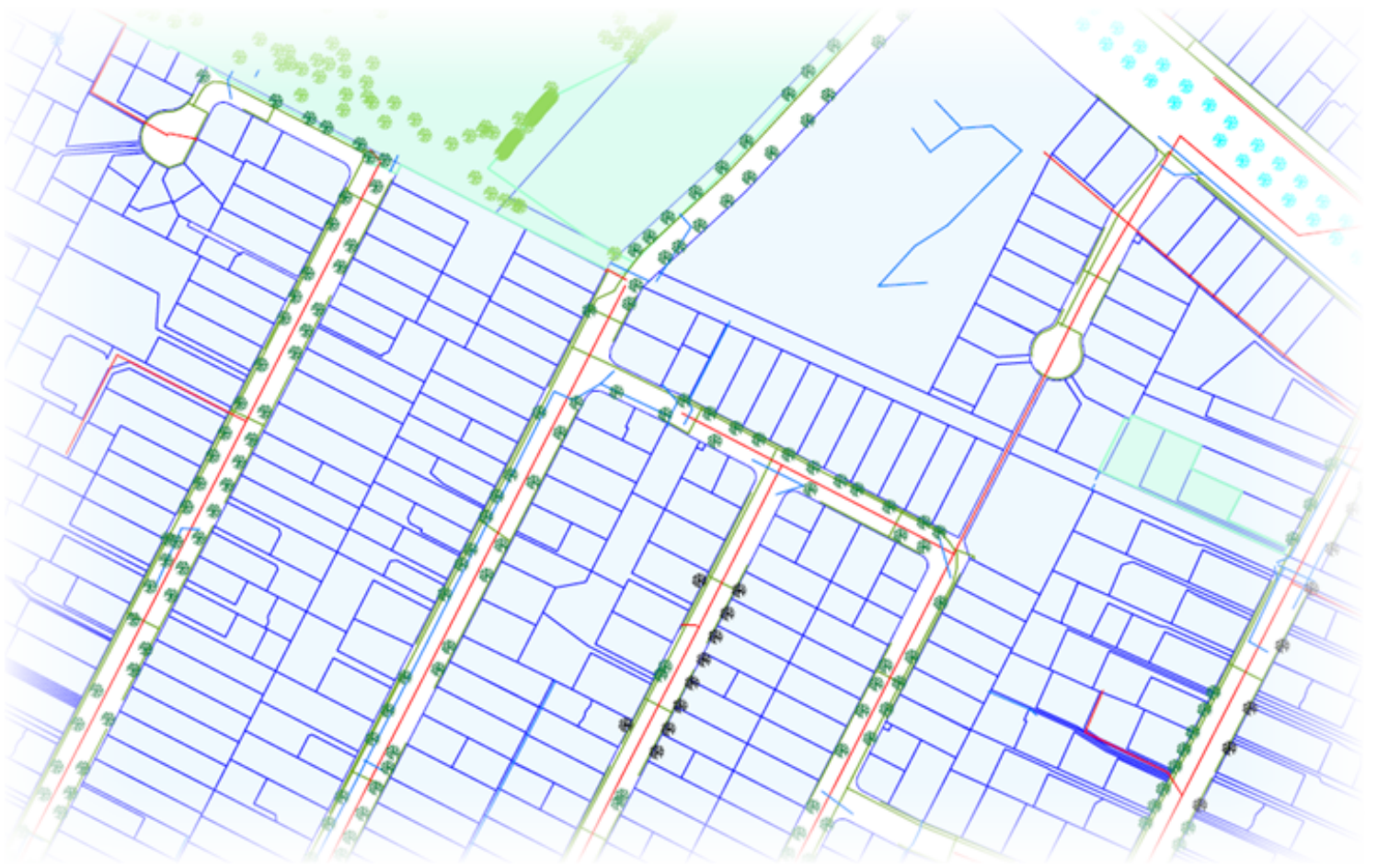
Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Quigley', written in a cursive style.

Mark Quigley
Director
International Construction Partners NZ Limited

Please note the following documentation dates back to May 2020 and should be used as a reference guide only.

Land Information Memorandum



Property address:
2/46 Aldwins Road

LIM number: 70231498
Page 1

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

Application details

Please supply to BISHOPDALE LAW
 PO BOX 20031
 BISHOPDALE
 CHRISTCHURCH 8543

Client reference 40225/1

Phone number 03 3596679

Fax number 359-4434

Date issued 11 May 2020

Date received 7 May 2020

Property details

Property address 2/46 Aldwins Road

Valuation roll number 22451 52700 B

Valuation information Capital Value: \$250000
 Land Value: \$79000
 Improvements Value: \$171000
 Please note: these values are intended for Rating purposes

Legal description Flat 2 DP 47560 on Lot 1 DP 47108 having share in 704 m2

Existing owner Matthew Thomas Sutherland
 Sandra Jane Wells
 2/46 Aldwins Road
 Christchurch 8062

Council references

Debtor number 3190062

Rate account ID 73081687

LIM number 70231498

Property ID 1079544

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA).

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

(For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

Predicted 1 in 50 Year Flood Extent

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

Distant Source Tsunami - Area of Potential Inundation

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

(For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related information

- ▮ The property is shown to be served by sewer and stormwater drains which are shared.

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

(For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water Supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply, Wastewater & Stormwater Bylaw (2014), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

(For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2020: \$ 1,781.77

	Instalment Amount	Date Due
Instalment 1	\$ 445.39	15/09/2019
Instalment 2	\$ 445.39	15/12/2019
Instalment 3	\$ 445.39	15/03/2020
Instalment 4	\$ 445.60	15/06/2020

Rates owing as at 11/05/2020: \$ 445.60

(b) Excess water charges

\$ 0.00

(For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- | BCN/1957/1137 Applied: 11/03/1957 Status: Completed
1/46 Aldwins Road Linwood
Permit issued 24/04/1957
GARAGE No plans/additional information held on property file- Historical Reference PER57800743
- | BCN/1969/931 Applied: 27/02/1969 Status: Completed
1/46 Aldwins Road Linwood
Permit issued 17/03/1969
CARPORT- Historical Reference PER69000203
- | BCN/1984/1384 Applied: 27/02/1984 Status: Completed
1/46 Aldwins Road Linwood
Permit issued 12/04/1984
2 FLATS - Historical Reference PER84500614
- | BCN/1985/880 Applied: 21/02/1985 Status: Completed
1/46 Aldwins Road Linwood
Permit issued 29/04/1985
SHED - Historical Reference PER85604492 - 1/46 Aldwins Rd.
- | BCN/1994/2503 Applied: 08/04/1994 Status: Completed
1/46 Aldwins Road Linwood
Accepted for processing 08/04/1994
Building consent granted 22/04/1994
Building consent issued 22/04/1994
Code Compliance Certificate Granted 27/06/1994
Code Compliance Certificate Issued 27/06/1994
Garage - Historical Reference CON94002793 -- 1/46 Aldwins Rd.

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

Property address:
2/46 Aldwins Road

I Ministry of Business, Innovation & Employment Foundation Design

Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/

- I Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.

- I CDB75060461 03/03/2011

Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

(For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

(For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

Regional plan or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a) (i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

Liquefaction Management Area (LMA)

Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.

Flood Management Area

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

Fixed Minimum Floor Overlay

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

District Plan Zone

Property or part of property within the Residential Suburban Density Transition Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

I RMA/1999/875 - Resource consents

1/46 Aldwins Road Linwood

Erection of an accessory building other than a garage, in excess of 8m²(144m²)for the front unit of a 2 unit development. - Historical Reference RES9214999

Status: Processing complete

Applied 01/01/1999

Decision issued 03/04/1985

Granted 03/04/1985

Property address:
2/46 Aldwins Road

LIM number: 70231498
Page 13

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

(For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

(For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

! **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

(For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- | Your recycling is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- | Your refuse is collected Fortnightly on the Week 1 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.
- | Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| Community Board

Property located in Linwood-Central-Heathcote Community Board.

| Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

| Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit

| Electoral Ward

Property located in Linwood Electoral Ward

| Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

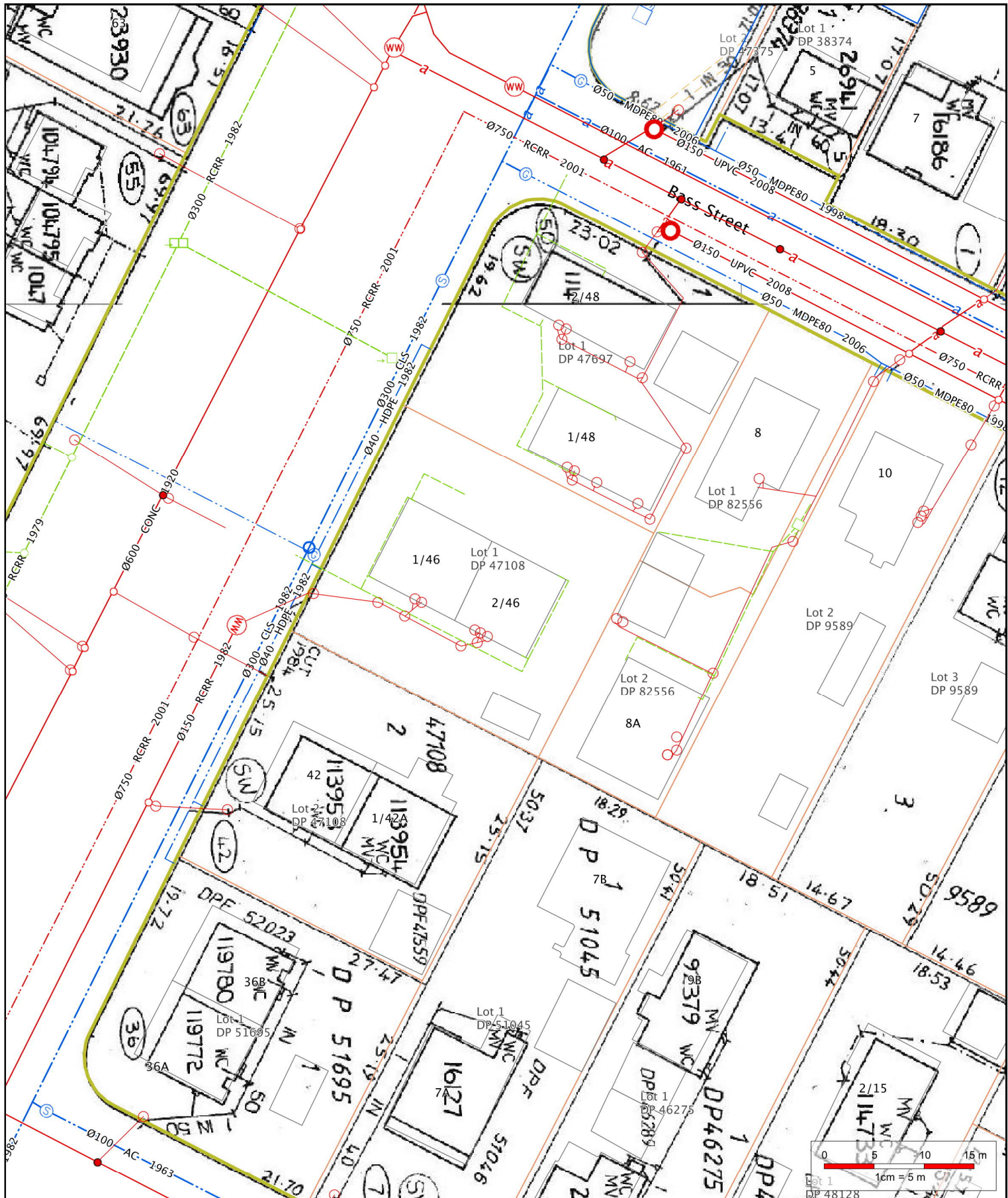
| Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Property address:
2/46 Aldwins Road

LIM number: 70231498
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Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz



1 : 500 on A4

11/05/2020 1:53:55 PM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Bellows
- Connector
- Main
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

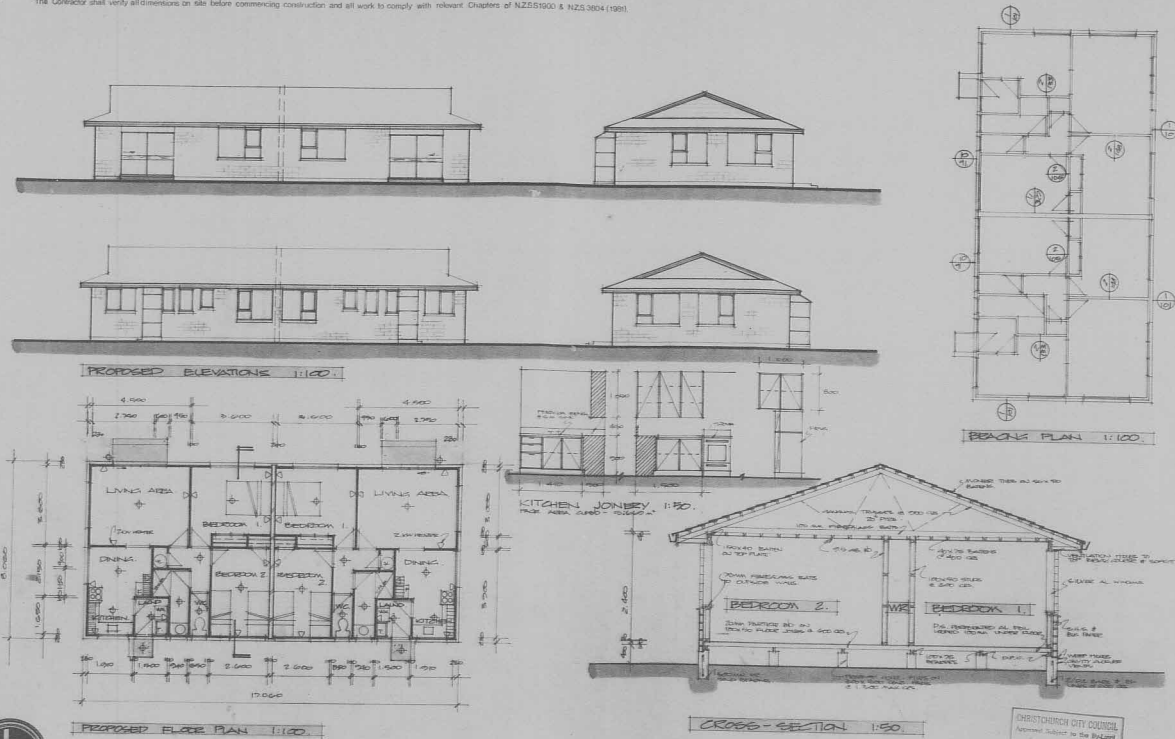
- Lateral Fitting
- Local Pressure
- CP Control Panel
- BK Boundary Kit
- T Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Stormwater
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Landbase
- Easement

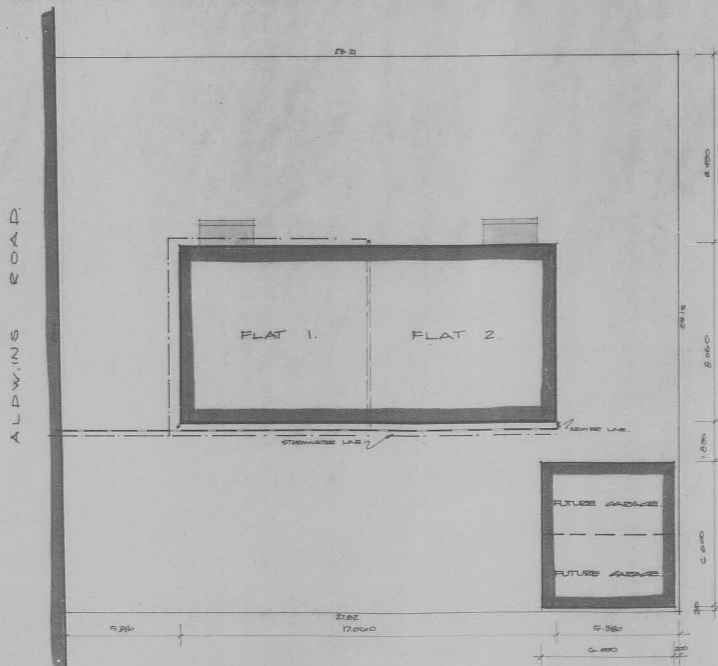


Dennis Neill & Associates Ltd.
ARCHITECTURAL DRAUGHTSMEN.
P.O. Box 5188 Papanui, Christchurch. Ph. 525 174.

TWO FLATS FOR EMAY HOLDINGS LTD.

2885

1



84-158
sheet 2

AREAS
EACH FLAT 68.75 m² OR 740 m²
TOTAL 177.50 m²
LAND 700 m²
SITE COVERAGE: 25.12%

ELECTRICITY SUPPLY
METER BOX TO BE INSTALLED ON CURB-
SIDE, NEAR THE COUNCIL ENTRANCE OF
ALDWIN ROAD, NOT BEHIND A FENCE.
CABLE ENTRY DUCT 30mm DIA. LOCATED
300mm FROM GROUND LEVEL AND 15 METRES
ALONG THE FRONT WALL FROM THE CORNER.

CHRISTCHURCH CITY COUNCIL
Approved Subject to the Resource Management Act 1976
5 MAR 1994
J. Neill
for Engineer

2885

5



Dennis Neill & Associates Ltd.
ARCHITECTURAL DRAUGHTSMEN.
P.O. Box 5188 Papanui, Christchurch. Ph. 525 174.

TWO FLATS FOR EMAY HOLDINGS LTD.

JANUARY 1992
C. ROBERTS - PLEED ARCHT.

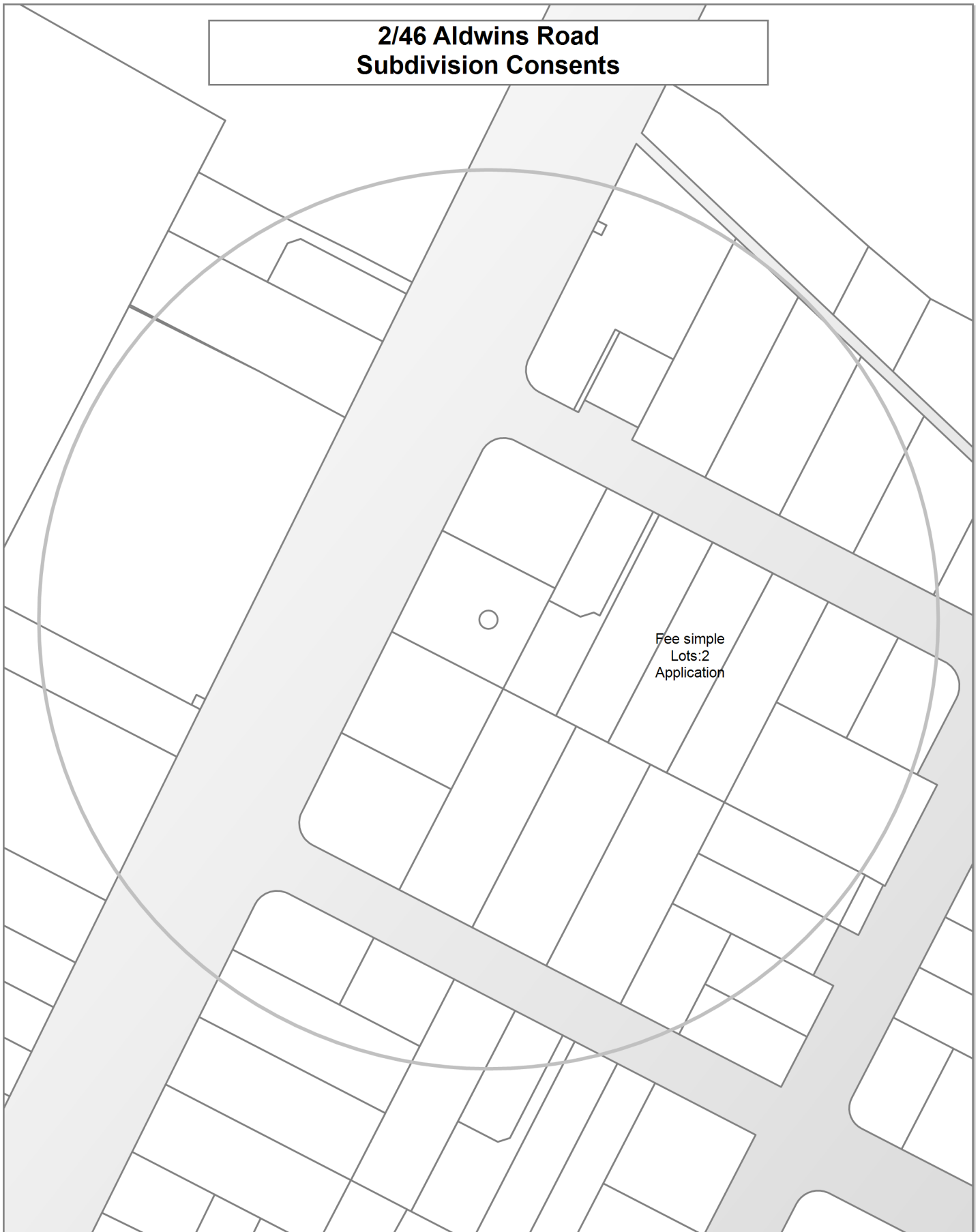


2/46 Aldwins Road Land Use Consents





**2/46 Aldwins Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 2/46 Aldwins Road

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1/46 Aldwins Road

RMA/1999/875

Erection of an accessory building other than a garage, in excess of 8m²(144m²)for the front unit of a 2 unit development.
- Historical Reference RES9214999

Processing complete

Applied 01/01/1999

Decision issued 03/04/1985

Granted 03/04/1985

10/55 Aldwins Road

RMA/1998/2075

To erect a conservatory on Flat 10 which fails to comply with site coverage, outdoor living space and 3m living area window setback from an internal boundary and intrudes the recession plane. - Historical Reference RES982370

Processing complete

Applied 01/09/1998

Decision issued 17/09/1998

Granted 17/09/1998

11 Bass Street

RMA/2013/2580

Temporary lifting of building to allow foundation repair of earthquake damage - Historical Reference RMA92024306

Processing complete

Applied 02/12/2013

Decision issued 11/12/2013

Granted 10/12/2013

12 Bass Street

RMA/2018/2344

Construct two additional residential units at the rear of 12 Bass Street, and the retention of the existing residential unit on a modified (smaller) site.

Processing complete

Applied 25/09/2018

Decision issued 29/10/2018

Granted 29/10/2018

RMA/2020/894

Fee simple subdivision - two lots with land use consent

On hold - waiting for response from applicant

Applied 04/05/2020

14 Bass Street

RMA/1998/557

Application to construct a new garage on the site of a group 3 protected building - Historical Reference RES980536

Processing complete

Applied 02/03/1998

Decision issued 02/04/1998

Granted 02/04/1998

RMA/1999/1121

To erect a second dwelling on a R/1 site without joining them to form one building - Historical Reference RES9219553

Processing complete

Applied 01/01/1999

Decision issued 29/04/1974

Granted 29/04/1974

16/55 Aldwins Road

RMA/1998/1098

To erect a conservatory on Flat 16 which intrudes the 4.5m road boundary setback, 1.8m internal boundary setback, recession plane, outdoor living space and site coverage. - Historical Reference RES981201

Processing complete

Applied 07/05/1998

Decision issued 29/05/1998

Granted 29/05/1998

17 Bass Street

RMA/2003/3336

Construct, operate and maintain a sewage pumping station and ancillary buildings. - Historical Reference RMA20015688

Processing complete

Applied 22/12/2003

Decision issued 30/06/2004

Granted 23/06/2004

RMA/2014/2883

Temporary Accommodation - Depot - Historical Reference RMA92027582

Processing complete

Applied 03/11/2014

Decision issued 19/11/2014

Granted 19/11/2014

18 Bass Street

RMA/2015/702

Dwelling with attached garage - Historical Reference RMA92028932

Processing complete

Applied 16/03/2015

Decision issued 01/04/2015

Granted 31/03/2015

47 Randolph Street

RMA/2003/3336

Construct, operate and maintain a sewage pumping station and ancillary buildings. - Historical Reference RMA20015688

Processing complete

Applied 22/12/2003

Decision issued 30/06/2004

Granted 23/06/2004

RMA/2014/2883

Temporary Accommodation - Depot - Historical Reference RMA92027582

Processing complete

Applied 03/11/2014

Decision issued 19/11/2014

Granted 19/11/2014

5 Bass Street

RMA/1999/1120

Erection of a dwelling on a site less than 12 perches. - Historical Reference RES9219551

Processing complete

Applied 01/01/1999

Decision issued 24/02/1976

Granted 24/02/1976

54 Aldwins Road

RMA/2001/379

Above ground diesel fuel tank excee - Historical Reference RMA20004232

Processing complete

Applied 13/02/2001

Decision issued 01/03/2001

Granted 27/02/2001

67 Aldwins Road

RMA/1991/788

Build, new oversize acc building 150m2 and ex 3.6m maximum for 2 story acc building by 2m and not falling within req recess plane - ex maximum height by - Historical Reference RES9214988

Processing complete

Applied 25/06/1991

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1995/2823

To reduce an accessway to 2.8m which fails to comply with the Proposed Plan as the accessway is less than 3m wide and the setback on the e - Historical Reference RES955835

Processing complete

Applied 06/11/1995

Decision issued 05/12/1995

Granted 05/12/1995

RMA/1996/1245

A reduction in the setback for living area window. - Historical Reference RES961451

Processing complete

Applied 11/06/1996

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1999/3064

A two Lot subdivision which fails to meet the Transitional Plan requirements for site coverage, building setbacks, accessway widths and Lot s - Historical Reference RES991937

Processing complete

Applied 01/07/1999

Decision issued 01/07/1999

Granted 01/07/1999

RMA/1999/4521

Second dwelling with attached garag and the garage 2m from the road boundary. - Historical Reference RMA1305

Processing complete

Applied 17/11/1999

Decision issued 03/12/1999

Granted 30/11/1999

67A Aldwins Road

RMA/1996/593

To erect a new dwelling which exceeds the 20 metre maximum length of wall without a 2.4m step in Plan. - Historical Reference RES960695

Processing complete

Applied 25/03/1996

Decision issued 01/04/1996

Granted 01/04/1996

RMA/1999/3064

A two Lot subdivision which fails to meet the Transitional Plan requirements for site coverage, building setbacks, accessway widths and Lot s - Historical Reference RES991937

Processing complete

Applied 01/07/1999

Decision issued 01/07/1999

Granted 01/07/1999

8 Bass Street

RMA/1998/4045

4 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RMA761

Withdrawn

Applied 27/10/1998

RMA/1999/3925

Non-Complying Two Lot Fee-Simple Subdivision. - Historical Reference RES993152

Processing complete

Applied 04/11/1999

Decision issued 11/11/1999

Granted 11/11/1999

85 Aldwins Road

RMA/1973/257

Cant ed board wish to bld new block at Linwood H/ S.Single storey building to be sited 22`0`` from western boundary - instead of the required 35`0`` - Historical Reference RES9218379

Processing complete

Applied 09/07/1973

Decision issued 18/07/1973

Granted 18/07/1973

RMA/1999/4733

Outline plan for the erection of a single storey addition for supplementary storage, utility and office space at Linwood High School. - Historical Reference RMA20000192

Processing complete

Applied 08/12/1999

Decision issued 13/12/1999

Outline plan accepted 13/12/1999

RMA/2000/2468

Outline plan for 3 space bus garage alterations to two classrooms. - Historical Reference RMA20003219

Processing complete

Applied 29/09/2000

Decision issued 16/10/2000

Outline plan accepted 13/10/2000

RMA/2001/2783

Outline plan for new toilet block between two existing buildings. - Historical Reference RMA20008707

Processing complete

Applied 13/11/2001

Decision issued 04/12/2001

Outline plan accepted 03/12/2001

RMA/2002/1067

Outline plan for two bridges over Bell Creek to access a new car park. - Historical Reference RMA20010058

Processing complete

Applied 10/05/2002

Decision issued 11/06/2002

Outline plan accepted 10/06/2002

RMA/2002/3288

Outline plan for new automotive workshop. - Historical Reference RMA20012345

Processing complete

Applied 23/12/2002

Decision issued 03/01/2003

Outline plan accepted 31/12/2002

RMA/2003/2703

Outline plan for Linwood college - Historical Reference RMA20015038

Processing complete

Applied 14/10/2003

Decision issued 10/11/2003

Outline plan accepted 07/11/2003

RMA/2003/3074

Outline plan for proposed shed - Historical Reference RMA20015420

Processing complete

Applied 25/11/2003

Decision issued 03/12/2003

Outline plan accepted 02/12/2003

RMA/2005/1888

Outline Plan Waiver to extend the storeroom in the Music Block of Linwood College. - Historical Reference
RMA20020763

Processing complete

Applied 18/08/2005

Decision issued 14/09/2005

Outline plan accepted 14/09/2005

RMA/2007/3149

Outline plane waiver to remove two classrooms to Casebrook intermediate - Historical Reference RMA92010511

Processing complete

Applied 27/11/2007

Decision issued 11/01/2008

Outline plan accepted 11/01/2008

RMA/2013/1441

Outline Plan - Historical Reference RMA92023112

Consent issued

Applied 30/07/2013

Decision issued 02/08/2013

Outline plan accepted 02/08/2013

RMA/2017/1809

Minimum Floor Level Certificate

Processing complete

Applied 02/08/2017

Certificate issued 07/08/2017

RMA/2018/3141

Re-development of Linwood College

Processing complete

Applied 20/12/2018

Decision issued 06/05/2019

Outline plan accepted 06/05/2019

8A Bass Street

RMA/1999/3421

To erect a 2nd dwelling where both unit fail to comply with the 330m2 site size requirement. - Historical Reference RES992388

Processing complete

Applied 18/08/1999

Decision issued 17/09/1999

Granted 17/09/1999

RMA/1999/3925

Non-Complying Two Lot Fee-Simple Subdivision. - Historical Reference RES993152

Processing complete

Applied 04/11/1999

Decision issued 11/11/1999

Granted 11/11/1999

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied



OPX Building Contractors Ltd

Building Inspection Report

This inspection reports does not constitute a warranty, an insurance policy, or a guarantee of any kind. The inspection report reflects an observation of certain listed items of the property at the date and time of the inspection and is not a listing of repairs to be made. The inspection report is not intended for use as a guide in re-negotiating the sales price of the property, nor should it be construed as an opinion of the value of the property

As requested by Rebecca Rothera, a non-invasive inspection of the house and property has been carried out by OPX Building Contractors Ltd.

Date Inspected:	11/5/2020
Property Inspected:	F2/46 Aldwins Rd
Client:	Rebecca Rothera
Client's Agent:	Ray Beattie
Property Inspector:	Damian Eveleigh
Position/Qualification:	Director, LBP No 109731
Company	OPX Building Contractors Ltd
Persons present:	Rebecca, and the current Tenant
Type of Inspection: Visual	Visual
Weather Conditions at time of report:	Fine/ Sunny

General Terms Used in this report

IWO – In Working Order/Condition

SG – Single Glazed

The following report has been prepared from our on-site inspection. This report is based on a thorough visual inspection of the property. It should be noted that no invasive testing is carried out on the property and as every single thing cannot be discovered about a building without dissecting it, this report should not be considered as a guarantee of the property's condition.

Report Purpose

The purpose of this inspection is to:-

- Identify any significant objects or areas of concern, which affect the overall condition.
- Provide an independent, comprehensive and unbiased evaluation of the property.
- Inform you of the true condition of the property, both the positive and negative aspects, thereby allowing you to make a knowledgeable (informed) decision/s.
- Note: we see a lot of items that have minor flaws and negligible wear and tear with age, although these items are often a matter of individual bias, it is not our policy to report every slight defect observed, however, we will report on the minor defects that we believe may become significant if not taken care of.

Summary

The Inspection found the house to be in generally sound condition for its age. With only a few minor cases of Staircase cracking in some of the Summer Hill Stone brickwork, and some cracking at the corners on the inside of some of the windows. These were more evident of a substandard repair by EQC rather than further damage since the earthquakes

.There is stippled ceilings, containing asbestos coatings in some of the rooms yet to be updated. These propose no immediate danger to the occupants as they are generally in good condition and in most cases recently painted.

Description

Property Description

Property Address: F2/46 Aldwins Rd

Approximate Age: 40 years

Section Size: Approx. 330m2

Exterior

Construction: Concrete Ring Foundation, Timber Floor, Summerhill Stone Cladding with Concrete Tile Roof

Interior

Bedrooms	2	Living	1
Ensuite	0	Dining	
Kitchen	1	Hallway	1
Bathrooms	1	Toilets	1
Laundry	1	Garage	

Records

- EQC Repair Strategy and Sign Off, Asbestos report

Onsite Findings – Non consentable work

- Nil

Major Systems

Our evaluation is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation; therefore we only note a poor condition, if in the inspector's opinion the adequacy seems to be less than normal. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection, due to the possibility of leaking.

Heating Source 1	Location: Living Area Type: Heatpump Fuel: Electric Make: Fujitsu
Plumbing	Material: Copper where visible Water Pressure: Good Insulation: Yes
Waste	Material: PVC Disposal System: N/A
Water Cylinder	Location: Hallway Cupboard Capacity: 250 Date of installation: Replaced since EQ Cold Water Shutoff: Yes Tempering Valve: Yes Discharge line: Yes 2-seismac straps: Yes Corrosion Evident: No Header tank: No

Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated only to check that there is power to the appliances. We do not check the working condition of the appliances.

Floor	Vinyl over Timber Floor
Walls	Painted gib – crack above window
Ceiling	Painted gib
Doors	Not hung at time of inspection, stored in shed
Windows	SG Aluminium
Cabinetry	Customboard, Paint Finish
Countertop	Chipboard, Paint Finish
Sink	Undermounted Stainless
Tap/Mixer	Individual Hot and Cold IWO
Traps/Drains	Pvc IWO
Disposal	N/A
Dishwasher	Nouveau IWO
Stove/Oven	Stand Alone Oven IWO – Clock is noisy
Oven	As Above
Rangehood	Stainless IWO
Other Comments	

Laundry

The laundry inspection is a combination of visual and functional. Appliances are operated only to check that there is power to the appliances. We do not check the working condition of the appliances.

Floor	Vinyl over Timber Floor
Walls	Plaster and Paint
Ceiling	Stipple possibly asbestos
Doors	Front Door – with cat flap- Needs painting
Windows	SG Aluminium IWO
Laundry Tub	Wooden Built In with SS Sink
Other Comments	

Hall

Hall is a visual inspection only.

Floor	Carpet over timber flooring
Walls	Gib and Paint. Damaged on External Corner
Ceiling	Stipple Painted, Likely Asbestos
Doors	5 x timber veneer In fair Condition
Windows	Nil
Other Comments	HWC Cupboard located at Living Room end

Living Room

Living Room is a visual inspection only.

Floor	Carpet over Timber Floor
Walls	Gib - Painted
Ceiling	Gib - Painted
Doors	Timber Veneer to Hallway
Windows	SG Aluminium Slider in Working order and Window to South Elevation in Fair Condition
Other Comments	Skirting has been removed and reinstalled at some stage. Poor Carpentry - Will require filling and painting again at some stage



Living Room Skirting

Bathroom 1

The bathroom inspection is a combination of visual and functional. Appliances are operated only to check that there is power to the appliances. Any water damage can only be commented on if visible problems are evident.

Floor	Vinyl
Walls	Gib painted
Ceiling	Gib Painted
Doors	Timber Veneer IWO
Windows	SG aluminium IWO
Exhaust Fan / Heating	Tested IWO, Fan Heater Working
Bath & Surround	Plastic Shower over Bath with Seratone walls
Bath Enclosure	Silicone mouldy, may need removing and resealing. No sign of leakage
Bath Faucet	Separate taps IWO
Shower & Surround	Seratone In Fair Condition
Shower Door	Curtain In Good Condition
Shower Mixer	Tested. IWO
Sink	Plastic Moulded sink built into timber cabinet – Paint finish
Sink Mixer	Separate taps
Other Comments	

Separate Toilet Room

The bathroom inspection is a combination of visual and functional. Appliances are operated only to check that there is power to the appliances. Any water damage can only be commented on if visible problems are evident.

Floor	Vinyl
Walls	Gib and Textured Wallpaper, Painted over
Ceiling	Stipple Finish, Painted – Probable Asbestos
Doors	Timber Veneer IWO
Windows	SG aluminium IWO
Toilet	Tested IWO, Running, will require maintenance
Other Comments	Nil

Bedroom 1 (Master)

Bedroom 1 is located to the right of the Lounge Door in which only a visual inspection has been undertaken.

Floor	Carpet over Timber Floor
Walls	Gib – Painted –Cracking evident below window on left hand side. Probable EQ damage, will require minor repairs
Ceiling	Stipple Finish, Painted – Probable Asbestos
Doors	Timber Veneer IWO
Windows	SG Aluminium IGC
Wardrobe	Painted Timber Doors need adjustment
Other Comments	Underfloor Access in Wardrobe



Underfloor – Plastic and Insulation in place



Cracks visible under window- staircase cracking visible outside in this location as well

Bedroom 2

Bedroom 2 is located to the right of Bed 1 in which only a visual inspection has been undertaken.

Floor	Carpet over Timber Floor
Walls	Gib, Painted – Cracking visible at top of window. Minor Repairs Required
Ceiling	Stipple, Painted – Probable asbestos
Doors	Timber Veneer IWO
Windows	SG Aluminium
Wardrobe	Timber Painted Door with Hanging Rail
Other Comments	



Attic

Attic is a visual inspection only.

Framing/ Trusses	Heavy Concrete Tile over Truss In Fair Condition for age of building
HWC	N/A
Sarking	Nil
Insulation	In place
Other Comments	

Photo



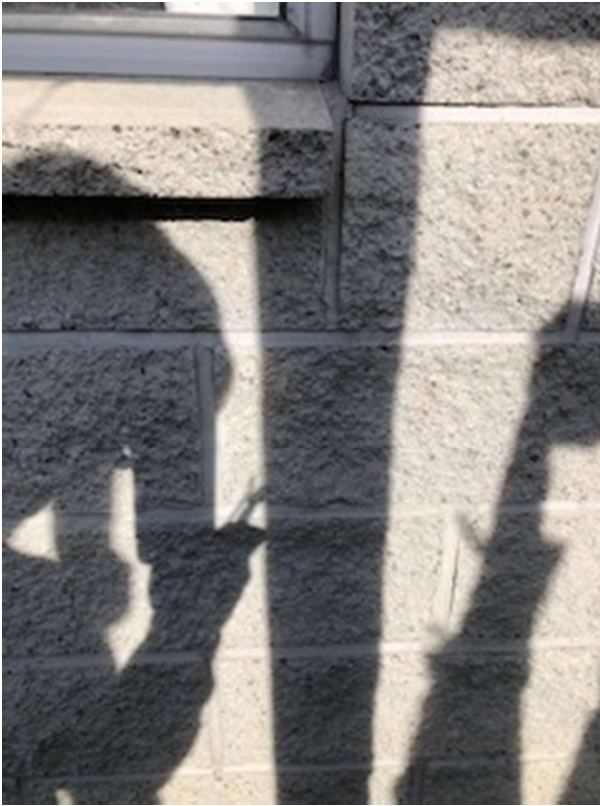
Exterior

The exterior inspection includes both the house and garage exterior, is visual only and is based on our experience of common building methods and materials.

Driveway	Concrete In Serviceable Condition
Walkways	Concrete In Serviceable Condition
Fences	Timber paling, Rear fence could do with some minor repairs, replacement palings
Exterior Cladding	Summerhill Stone – Some Staircase cracking evident on East and South Elevations – Minor Repairs required
Window Frames	Aluminium – In Fair Condition for Age. Some glazing Rubber coming away in frame
Gutter & Downpipe	Metal Profile Fascia with Internal gutter IFC
Fascias	As Above
Soffits	Hardies In Fair Condition for age
Exterior Doors	Timber Front Door could do with a fresh coat of paint
Lot Grade and Drainage	Generally Flat with PVC risers visible
Gas Bottles	N/A
Foundation	Concrete with Splattercoat finish. No visible cracking except at patios
Comment	



Door Requires Paint



Minor Staircase Cracking

Patio

Patio inspection is visual only.

Concrete Patios and Splatter coat finish. Cracking visible at house junction

Front step

Other Comments



Stairs coming away from Foundation