



PROPERTY INFO PACK

29 NIAGARA STREET, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

29 NIAGARA STREET, WAINONI

TOP-NOTCH TRANSFORMATION!!

FEATURES:



706m²



120m²



3



1



2



2(car space)

PROPERTY DETAILS:

Address: 29 Niagara Street, Wainoni

Legal Description: Lot 19 DP 21640

Property Type: House

Sale by: By Negotiation

Close To: Eastgate, Beach, Park

PROPERTY DESCRIPTION:

Buyers in pursuit of affordable family finesse cannot afford to overlook this freshly renovated stunner which presents low-maintenance living in a convenient corner of the city.

From the polished timber flooring and trendy lighting, it is evident that a considered approach was taken with the aesthetic enhancements and, together with time-tested brick cladding and easy-care aluminium joinery, further assurance comes courtesy of the PS3 and PS4 supplied by the builder and engineer who expertly undertook the earthquake repairs.

Dual living spaces assist household harmony, with a separate lounge adjoining free-flowing family living and dining, warmed by a heat pump, and opening to a sheltered terrace for effortless alfresco entertaining. The open plan space is anchored by a modern kitchen clad in crisp white tiles and furnished with dazzling cabinetry, and the casual breakfast bar is ideally placed for meals on the go.

Accommodation is supplied by three bedrooms, with daily life supported by a brilliantly refreshed bathroom and practical a separate laundry.

The fully fenced 706sqm section features a standalone double garage along with ample off-street parking and it is a leisurely walk to local parks, with Pak'n'Save supermarket and Haeata Community Campus in easy reach. Demonstrating designer style at an achievable price point, savvy purchasers are advised to act quickly.

Visit www.officeroad.co.nz for more information.

Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

29 NIAGARA STREET, WAINONI

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



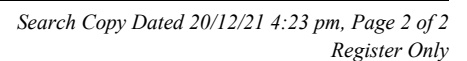

R.W. Muir
Registrar-General
of Land

Identifier **CB2C/1002**
Land Registration District **Canterbury**
Date Issued 16 June 1961

Prior References
CB651/99

Estate Fee Simple
Area 706 square metres more or less
Legal Description Lot 19 Deposited Plan 21640
Registered Owners
W2NZ Limited

Interests
498417 Special Order imposing Building Line Restriction - 1.4.1959 at 9:36 am





LIM (OLD)

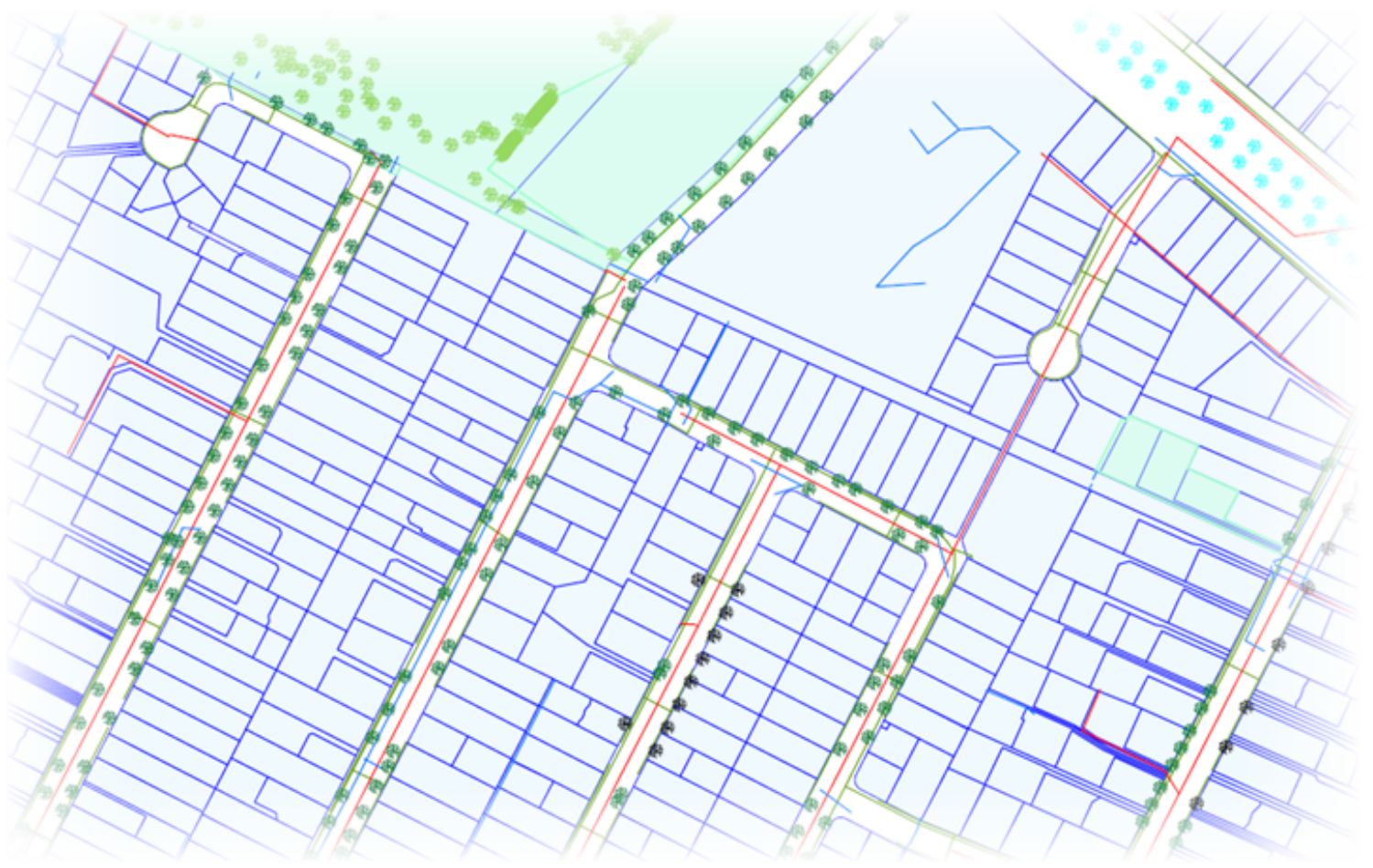
29 NIAGARA STREET, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Land Information Memorandum



Property address:
29 Niagara Street

LIM number: H00816396
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 Hadar Orkibi
Client reference
Phone number
Fax number
Date issued 27 October 2021
Date received 20 October 2021

Property details

Property address 29 Niagara Street
Valuation roll number 22390 20020
Valuation information Capital Value: \$310000
Land Value: \$110000
Improvements Value: \$200000
Please note: these values are intended for Rating purposes
Legal description Lot 19 DP 21640
Existing owner Victoria Orlee Milligan
29 Niagara Street
Christchurch 8061

Council references

Debtor number 5029348
Rate account ID 73094478
LIM number H00816396
Property ID 1083062

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

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. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

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.

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.

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> and search Information for Canterbury Surveyors.

Liquefaction Vulnerability

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

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 dwelling/building is shown to be served by a sewer drain.
- | No details of the private stormwater system serving this property are shown on the plan or on Council records.

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 30/06/2022: \$ 2,228.72

	Instalment Amount	Date Due
Instalment 1	\$ 557.13	15/09/2021
Instalment 2	\$ 557.13	15/12/2021
Instalment 3	\$ 557.13	15/03/2022
Instalment 4	\$ 557.33	15/06/2022

Rates owing as at 27/10/2021: \$ 233.77

(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/1961/1432 Applied: 17/03/1961 Status: Completed
29 Niagara Street Wainoni
Permit granted 29/03/1961
Permit issued 29/03/1961
DWELLING- Historical Reference PER60000235 - No plans/additional information held on property file
- | BCN/1962/5243 Applied: 23/10/1962 Status: Completed
29 Niagara Street Wainoni
Permit granted 14/11/1962
Permit issued 14/11/1962
GARAGE- Historical Reference PER62000168 - No plans/additional information held on property file
- | BCN/1988/6059 Applied: 31/08/1988 Status: Completed
29 Niagara Street Wainoni
Permit granted 06/09/1988
Permit issued 22/09/1988
REGENCY DRY SPACE HEATER - Historical Reference PER88902051

(b) Certificates

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

(c) Notices

- | 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.
- | CDB75072306 04/03/2011
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:
29 Niagara Street

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 maybe 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.

┆ **District Plan Zone**

Property or part of property within the Residential Suburban 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.

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 Wednesday. 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 Wednesday. 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 Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| Floor Levels Information

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz.

| 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 not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

| Electoral Ward

Property located in Linwood Electoral Ward

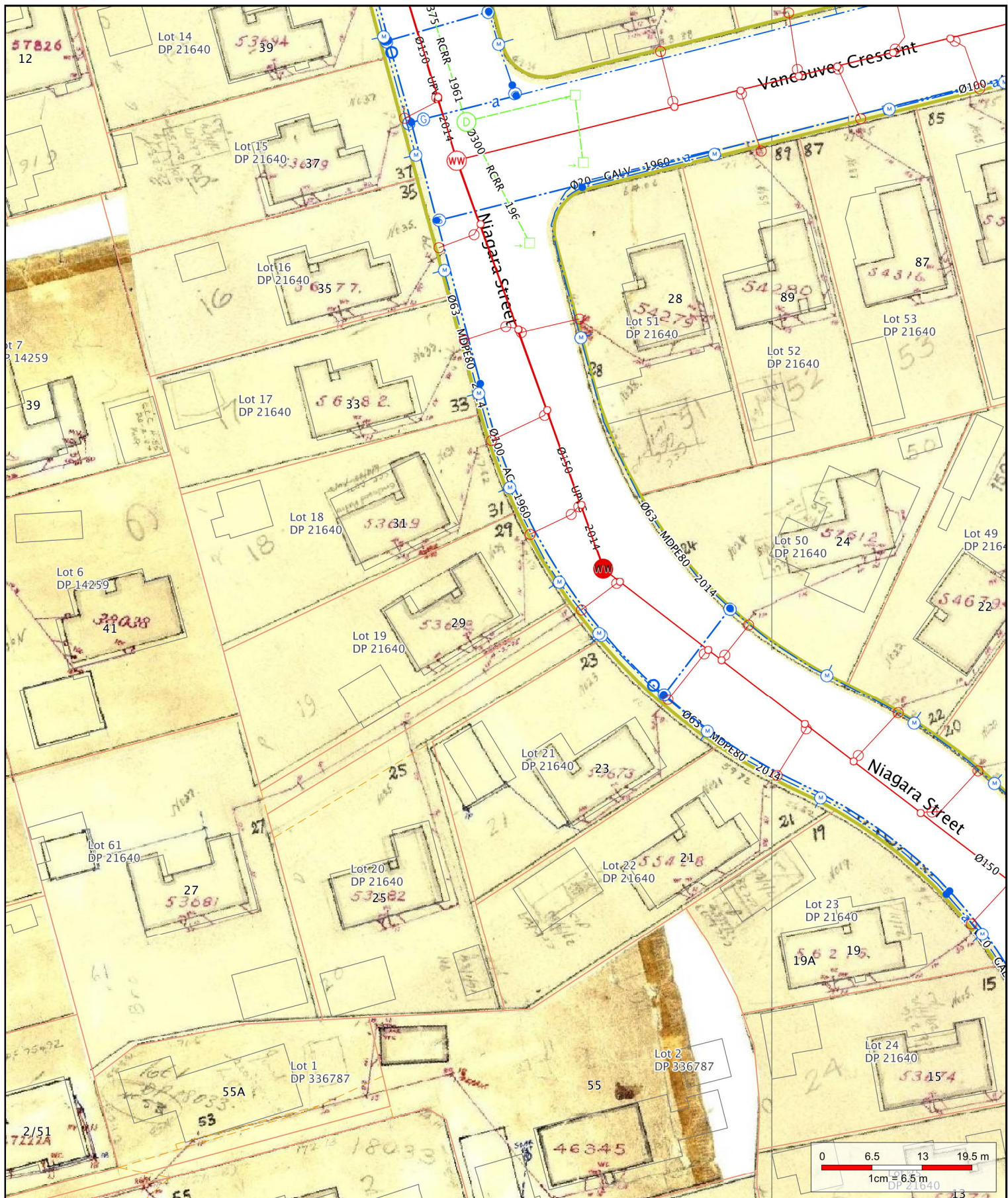
| Listed Land Use Register

Property address:
29 Niagara Street

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

I **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.



1 : 650 on A4

27/10/2021 6:31:32 AM



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
- 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
- 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
- All services
- Pipe Protection
- a- Abandoned
- p- Proposed
- os- Out of service
- Landbase
- Easement



29 Niagara Street Land Use Consents





**29 Niagara Street
Subdivision Consents**



Approved

Land Use Resource Consents within 100 metres of 29 Niagara Street

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

1/51 Cuffs Road

RMA/1996/2293

To erect a garage which fails to comply with the 4.5m road boundary setback and the 40m² maximum permitted accessory building forward of the dwelling - Historical Reference RES962662

Processing complete

Applied 14/10/1996

Decision issued 04/11/1996

Granted 04/11/1996

RMA/2014/252

Rebuild Dwelling and Garage - Historical Reference RMA92024857

Processing complete

Applied 07/02/2014

Decision issued 07/03/2014

Granted 07/03/2014

RMA/2015/641

Cross Lease Update and Land Use s88 Replaced by RMA92029034 - Historical Reference RMA92028870

Cancelled

Applied 11/03/2015

RMA/2015/798

Cross Lease Update and Land Use Replaces RMA92028870 - Historical Reference RMA92029034

Consent issued

Applied 24/03/2015

Decision issued 15/04/2015

Granted 14/04/2015

13 Niagara Street

RMA/1992/231

Erect building for residential purpose. restriction of 20m² on sleepouts - Historical Reference RES9207100

Processing complete

Applied 20/05/1992

Decision issued 25/05/1992

Granted 25/05/1992

2/51 Cuffs Road

RMA/2015/641

Cross Lease Update and Land Use s88 Replaced by RMA92029034 - Historical Reference RMA92028870

Cancelled

Applied 11/03/2015

RMA/2015/798

Cross Lease Update and Land Use Replaces RMA92028870 - Historical Reference RMA92029034

Consent issued

Applied 24/03/2015

Decision issued 15/04/2015

Granted 14/04/2015

34 Niagara Street

RMA/2019/1999

To Construct a Detached Garage with Sleepout

Processing complete

Applied 02/09/2019

Permitted activity notice issued 09/10/2019

37 Niagara Street

RMA/1979/195

To erect WO bedrooms on top of garage at rear of property - Historical Reference RES9207101

Processing complete

Applied 11/07/1979

Decision issued 19/11/1979

Granted 19/11/1979

47 Cuffs Road

RMA/2015/802

New Dwelling - Historical Reference RMA92029038

Consent issued

Applied 25/03/2015

Decision issued 15/04/2015

Granted 15/04/2015

65 Cuffs Road

RMA/1988/831

Consnet to a dwelling addition where 1.8m required setback is reduced to 0.450mm at closest point. - Historical Reference RES9220454

Processing complete

Applied 20/09/1988

Decision issued 04/10/1988

Granted 04/10/1988

RMA/1988/945

Erection of dwelling/ garage (7mx12m) LES than 4.5m from existing dwelling and exceed maximum 85m2 total and 65m2 for one accessory building no decis - Historical Reference RMA72

Processing complete

Applied 20/06/1988

7 Quebec Place

RMA/2005/625

Garage length exceeds 9.0metres - Historical Reference RMA20019462

Processing complete

Applied 14/03/2005

Decision issued 18/05/2005

Granted 18/05/2005

87 Vancouver Crescent

RMA/2000/233

Garage extension exceeding 9 metres 1.8m of an internal boundary. - Historical Reference RMA20000671

Processing complete

Applied 24/01/2000

Decision issued 10/02/2000

Granted 03/02/2000

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



PROOF OF INSURANCE

29 NIAGARA STREET, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Client Number 232- 0JJQP
Broker Tuesa Toimoana

Home Insurance

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

The Insured W2NZ Ltd	Client No 232-0JJQP	Cover No 1909656-000-01
The Insurer IAG New Zealand Limited	% of Cover 100	Insurer Policy No
Period of Cover	From 28/03/22 to 28/06/22 at 4:00pm; Local Standard Time	

SCHEDULE OF PROPERTY INSURED

Home Location 29 Niagara Street Wainoni Christchurch 8061

Type of Cover on Home Repair or Rebuild to the Total SI shown below

Home Sum Insured
Home \$614,600

Total Sum Insured **\$614,600**

This amount excludes GST which is payable in addition to the Total Sum Insured. You need to be satisfied this amount is sufficient to rebuild your home.

Important Note

Special Features are not covered unless noted above.
Recreational Features are limited to \$45,000 in total unless noted above.
Retaining Walls are limited to \$25,000 in total unless noted above.

Home Area	Total House Area	110 sqm
	Total Garage Area	0 sqm
	Total Decking Area	0 sqm
	Total Outbuildings Area	0 sqm
	Total Home Size	110 sqm

Type of Home	Freestanding House
Home Occupied By	Vacant/Unoccupied
Number of Self	1
Contained Units Insured	

Number of Levels	1
Year Built	1960
Construction Type	Timber/Weatherboard
Water Supply	Reticulated Water Supply

Additional Policy Information

Multiple Policy Discount	No
Age Discount	No
Date of Birth	

POLICY DETAILS

Policy Wording NZI Echelon Home Insurance Policy PEPNZB5

Automatic Additional Benefits

Alternative Accommodation	Excluded
Breakage Extension - an excess of \$250 applies	Excluded
Electronic Programs	Reasonable Costs
Hidden Gradual Damage	\$3,000
Keys and Locks	\$1,000
Landlords Contents	\$10,000
Landscaping	\$2,500
Loss of Rent	Excluded
Methamphetamine Contamination - an excess of \$2,500 applies	\$30,000
Natural Disaster Cover	Included
New Building Work	\$10,000
Post Natural Disaster Inflation	Maximum of 10%
Sale and Purchase	Included
Stress Payment	\$2,000
Sustainability Upgrade	\$15,000
Water or Sewage Pipe Blockage	\$500
Legal Liability - Third Party Property	\$1,000,000
Legal Liability - Bodily Injury	\$1,000,000
Legal Liability - Reparations	Included

Optional Additional Benefits

Landlord's Protection	Excluded
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ENDORSEMENTS AND / OR CLAUSES

We agree to extend cover under this policy for the home whilst it is vacant from the period 28/03/2022 to 28/06/2022, on the basis that:

- The home is inspected inside and outside by you or a nominated person at least every 30 days, and
- the home and its grounds are adequately maintained, and
- mail is cleared regularly, and
- the water supply is turned off, and
- All doors are locked, and all windows secured.

An excess of \$2,500 applies to all claims while the home is vacant.

After this date, if no one is living in the home, we will only pay for loss that is:

1. caused by fire, explosion or lightning, or

2. covered under 'Natural disaster' cover.

"Section 1: Cover for your home - What we will pay" is endorsed to include the following:

Reduction of sums insured

5. Following loss to the home or any special feature for which a claim is payable under this policy or under the EQC Act, the total sum insured and the relevant sum insured or policy limit is reduced from the time of the loss by the amount required to repair the loss.

For example, if a retaining wall suffers loss, the total sum insured and the home sum insured and the retaining wall limit is reduced by the amount of that loss.

6. If, at the commencement of the current period of insurance, the home or any special feature has any pre-existing loss that was covered:

- a. in a previous period of insurance, or
- b. under any home policy, or
- c. under the EQC Act,

and such loss remains unrepaired at the start of the current period of insurance, the total sum insured and the relevant sum insured or policy limit is reduced from the start of this period of insurance by the amount required to repair that pre-existing loss.

Reinstatement of sums insured.

7. When, and to the extent that any payment is applied to repair the Home or any Special Feature, the Total Sum Insured and the relevant sum insured or policy limit that was reduced by 'Reduction of sums insured' above, is reinstated

If the foundations of your home have suffered loss or damage and need to be upgraded due to the risk of earthquake or liquefaction, we will not pay more than we would have paid to repair or replace the foundations to their original specification prior to the loss or damage occurring.

The definition of home in NZI Echelon is amended to exclude the following damaged structures

- 1. Garden Wall
- 2. Steps, Paths and
- 3. Driveways

Cover for these structures may be reinstated if you provide us with satisfactory evidence that they have been repaired

DEDUCTIBLES / EXCESSES

Standard

\$2,500

Refer to Endorsements and/or Clauses and General Comments sections as there may be other imposed excesses applicable to this cover. Your policy wording may also stipulate excesses applying to sublimits.

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
IAG New Zealand Limited	100	AA-	S&P

The Standard & Poor's (S&P) Insurer financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website.

REFERRAL REMUNERATION

We sometimes pay a share of our remuneration to others who refer you to us. Remuneration is brokerage from insurers with whom your insurance is placed and/or fee income for our services.

FAIR INSURANCE CODE 2020

If you have a personal insurance policy or are a small to medium (SME) business and your insurance policy is underwritten by a member of the Insurance Council of New Zealand (ICNZ), a new version of the Fair Insurance Code will apply from 1st April 2020.

A list of [ICNZ members](#) and a copy of the [Fair Insurance Code 2020](#) can be found at www.icnz.org.nz.

DUTY OF DISCLOSURE

The insurance cover that has been arranged for you is based on the information you provided. Because that information is material to the insurer providing your insurance, you must advise any changes or any information that could affect the insurer's acceptance of your insurance. If you don't disclose or you misrepresent any material information your insurance could be invalidated and any claim may not be paid.

While your duty of disclosure applies before you take out an insurance policy or when you renew a policy, you should also advise us of any material change or circumstance if something comes to light during the period of your insurance. Examples of such disclosures could include structural alterations to a building, un-occupancy of insured premises, the installation of new equipment; a change in business operations or many other such changes.

Your duty of disclosure is crucial in maintaining your insurance protection. If you are unsure about any aspect of it please contact us for guidance.



COUNCIL RATES & FEES

29 NIAGARA STREET, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2021 to 30 June 2022

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	310,000	0.315506	\$978.07
Uniform Annual General Charg	Per Unit	1	138.000000	\$138.00
Water Connected	Capital Value	310,000	0.071436	\$221.45
Land Drainage	Capital Value	310,000	0.041885	\$129.84
Sewerage	Capital Value	310,000	0.084700	\$262.57
Waste Minimisation	Per Unit	1	196.450000	\$196.45
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	310,000	0.000077	\$0.24
Heritage Arts Centre	Capital Value	310,000	0.000205	\$0.64
Total for Christchurch City Council				\$1,953.78

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	310,000	0.000351	\$1.09
WEC Class D	Capital Value	310,000	0.000518	\$1.61
General Rate	Capital Value	310,000	0.041199	\$127.72
Urban Transport:Chch	Capital Value	310,000	0.027709	\$85.90
WFPP Class A	Capital Value	310,000	0.000806	\$2.50
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	310,000	0.001214	\$3.76
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	310,000	0.000398	\$1.23
Total for Canterbury Regional Council				\$274.94

TOTAL RATES
TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$2,228.72

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments





EQC DOCUMENTATION

29 NIAGARA STREET, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

25 March 2022

W2NZ Ltd

C/o: Mr Hadar Orkibi

Via E-mail: hadar@webuyproperty.co.nz

Subject: Completion of Structural Work at 29 Niagara St


We have undertaken construction review of the structural work completed at the dwelling located at 29 Niagara Street, Christchurch.

The subject dwelling was relevelled and repaired in accordance with the consent exemption number BCN/2021/10652.

Please find attached the Construction Review Producer Statement PS4, the Construction Producer Statement PS3 and the observation reports.

If you have any questions or wish to discuss any aspect of the project, please do not hesitate to contact the undersigned.

Yours faithfully,



Huan Nguyen CMEngNZ, CPEng, IntPE (NZ)
Director, Senior Structural Engineer

Attachments:

- a. PS4
- b. PS3
- c. Observation Reports

ATTACHMENT: PS4



PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: **Dev Structural Ltd**
(Construction Review Firm)

TO: **W2NZ Ltd**
(Owner/Developer)

TO BE SUPPLIED TO: **Christchurch City Council**
(Building Consent Authority)

IN RESPECT OF: **Foundation releveling**
(Description of Building Work)

AT: **29 Niagara St. Christchurch**
(Address)

Town/City: **Christchurch** **Lot 19 DP 21640**
(Address)

We **Dev Structural Ltd** have been engaged by **W2NZ Ltd**
(Construction Review Firm)

To provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developer.

or ☐ other **Foundation releveling** services
(Extent of Engagement)

in respect of clause(s) **B1 and B2** of the Building Code for the building work described in documents relating to Building Consent No. **BCN/2021/10652** and those relating to

Building Consent Amendment(s) Nos. issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☐ this review ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that ☐ All or ☒ Part only of the building works have been completed in accordance with the relevant requirements of the

Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **B1 and B2** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Huan Nguyen** am: ☒ CPEng **1026803** # ☐ Reg Arch #
(Name of Construction Review Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications
The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐

SIGNED BY: **Huan Nguyen** (Signature)
(Name of Construction Review Professional)

ON BEHALF OF **Dev Structural Ltd** Date **25/3/2022**
(Construction Review Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, Engineering NZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as Engineering New Zealand (formerly IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers³). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction
NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services
(ACENZ/IPENZ 2004)
- 4 PN Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz



Te Kāhui
Whaihanga
New Zealand
Institute of
Architects

ATTACHMENT: PS3



Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

Callum Francis

Author company:

Francis Building Solutions

Site address:

29 Niagara Street

Description of building work:

RE LEVEL

Owners Details:

W2 NZ LTD

Scope of work covered by statement:

RE LEVEL

System/Product used (if applicable):

PS1

I (constructor):

Callum Francis
W2 NZ LTD

have been engaged by

(applicant, designer, main contractor etc)
to construct:

☒ part ☐ all

As specified in the attached particulars of Building Consent Number:

and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: 129669 Or ☐ N/A

Qualifications/Experience:

LBP 6 years

Address:

Postcode:

Phone:

Fax:

Mobile:

027 932 4158

Email:

calvin@francisburke.co.nz

Signature:



Date:

15/02/2022

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input checked="" type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): _____ | |

Author name:

Martin Meddins

Author company:

MJM Brick & Block LTD

Site address:

29 Niagara Street

Description of building work:

Grind out and repoint minor step cracking

Owners Details:

W2NZ LTD

Scope of work covered by statement:

System/Product used (if applicable):

I (constructor): Martin Meddins have been engaged by W2NZ LTD (applicant, designer, main contractor etc) ☐ part ☐ all to construct:

As specified in the attached particulars of Building Consent Number: _____ and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: Or ☐ N/A

Qualifications/Experience:

City & guilds /20 years

Address:

10 Seafeld place south Brighton

Postcode:

8062

Phone:

Fax:

Mobile:

0210317126

Email:

Martinmeddins@gmail.com

Signature:



Date:

28/01/22

ATTACHMENT: OBSERVATION REPORTS



STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by the Contractor.

STRUCTURAL OBSERVATION REPORT

DATE OF OBSERATION:	11 January 2022
COUNCIL REF:	BCN/2021/10652
PROJECT NUMBER & NAME:	21-170 - 29 Niagara St
PROJECT ADDRESS:	29 Niagara St
OBSERVATION BY:	Huan Nguyen
ATTENDEES:	Huan Nguyen
PHOTOGRAPHS:	<input checked="" type="checkbox"/> Taken <input type="checkbox"/> sent by contractor

CONSTRUCTION PROGRESS:

1. Excavation of pads for foundation lifting has been completed in accordance with the issued construction documents and instructions

ATTACHMENTS:

Site Photos





Photo 1 – Excavation under ring foundation for underpinning



Photo 2 – Excavation under ring foundation for underpinning



Photo 3 – Excavation under ring foundation for underpinning



Photo 4 – Excavation under ring foundation for underpinning



Photo 5 – Excavation under ring foundation for underpinning



Photo 6 – Excavation under ring foundation for underpinning

STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by the Contractor.

STRUCTURAL OBSERVATION REPORT

DATE OF OBSERATION:	31 January 2022
COUNCIL REF:	BCN/2021/10652
PROJECT NUMBER & NAME:	21-170 - 29 Niagara St
PROJECT ADDRESS:	29 Niagara St
OBSERVATION BY:	Huan Nguyen
ATTENDEES:	Huan Nguyen
PHOTOGRAPHS:	<input checked="" type="checkbox"/> Taken <input checked="" type="checkbox"/> sent by contractor

CONSTRUCTION PROGRESS:

1. Relevelling work has been mostly completed
2. Additional connections from pile to timber framing and from concrete foundation to timber framing have been provided

ATTACHMENTS:

Site Photos





Photo 1 – Typical completed pile packing



Photo 2 – Typical completed pile packing



Photo 3 – Typical additional connections from concrete foundation to timber framing



Photo 4 – Typical additional connections from concrete foundation to timber framing

STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by the Contractor.

STRUCTURAL OBSERVATION REPORT

DATE OF OBSERATION:	25 March 2022
COUNCIL REF:	BCN/2021/10652
PROJECT NUMBER & NAME:	21-170 - 29 Niagara St
PROJECT ADDRESS:	29 Niagara St
OBSERVATION BY:	Huan Nguyen
ATTENDEES:	Huan Nguyen
PHOTOGRAPHS:	<input checked="" type="checkbox"/> Taken <input type="checkbox"/> sent by contractor

CONSTRUCTION PROGRESS:

1. All structural work has been completed
2. Cosmetic repairs have been completed
3. The measured final floor levels are attached.

ATTACHMENTS:

Site Photos

Floor levels



SITE PHOTOS



Photo 1 – East elevation of property



Photo 2 – North elevation of property



Photo 3 – West elevation of property



Photo 4 – Interior view at lounge

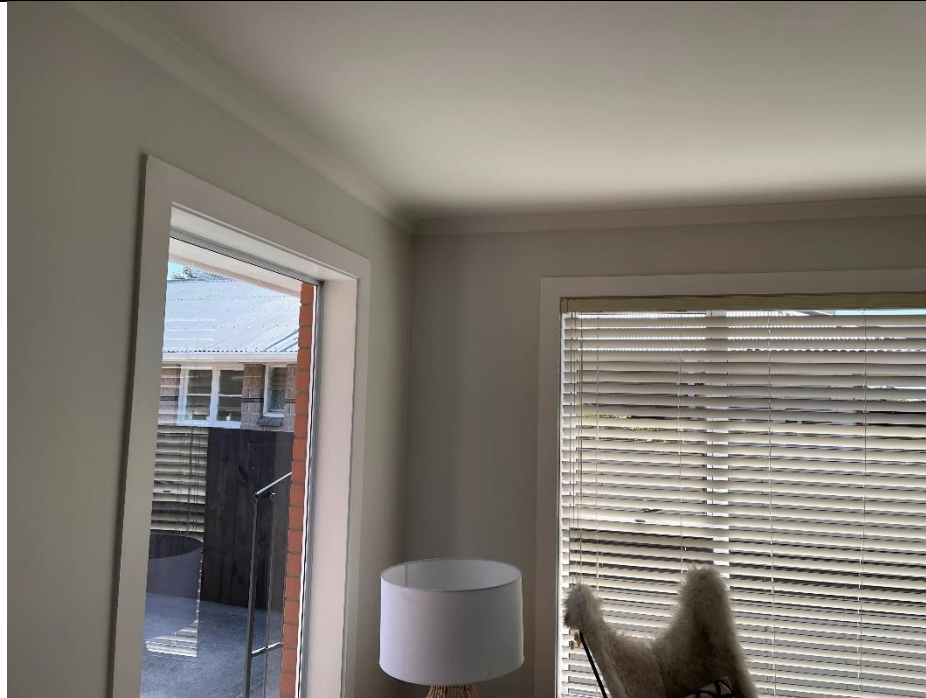


Photo 3 – Interior view at lounge

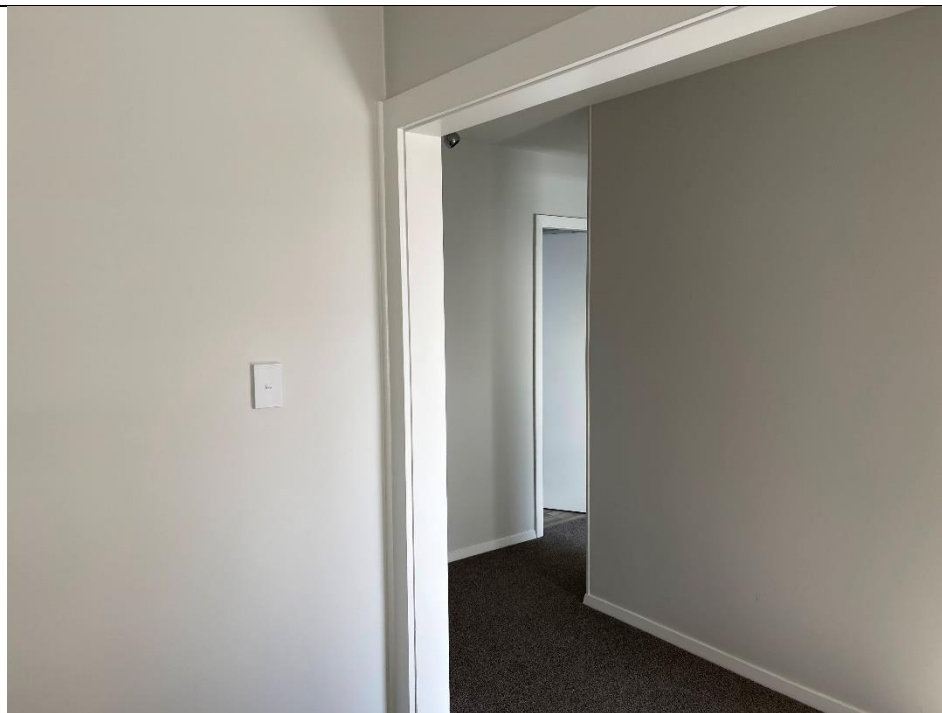


Photo 4 – Interior view at hallway

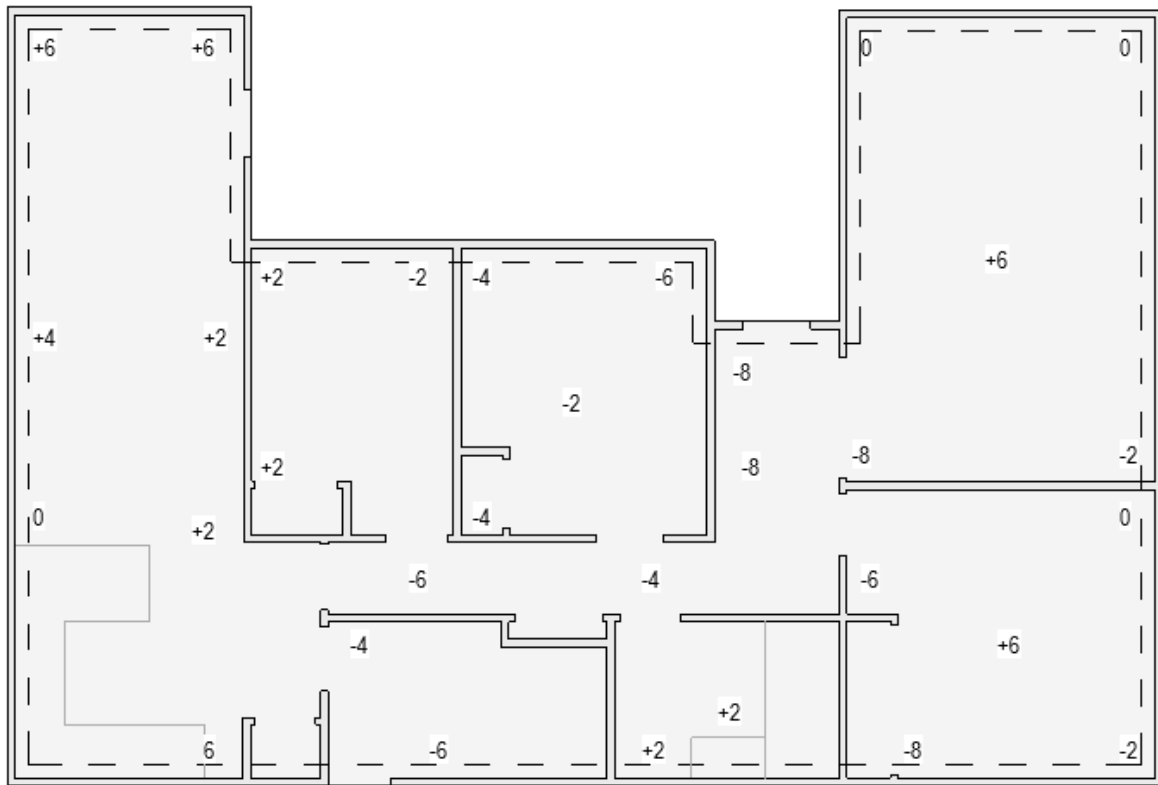


Photo 5 – Interior view at hallway



Photo 6 – Interior view at kitchen

FLOOR LEVELS





A BIT ABOUT ME

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



CONTACT ME TO MAKE AN OFFER

ANDY@OFFICEROAD.CO.NZ
022 547 5232

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)