



PROPERTY INFO PACK

270A WAINONI ROAD, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

270A WAINONI ROAD, WAINONI

CORNERSTONE COMFORT

FEATURES:



PROPERTY DETAILS:

Address: 270A Wainoni Road, Wainoni
Legal Description: Part Lot 1 DP 11188 & Part Lot 2 DP 15952
Property Type: House
Sale by: Negotiation
Close To: Shopping Area, Beach, Reserve

PROPERTY DESCRIPTION:

Robust construction and contemporary décor set the scene for relaxed family living in this partially renovated three-bedroom home which occupies a private, rear setting.

Recent enhancements include fresh paint and neutral soft furnishings, with the well-presented single level dwelling complemented by the climate conveniences of a heat pump and HRV system.

Interlinked dining and living are imbued with ample sunshine and sliding doors extend your entertaining options with the provision of a concrete patio from where you can kick back and relax as you soak up afternoon rays.

Scope exists to add further value with cosmetic updates to the functional kitchen and bathroom, however both provide excellent functionality just as they are.

All three bedrooms are genuine doubles, and the bathroom is usefully counterbalanced by a separate toilet and dedicated laundry facilities.

Fully fenced for the protection of pets and youngsters, the cross-lease lease property also benefits from a standalone double garage and extensive off-street parking.

Schooling options and public transport routes are in close proximity, with Pak'n'Save supermarket just 2 minutes' drive up the road.

This home is sure to suit a wide range of buyers, therefore your earliest inspection is encouraged lest you miss out.

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

270A WAINONI ROAD, WAINONI

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



R.W. Muir
Registrar-General
of Land

Identifier **64963**
Land Registration District **Canterbury**
Date Issued 25 February 2003

Prior References
CB580/15

Estate Fee Simple - 1/2 share
Area 1368 square metres more or less
Legal Description Part Lot 1 Deposited Plan 11188 and Part
Lot 2 Deposited Plan 15952

Registered Owners
Deborah Rose Harris and Liam Thomas McIntyre

Estate	Leasehold	Instrument	L 5498988.3
		Term	999 years commencing on 1.10.2002
Legal Description	Flat 2 and Garage with Flat 2 Deposited Plan 316650		

Registered Owners
Deborah Rose Harris and Liam Thomas McIntyre

Interests

Subject to a water easement over part Lot 1 DP 11188 described in and created by Transfer 225413 - 29.9.1938 at 12:35 pm

Subject to a water easement over part Lot 1 DP 11188 described in and created by Transfer 225464 - 3.10.1938 at 12:40 pm

Subject to a water easement over part Lot 1 DP 11188 described in and created by Transfer 316545 - 2.1.1950 at 11:25 am
A93093.2 Lease of Flat 1 DP 60404 Term 999 years commencing on 20.12.1993 CT CB38C/623 issued - 26.1.1994 at 9.02 am

5498988.3 Lease of Flat 2 and Garage with Flat 2 DP 316650 Term 999 years commencing on 1.10.2002 Composite CT 64963 issued - 25.2.2003 at 9:00 am

10638624.3 Mortgage to Bank of New Zealand - 9.12.2016 at 11:40 am

T *Approved CH 97/1*



PROOF OF INSURANCE

270A WAINONI ROAD, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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



21 February 2022

Liam McIntyre and Deborah Harris
270A Wainoni Road
Avondale
Christchurch 8061

Arranged by Aon New Zealand
GST No 65-943-328
PO Box 2845, Wellington 6140
Level 3, 1 Willis Street, Wellington 6011
Freephone 0800 50 51 52
Overseas +64 4 819 4048
Email nz.stylecover@aon.com

Dear Liam McIntyre and Deborah Harris

IMPORTANT CHANGES TO YOUR STYLECOVER INSURANCE POLICY: HKN000355

Vero Insurance New Zealand Limited (Vero), has recently completed a review of the Stylecover insurance portfolio. This review has considered a range of relevant factors including customer feedback, inflation as well as the increasing frequency and severity of natural peril events. This has resulted in changes to the terms of your policy.

The enclosed document from Vero outlines the changes that are being made to your policy, effective from your next monthly renewal, following 20 February 2022. **It is important you read and understand the information relevant to your circumstances.** Full details of the terms, inclusions and exclusions can be found in the policy wording available at www.stylecover.co.nz/stylecover.

Additionally, we have enclosed a Current Position document for your reference, which sets out further information relating to your policy including a breakdown of the new total policy premium for your upcoming March 2022 deduction. The total policy premium amount has adjusted from \$178.82 to \$183.09.

We understand that for some customers their financial situation may have changed recently due to economic impacts of the COVID-19 pandemic. If your financial situation has changed, please feel free to contact us. Our team is here to help and can discuss your options.

Should you have any queries regarding the changes to your policy or the information in the Current Position, please contact your Advisor or Aon New Zealand, on 0800 50 51 52 or email nz.stylecover@aon.com.

Yours sincerely

T. Johnson

Tracy Johnson | Aon New Zealand
Executive Director - Group Schemes

Important Note: Stylecover insurance refers to the insurance policies arranged by Aon New Zealand as the broker. The insurer for the respective policies can be found on your policy schedule, along with its Financial Strength Rating. A copy of your policy schedule is included in the Current Position enclosed with this letter.

Important Information - changes to your insurance

Your insurance cover has been updated. In some instances, the terms of cover have been altered and other changes are focused on providing more clarity in the event of a claim. A summary of these changes, which will be effective from your upcoming renewal, is provided below. **Full details of terms, inclusions and exclusions can be found in your policy wording at www.stylecover.co.nz.**

Pricing Changes

Applies to Home & Motor Vehicle policies only

We are serious about protecting New Zealand for the long term. To maintain this commitment, we need to ensure we continue to build a resilient and sustainable business, and this requires a regular review of our pricing.

When we set the premium you pay for your policy, we aim to strike a balance between pricing for risk and making insurance affordable for as many customers as possible. Our recent review has identified a need to implement some pricing changes. This may result in an increase to the premium you currently pay for your policy.

Improving the experience for total loss claims

Effective from 1 December 2021, the process for total loss claims, for all Home, Contents, Motor Vehicle, and Pleasurecraft policies has been simplified.

For customers who suffer a total loss we will now refund any premium paid for the period of insurance after the date of loss.

Excess Changes

Applies to Motor Vehicle Comprehensive policies only

If a policy excess applies to your motor vehicle windscreen or window glass replacement the amount payable will be \$500 unless we have imposed a higher excess.

Note: Where 'Excess-free windscreen and window glass replacement' is shown as included, you won't have to pay an excess if your vehicles windscreen or window glass needs to be replaced due to accidental damage.

Business Use Reminder

Applies to Home & Contents policies only

The COVID-19 pandemic has changed the way in which we work, with many New Zealanders now working and running their businesses from home.

Apart from Home Office and Healthcare practices, any business use activities within the home are not

covered under your Home and/or Contents policy. If you are using your home as a place of business, we encourage you to review your policy wording and if you have any questions or concerns about your current insurance cover to contact your advisor or Aon New Zealand.

Sum Insured Accuracy

With rising costs in building materials, labour and consumer goods and services, it now serves as a timely reminder to review and check the accuracy of your sum(s) insured.

Home Sum Insured

The Home sum insured represents the maximum total amount we'll pay to repair or rebuild your home. You can get a rebuild estimate using the Cordell Calculator tool on our website, or if you want more certainty you can get a registered professional to assess the rebuild cost for you. For further information visit: www.stylecover.co.nz/cordell

SumExtra

If your home is accurately insured for its replacement value (the rebuild value), you could get extra cover for no extra cost through the SumExtra benefit. For further information visit: www.stylecover.co.nz/sumextra

Motor Vehicle Sum Insured

Please ensure the sum insured that you nominate, which is used by us to set your premium, accurately reflects your vehicles current market value. In the event of a total loss, we will pay the market value for your vehicle or the sum insured on your schedule, whichever is less

Vehicle values change over time depending on the vehicle's age, make, model and market conditions, as well as things that are specific to your vehicle such as mileage, maintenance and modifications.

If you have any questions, or would like to adjust the sum insured for your policy(s) we encourage you to contact your advisor or Aon New Zealand.

Financial Hardship Support

If you're experiencing financial hardship, we encourage you to contact Aon New Zealand who can work through ways to support you.

vero


SUNCORP
PART OF SUNCORP
NEW ZEALAND



21 February 2022

Arranged by Aon New Zealand

GST No 65-943-328

PO Box 2845, Wellington 6140

Level 3, 1 Willis Street, Wellington 6011

Freephone 0800 50 51 52

Overseas +64 4 819 4048

Email nz.stylecover@aon.com

Liam McIntyre and Deborah Harris
270A Wainoni Road
Avondale
Christchurch 8061

Dear Liam McIntyre and Deborah Harris

CURRENT POSITION OF YOUR STYLECOVER INSURANCE POLICY: HKN000355

Stylecover insurance refers to the insurance policies arranged by Aon New Zealand as the broker. The insurer for the respective policies can be found on your policy schedule, along with its Financial Strength Rating.

Please note that we have not provided financial advice in relation to the policy(s) noted in the enclosed schedule. If you wish for Aon to provide you with advice as to whether the policy(s) included in the schedule is suitable for you, and meets your individual needs and circumstances, please contact us. As part of our advice process we need to ask further questions to help us understand your requirements and the suitability of the policy(s) for you.

The following document sets out various details of your contract for quick and easy reference. For full terms and conditions, please refer to the policy wording available at www.stylecover.co.nz/stylecover.

Policies Insured	Insurer Premium	Administration Charge	EQCover Premium	Fire Emergency Levy	GST	Total Policy Premium
Home Premier (270A Wainoni Road)	\$72.55	\$3.00	\$25.00	\$8.84	\$16.41	\$125.80
Contents Premier (270A Wainoni Road)	\$45.05	\$3.00	\$0.00	\$1.77	\$7.47	\$57.29
Total DD Monthly premium						\$183.09

Your policy is a monthly policy and does not have an annual renewal date. It expires each month on the same day you took out your policy. To maintain cover you need to ensure you continue to make monthly premium payments which will occur by direct debit on the 20th of each month (or next business day) following your policy commencement date.

You also need to read the Important Information attached. Any occurrence likely to give rise to a claim should be reported immediately to Aon New Zealand. Our customer service team will advise you on the correct procedures to follow for any type of claim.

Should you have any queries or wish to make any policy amendments please contact your Advisor or Aon New Zealand on 0800 50 51 52 or email nz.stylecover@aon.com.

Yours sincerely

T. Johnson

**Tracy Johnson | Aon New Zealand
Executive Director - Group Schemes**

Important Note:

- This document represents a **Tax Invoice** for each payment made for the amount shown above, which is inclusive of GST. It supersedes previous invoices issued to you for this policy.
- The EQCover Premium & Fire Service Levy for monthly paid policies is prorated and rounded based on an annual levy. In some instances the prorated monthly levy could be rounded up to the nearest whole cent to meet the annual levy.
- Terms and conditions of the Direct Debit facility offered by Aon New Zealand can be found at www.stylecover.co.nz/directdebit

POLICY SCHEDULE - Home Premier (270A Wainoni Road)

Insurer: Vero Insurance New Zealand Limited

Financial Strength Rating: A+ by Standard & Poors. The rating outlook is stable.

Rating Scale : AAA Extremely Strong; AA Very Strong; A Strong; BBB Good; BB Marginal; B Weak; CCC Very Weak; CC Extremely Weak; SD Selective Default; D Default; R Regulatory Supervision and NR Not rated. 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 rating scale above is in summary form. The full version of this rating scale can be obtained from www.vero.co.nz.

As a member of the Insurance Council of NZ, Vero Insurance New Zealand Limited are committed to complying with the Fair Insurance Code. A copy of the code can be found at www.icnz.org.nz.

The following is the information you have supplied to the insurer and forms the basis of your contract. You confirm all answers and information provided apply to all persons to be covered under this policy, or any person who may benefit from this insurance.

Cover Option:	Home Premier
Policy Wording Version:	ASCHR09/21
Effective Date:	09/12/2016
Built prior to 1945:	No
Age Discount 50+:	No
Zone:	Christchurch
Standard Excess:	\$750.00
Water Supply:	Town
Occupancy Status:	Owner occupied
Address:	270A Wainoni Road Wainoni Christchurch
Mortgagee(s):	Bank of New Zealand Ltd
Total number of dwellings:	1
Body Corp. or Multi-Unit:	No
Landlords Extension:	No
Owner Name:	Mr and Ms. Liam & Deborah McIntyre & Harris
Lifestyle Block/Farm:	No
Sum Insured:	\$437,075.00
Floor Area:	135 square metres

DECLARATION:

Experienced any loss (whether or not a claim was made) for the type of insurance being applied for in the past 5 years and/or ever experienced any loss of \$5,000 or more to any property?

[No]

Had any insurer decline, cancel or refuse renewal of insurance, impose special conditions or terms on any policy, require withdrawal of a claim, or decline a claim?

[No]

Had circumstance or know of any further information that may affect the acceptance of this insurance? (This may include information or circumstance the insurer would want to know about and/or any unusual features of the subject matter of the insurance which might increase the likelihood of a claim under the policy, including but not limited to bankruptcy, having been through the No Asset Procedure, been engaged in any criminal activity, had any criminal convictions or acquittals, or have any criminal prosecutions pending). NB: The information sought on criminal convictions, acquittals or prosecutions is subject to the rights set out in the Criminal Records (Clean Slate) Act 2004

[No]

IMPORTANT NOTES:

The square metres stated in the above schedule must reflect the true size of the home (inclusive of any decks and outbuildings).

In addition to the standard excess stated above, the following additional excesses apply:

- where the home is tenanted = additional \$250
- where the home is made available for casual use by anyone in return for any form of payment = additional \$1,000
- where the loss is caused by natural disaster for loss to swimming or spa pools, drains, pipes, cables, driveways, paths, patios, fences, walls or tennis courts = additional \$5,000

POLICY SCHEDULE - Contents Premier (270A Wainoni Road)

Insurer: Vero Insurance New Zealand Limited

Financial Strength Rating: A+ by Standard & Poors. The rating outlook is stable.

Rating Scale : AAA Extremely Strong; AA Very Strong; A Strong; BBB Good; BB Marginal; B Weak; CCC Very Weak; CC Extremely Weak; SD Selective Default; D Default; R Regulatory Supervision and NR Not rated. 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 rating scale above is in summary form. The full version of this rating scale can be obtained from www.vero.co.nz.

As a member of the Insurance Council of NZ, Vero Insurance New Zealand Limited are committed to complying with the Fair Insurance Code. A copy of the code can be found at www.icnz.org.nz.

The following is the information you have supplied to the insurer and forms the basis of your contract. You confirm all answers and information provided apply to all persons to be covered under this policy, or any person who may benefit from this insurance.

Cover Option:	Contents Premier
Policy Wording Version:	ASCCR09/21
Effective Date:	09/12/2016
Professionally Installed Alarm:	No
House Insured:	Yes
Age Discount 50+:	No
Require Contents Valuation Guide:	No
Zone:	Christchurch
Standard Excess:	\$350.00
Occupancy Status:	Owner occupied
Address:	270A Wainoni Road Wainoni Christchurch
Specific Items Total:	\$0.00
Sum Insured:	\$71672.00
Lifestyle Block/Farm:	No
Residing:	Insured and family only

DECLARATION:

Experienced any loss (whether or not a claim was made) for the type of insurance being applied for in the past 5 years and/or ever experienced any loss of \$5,000 or more to any property?

[No]

Had any insurer decline, cancel or refuse renewal of insurance, impose special conditions or terms on any policy, require withdrawal of a claim, or decline a claim?

[No]

Had circumstance or know of any further information that may affect the acceptance of this insurance? (This may include information or circumstance the insurer would want to know about and/or any unusual features of the subject matter of the insurance which might increase the likelihood of a claim under the policy, including but not limited to bankruptcy, having been through the No Asset Procedure, been engaged in any criminal activity, had any criminal convictions or acquittals, or have any criminal prosecutions pending). NB: The information sought on criminal convictions, acquittals or prosecutions is subject to the rights set out in the Criminal Records (Clean Slate) Act 2004

[No]

IMPORTANT NOTES:

In addition to the standard excess stated above, the following additional excesses apply:

- where the home is let to tenants other than you = additional \$250
- where the home is made available for casual use by anyone in return for any form of payment = additional \$1,000
- where 'Professionally Installed Alarm' is shown on this schedule as included, any claim for contents stolen during a burglary at the home where the alarm is not turned on and/or activated = additional \$250
- if portable electronic equipment is stolen or lost from your motor vehicle = additional \$150

YOU SHOULD READ THE FOLLOWING IMPORTANT INFORMATION

Duty of Disclosure

Before you enter into a contract of insurance (other than a life policy), you have a duty to disclose to the insurer every matter that you know, or could reasonably be expected to know that may affect a prudent insurer's decision to insure you, and if so, on what terms. The duty of disclosure is an ongoing duty, it also applies: after you complete a proposal and throughout the term of the policy (including before you renew, vary or reinstate a contract of insurance).

You do not need to tell the insurer anything that:

- reduces the insurer's risk;
- is common knowledge;
- your insurer knows or should know as an insurer; or
- the insurer waives compliance in relation to your duty of disclosure.

If you are uncertain about whether or not a particular matter should be disclosed to the insurer, please contact your Aon Client Relationship Manager.

Non-disclosure

If you do not tell your insurer anything you are required to, the insurer may cancel your contract or reduce the amount that it is required to pay you if you make a claim, or both. If your failure to disclose is fraudulent, the insurer may refuse to pay a claim and treat the contract as if it never existed.

Policy Warranties and Conditions

Your policy may contain warranties and/or conditions that may impose specific obligations which must be complied with. Failure to do so may invalidate your policy or enable insurers to decline liability.

Aon Terms of Business

Except as otherwise agreed (in writing), you agree that Aon's Terms of Business apply to the provision of our services. These terms are available here <https://www.aon.co.nz/About-Aon/Terms-of-Business>, including a summary of recent amendments, and apply to all new business and renewals. You accept these terms by continuing to instruct us.

Key provisions include:

- Our obligation to perform our services competently, with reasonable care, skill and integrity.
- Your obligation to supply us with all material information and facts in relation to the provision of our services, (relevant information includes all information and facts that may be material to an insurers' assessment of a risk for which you have asked us to arrange insurance cover).
- Our remuneration. Aon may receive consideration from insurers, banks and/or finance companies with whom we place insurance and associated services, on your behalf.
- Service and administration fees: minimum fees may apply;
- Limitation of liability: Among other things, to the extent permitted by law:
 - our aggregate liability in respect of any claims howsoever arising in connection with the terms of our services is limited to NZ\$1 million or such other amount as may be expressly agreed between us in writing; and
 - we are not liable for any consequential, incidental, indirect or special damage or loss of any kind.

Payment of Premiums

Premiums are payable on invoice. It is your obligation to ensure that you pay your premium(s) on time. Your policy may be terminated if you do not pay the premium(s) within the time period(s) notified to you by the insurer. Aon reserves the right to receive interest and charge interest, collection costs and legal fees incurred in recovering overdue accounts. Part payment of your invoice will not amount to full and final settlement unless we have agreed to this in writing.

FATCA

Please go to [aon.com/FATCA](https://www.aon.com/FATCA) to obtain the appropriate W-8IMY.

Service Issues and Complaints

Please contact your Aon Broker or Branch Manager at your local Aon office by telephone, email or in writing. Alternatively, you can contact the Complaints Manager directly on 09 362 9000 or email details of your complaint to nzfeedback@aon.com. If you are not satisfied with our response, you may then choose to seek independent advice. If you are a retail client (or if we mutually agree) you may refer the matter to Financial Services Complaints Limited (FSCL). There is no cost for you to ask FSCL to independently review your complaint. FSCL can be contacted by email at complaints@fsccl.org.nz or by calling 0800 347 257. Aon's Service Issues and Complaints Process is available at www.aon.co.nz/About-Aon/Complaints-Policy.

Aon's Important Notices Document

You should read Aon's Important Notices in conjunction with this document. Aon's Important Notices can be found at www.aon.co.nz/link/aon-important-notices.

Aon's Privacy Policy

Aon's Privacy Policy can be found at <https://www.aon.co.nz/About-Aon/Aon-Privacy-Policy>.



COUNCIL RATES & FEES

270A WAINONI ROAD, 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	325,000	0.315506	\$1,025.39
Uniform Annual General Charg	Per Unit	1	138.000000	\$138.00
Water Connected	Capital Value	325,000	0.071436	\$232.17
Land Drainage	Capital Value	325,000	0.041885	\$136.13
Sewerage	Capital Value	325,000	0.084700	\$275.28
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	325,000	0.000077	\$0.25
Heritage Arts Centre	Capital Value	325,000	0.000205	\$0.67
Total for Christchurch City Council				\$2,030.86

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	325,000	0.000351	\$1.14
WEC Class D	Capital Value	325,000	0.000518	\$1.68
General Rate	Capital Value	325,000	0.041199	\$133.90
Urban Transport:Chch	Capital Value	325,000	0.027709	\$90.05
WFPP Class A	Capital Value	325,000	0.000806	\$2.62
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	325,000	0.001214	\$3.95
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	325,000	0.000398	\$1.29
Total for Canterbury Regional Council				\$285.76

TOTAL RATES

TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$2,316.62

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

270A WAINONI ROAD, WAINONI

PREPARED BY ANDY WILLIAMS

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REAL ESTATE

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

19 April 2022

Ms D Harris
270a Wainoni Road
Avondale
Christchurch 8061
Sent by email to: debroseharris@gmail.com

Dear Ms Harris

Information request – CLM/2011/158140 – 270a Wainoni Road, Avondale, Christchurch 8061

Thank you for your information request received on 24 March 2022. You asked for *“All documentation for our property, selling and want to provide to potential buyers. CLM/2012/035890 CLM/2010/163260 CLM/2011/242254”* in relation to 270a Wainoni Road. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

Please find the enclosed documentation in response to your request.

The documents enclosed, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

The claims; CLM/2010/163260, CLM/2011/158140, CLM/2011/242254 and CLM/2012/035890 were referred to the Canterbury Home Repair Programme (CHRP). The damage incurred for both claims were assessed and repaired under claim number CLM/2011/242254.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners under section 9(2)(a) of the OIA and section 53(b) of the PA.

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Yours sincerely,



Rachel Saolele

OIA Advisor

IN CONFIDENCE-CUSTOMER

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains information relating to the repairs completed under the Canterbury Home Repair Programme (CHRP)



Scope of Works



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.

Customer: DA TOPSCHIJ

Assessment of Property at 270A WAINONI ROAD, AVONDALE, CHRISTCHURCH 8061 on 26/09/2011

Site

Element	Damage	Repair
Land (Under dwelling - Rock - 88.00 m2)		
Land (Exposed - Soil - 331.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 65.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 65.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 17.52 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 17.52 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 30.96 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 30.96 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 33.12 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 33.12 m2)	No Earthquake Damage	

Roof

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

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen**

Room Size: 2.70 x 2.80 = 7.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.56 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	7.56 m2
	Cosmetic Damage	Paint Ceiling	7.56 m2
Floor (Concrete - Vinyl - 7.56 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.40 m2)	Cosmetic damage	Rake out, plaster and paint	26.40 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 3.00 l/m)	No Earthquake Damage		

Ground Floor - Dining Room

Room Size: 2.80 x 2.60 = 7.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.28 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	7.28 m2
	Cosmetic Damage	Paint Ceiling	7.28 m2
Floor (Concrete - Carpet - 7.28 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.92 m2)	Cosmetic damage	Rake out, plaster and paint	25.92 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 5.10 x 5.30 = 27.03 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 27.03 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	27.03 m2
	Cosmetic Damage	Paint Ceiling	27.03 m2
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Concrete - Carpet - 27.03 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 49.92 m2)	Cosmetic damage	Rake out, plaster and paint	49.92 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 5.00 = 4.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 4.50 m2)	No Earthquake Damage		
Floor (Concrete - Carpet - 4.50 m2)	No Earthquake Damage		
Heating (Electric - Night store - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.32 m2)	Cosmetic damage	Rake out, plaster and paint	28.32 m2

Ground Floor - Laundry

Room Size: 2.00 x 1.60 = 3.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Toilet

Room Size: 1.90 x 0.80 = 1.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 1.52 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 1.52 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 12.96 m2)	Cosmetic damage	Rake out, plaster and paint	12.96 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.00 x 1.60 = 3.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Stipple - 3.20 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 3.20 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .63 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 17.28 m2)	Cosmetic damage	Rake out, plaster and paint	17.28 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Next to bathroom)

Room Size: 3.00 x 2.70 = 8.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 8.10 m2)	No Earthquake Damage		

Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage
1.00 No of)

Floor (Concrete - Carpet - 8.10 m2) No Earthquake Damage

Wall covering (Gib - Paint - 27.36 m2) Cosmetic damage Rake out, plaster and paint 27.36 m2

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Bedroom (Main)

Room Size: 3.00 x 3.60 = 10.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 10.80 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 10.80 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 31.68 m2)	Cosmetic damage	Rake out, plaster and paint 31.68 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Opposite bathroom.)

Room Size: 3.00 x 3.30 = 9.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Stipple - 9.90 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 9.90 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 30.24 m2)	Cosmetic damage	Rake out, plaster and paint 30.24 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Garage

Exterior

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Room (Other) (Garage)**

Room Size: 6.00 x 6.00 = 36.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

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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EQC Full Assessment Report

Claim Number: CLM/2011/158140
Claimant: DA TOPSCHIJ
Property Address: 270A WAINONI ROAD
 AVONDALE
 CHRISTCHURCH 8061

Assessment Date: 26/09/2011 15:54
Assessor: McEntee, Andrew
Estimator: McIntyre, Ian
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	DA, TOPSCHIJ				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling		Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
ANZ BANK LENDING SERVICES CENTRE

Mortgage Details - Comments

Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Rear section narrow drive. Large friendly dog. No other hazard detected.

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	85.90
Garage	1	Standard	Post 1980	Rectangular	36.60

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Under dwelling	Rock	No Earthquake Damage			
Land	Exposed	Soil	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	50.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: timber frame, brick veneer. 7.3 x 2.4

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: timber frame, brick veneer. 6.4 x 2.4

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	50.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: timber frame, brick veneer. 12.9 x 2.4

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	50.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: timber frame, brick veneer. 13.8 x 2.4

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Timber truss, rolled iron, 93.0 sq mts

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Concrete floor, 88.0 sq mts

Ground Floor - Kitchen**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	7.56 m2	50.00	378.00
			Cosmetic Damage			
			Paint Ceiling	7.56 m2	24.00	181.44
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	26.40 m2	27.00	712.80
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Ceiling and walls common with dining and lounge.**Ground Floor - Dining Room****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	7.28 m2	50.00	364.00
			Cosmetic Damage			
			Paint Ceiling	7.28 m2	24.00	174.72
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	25.92 m2	27.00	699.84
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	27.03 m2	50.00	1,351.50
			Cosmetic Damage			
			Paint Ceiling	27.03 m2	24.00	648.72
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	49.92 m2	27.00	1,347.84
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Night store	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.32 m2	27.00	764.64

General Comments:**Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:** Stipple ceiling. Painted gib walls. Vinyl floor. Window. Door.**Ground Floor - Toilet****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	12.96 m2	27.00	349.92

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:**Ground Floor - Bathroom****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	17.28 m2	27.00	466.56

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:**Ground Floor - Bedroom (Next to bathroom)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	27.36 m2	27.00	738.72

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:**Ground Floor - Bedroom (Main)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	31.68 m2	27.00	855.36

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Bedroom (Opposite bathroom.)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.24 m2	27.00	816.48

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

Garage

Exterior

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: timber frame, metal veneer, 6.0 x 2.4. Two tilt doors,

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: timber frame, brick veneer. 6.0 x 2.4. One window,

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: timber frame, brick veneer. 6.0 x 2.4

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: timber frame, brick veneer. 6.0 x 2.4. One door, one window,

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Timber truss, rolled iron, 38.0 sq mts

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Concrete floor, 36.0 sq mts

Ground Floor - Room (Other) (Garage)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete floor, timber frame, metal veneer, truss, rolled iron, one door, two windows, two tilt door,

Fees

Fees

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
------	----------

Preliminary and general	819.24
Margin	1,105.98
GST	1,824.86

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	100.00
	Elevation (North)	100.00
	Elevation (South)	0.00
	Elevation (West)	100.00
		300.00

Floor	Description	Estimate
Ground Floor	Bathroom	466.56
	Bedroom (Main)	855.36
	Bedroom (Next to bathroom)	738.72
	Bedroom (Opposite bathroom.)	816.48
	Dining Room	1,238.56
	Hallway	764.64
	Kitchen	1,272.24
	Laundry	0.00
	Lounge	3,438.06
	Toilet	349.92
		9,940.54

9,940.54

Garage

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage)	0.00
		0.00

0.00

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	819.24
Margin	1,105.98
GST	1,824.86

	3,750.09
Total Estimate	13,990.63

Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete floor
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/154631
- 2010/163260

File Notes

Date Created: 26/09/2011 16:00
Created : McEntee, Andrew
Subject: Description
Note: 1980s single storey brick veneer dwelling with iron roof. Three bedrooms. External double garage.
 Exterior has minor damage
 Interior has cosmetic damage
 Habitable. Weather proof.

Next Action:

Date Created: 29/10/2011 02:50
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 29/10/2011
Note: COMET sent to EQR on 29/10/2011
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:270A WAINONI ROAD, ARANUI, CHRISTCHURCH
 To:270A WAINONI ROAD, AVONDALE, CHRISTCHURCH
Next Action:

Urgent Works Items

SCOPE BUDGET SUMMARY SHEET

HUB:	Aranui	FLETCHER QS:	AD
2010 CLAIM NR:	2011/158140	SUPERVISOR:	Brent Drake
2011 CLAIM NR:		CONTRACTOR:	Renovation Specialists
CLAIM ADDRESS:	270 A Wainoni Road		

LOCATION	EQC Comet DATA 2011	EQC Revisions to Comet DATA	EQC BUDGET TOTAL	Renovation Specialists			FLETCHER EQR			FLETCHERS EQR Scope Change Descriptions
				QUOTE	Monetary Diff	% Diff	ESTIMATE	Monetary Diff	% Diff	
LOUNGE	3,438.06		3,438.06	2,616.27	821.79	23.90%	3,438.06	821.79	23.90%	
DINING ROOM	1,238.56		1,238.56	1,035.76	202.80	16.37%	1,238.56	202.80	16.37%	
KITCHEN / DINING	1,272.24		1,272.24	1,061.44	210.80	16.57%	1,272.24	210.80	16.57%	
BEDROOM 1	855.36		855.36	821.76	33.60	3.93%	855.36	33.60	3.93%	
BEDROOM 2	738.72		738.72	719.04	19.68	2.66%	738.72	19.68	2.66%	
BEDROOM 3	816.48		816.48	796.08	20.40	2.50%	816.48	20.40	2.50%	
BATHROOM 1	466.56		466.56	436.56	30.00	6.43%	466.56	30.00	6.43%	
TOILET 1	349.92		349.92	513.84	-163.92	-46.84%	438.92	-73.92	-16.80%	
PATIO	0.00		0.00	1,733.40	-1,733.40	#DIV/0!	1,260.00	-473.40	-37.57%	Patio - Grind out & Epoxy 3m. Plaster repair 9m
HALLWAY	764.64		764.64	744.72	19.92	2.61%	764.64	19.92	2.61%	
EXTERNAL WALLS										
NORTH	100.00		100.00	85.60	14.40	14.40%	100.00	14.40	14.40%	
SOUTH	0.00		0.00	0.00	0.00	#DIV/0!	0.00	0.00	#DIV/0!	
WALL	100.00		100.00	715.83	-615.83	-615.83%	790.00	74.17	9.39%	Grind Out & epoxy 3m & Paint 11m
WALL	100.00		100.00	80.00	20.00	20.00%	100.00	20.00	20.00%	
SUBTOTAL A	10,240.54	0.00	10,240.54	11,360.30	-1,119.76	-10.93%	12,280.54	920.24	7.49%	
FEES					0.00	#DIV/0!		0.00	#DIV/0!	
Contents removal	-				0.00	#DIV/0!		0.00	#DIV/0!	
Council					0.00	#DIV/0!		0.00	#DIV/0!	
Engineers Report					0.00	#DIV/0!		0.00	#DIV/0!	
Small job fee	-				0.00	#DIV/0!		0.00	#DIV/0!	
Contractors Margin	1,105.98	-	819.24	819.24	100.00%		819.24	819.24	100.00%	
Covering Incidental Costs	819.24	-	1,105.98	2,172.00	-1,066.02	-98.39%	1,047.98	-1,124.02	-107.26%	
SUBTOTAL B	1,925.22	0.00	1,925.22	2,172.00	-246.78	-12.82%	1,867.23	-304.77	-16.32%	
SUBSTANTIVE WORKS TOTAL	12,165.76	0.00	12,165.76	13,532.30	-1,366.54	-11.23%	14,147.77	615.47	4.35%	Works Order Value
CHIMNEY										
Demolition / rebuild cost	0.00		0.00	0.00	0.00	#DIV/0!		0.00	#DIV/0!	
Repair/ install heat source			0.00		0.00	#DIV/0!		0.00	#DIV/0!	
Contractor prep/repair work			0.00		0.00	#DIV/0!		0.00	#DIV/0!	
MARGIN, PRELIMS & GENERAL	0.00	0.00	0.00		0.00	#DIV/0!		0.00	#DIV/0!	
CHIMNEY BUDGET TOTAL	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00	0.00	#DIV/0!	
OVERALL TOTALS (exc GST)	12,165.76		12,165.76	13,532.30						
GST	1,824.86			1,824.86						
GRAND TOTAL (Incl GST)	13,990.62			13,990.63						

FLETCHER EQR Representative:	AD
Signature and Date:	

EQR Representative:	STEVE RAVEN E.Q.C ESTIMATOR
Date:	

Note all verified by Central unless stated
Insurance Verified Yes / No
2010 Claim Building:
2010 Claim Contents:
2011 Claim Building:
2011 Claim Contents:

EQR NOTES:	Two works approved to proceed as per EQR advised Sub.
DATE:	

\$17048-18

APPROVED

CONTRACT
DOCUMENT

aranui

CONTRACT
DOCUMENT

TOTAL

EQC 039 – Revised 07-09

Claim Number	2011/158140	Contractor Name	Renovation Specialists
Claimant Name	Da Topschij	Supervisor	Brent Drake
Property Address	270A Wainoni road	Page	of
Phone		Date	

[illegible]

CONTRACT
TOTAL DOCUMENT
this property
APPROVED

The above scope changes should be added to the EQC assessed Scope of Work

B. Brak 29/2/12

2019

ESTIMATOR

EQC Claim Assessment

Address	270A WAINONI ROAD, ARANUI, CHRISTCHURCH, 8061	EQC Claim Number	CLM/2011/158140
Hazards	Rear section narrow drive. Large friendly dog. No other hazard detected.	EQC Assessor (L,F)	McEntee, Andrew
Inspection Date	26-Sep-2011	Placard	No Sticker
		EQC Estimator (L,F)	McIntyre, Ian

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
TOPSCHIJ DA				

Diane.

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	65 m
Sewerage	Town Connection, PVC Pipe	65 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Under dwelling, Rock	88 m2
Land	Exposed, Soil	331 m2

MAIN BUILDING	Age Post 1980	Area 85.9m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North)		
Wall framing	Timber Frame, Timber (17.52 m2)	
Wall cladding	Brick veneer, Brick (17.52 m2) Cracking	
	Grind out and repoint mortar	2 m

Comments: timber frame, brick veneer. 7.3 x 2.4

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		

Comments: timber frame, brick veneer. 6.4 x 2.4

Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		
Wall cladding	Brick veneer, Brick (30.96 m2) Cracking	
	Grind out and repoint mortar	2 m

Wall framing Timber Frame, Timber (30.96 m2)

Comments: timber frame, brick veneer. 12.9 x 2.4

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		

EQC Claim Number CLM/2011/158140

Wall framing	Timber Frame, Timber (33.12 m2)	
Wall cladding	Brick veneer, Brick (33.12 m2)	
	Cracking	
	Grind out and repoint mortar	2 m

Comments: timber frame, brick veneer. 13.8 x 2.4

Element	Description / Damage / Repair Strategy	Measure
Foundations		

Comments: Concrete floor, 88.0 sq mts

Element	Description / Damage / Repair Strategy	Measure
Roof		

Comments: Timber truss, rolled iron, 93.0 sq mts**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Kitchen (L=2.8m W=2.7m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Vinyl (7.56 m2)	
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (26.40 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	26.4 m2
Ceiling	Gib, Stipple (7.56 m2)	
	Cosmetic Damage	
	Paint Ceiling	7.56 m2
	Scrape off, rake out, fill, restipple	7.56 m2
Work top	Kitchen work top, Laminate (3.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Room - Comments: Ceiling and walls common with dining and lounge.		
Room - Additional Notes:		

Dining Room (L=2.6m W=2.8m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (7.28 m2)	
Ceiling	Gib, Stipple (7.28 m2)	
	Cosmetic Damage	
	Paint Ceiling	7.28 m2
	Scrape off, rake out, fill, restipple	7.28 m2
Wall covering	Gib, Paint (25.92 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	25.92 m2

EQC Claim Number CLM/2011/158140

Room - Additional Notes:**Lounge (L=5.3m W=5.1m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (2.00 No of)		
Floor	Concrete, Carpet (27.03 m2)		
Ceiling	Gib, Stipple (27.03 m2)		
	Cosmetic Damage		
	Paint Ceiling		27.03 m2
	Scrape off, rake out, fill, restipple		27.03 m2
Wall covering	Gib, Paint (49.92 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	✓	49.92 m2
Door (External)	Single glass door, Aluminium (1.00 Item)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease door		1 No of
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 Item)		

Room - Additional Notes:**Hallway (L=5.0m W=0.9m H=2.4m)**

Floor	Concrete, Carpet (4.50 m2)		
Heating	Electric, Night store (1.00 Item)		
Ceiling	Gib, Stipple (4.50 m2)		
Wall covering	Gib, Paint (28.32 m2)	✓	
	Cosmetic damage		
	Rake out, plaster and paint		28.32 m2

Room - Additional Notes:**Laundry (L=1.6m W=2.0m H=2.4m)****Room - Comments:** Stipple ceiling. Painted gib walls. Vinyl floor. Window. Door. ✓**Room - Additional Notes:****Toilet (L=0.8m W=1.9m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Concrete, Vinyl (1.52 m2)		
Wall covering	Gib, Paint (12.96 m2)		
	Cosmetic damage	✓	
	Rake out, plaster and paint		12.96 m2
Ceiling	Gib, Stipple (1.52 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		

EQC Claim Number CLM/2011/158140

Room - Additional Notes:**Bathroom (L=1.6m W=2.0m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)	
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Vinyl (3.20 m2)	
Shower	Cubical shower unit, Acrylic shower (0.63 m2)	
Ceiling	Gib, Stipple (3.20 m2)	
Wall covering	Gib, Paint (17.28 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	17.28 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Bathroom sink	Vanity single, Standard specification (1.00 Item)	

Room - Additional Notes:**Bedroom Next to bathroom (L=2.7m W=3.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (8.10 m2)	
Ceiling	Gib, Stipple (8.10 m2)	
Wall covering	Gib, Paint (27.36 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	27.36 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:**Bedroom Main (L=3.6m W=3.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Concrete, Carpet (10.80 m2)	
Ceiling	Gib, Stipple (10.80 m2)	
Wall covering	Gib, Paint (31.68 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	31.68 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:**Bedroom Opposite bathroom. (L=3.3m W=3.0m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (9.90 m2)	
Wall covering	Gib, Paint (30.24 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	30.24 m2

EQC Claim Number CLM/2011/158140

Ceiling	Gib, Stipple (9.90 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Additional Notes:

GARAGE	Age Post 1980	Area 36.6m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North)

Comments: timber frame, metal veneer, 6.0 x 2.4. Two tilt doors,

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)

Comments: timber frame, brick veneer. 6.0 x 2.4. One window,

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (East)

Comments: timber frame, brick veneer. 6.0 x 2.4

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (West)

Comments: timber frame, brick veneer. 6.0 x 2.4. One door, one window,

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Foundations

Comments: Concrete floor, 36.0 sq mts

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Roof

Comments: Timber truss, rolled iron, 38.0 sq mts

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) Garage (L=6.0m W=6.0m H=2.4m)

Room - Comments: Concrete floor, timber frame, metal veneer, truss, rolled iron, one door, two windows, two tilt door,

Room - Additional Notes:

End Of Assessment



15/03/2012

Earthquake Repair Quote

Claim Number	Quote No
2011/158140	564

Fletcher EQR Aranui Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details:

DA Topschij
270A Wainoni Road
Aranui

Description	Unit	Qty	Rate	Amount	Markup	Total
BEDROOM - next to bathroom Gib Stopping & Paint Wall SUBTOTAL FOR THIS ROOM		28	24.00	0.00 672.00	7.00%	0.00 719.04 719.04
BEDROOM - main Gib Stopping & Paint Wall SUBTOTAL FOR THIS ROOM		32	24.00	0.00 768.00	7.00%	0.00 821.76 821.76
BEDROOM - opposite bathroom Gib Stopping & Paint Wall SUBTOTAL FOR THIS ROOM		31	24.00	0.00 744.00	7.00%	0.00 796.08 796.08
Scoping, Pricing and Administration		1	220.00	220.00		220.00
Project Management Costs & Health and Safety		15	45.00	675.00		675.00
Daily Site Clean		15	45.00	675.00		675.00
Supply & Lay Film		1	200.00	200.00		200.00
Commercial Clean (at end)		1	302.00	302.00		302.00
Rubbish Removal		1	100.00	100.00		100.00
SUBTOTAL FOR THIS ROOM						2,172.00
1. While every effort is made to colour match accurately, there may be some discrepancy.			0.00	0.00		0.00
2. We have allowed to use the owners toilet and water, if this is not agreeable to the owner then there will be a charge for these facilities.			0.00	0.00		0.00
3. No allowance has been made to paint trim, unless specified.			0.00	0.00		0.00
4. No allowance has been made to shift house hold goods or furniture, should this be required, an appropriate charge will be made at current carpentry labour rates.			0.00	0.00		0.00
5. No allowance has been made for Power if the client requests compensation.			0.00	0.00		0.00

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

Subtotal

GST

Total

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works, where possible.

Page 2

Accreditation Number: EQRC0413



Renovation
SPECIALISTS

6/03/2012

Fletcher EQR Aranui Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Earthquake Repair Quote

Claim Number	Quote No
2011/158140	564

Homeowner Details:

DA Topschij
270A Wainoni Road
Aranui

Description	Unit	Qty	Rate	Amount	Markup	Total
5. No allowance has been made for Power if the client requests compensation.			0.00	0.00		0.00
6. No allowance has been made to obtain any building consents.			0.00	0.00		0.00
7. No allowance has been made to repair any landscaping, garden or lawns back to original condition. If this is deemed necessary it will be done at additional cost.			0.00	0.00		0.00
8. Any materials remain the property HollyfordLtd until payment is received in full. For a brief explanation on the Construction Contract Act please read the following page.			0.00	0.00		0.00
9. These estimates remain valid for 30 days from the date of issue.			0.00	0.00		0.00

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works, where possible.

Page 3

Accreditation Number: EQRC0413

Subtotal	\$13,303.12
GST	\$1,995.47
Total	\$15,298.59

Works Order



To: Renovation Specialists.
PO Box 16-835
Hanby
Christchurch.

Order Number **EQW 05132**

Please quote on all invoices,
correspondences etc

Accreditation no.:

PA code:

Authorised by:

Date: 20/03/12.

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
<u>20/03/12.</u>	<u>Bent Drake</u>		<u>E013</u>	<u>11.</u>

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
1. <u>2011/158140</u>	<u>270 A Wainoni Road</u>	<u>13532.30</u>	<u>TBA</u>	<u>TBA.</u>
2.				
3.				
4.				
5.				
6.				
7.				
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27.				
28.				
29.				
30.				

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
 11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors
 between the parties.

Works Order V2.0. 12/12/11

Schedule **E4** **Defects Liability Certificate**

Contract: 2011/158140

Claim Number:

Location: 270a Wainoni rd

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 Defects 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

The certificate cannot be relied on for any other purpose.

Signed by/date:



17/5/12
(Date signed)

Schedule **E4** **Defects Liability Certificate**

Contract:

Claim Number: 2011/158140

Location: 27014 Wairoa

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 Defects 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

The certificate cannot be relied on for any other purpose.

Signed by/date:



18-03-13

(Date signed)

Practical Completion Certificate

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY AS AGENT
OF EQC

Claim Number	2011/158140	Contractor Name	Renovation Specialists
Claimant Name	Da Topschij	Supervisor	Brent Drake
Property Address	270A Wainoni road		
Phone		Date	

Description of Works

Earthquake repair as
per scope of works.

Owner to sign off once
Door edge in lounge painted
& concrete patio & rear painted.

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 to their [the contractors] satisfaction as per EQC Scope and EQR. Variations. The Homeowner/Representative acknowledges that they will notify the Supervisor prior to the expiration of 3 Months from the date of this certificate of any defects arising from the repair work which requires remedying and permit the Contractor to perform such repairs.

Name of Contractor/Representative M Talbot

Signature & Date

npuller 17/5/12

Name of EQR Representative

B. DRAKE

Signature & Date

B. Drake 17/5/12

Name of Owner/Representative

D. Topschij

Signature & Date

D. Topschij
26/6/12

Contractor's Producer Statement for Construction PS3

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY AS AGENT
OF EOC

Claim Number	2011/158140	Contractor Name	Renovation Specialists
Claimant Name	Da Topschij	LBP Licence No.	0
Property Address	270A Wainoni road	Supervisor	Brent Drake
Phone		Date	

Issued by:

Contractor

Renovation Specialists

LBP Licence No

116 937

Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement

I Matthew Talbot (name of (LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the building Consent.

Description of the work covered by this statement

2011/158140

As per eoc claim 2011/158140 the eoc repairs have been completed as per details in renovation specialists quotes 564, 566

Signature & Date

Subcontract Payment Certificate Items

Project **Hub 11 North New Brighton Contract Works**
 Subcontractor **Hollyford Ltd T/A Renovation Specialists**
 Agreement **Hollyford Ltd T/A Renovation Specialists (S745) - Hub 11 North New Brighton (E013)**

Printed By: EQR\AnthonyDe

Certified Date **31-May-2012**Certificate Number **7****Subcontract Works Paid on this Certificate**

EQC Claim No	Address	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
CLM/2011/158140	270A WAINONI ROAD, AVONDALE	1,372.13	1,372.13	0.00	1,372.13	1,372.13	0.00	" "
CLM/2011/158140	270A WAINONI ROAD, AVONDALE	12,165.77	12,165.77	0.00	12,165.77	12,165.77	0.00	Inv No. 3125
Subcontract Works Paid on this Certificate Total		13,537.90	13,537.90	0.00	13,537.90	13,537.90	0.00	

Released under the Official Information Act 1982

EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010154631	270a WAINONI ROAD, AVONDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	03-03-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	03-03-2015

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/158140 270A WAINONI ROAD	E013	F3	0	12,165.77	12,165.77	0.00	1,372.13	1,372.13	0.00	13,537.90	13,537.90
CLM/2012/035890 270A WAINONI ROAD	E013	F3	0	0.00	0.00	0.00	286.50	286.50	0.00	286.50	286.50
Property Total			0	12,165.77	12,165.77	0.00	1,658.63	1,658.63	0.00	13,824.40	13,824.40

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2011/158140	270A WAINONI ROAD	Substantive Works - Primary	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)	COMPLETIONS	13,532.30	7	13,537.90	13,537.90
	Transmitted To Hub -> Claim File Review Complete		YELLOW ZONE - no foundation damage	Revised Quote rec 15/03 MW				
CLM/2012/035890	270A WAINONI ROAD	Emergency Works - Primary	CLOSED OUT-Discourt Blocked Drains Limited - Removed ***** (S940)	COMPLETIONS	0.00	1	286.50	286.50
	Allocated To Hub -> Claim File Review Complete		stDRAIN IN DRIVEWAY NOT DRAINING WATER AND WATER FLOODS UP TO GARAGE DOOR. MAYBE LIQUIFACTION IN PIPES TENETED HOUSE, THEY HAVE TWO SMALL CHILDREN E/W complete inv 159 NE 24/4					
Property Total					13,532.30	8	13,824.40	13,824.40

No Works Orders on this Property

Released under the Official Information Act 1982

EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010154631	270a WAINONI ROAD, AVONDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	03-03-2015
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	System Generated Finalisation	F3 Completed Date:	03-03-2015

Claims / Certs / Payables

S745 CLOSED OUT-Hollyford Limited t/a Renovation Specialists *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/158140	Subst OB	Substantive Works	8	EQR\AnthonyDe	\$0.00	31-May-2012	\$12,165.77	
CLM/2011/158140	Subst BV	Scope Addition	8	EQR\AnthonyDe	\$0.00	31-May-2012	\$1,372.13	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/158140	Subst OB	Substantive Works	7	EQR\AnthonyDe	\$0.00	31-May-2012	\$12,165.77	Inv No. 3125
CLM/2011/158140	Subst BV	Scope Addition	7	EQR\AnthonyDe	\$0.00	31-May-2012	\$1,372.13	" "

S745 CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** Total Claims \$13,537.90 Certs \$13,537.90 Payables \$0.00

S940 CLOSED OUT-Discount Blocked Drains Limited - Removed *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2012/035890	E5Emg BV	Emergency Under 2k (Delegated)	38	EQR\AnthonyDe	\$0.00	26-Apr-2012	\$286.50	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2012/035890	E5Emg BV	Emergency Under 2k (Delegated)	34	EQR\AnthonyDe	\$0.00	26-Apr-2012	\$286.50	Inv No. 159

S940 CLOSED OUT-Discount Blocked Drains Limited - Removed ***** Total Claims \$286.50 Certs \$286.50 Payables \$0.00

Property Total Claims \$13,824.40 Certs \$13,824.40 Payables \$0.00

No Open Complaints / Remedial Issues on this Property

Released under the Official Information Act 1982

EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010154631	270a WAINONI ROAD, AVONDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	03-03-2015
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	System Generated Finalisation	F3 Completed Date:	03-03-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/158140	Defects Liability Certificate	Aranui Hub	08/04/2014
CLM/2011/158140	Practical Completion Certificate (PCC)	Aranui Hub	08/04/2014
CLM/2011/158140	Defects Liability Certificate	Aranui Hub	08/04/2014
CLM/2011/158140	Defects Liability Certificate	Aranui Hub	08/04/2014

Property Total Finalisation Documents Present: 4

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/158140	270A WAINONI ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2012/035890	270A WAINONI ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 2

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S745 CLOSED OUT-Hollyford Limited t/a Renovation Specialists *****	Suspended	EQRC0413	Main Contractor	Substantive Works
S940 CLOSED OUT-Discount Blocked Drains Limited - Removed *****	No longer wishes to work	EQRC1097	Main Contractor	Emergency Works

Property Total Number of Contractors: 2



ADDITIONAL DOCS

270A WAINONI ROAD, WAINONI

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

FINAL CODE COMPLIANCE CERTIFICATE

Issued by
BUILDING CONTROL INSPECTION SERVICES
CHRISTCHURCH CITY COUNCIL

BUILDING CONSENT No.
97006808



Project Location

Street Address: 270A WAINONI ROAD, WAINONI, CHRISTCHURCH 8006
Legal description: PT LOT 1 DP 11188

Project Particulars

THIS CERTIFICATION IS FOR:

New Construction

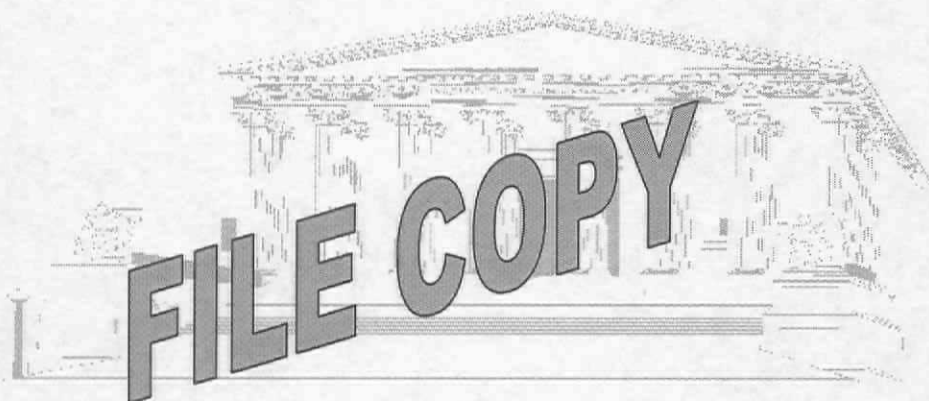
THE INTENDED USE(S) FOR THIS BUILDING WORK IS FOR:

Dwelling

WORK DETAILS:

2ND DWELLING UNIT WITH DETACHED GARAGE

The intended life of this building work is Indefinite, but not less than 50 years.

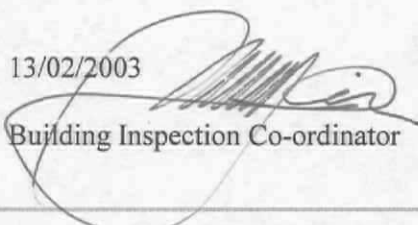


This certificate is issued under Section 43 clause (3) of the Building Act 1991 and is a Final Code Compliance issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue:
Name:
Position:

13/02/2003


Building Inspection Co-ordinator



A BIT ABOUT ANDY

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.



A BIT ABOUT RICHIE

Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

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

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02108965594

OFFICE ROAD
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