

# PROPERTY INFO PACK

32 PENRITH AVENUE, SOMERFIELD

PREPARED BY ANDY WILLIAMS

# OFFICE ROAD

## 32 PENRITH AVENUE, SOMEERFIELD

### **COMFORT WHERE IT COUNTS!**

### **FEATURES:**



332m2



110m2



3





1



2

### **PROPERTY DETAILS:**

Address: 32 Penrith Avenue, Somerfield

Legal Description: Lot 4 DP 334394

Property Type: House

Sale by: Negotiation

Close To: Shopping Areas, Parks

### **PROPERTY DESCRIPTION:**

What better foundation for your future than this affordable three-bedroom abode, which has been tastefully updated and enhanced for today's lifestyles while fostering educational and professional ease.

Enviable zoning for Somerfield Primary School and Cashmere High School cements the area's reputation, with proximity to the central city ensuring the daily commute is a breeze whether on public transport or under your own steam.

Contemporary décor and design improvements have carefully retained the home's history, with charming leadlights, bay windows, and traditional wood panelling promoting a real sense of personality.

Basking in sunlight, the home's heat pump and fireplace tame winter's chill and support good health across all four seasons.

From the meticulously modernized kitchen, where storage and counter space sensibly take priority, to the interlinked living and dining space, the emphasis is on collaboration and connection.

The advantage of a separate lounge amplifies entertaining options and boosts household harmony, with elegant French doors leading out to a sheltered north-facing deck for effortless al fresco relaxation.

Accommodation is provided in the form of two doubles and a single bedroom ideally utilized for a nursery or home office.

The attractively updated bathroom demonstrates streamlined style with a second toilet and dedicated laundry facilities supporting everyday family use.

Contained with the freehold 332m2 grounds is a convenient double garage and the exceedingly easy-care grounds allow more time to explore a neighbourhood that is steeped in amenities from retail to recreation.

Budget-conscious buyers will be hard-pressed to top the countless benefits available, and interested parties are urged 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

Office Road Real Estate Powered by Agent X (2021) Licensed Agent REAA 2008

# PROPERTY PHOTOGRAPHY













# PROPERTY PHOTOGRAPHY















# **CERTIFICATE OF TITLE**

# 32 PENRITH AVENUE, SOMERFIELD

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# RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



R.W. Muir Registrar-General of Land

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

Identifier 140910

Land Registration District Canterbury

Date Issued 05 July 2004

**Prior References** CB459/245

**Estate** Fee Simple

Area 332 square metres more or less
Legal Description Lot 4 Deposited Plan 334394

**Registered Owners**Nina Margaret Shields

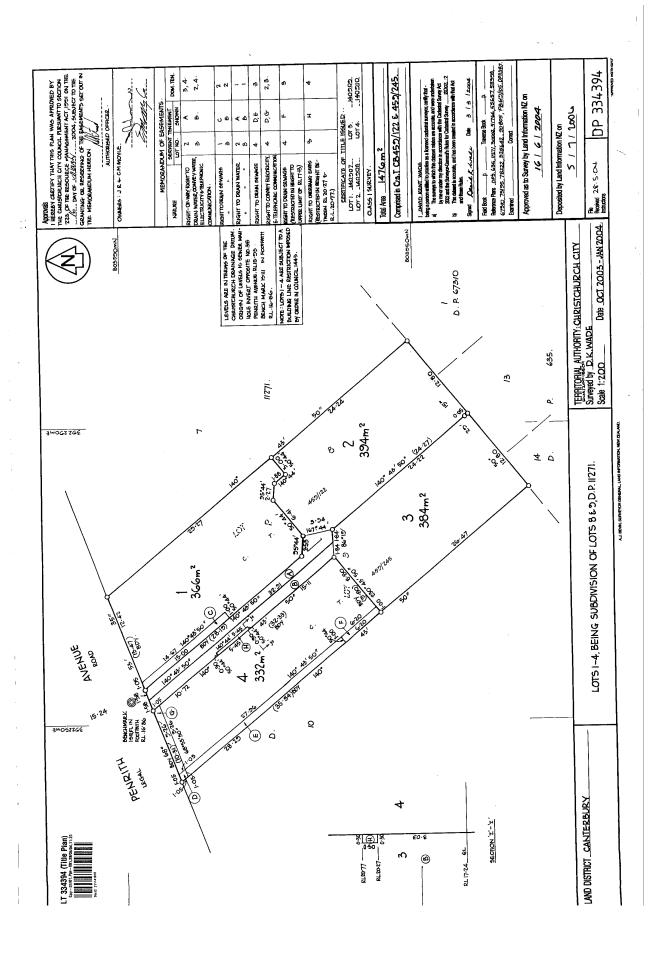
### **Interests**

1443 Order in Council imposing Building Line Restriction - 15.7.1937 at 9.48 am

Subject to a right to drain sewage over part marked D,E, a right to convey electricity and telephonic communication over part marked D,G and a right to drain sewage (restricted in height) over part marked F, all on DP 334394 created by Easement Instrument 6066555.3 - 5.7.2004 at 9:00 am

Appurtenant hereto is a right of way, right to drain water, right to convey water, electricity and telephonic communication and a right to overhang eaves (restricted in height) created by Easement Instrument 6066555.3 - 5.7.2004 at 9:00 am

The easements created by Easement Instrument 6066555.3 are subject to Section 243 (a) Resource Management Act 1991 11296619.3 Mortgage to ASB Bank Limited - 12.12.2018 at 10:56 am





# **PROOF OF INSURANCE**

# **32 PENRITH AVENUE, SOMERFIELD**

PREPARED BY ANDY WILLIAMS

# OFFICE ROAD



W Zealand CHC 0F40B I07197249

Contact

Hannah Millings

Telephone

03 345 9800

**Email** 

hannah.millings@aon.com

Address PO Box 2058 Christchurch 8140

Nina Shields 32 Penrith Ave Somerfield Christchurch 8024

**Period of Insurance:** 01/05/2020 to 12/12/2020

### **Important Notice:**

This Coverage Summary / Schedule has been prepared for general reference only. Nothing contained herein prevails over the terms, conditions & exclusions of the policy.

Please check and ensure all information on the Coverage Summary / Schedule is correct. If you require any changes please contact your broker.

### **CPF Domestic**

### **Silver Home**

**Insured:** 

Nina Shields

**Interested Parties:** 

**ASB Bank Ltd** 

**Situation:** 

32 Penrith Ave, Somerfield, Christchurch

**Year Built:** 

1939

**Home Sum Insured:** 

Replacement to a maximum of \$ 400,000

**Limits included in the Home Sum Insured:** 

Retaining Wall(s)

Not Declared

Recreational Features (defined below)

Not Insured

Special Features (defined below): Not Insured

Total Sum Insured (defined below): \$ 400,000

(All sums insured stated above exclude GST)

**Excesses:** 

Each and Every Claim \$ 1,000 Natural Disaster Damage (Non EQC Act) \$ 5,000

Office Use Only - 4024293 005 Page 1



However, in the event of a claim to your House and/or Contents and/or Private Motor Vehicle, then only the highest excess will be applicable

### **Natural Disaster Cover:**

The maximum entitlement under the EQC Act is \$150,000 plus GST per event for each Home insured by this policy. An excess of 1% of the claim with a minimum of \$200 will apply.

You have cover under this policy for the difference between the maximum entitlement under the EQC Act and the Total Sum Insured from your insurers.

# Policy Definitions (please refer to the policy wording for full policy coverage information) Recreational Features means any tennis court and/or permanently fixed swimming pool or permanently fixed spa pool including its ancillary equipment and/or pumps.

**Special Features** means private utility plant and associated equipment including but not limited to wind or water mills or diesel generators, cable car and its associated equipment bridge or culvert, permanent ford or dam, wharf, pier, landing or jetty.

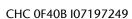
**Total Sum Insured** means the Home Sum Insured which includes limits for retaining walls and recreational features, and any special features sum insured.

### **Sum Insured – Important Notice**

- The sum insured shown in this Policy Schedule is the maximum amount payable for any damage to your home(s).
- If you have not advised us of your estimated cost to rebuild your home(s), the sum insured shown is a default sum insured calculated by using some of the information you have previously provided to us.
- Aon and your insurers do not guarantee the estimated default sum insured will be sufficient to cover the rebuilding of your home(s) following loss.
- If you would like to amend your sum insured, or require assistance, please contact your Aon broker.

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### **Silver Contents**

**Insured:** 

Nina Shields, Robbert-Jan Voogt

**Situation:** 

32 Penrith Ave, Somerfield, Christchurch

**Sum Insured:** \$ 30,000

(All sum(s) insured stated above exclude GST)

**Excess:** 

Each and Every Claim \$ 500

However, in the event of a claim to your House and/or Contents and/or Private Motor Vehicle, then only the highest excess will be applicable

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# Insurer Financial Strength Rating

CHC 0F40B I07197249

Client: Nina Shields

Our Reference: AON CHC 0F40B 4024293 005

Class: CPF Domestic

**Period of Insurance:** 01/05/2020 to 12/12/2020

**Invoice Date:** 20/08/2020

**Insurer:** NZI a division of IAG NZ Ltd **Proportion:** 51.0%

Rating Agent: Standard & Poors Rating: AA-

**Insurer:** Vero Insurance (NZ) Ltd **Proportion:** 49.0%

Rating Agent: Standard & Poors Rating: A+

IAG has received the above financial strength rating from Standard and Poor's (Australia) Pty Ltd. an approved rating agency.

| INSURER FINANCIAL STRENGTH RATINGS (In Summary Form) |                      |                            |                              |  |  |  |  |
|--|----------------------|----------------------------|------------------------------|--|--|--|--|
| Standard & Poors(www.standardandpoors.com)           |                      | A.M. Best (www.ambest.com) |                              |  |  |  |  |
| AAA  | Extremely strong     | A++                        | Superior                     |  |  |  |  |
| AA   | Very Strong          | A                          | Excellent                    |  |  |  |  |
| A  | Strong               | В                          | Fair                         |  |  |  |  |
| BBB  | Good                 | С                          | Weak                         |  |  |  |  |
| BB   | Marginal             | D                          | Poor                         |  |  |  |  |
| В  | Weak                 | E                          | Under regulatory supervision |  |  |  |  |
| CCC  | Very Weak            | F                          | In liquidation               |  |  |  |  |
| CC   | Extremely Weak       |                            | ·                            |  |  |  |  |
| SD   | Selective default    |                            |                              |  |  |  |  |
| D  | Default              |                            |                              |  |  |  |  |
| R Rec  | gulatory supervision |                            |                              |  |  |  |  |
| NR   | Not rated            |                            |                              |  |  |  |  |

Plus (+) or minus (-): these ratings may be modified by the addition of a plus or minus sign to show relative standing within major rating categories. A full description of the rating scale is available at the individual company websites noted above.

In respect of Lawsafe, the proportions are NZI 50% and Vero Liability 50%

**Insurer:** Vero Liability Insurance Limited

Rating Agent: Standard & Poors Rating: A+



# **COUNCIL RATES & FEES**

# **32 PENRITH AVENUE, SOMERFIELD**

PREPARED BY ANDY WILLIAMS

# OFFICE ROAD

# 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         | <b>Factor For Calculation</b> | Value of Factor   | % Rate/\$ Charge   | Amount (GST incl) |
|------------------------------|-------------------------------|-------------------|--------------------|-------------------|
| General Rate: Standard       | Capital Value                 | 420,000           | 0.315506           | \$1,325.13        |
| Uniform Annual General Charg | Per Unit                      | 1                 | 138.000000         | \$138.00          |
| Water Connected              | Capital Value                 | 420,000           | 0.071436           | \$300.03          |
| Land Drainage                | Capital Value                 | 420,000           | 0.041885           | \$175.92          |
| Sewerage                     | Capital Value                 | 420,000           | 0.084700           | \$355.74          |
| Waste Minimisation           | Per Unit                      | 1                 | 196.450000         | \$196.45          |
| Active Travel Rate           | Per Unit                      | 1                 | 20.00000           | \$20.00           |
| Heritage(Cathedral)          | Per Unit                      | 1                 | 6.520000           | \$6.52            |
| Heritage Targeted Rate       | Capital Value                 | 420,000           | 0.000077           | \$0.32            |
| Heritage Arts Centre         | Capital Value                 | 420,000           | 0.000205           | \$0.86            |
|                              | T                             | otal for Christol | nurch City Council | \$2 518 97        |

Canterbury Regional Council

| Canterbury Regional Col    | INCII                         |                   |                  |                   |
|----------------------------|-------------------------------|-------------------|------------------|-------------------|
| Description of Rates       | <b>Factor For Calculation</b> | Value of Factor   | % Rate/\$ Charge | Amount (GST incl) |
| Works & Services           | Capital Value                 | 420,000           | 0.000351         | \$1.47            |
| WEC Class D                | Capital Value                 | 420,000           | 0.000518         | \$2.18            |
| General Rate               | Capital Value                 | 420,000           | 0.041199         | \$173.04          |
| Urban Transport:Chch       | Capital Value                 | 420,000           | 0.027709         | \$116.38          |
| WFPP Class A               | Capital Value                 | 420,000           | 0.000806         | \$3.39            |
| Rating Unit Annual Charge  | Per Unit                      | 1                 | 36.710000        | \$36.71           |
| Air Quality                | Capital Value                 | 420,000           | 0.001214         | \$5.10            |
| Civil Defence UAGC         | Per Unit                      | 1                 | 14.420000        | \$14.42           |
| GC Transport & Development | Capital Value                 | 420,000           | 0.000398         | \$1.67            |
|                            | Tota                          | al for Canterbury | Regional Council | \$354.36          |

**TOTAL RATES** 

TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$2,873.33

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**

# 32 PENRITH AVENUE, SOMERFIELD

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### Schedule E4 Defects Liability Certificate

Contract:

~ Fletcher EQR

Claim Number:

~ CLM/2011/018091

Location:

~ 32 Penrith Avenue

### 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:

141 1112

(Date signed)

Note: For the purposes of this contract the Principal is represented by the Hub Supervisor.



### **Electrical Certificate of Compliance**

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. 3860909

No. of attachments

To be completed whether or not an Inspection is required.

| CUSTOMER INFORMATION -  | PLEASE PRINT CLEARLY                        |  |   |
|---|---|--|---|
|   | notrew Coombs.                              |  | Phone:  |
| Address of installation   | 32 Penrith s                                | treet.   |   |
| Postal address of customer (if not                                    | t as above)                                 |  |   |
| DECLARATION OF CONFORM  | ITY (Please tick (✓) appropria              | te boxes)  |   |
| In accordance with Regulation 58                                      | 8 of the Electricity (Safety) Regu          | lations 2010, the design of the inst                                 | allation or part of the installation  |
| to which this certificate applies                                     |   |  |   |
| (b) the supply system of the i  | installation or part of the installation    | Part 1 of AS/NZS3000:2007 and Rullation to which this certificate ap | egulation 59 🔲 and  |
| 230V/400 V MEN  or a  | attached other system                       | mation to which this certificate ap                                  | oplies is   |
| VORK DETAILS  | actualities of their system                 | i  |   |
| No. of lighting outlets   | l No of our                                 |  |   |
|   | No. of ranges                               |  | iate where work includes:   |
| No. of socket outlets   | No. of water he                             |  | Main earthing   |
| Was any installation work carried by the homeowner?                   | Yes No                                      | MEN Switchboar<br>closest to point of                                |   |
| Description of work carried o   | out (If necessary attach any pag            | es with work done)   |   |
| Alteration Job  |   |  |   |
| rewire light ein  | reints, new Cittin                          | a + balbs.   |   |
|   | /   | il I   | , )   |
| rewire Bathroom   |   | suffets remove or  |   |
| CERTIFICATION OF WORK (Ple  | ease tick (🗸) appropriate boxes             | )  |   |
| I certify that the completed insta                                    | allation or part of the installati          | on to which this certificate applie                                  |   |
| has been installed in accordan  | nce with the design detailed in             | n the Declaration of Conformity se                                   | ection above  |
| has had tests which are requi   | red by the Electricity (Safety) I           | Regulations 2010 satisfactorily com                                  | pleted  |
| has an earthing system that is  | s correctly rated                           |  |   |
| contains fittings which are sa  | fe to connect to a power supp               | ly   |   |
| is safe to connect to a power   | supply                                      |  |   |
| ELECTRICAL WORKER DETAILS   |   |  |   |
| Name Brian  | Fowler                                      | Registration No. = 15  | 976   |
| Company B. Foul   | Fowler<br>le Electrical                     | Contact Ph No. 027 34:   | 3/220   |
| Signature Grice   | Junto                                       | Date 27-11-  | - 12_   |
|   | ctrical work requiring inspection by a r    | egistered electrical inspector                                       |   |
| Mains work (mains, MEN switchbo<br>the point of supply, or main earth | oards closest to At                         |  | ork carried out in accordance   |
| I certify that the items identified above are                         | e electrically safe and that the inspection |  | th Part 1 of AS/NZS 3000:2007<br>the Electricity (Safety) Regulations 2010. |
| Name  |   | Registration No.   |   |
| Signature   |   | Date   |   |
|   |   | Contact Ph No.   |   |
|   |   | CERTAIN CONTROLS - EXCLIDINATION                                     |   |

| Claims No:        | 2011/018091   |
|-------------------|---------------|
| Claimant:         | Joshua (combs |
| Claimant address: | 32 Pennth     |
| EQR Supervisor:   | Steve Hunter  |
| Date:             | 18/6/12       |

The work described in this document covers th in your quotation.



81 Grange Street, Hillsborough, Christchurch 8022

### **Andrew Coombs**

Licensed Building Practitioner BP101612

GST No: 104 300 871

EQR Accreditation No: 0564

Ph 0274 352327 or 03 3323517 Fax 03 3323598

Email: aacoombs@xtra.co.nz

Residential

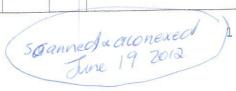
 Commercial Alterations

Additions



| Room                  | No. of<br>walls                       | Ceiling  | Floor    | Description   | Contractors<br>Quote |
|-----------------------|---------------------------------------|----------|----------|---|----------------------|
|                       | wans                                  | ST.      | N. Marie |   | च्यू का क व क        |
| ynge                  | 4                                     | <b>V</b> |          | walls remove wallpaper rake stop & replace wallpaper/cieling remove lath & Pluster re 9115 stop & point |                      |
| Dining Room           | aging and property and all the second |          |          |   |                      |
| Kitchen               |                                       | /        |          | Rake step + paint   |                      |
| Family Room           |                                       |          |          |   |                      |
| Bedroom 1<br>Master   | 4                                     | \ \ \    |          | walls remove linning paper Roke stop reline a paint / cieling remove lather pluster re GIB stope point  |                      |
| Boy's                 | 4                                     | 1        |          | re line + point / cieling remove lathe place re line + point / cieling remove lathe place               |                      |
| Bedroom 3<br>Flatmate | 4                                     | 1        |          | walls remove 2m2 linning paper Roke stop re line & paint walls / cieling Rake stop & Paint              |                      |
| Bedroom 4             |                                       |          |          |   |                      |
| Bedroom 5             |                                       |          |          |   |                      |
| Ensuite               |                                       |          | -        |   |                      |

C6 Draft





| Room                | No. of<br>walls  | Ceiling | Floor | Description  | Contractors |
|---------------------|--|---------|-------|--|-------------|
|                     | wans   | 87      | 89    |  | Quote       |
| Bathroom 1.         |  | 1 10    |       |  |             |
| Bathroom 2          |  |         |       |  |             |
| Toilet 1            | and the second s |         |       |  |             |
|                     |  |         |       |  |             |
| . Jilet 2           |  |         |       |  |             |
| Office /Study       | 4  |         |       | walls Rake stope paint<br>cieling Rake stope paint<br>re fix window sast   |             |
| Rumpus              |  |         |       | re fix window Sast   | _           |
| Entrance            |  |         |       |  | -           |
| Hallway             | / 1  | /       |       | walls remove falled plasted replace with a curs stop & point / cieling remove talled Plaster replace with a stop & point |             |
| well                | 14   |         |       | Plaster replace with Girs stop & point   |             |
| Laundry             |  |         |       |  |             |
|                     |  |         |       |  |             |
| Garage              |  |         |       |  |             |
| Conservatory        |  |         |       |  |             |
| annual of Francisco | print de l'H después de la litera de   |         |       |  |             |



| Room                                 | No. of | Ceiling  | Floor  | Description  | Contractors |
|--------------------------------------|--------|----------|--------|--|-------------|
|                                      | walls  | 39       | (1) st |  | Quote       |
|                                      |        | <u> </u> | 1/     |  |             |
| Other                                |        |          |        |  |             |
|                                      |        |          |        |  |             |
| Outbuildings                         |        |          |        |  |             |
|                                      |        |          |        |  | c<br>F      |
|                                      |        |          |        |  |             |
| External Walls                       |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
| Decks                                |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
| Chimney Base                         |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
| Chimney Cavity                       |        |          |        |  |             |
|                                      |        |          |        |  |             |
| Chimney Above                        |        | 1        |        |  |             |
| Roof                                 | make   | ey F0    | t w    | ster Bedroom replace Brent Iron tiles ater tight cap chimney scatted req |             |
|                                      |        |          |        | C seather red  |             |
| Fireplace                            |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
|                                      |        |          |        |  |             |
| Foundation                           | Grini  | tuo      | 00000  | 4 4m ring Foundation   |             |
|                                      | 571110 | UU       | 7050   |  |             |
|                                      |        |          |        |  |             |
| Unicolat includes also identicate in |        | -        |        |  |             |



| Dwelling<br>item                      | Description   | Contractors<br>Quote        |
|---------------------------------------|---|-----------------------------|
| Piling                                |   |                             |
| Services                              |   |                             |
| Other Dwelling                        |   |                             |
| Outbuildings                          |   |                             |
| Land &<br>Retaining Walls             |   |                             |
| Preliminaries<br>and General<br>items | Electrical remove & vehit fithings<br>Commercial clear<br>Contents movement<br>Contamor on site | 350<br>300<br>600<br>600    |
|                                       | Subtotal Excluding GST  Add 15% GST  Total Including GST  | 19 290<br>2893.<br>22 183.5 |

| Estimate                                   | Time | of | Com | pleti | on |
|--|------|----|-----|-------|----|
| topographic and the property of the second |      |    |     |       |    |

Days\_ 20

Signature of Contractor

Date 18/6/12

### Scope Change Summary - SC05



| Claim Number     | 2011/018091       | Contractor Name | A & A Coombs Builders |
|------------------|-------------------|-----------------|-----------------------|
| Customer Name    | Andrew Coombs     | Supervisor      | Steve Hunter          |
| Main Contact     |                   | Date            | 10/05/12              |
| Property Address | 32 Penrith Avenue | Customer Email  | aacoombs@xtra co.nz   |
| Phone            | 027 435 2327      | Page of         |                       |

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that "photos "are taken to assist with the E.Q.C approval of the Scope Change.

| Alternative Repair<br>Strategy | Additional | Non-Earthquake<br>Damage | Room (Dimensions)                  | Walls | Celling | Floor | Changes to original EQC scope          | E.Q.C Approval |
|--------------------------------|------------|--------------------------|------------------------------------|-------|---------|-------|--|----------------|
| 1                              |            |                          | Bays)<br>37x36x27                  | 4     |         |       | Demove & replace living paper          |                |
|                                | /          |                          | Bedroom<br>(flatmute)<br>3.0×30×27 | 4     |         |       | Remove & replace 2 m2 linging paper of | <b>\$</b>      |
|                                |            |                          |                                    |       |         |       |  |                |
|                                |            |                          |                                    |       |         |       |  |                |
|                                |            |                          |                                    |       |         |       |  |                |
|                                |            |                          |                                    |       |         |       |  |                |
|                                |            |                          |                                    |       |         |       |  |                |
|                                |            |                          |                                    |       |         |       |  |                |
|                                |            |                          |                                    |       |         |       |  |                |

|           |              |                                       |     |         | assessment at this prop<br>nt for EQC to review/ ap | erty.<br>prove prior to confirmation with customer and issue of any Works |
|-----------|--------------|---------------------------------------|-----|---------|---|---|
| EQR Con   | tracts Super | isor-                                 | Dat | e: 10/S | //2 Signature                                       | S. Hunter.  |
| Name of I | EQC Represe  | entative                              | Dat | e:      | Signature   |   |
|           |              |                                       |     |         | Role  |   |
| Key       | SC           | Scope Change                          |     |         |   |   |
|           | ARM          | Alternative to EQC<br>Repair Strategy |     |         |   |   |

| HAZARD                               | WHAT HARM CAN OCCUR?  | SIGNI ANT            |  |    |      | ZARD CONTROL                                    | TRO |   |  |   |    |
|--------------------------------------|---|----------------------|--|----|------|---|-----|---|--|---|----|
|                                      |   | (Cause Serious Harm) | Eliminate  | .< |      | Isolate   | -<  | 2 | Minimise   | ~ | 2. |
| ELECTRICAL FOWER                     |   | YES                  |  |    |      | Use RCD's when                                  |     |   | All wires/ cables to be treated as                                     |   |    |
| EQUIPMENT/ POWER TOOLS               | Personal injury (tripping over leads etc)                           |                      |  |    |      | using portable tools                            | E.  |   | if live. Electrical leads /equip inspected & tagged                    | ~ |    |
| OBSTRUCTED DOORS / FLOORS & WALKWAYS | Personal injury from slips / trips                                  | YES                  | Keep all exits, walkways clear from obstructions | -  |      |   |     |   |  |   |    |
| CHEMICALS                            | Fatality, Serious injury from                                       | YES                  | Use non- harmful                                 |    |      | Goods stored in                                 |     | - | MSDS available   | - |    |
|                                      | inhalation, absorption or ingestion                                 |                      | substances where possible                        | 4. | 10.0 | dangerous Goods<br>store                        | 4   |   | PPE to be worn   | < |    |
| OPEN PITS /TRENCHES                  | Personal injury from trip/ fall                                     | YES                  | Fill in or cover where possible                  | <  |      | Erect barriers                                  |     |   | PPE, signage, awareness  |   |    |
| RETAINING WALLS                      | Personal Injury from hidden services/land slips/falling from height | YES                  |  |    |      | Make all staff aware/ rope off area from public |     |   | PPE, awareness, signage,   | 4 |    |
| CONFINED SPACES                      | Fatality , Serious injury from poor ventilation                     | YES                  | Do not enter if work can be done from outside    | -  |      |   |     |   | Training, entry permits, PPE, buddy system, communication              |   |    |
| NOISE                                | Noise Induced Hearing Loss  | YES                  |  |    |      |   |     |   | PPE, awareness, annual hearing checks                                  |   |    |
| WORKING AT HEIGHTS                   | Fatality, Serious injury from fall                                  | YES                  | Use lifting equipment with cage if possible      |    |      |   |     |   | PPE – harnesses, OSH notification                                      |   |    |
| ASBESTOS                             | Serious long term illness   | YES                  |  |    |      |   |     |   | Identify areas with asbestos, PPE, notifiable to OSH                   |   |    |
| UNDERGROUND<br>SERVICES              | Fatality, Serious injury from cable strikes                         | YES                  |  |    |      | Location of services                            |     |   | Training, pot-holing procedures.                                       |   |    |
| BIOHAZARDS<br>waste Water            | Infection , serious injury  | YES                  |  |    |      | Syringes and waste                              |     |   | Authorized personnel, training, PPE, vaccinations, disposal procedures |   |    |
| POOR LIGHTING                        | Eye strain, Personal injury from slips /trips                       | No                   | Supply lighting where possible                   | ٧  |      | 0   |     |   | Use torches, awareness of surroundings.                                | « |    |
| SLIPPERY FLOORS                      | Personal injury from slip/ fall                                     | No                   | Clean up spills immediately                      | <  |      |   |     |   | Signage  | < |    |
| VISITORS Unfamiliar with site        | Personal injury to visitors Hindrance in emergency evacuations      | 0                    |  |    |      |   |     |   | Site rules & hazards displayed Visitors to be accompanied              | < |    |

### SITE SPECIFIC SAFETY MANAGEMENT PLAN

| Site Location:   | 32 Venrith  |              |
|--|---|--------------|
| Contractor:  | a coomles Bulder  |              |
| Our nominated on site  | e Safety Representative for this site is: Ondrow Cox  | symbs        |
| Please Note: Hazard R  | Register Attached with Sheet  |              |
|  | (Tick methods used)  orks associated with this site  notification must be provided to EQR Fletcher prior to commencing  |              |
|  | Employee Participation: nunicating safety information to our Employees and the claima  ☐ Hazard Board ☐ Pre-task Planning Meetings  | nt are by:   |
| □Other   |   |              |
| Our control  | e to deal with emergencies on site involving persons under other appropriate emergency equipment will be on site  | ☑Yes<br>☑Yes |
| An accident/incident re<br>(All accidents will be rep  | Reporting/Recording: eporting system, including an accident register is in place ported to EQR Fletcher, along with a copy of the accident report) on site sufficient for the number of people under our control a          |              |
| conditions relating to t<br>All persons under our of<br>All persons under our of<br>the work they will be re | ersons under our control on site are required to comply with all<br>the project.<br>control on site have attended an EQR Induction<br>control on site are appropriately qualified, competent or fully sequired to undertake | ☑Yes<br>☑Yes |
| 8. Additional Informathe following additional  | ation: al information relevant to this site is provided:  |              |
| MA   |   |              |
| Signed:  |   | 1.1          |
| Name:Cln   | Man Counts Date: 19   | 6/6/12       |
| Company:   | a Conula Budge  | . 1          |

10/5/12 9.00 am

| <b>EQC Cla</b> | aim A | ssess | ment |
|----------------|-------|-------|------|
|----------------|-------|-------|------|

| Address   | 32 PENRITH AVENUE<br>CHRISTCHURCH, 80               |              | ELD,             | EQC CI                                   | aim Number CLM/2      | 2011/018091        |
|---|---|--------------|------------------|--|-----------------------|--------------------|
| Hazards   | Nil   |              |                  | EQC As                                   | ssessor (L,F) gray,   | stuart             |
| Inspection Date   | 25-Aug-2011   | Placard      | No Sticker       | EQC Es                                   | stimator (L,F) Herric | k, John            |
|   |   | -            |                  |  |                       |                    |
|   | II Dhana  | Work Phor    | aimants          | e Phone                                  | Email Address         |                    |
| Name  | Home Phone  |              |                  | 7 4352327                                | aacoombs@xtra.co      | n n z              |
| COOMBS A  | 64 03 3323517                                       | 64           |                  | 7 4352327                                | aacoombs@xtra.co      |                    |
| COOMBS JOSHUA   | 64 03 3323517                                       | 64           | 04 02            | 1 4332321                                | aacoombs@xtra.co      | 5.112              |
|   | F   | roperty - Ov | verheads and     | Fees                                     |                       |                    |
|   | ontents movement fee,<br>mall Job Fee               | Contractor's | margin, Cover    | ing inciden                              | tal costs., Goods and | d services tax     |
|   |   | Property D   | Detail - Service | es                                       |                       |                    |
| Element   | Description / Dama                                  | ge / Repair  | Strategy         |  |                       | Measure            |
| Water Supply  | Town Connection, St                                 | eel          |                  |  |                       | 20 m               |
| Sewerage  | Town Connection, Cl                                 | ay pipes     |                  |  |                       | 30 m               |
| Storm Water   | Town Connection, Cl                                 | ay pipes     |                  |  |                       | 45 m               |
|   |   | Propert      | y Detail - Site  |  |                       |                    |
| Element   | Description / Dama                                  |              |                  |  |                       | Measure            |
| Land  | Exposed, Soil                                       |              |                  | M-0-110002000011111111111111111111111111 |                       | 400 m2             |
| Land  | Under dwelling, Soil                                |              |                  |  |                       | 160 m2             |
|   | Age <193  | E            | Area 91.9m       | 2 Fo                                     | otprint Rectangula    | r                  |
| MAIN BUILDING<br>Structure  | Age <193  | 13           | Alea 31.3111     | 2 10                                     | otprint reotangula    |                    |
| Element   | Description / Dama                                  | ge / Repair  | Strategy         |  |                       | Measure            |
| Elevation (North)   | Dodonpaon / Dama                                    | go / repair  |                  |  |                       |                    |
| Deck  | Below 1m, Timber (                                  | 14.96 m2)    |                  |  |                       |                    |
| Wall framing  | Timber Frame, Timb                                  |              | 2)               |  |                       |                    |
| Wall cladding   | Weatherboard, Timb                                  |              |                  |  |                       |                    |
| Florida   | Description / Dame                                  | go / Donois  | Stratogy         |  |                       | Measure            |
| Element Elevation (East )   | Description / Dama                                  | ge / Repair  | Strategy         |  |                       | Measure            |
|   |   |              |                  |  |                       |                    |
|   | 7 hb whde   |              |                  |  |                       |                    |
|   | 7 bb wbds   |              |                  |  |                       |                    |
| Comments: 13.6 x 2  | .7 bb wbds  Description / Dama                      | ge / Repair  | Strategy         |  |                       | Measure            |
| Element Elevation (South)   | Description / Dama                                  | ge / Repair  | Strategy         |  |                       | Measure            |
| Element Elevation (South)   | Description / Dama                                  | ge / Repair  | Strategy         |  |                       | Measure            |
| Comments: 13.6 x 2  | Description / Dama                                  | ge / Repair  |                  |  |                       | Measure<br>Measure |
| Element Elevation (South) Comments: 7.1 x 2.  | Description / Dama                                  |              |                  |  |                       |                    |
| Element Elevation (South) Comments: 7.1 x 2.  Element Elevation (West )                   | Description / Dama                                  |              |                  |  |                       |                    |
| Element Elevation (South) Comments: 7.1 x 2.  Element Elevation (West) Comments: 16.1 x 2 | Description / Dama 7 mts bb wbds Description / Dama | ge / Repair  | Strategy         |  |                       |                    |
| Element Elevation (South) Comments: 7.1 x 2.  Element Elevation (West )                   | Description / Dama 7 mts bb wbds Description / Dama |              | Strategy         |  |                       | Measure            |

### EQC Claim Number CLM/2011/018091

|                            |  | Cracks to ring foundation   | 250                 |
|----------------------------|--|---|---------------------|
|                            |  | Grind out and epoxy fill cracks   | 4 m                 |
| Piles                      | Ordinary, Cor  | ncrete (1.00 Item)  |                     |
| Element                    | Description  | / Damage / Repair Strategy  | Measure             |
| Roof                       |  |   |                     |
| mments: Chip coat          | ed metal tiles a   | approx 140 m2   |                     |
| ound Floor                 |  |   |                     |
| Room / Element             |  | / Damage / Repair Strategy  | Measure             |
| Bathroom (L=1.9m           |  |   | 0 1:1-1-1-1-1-1     |
| Room - Comments:           | Painted walls<br>toilet. Pedast  | and ceilings with pre existing cracks and damage. Vinyl floor all basin. Wooden window. Towel heater. | Cubicle snower. Sta |
| Room - Additional N        | Notes:   | 1.8 × 2-3   |                     |
| Bedroom Boys (L=           | =3.7m W=3.6m   | 1 H=2.7m) (3%50)  | ) .                 |
| Ceiling                    |  | ster, Paint (13.32 m2)  |                     |
|                            |  | Cosmetic Damage   |                     |
|                            |  | Paint Ceiling   | 13.32 m2            |
|                            |  | Structural damage   |                     |
|                            |  | Remove lath and plaster and replace with plasterboard and stop  | 13.32 m2 2c         |
| Floor                      | T&G, Carpet  | (13.32 m2)  |                     |
| Wall covering              | Gib, Paint (3  | 39.42 m2) lining paper  |                     |
|                            |  | Cosmetic damage   | 30.42 m2 18         |
|                            |  | Rake out, plaster and paint   | 39.42 m2 18         |
| Door (Internal)            |  | v Core, Timber (1.00 No of)   |                     |
| Window                     |  | e, Pane single glazed (1.00 No of)  |                     |
| Window                     | Timber small   | I, Pane single glazed (1.00 No of)  |                     |
| Room - Additional I        | Notes:   |   |                     |
| Bedroom Flatmate           | (L=3.0m W=3  | 3.0m H=2.7m)  | 1180                |
| Ceiling                    | Lath and Plas  | ster, Paint (9.00 m2)   |                     |
|                            |  | Cosmetic Damage  Rake out, plaster and paint  | 9 m2 270            |
| Floor                      | T&G, Carpet  | (0.00 m2)   |                     |
| Wall covering              | the state of the s | 7   | unt walls.          |
|                            | Single Hollov  | v Core, MDF (1.00 No of)  |                     |
| Door (Internal)            |  | um, Pane single glazed (1.00 No of)   |                     |
| Door (Internal) Window     | Timber medi  | ulli, Falle siligle glazed (1.00 No ol)   |                     |
|                            |  | um, r ane single giazed (1.00 No oi)  |                     |
| Window                     | Notes:<br>L=3.6m W=4.2   | 2m H=2.4m)  |                     |
| Window Room - Additional I | Notes:<br>L=3.6m W=4.2   |   |                     |

|                        | Paint Ceiling (3350)   | 15.12 m2    |
|------------------------|--|-------------|
|                        | Structural damage  |             |
|                        | Remove lath and plaster and replace with plasterboard and stop                           | 15.12 m2    |
| Floor                  | T&G, Carpet (15.12 m2)   |             |
| Wall covering          | Gib, Lining paper (37.44 m2)   |             |
|                        | Cosmetic damage Paint wall   | 35 m2 l i   |
| Door (Internal)        | Remove, dispose, hang and paint lining paper Single Solid Core, Timber (1.00 No of)      | 6 IIIZ      |
| Door (Internal) Window |  | 11. 7       |
| One story chimney      | treplace 2   |             |
|                        | Collapsed chimney Cap of chimney.  EXT - Brick - Ceiling - 1 POT scatteld veg.           | (hunner     |
| Room - Additional N    | otes:  |             |
| Hallway Front door     | (L=7.5m W=1.5m H=2.7m)   | 4320        |
| Ceiling                | Lath and Plaster, Paint (11.25 m2)   |             |
|                        | Cosmetic Damage  | (7          |
|                        | Paint Ceiling  | 11.25 m2 17 |
|                        | Structural damage  Remove lath and plaster and replace with plasterboard and stop        | 11.25 m2    |
| Floor                  | T&G, Carpet (11.25 m2)   |             |
| Wall covering          | Wood panelling, Seratone (30.60 m2)  |             |
| Window                 | Timber medium, Pane single glazed (1.00 No of)   |             |
| Window                 | Timber medium, Pane single glazed (1.00 No of)   |             |
| Wall covering          | Lath & Plaster, Paint (18.00 m2)   |             |
|                        | Cosmetic damage  | 2           |
|                        | Paint wall   | 18 m2       |
|                        | Structural damage  Remove lath and plaster and replace with plasterboard, excluding trim | 18 m2       |
| Door (External)        | Single glass door, Timber (1.00 Item)  |             |
| Room - Additional N    | otes:  |             |
| Kitchen (L=3.0m W      | =3.3m H=2.7m)  | (300)       |
| Ceiling                | Lath and Plaster, Paint (9.90 m2)  |             |
|                        | Cosmetic Damage  Rake out, plaster and paint   | 9.9 m2      |
| Floor                  | Chipboard, Carpet (9.90 m2)  |             |
| Wall covering          | Lath & Plaster, Paint (34.02 m2)   |             |
| Door (Internal)        | Single Hollow Core, MDF (1.00 No of)   |             |
| 2001 (111101111011)    |  |             |

Work top

Kitchen work top, Stainless (1.60 m)

### EQC Claim Number CLM/2011/018091

|                              |                             | EQC Claim Num  | Dei CLIVI/2011/01000 |
|------------------------------|-----------------------------|--|----------------------|
| Kitchen joinery              | Medium S                    | pec, Timber (1.00 Item)  |                      |
| Range ( Free standing oven ) | Electric, S                 | standard Electric (1.00 Item)  |                      |
| Window                       | Timber me                   | edium, Pane single glazed (1.00 No of)                                   |                      |
| Room - Additiona             | I Notes:                    |  |                      |
| Laundry (L=2.1m              |                             |  |                      |
| Room - Comment               | ts: Hardwood<br>Plastic tub | I ceiling painted. T&G walls painted with vinyl floor. Solid int door o. | and wooden window.   |
| Room - Additiona             | I Notes:                    |  |                      |
| Lounge (L=3.6m               | W=3 9m H=2                  | (7m)   | 620                  |
| Ceiling                      |                             | Plaster, Paint (14.04 m2)  |                      |
| Cening                       | Latiralia                   | Cosmetic Damage  |                      |
|                              |                             | Paint Ceiling  | 14.04 m2             |
|                              |                             | Structural damage  | 2100                 |
|                              |                             | Remove lath and plaster and replace with plasterboard and stop           | 14.04 m2             |
| Floor                        | T&G, Carp                   | pet (14.04 m2)   |                      |
| Wall covering                | Wood pan                    | nelling, Seratone (25.50 m2)   |                      |
| Door (Internal)              | Single Hol                  | llow Core, MDF (2.00 No of)  |                      |
| Window                       | Timber La                   | rge, Pane single glazed (1.00 No of)                                     |                      |
| Wall covering                | Lath & Pla                  | aster, Wallpaper (15.00 m2)  |                      |
|                              |                             | Cosmetic damage  | 726                  |
|                              |                             | Remove, rake out, plaster, supply and replace wallpaper                  | 15 m2                |
| Heating                      | Wood, Wo                    | ood burner (1.00 Item)   |                      |
| Room - Comment               | ts: Open fire               | damaged. Woodburner replaced by eqc.                                     |                      |
| Room - Additiona             | Il Notes:                   |  |                      |
| Office/Study Suni            | room (L=3.0                 | m W=2.1m H=2.4m)   | 580')                |
| Ceiling                      | Gib, Paint                  | (6.30 m2)  | 180                  |
|                              |                             | Cosmetic Damage  |                      |
|                              |                             | Rake out, plaster and paint  | 6.3 m2               |
| Floor                        |                             | pet (6.30 m2)  |                      |
| Wall covering                | Lath & Pla                  | aster, Paint (24.48 m2)  |                      |
|                              |                             | Cosmetic damage Rake out, plaster and paint                              | 300<br>15 m2         |
| Door (Internal)              | Glass pan                   | el door, Timber (1.00 No of)   |                      |
| Window                       | Timber me                   | edium, Pane single glazed (1.00 No of)                                   |                      |
|                              |                             | Cosmetic damage  Refix window sash to frame                              | 100 Sum              |
|                              |                             |  |                      |

Timber medium, Pane single glazed (1.00 No of)

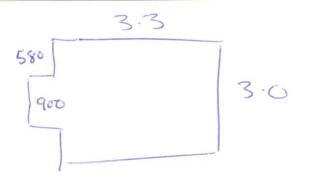
Window

Room - Comments: 2 walls mainly windows

Room - Additional Notes:

| <b>EXT GARAG</b> | E                    | Age Post 1980         | Area 36.6m2     | Footprint Rectangular |         |
|------------------|----------------------|-----------------------|-----------------|-----------------------|---------|
| Structure        |                      |                       | <u></u>         |                       |         |
| Element          | Descrip              | tion / Damage / I     | Repair Strategy |                       | Measure |
| Elevation        | (West)               |                       |                 |                       |         |
| Comments:        | 6 x 2.1 mts rolled r | netal                 |                 |                       |         |
| Element          | Descrip              | otion / Damage / I    | Repair Strategy |                       | Measure |
| Elevation        | (South)              |                       |                 |                       |         |
| nments:          | 6 x 2.1 mts rolled r | metal wbds            |                 |                       |         |
| Element          | Descrip              | otion / Damage / I    | Repair Strategy |                       | Measure |
| Elevation        | (East)               |                       |                 |                       |         |
| Comments:        | double tilt a door.  | Wall size 6 x 2.1 m   | ts              |                       |         |
| Element          | Descrip              | otion / Damage / I    | Repair Strategy |                       | Measure |
| Elevation        | (North)              |                       |                 |                       |         |
| Comments:        | 6 x 2.1 mts. Side a  | ccess door            |                 |                       |         |
| Element          | Descrip              | otion / Damage / I    | Repair Strategy |                       | Measure |
| Foundation       | ons                  |                       |                 |                       |         |
| Comments:        | Conc slab approx     | 36 m2                 |                 |                       |         |
| Element          | Descrip              | otion / Damage / I    | Repair Strategy |                       | Measure |
| Roof             |                      |                       |                 |                       |         |
| Comments:        | Rolled metal appro   | ox 36 m2              |                 |                       |         |
| Cround Floo      | or                   |                       |                 |                       |         |
| Room / El        | ement Descrip        | otion / Damage / I    | Repair Strategy |                       | Measure |
| Internal G       | Garage (L=6.0m W     | =6.0m H=2.1m)         |                 |                       |         |
| Room - C         | omments: Unlined     | l versatile type gara | ige             |                       |         |
| Room - A         | dditional Notes:     |                       |                 |                       |         |

### **End Of Assessment**



# Appointment Booking Form - SC02

| Appointment Booking Form - SC02  | Fletcher  |
|--|---|
| Talm Number 11 (018091   | Contractor Name H. A. Co Sundas   |
| ustomer Name Hulley Coe who s  | Story   |
| lain Contact   | Date 01 - 05 - 12   |
| roperty Address 32 Year, IL ALE  | Customer Email (Accuex)   |
| hone @27 4552327   |   |
| ood maning/efternoon, my name is i am ringing on behalf of Fletcher EQR. We have been appointed by EQC to mange the repairs at your property caused by the Earthquakes. I would like to make an appointment for (insert Contract Supervisor) to meet with our to look at the repairs required to your property. Firstly I would like to ask you a few questions for our records. | by the Earthquakes - I would like to make an appointment for (insert Contract Supervisor) to meet |
| Am I speaking to (name) ?  | YES NO  |
| Are you the owner of (address) And are you the authorised to make decisions regarding the repairs  | Phone:  |
| Are you living at this address or is it tenanted?  |   |
| if speaking to tenant, ask for address/phone number of owner   | Phone:  |
| If property-managed, ask for contact details   | Phone:  |
| re you aware of the 3 options available detailed in the Homeowners Guide sent to you?  | YES NO  |
| Fletcher can manage your repairs completely. They will designate a contractor and supervise the repairs.   |   |
| You can nominate the contractor and Fietcher will manage the whole project.  |   |
| The contractor must be accreditedif nat, they need to sign up with Fletcher call 033419900 Name of contractor.   |   |
| Opt out: You can nominate the contractor, he will quote and send quotes back to EOC, once a price has been agreed the contractor will start work. Fletcher will have no role in the project. To OPT OUT you need to contact EOC (Call centre or internet) - they will send you all the forms to sign.  |   |
| Just a couple more questions   |   |
| Has there been any liquefaction on the property?   |   |
| Does your property have special status such as Historic/Heritage/Character Home?   |   |
| Is anyone living in the property elderty or have health problems?  | 1   |
| Are there any dogs on the property? - If yes they will need to be controlled during scope visit.   |   |
| Are there any hazards that we need to know about?  |   |
| Have any emergency works been carried at the property?  Have any enterty more as a receil trains address chanten accorded.   | Kee   |
| may be necessary to live away from the property for a while once building commences. The supervisor will discuss this with you but it would be a good idea to think of our options now, just in case. (Check your insurance confents policy - it may cover temporary accommodation)  | Commen  |
| heck omail address:  |   |
| hank you for your time and assistance. We will email confirmation of the time & date of the appointment. Or would you prefer a letter by post?   | Carlot Carlot   |
| DATE OF SCOPE TRUNSCHOUL 10/ TIME: 9 9:00 am   |   |



### 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.

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# CONTACT ME TO MAKE AN OFFER

ANDY@OFFICEROAD.CO.NZ 022 547 5232

# OFFICE ROAD

REAL ESTATE