



# PROPERTY INFO PACK

**1/17 DEFOE PLACE, WALTHAM**

PREPARED BY ANDY WILLIAMS

OFFICE ROAD  
REAL ESTATE

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

# 1/17 DEFOE PLACE, WALTHAM

## SECURE YOUR FUTURE

### FEATURES:



### PROPERTY DETAILS:

Address: 1/17 Defoe Place, Waltham  
Legal Description: Lot 15 DP 1417  
Property Type: House  
Sale by: Negotiation  
Close To: South City, Central City, Sports Centre

### PROPERTY DESCRIPTION:

Traditional design and contemporary convenience combine in this classically formed character home on the outskirts of the inner city.

Set across a conventional single level, a light and bright living area serves as the home's social hub, encompassing the kitchen, dining space and lounge, which expands outside via French doors to the deck, patio and peaceful back garden. Accommodation is delivered by four bedrooms, some of which are particularly expansive. A well-presented bathroom incorporating the laundry and a new shower easily support the household.

Modern practicalities, including a newly installed switchboard and a heat pump with an air transfer system, contribute instant appeal for buyers, with the likes of gas hot water being another bonus.

A detached single garage and off-street parking finalise the package.

Securely placed behind full fencing and the convenience of an electric gate, this property absorbs welcome privacy but is exceptionally accessible to city-fringe Sydenham and the CBD, with The Colombo and urban amenities a short drive away.

Spacious entry-level opportunities near the city always prove popular with homebuyers and investors, and therefore, interested parties should act quickly. Contact me for more information.

Visit [www.officeroad.co.nz](http://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](http://www.officeroad.co.nz)

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



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY







# CERTIFICATE OF TITLE

**1/17 DEFOE PLACE, WALTHAM**

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**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB34B/994**  
**Land Registration District** **Canterbury**  
**Date Issued** 22 May 1991

**Prior References**  
CB22B/214

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**Estate** Fee Simple - 1/2 share  
**Area** 992 square metres more or less  
**Legal Description** Lot 15 Deposited Plan 1417  
**Registered Owners**  
Thomas David Macrae Reese

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 935660.1
		<b>Term</b>	999 years commencing on 24.4.1991
<b>Legal Description</b>	Flat 1 Deposited Plan 58510		
<b>Registered Owners</b>			
Thomas David Macrae Reese			

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**Interests**

935660.1 Lease of Flat 1 DP 58510 Term 999 years commencing on 24.4.1991 Composite CT34B/994 issued  
962094.1 Lease of Flat 2 DP 59643 Term 999 years commencing on 14.10.1991 Composite CT CB35A/483 issued -  
29.10.1991 at 10.33 am  
9972119.3 Mortgage to Bank of New Zealand - 20.2.2015 at 2:30 pm







		<p><b>APPROVED</b></p> <p><i>1997 10-25-1998</i></p> <p><i>Registered Proprietor</i></p>	
<p>Pursuant to Section 314 of the Local Government Act 1974, I hereby certify the building hereon was constructed before 1 April 1973 and would be provided with such safeguards against fire and means of escape in case of fire as were required by the by-laws of the Christchurch City Council applying on this date.</p> <p>Dated this <i>26th</i> day of <i>April</i> 1998</p> <p><i>E. D. V. Richard</i> E. D. V. Richard AUTHORIZED OFFICER</p>		<p><b>AREAS RESTRICTED AS TO USER:</b></p> <p><b>AREAS A &amp; B WITH FLAT 1</b></p> <p>I hereby certify that the building shown herein is erected in the position shown and is situated within the boundaries of CT 228/214</p> <p><i>IAN GORDON GIBSON</i> Registered Surveyor 26 FEB 1991</p>	
<p><b>Total Area</b> 992 m<sup>2</sup></p> <p><b>Comprised in</b> CT 228/214</p>		<p><b>I, IAN GORDON GIBSON</b> Registered Surveyor and holder of an annual practising certificate (as which I am entitled to practise as a registered surveyor pursuant to section 214 of the Survey Act 1978) hereby certify that this plan has been made from surveys executed by me or under my supervision and that the same are in accordance with the regulations made in substitution thereof.</p> <p>Dated at <i>SH Alberts</i> this <i>26</i> day of <i>February</i> 1991</p> <p><i>IAN GIBSON</i> Signature</p>	
<p>Field Book 479 A. 73 Transverse Book A</p> <p>Reference Plans <i>DPS 1417 34-820</i></p> <p><i>50 18175</i></p> <p>Examined <i>Quadrant - correct</i> <i>10/10/91</i></p>		<p>Approved as to Survey</p> <p><i>221 4 191</i> Deputy Chief Surveyor</p> <p>Deposited this <i>23rd</i> day of <i>February</i> 1991</p> <p><i>R. Neill</i> District Land Registrar</p>	
<p>File <i>17. 4. 91</i></p> <p><b>DP 58510</b></p>		<p><b>LAND DISTRICT</b> CANTERBURY</p> <p><b>SURVEY BLK. &amp; DIST.</b> XV CHRISTCHURCH</p> <p><b>NZMS 261 SH</b> 1/35 - RECORD MAP No 1000/64.40</p>	
<p><b>TERRITORIAL AUTHORITY</b> CHRISTCHURCH CITY</p> <p>Surveyed by <i>IAN G GIBSON</i> 9030</p> <p>Scale <i>1:200</i> Date <i>February 1991</i></p>		<p><b>FLAT ERRECTED ON LOT 15 DP 1417</b></p>	

OSCE FORM 215

W. A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Supplied by G.D. Paine Limited





# PROOF OF INSURANCE

**1/17 DEFOE PLACE, WALTHAM**

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## Home Sum Insured

### Schedule



#### Your Total Sum Insured is consisting of:

Home Sum Insured	\$658,050
	\$658,050

No amounts above cover limits have been applied. No Special Features have been applied.

This property is recorded as a non-rental property.

If these circumstances change please contact us, as this information is used to calculate your premium.

### POLICY DISCOUNTS

#### No Claim Discount

You have qualified for a No Claim Discount of 40%

#### Burglar Alarm Discount

You have qualified for a Burglar Alarm Discount of 5%

#### Package Discount

You have qualified for a Package Discount

### EXCESS CONDITIONS

#### Glass Excess

A \$250 excess will apply to all claims paid under the Breakage Extension of your policy. Please refer to your Policy Wording or Policy Endorsement (as applicable) for details.

#### Natural Disaster Excess

A Natural Disaster Damage Excess of \$5,000 will apply to any property covered by this policy but excluded under the Earthquake Commission Act 1993. Please refer to your Policy Wording or Policy Endorsement (as applicable) for details.

Remember you can view a summary of your insurance on your BNZ Internet Banking. For a full copy of your policy wording please refer to [bnz.co.nz/policy-documents](https://bnz.co.nz/policy-documents).

### Specific Policy Details

#### Customer and Policy Number:

31052714-PCF-1

#### Policy Owner:

Mr T Reese

#### Policy Type:

PremierCare Home Sum Insured

#### Period of Insurance:

16 February 2022 to 15 February 2023

#### Situation of Property:

Flat 1/17 Defoe Place  
Waltham  
Christchurch, 8023

#### Year of Construction:

1910

#### Size of Home:

139 m2

#### Excess:

\$400

#### Glass Excess:

\$250

#### Natural Disaster Excess:

\$5000

#### Total Annual Premium:

\$1,638.00

#### Fortnightly Premium:

\$63.00

### What do you do now?

Check the details are correct and then keep this for your records.





# COUNCIL RATES & FEES

**1/17 DEFOE PLACE, WALTHAM**

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# 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 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	385,000	0.323296	\$1,244.69
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	385,000	0.077659	\$298.99
Land Drainage	Capital Value	385,000	0.047244	\$181.89
Sewerage	Capital Value	385,000	0.091404	\$351.91
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	385,000	0.000774	\$2.98
Heritage Arts Centre	Capital Value	385,000	0.000609	\$2.34
Total for Christchurch City Council				\$2,443.82

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	385,000	0.000362	\$1.39
WEC Class D	Capital Value	385,000	0.000515	\$1.98
General Rate	Capital Value	385,000	0.045965	\$176.97
Urban Transport:Chch	Capital Value	385,000	0.037546	\$144.55
WFPP Class A	Capital Value	385,000	0.000807	\$3.11
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	385,000	0.001286	\$4.95
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	385,000	0.000436	\$1.68
Total for Canterbury Regional Council				\$394.59

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,838.41

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







# ADDITIONAL DOCS

## 1/17 DEFOE PLACE, WALTHAM

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# Form 6A

## Memorandum from licensed building practitioner: Record of building work

### Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

#### THE BUILDING

Street address:

Suburb:

Town/City:

Postcode:

#### THE PROJECT

Building consent number:

#### THE OWNER(S)

Name(s):

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:



## RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

### PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

## EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised



ISSUED BY \_\_\_\_\_

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: \_\_\_\_\_

LBP number:

Class(es) licensed in:

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

Suburb:

Town/City:

PO Box/Private Bag
--------------------

Postcode:

Phone number:

Mobile:

After hours:

Fax:

Email address:

Website:

## DECLARATION

I \_\_\_\_\_ carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 21/9/2022



## INTERNATIONAL CONSTRUCTION PARTNERS



23/10/2013

Lynette Cray  
Fletchers EQR – Woolston Hub  
135 Ensors Rd  
Woolston, Christchurch 8023

### Re: Asbestos Identification Analysis – 17 Defoe Pl

Collected by: International Construction Partners NZ Limited, for the above-referenced address  
EQR Order Number: E010-02198  
EQC Claim Number: 2011/144615  
Analysis by: IANZ accredited laboratory. Reference Number: 2011/144615

#### Please see Laboratory Results on next page.

This report has been prepared by International Construction Partners NZ Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the accompanying Laboratory Results is at that person's own risk. If required, an additional copy of the Laboratory Results are available upon request.

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

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

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

Yours sincerely

Mark Quigley  
Director  
International Construction Partners NZ Limited



Report Number 89786  
22-Oct-13

Mark Quigley  
International Construction Partners NZ Ltd  
40 Huxley Street  
Beckenham  
Christchurch 8023

## IDENTIFICATION OF ASBESTOS IN A BULK SAMPLE

Samples received on 21/10/2013 from 17 Defoe Place. Sampled by Mark Quigley, on 17/10/2013.

### Results

Sample #	Sample details	Analytical results
89786	Lounge - Ceiling	No Asbestos Found
89787	Bedroom (Bathroom) - Ceiling	No Asbestos Found
89788	Hallway - Ceiling	No Asbestos Found
89789	Bedroom (1st Right) - Ceiling	No Asbestos Found
89790	Bedroom (2nd Left) - Ceiling	No Asbestos Found
89791	Lounge - Walls	No Asbestos Found
89792	Bedroom (Bathroom) - Walls (3)	No Asbestos Found
89793	Hallway - Walls	No Asbestos Found
89794	Bedroom (1st Right) - Walls	No Asbestos Found
89795	Bedroom (2nd Left) - Walls	No Asbestos Found

This report may not be reproduced, except in full. Results pertain to sample "as received".

Method: Australian Standard: AS 4964-2004, Method for the identification of asbestos in bulk samples.

Asbestos types: Amosite or Brown asbestos; Crocidolite or Blue asbestos, and Chrysotile or White asbestos.

\* Interpretations and opinions expressed in this report are outside the terms of this Laboratory's Accreditation.

\* Asbestos is a hazard. Provided it is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. The Asbestos identified follows the definition of "asbestos" (even as a contaminant) in The Health and Safety in Employment (Asbestos) Regulations 1998.

*pp mRoberts*



All tests reported  
herein have been  
performed in accordance  
with the laboratory's  
scope of accreditation

Capital Environmental Services (2005) Ltd  
P.O. Box 38-328  
Wellington Mail Centre 5045

Reported By  
Jackie Herring  
Analyst *me*

2-4 Bell Road South Gracefield Lower Hutt  
Telephone 04-566 3311 Fax 04-566 3312  
Email [fibres@ihug.co.nz](mailto:fibres@ihug.co.nz) [www.fibres.co.nz](http://www.fibres.co.nz)



**EQC**  
EARTHQUAKE COMMISSION

### Element Details That Do Not Include P&G:

**THIS SCOPE SUPERCEDES ALL PREVIOUS SCOPES**

\* Unit categories to be used as follows:  
Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.





**EQC**  
EARTHQUAKE COMMISSION

Completed By:	Darren Hickson	Claim Number:	2011/144615
Date:	17/12/2013	Customer Name:	S A Humphrey
Page	EXT 1 of	Address:	17 Defoe Pl Waltham Christchurch

**Element Details:**

Lounge	Bedroom 2	Bathroom	Foundation	Outbuilding
Dining	Bedroom 3	Toilet	Piling	Roof
Kitchen	Bedroom 4	Rumpus	Elevation - North	
Family room	Hall	Laundry	Elevation - South	
Bedroom 1	Entry	Garage Internal	Elevation - East	
Walk in robe	Stairwell	Laundry	Elevation - West	
Ensuite	Office/Study	Other	Services	Chimney

**THIS SCOPE SUPERCEDES ALL PREVIOUS SCOPES**

**Line Items:**

[illegible]

\* Unit categories to be used as follows:  
Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic  
metre calculations must include length, breadth and depth figures. Square metre calculations must include  
length and breadth figures.

	Sub Total
P&G, Margin, GST	
	TOTAL



[illegible]

### Element Details:

**THIS SCOPE SUPERCEDES ALL PREVIOUS SCOPES**



**EQC**  
 中国质量协会 中国质量万里行 中国质量网  
 China Quality Association China Quality Walk China Quality Net

**Element Details:**

Lounge	Bedroom 2	Bathroom	Foundation	Outbuilding
Dining	Bedroom 3	Toilet	Piling	Roof
Kitchen	Bedroom 4	Rumpus	Elevation	
Family room	Hall	Laundry	Elevation	
Bedroom 1	Entry	Garage Internal	Elevation	
Walk in robe	Stairwell	Laundry	Elevation	
Ensuite	Office/Study	Other	Services	Chimney

**THIS SCOPE SUPERCEDES ALL PREVIOUS SCOPES**

**Description:**

[illegible]

100

Circle, Square, Rectangle, Linear measure, Square measure, Cubic measure, Per hour, Per day, Per week. Cubic measure calculations must include length, breadth and depth figures. Square measure calculations must include length and breadth figures.

**Sub Total**

**P&G, Margin, GST**

**TOTAL**



## Ronald Boet Neurosurgeon

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**From:** Suzie West (EQR) <Suzie.West@eqr.co.nz>  
**Sent:** Wednesday, 12 November 2014 2:37 p.m.  
**To:** Ronald Boet Neurosurgeon  
**Subject:** clm/201114615 - 17 Defoe Place  
**Attachments:** SC552 C552014111214240.pdf

12/11/14



### EARTHQUAKE RECOVERY

Dear Chris

**Re: COMPLETED REPAIRS  
17 Defoe Place  
CLM/2011/144615**

Central Office  
7 Deans Avenue  
Riccarton, Christchurch 8011  
PO Box 80 105, Riccarton  
Christchurch 8440  
New Zealand  
Tel +64 3 341 9928 Fax +64 3 343 4167  
[www.eqr.co.nz](http://www.eqr.co.nz)

This letter is to confirm that the repairs to earthquake damage approved by EQC have now been carried out at the above property.

We would like to thank you for your time and trust that you are satisfied with the completion of your repairs.

The work of the contractor is subject to a three-month Defect Liability Period. If you have any issues with the quality of workmanship or notice any defects it is important that you let us know as soon as possible.

If no concerns have been raised with us by the end of the Defect Liability Period 7 February 2015 we will refer your claim back to EQC.

Contractors accredited to the Canterbury Home Repair Programme have agreed with EQC to remedy any defective work or materials notified within the Defect Liability Period. These will be managed by the contractor as soon as practicable.

**It is important to note that defects do not include fair wear and tear or the effects of aftershocks or land settling or moving.**

If land movement or further aftershocks cause new damage or affect the repair work, you should call EQC on 0800 DAMAGE to discuss lodging a new claim.

### After the Defect Liability Period

Most building work in the Canterbury Home Repair Programme will also be covered by the implied warranties in the Building Act. These warranties include that the work will be carried out with reasonable care and skill and will comply with all laws and legal requirements including the Building Act 2004.

Homeowners receive the benefit of these warranties from the contractor doing the work. If any issues arise after the Defect Liability Period please contact EQC.

### Your feedback

Fletcher EQR has managed more than 61,000 full home repairs in Canterbury since 2010 and more than 60,000 emergency and heating repairs.

We value any feedback you have about your experience of the repair programme. There is a feedback form online at [www.eqr.co.nz](http://www.eqr.co.nz) and we would appreciate you taking the time to fill this in.

Yours faithfully

**Suzie West**  
Contracts Administrator  
**Fletcher EQR**  
Ensors Hub

**Encl:** Construction Completion Inspection.

**CONFIDENTIALITY NOTICE**

The information in this email is confidential to Fletcher EQR, intended only for the addressee(s), and may also be legally privileged.

If you are not an intended addressee:

- a. please immediately delete this email and notify Fletcher EQR by return email or telephone (64 3 341 9900);
- b. any use, dissemination or copying of this email is strictly prohibited and may be unlawful.



Address **17 Defoe Place, Waltham**  
 Claim Number **CLM/2011/144615**  
 Contractor **Ryan Builders**  
 Contract Supervisor **Ross Madane**

Inspection completed by:

**ROSS MADANE**

Date

**7/11/14**

Others present:

**Chris Humphrey  
DEAN RYAN****HO****Builder**

- This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that Works Order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC

- |    |  |                                    |                                    |
|----|--|------------------------------------|------------------------------------|
| 1. | All work completed as per approved Scope of Work? (Refer Summary of Work Completed)              | <input checked="" type="radio"/> Y | <input type="radio"/> N            |
| 3. | All Variations completed (detail below)?   | <input checked="" type="radio"/> Y | <input type="radio"/> N            |
| 4. | Any quality issues or minor defects? (detail below)  | <input type="radio"/> Y            | <input checked="" type="radio"/> N |
| 5. | Any significant deferred work? (detail below)  | <input type="radio"/> Y            | <input checked="" type="radio"/> N |
| 6. | All consented or restricted work carried out and associated inspections completed (as required)? | <input checked="" type="radio"/> Y | <input type="radio"/> N            |
- \* Advise Contractor that PS3, Memorandum of Building, Inspection records and evidence are required to be submitted at time of Invoicing

## ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO per  
scope

Quality

VO1

VO2

VO3

VO4

## MINOR DEFECTS

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

- 
- 
- 
- 
- 

Date that all minor defects will be rectified:

/ /



## SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /



## SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

*Ross MacLachlan*

Contractor

*Ross MacLachlan*

2/11/14

*Dene Ryan*

Works Manager / EQC (if attending)

*Dene Ryan*

7/11/14

Homeowner (or their authorised representative)

*B. J. Humphrey*  
Name

*B. J. Humphrey*  
Signature

7/11/14

Date

If the Homeowners signature is not obtained for any reason please state the reason below:



## NOTES

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## FOR OFFICE USE

ECM UPDATED

*SR*

10/11/14

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED\*

/ /

ALL ACTIONS COMPLETED (Letter, PCC Issued etc)

/ /

Initials

Date

\*Note: PCC not to be issued until it is confirmed that all minor defects have been rectified.

# Electrical Certificate of Compliance and Electrical Safety Certificate

Reference/Certificate ID No:



This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the **specified** system of electrical supply.

## LOCATION AND CONTACT

Location Details

Contact Name

Contact  
Address

Postcode

Name of  
Electrical worker:  
Organisation/  
company:

Phone:

Name of person(s)  
supervised:

Registration/Practising  
licence number:

Email:

## CoC

Type of work:

☐

Additions

☐

Alterations

☐

New work

The prescribed electrical work is:

☐

Low risk

☐

General

☐

High risk (specify):

Reference Standards:

☐

Part 1 of AS/NZS 3000

☐

Part 2 of AS/NZS 3000

☐

Additional Standards:

Description of work: (including date/s of work and type of supply system)

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design<sup>1</sup>
- ☐ Has an earthing system that is correctly rated (where applicable)
- ☐ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity<sup>1</sup>
- ☐ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☐ Is safe to connect

Electronic/Other reference:

Certifier's signature:

*RJ McIraith*

Date:

/

/

### Test Results

Polarity (independent earth):	
Insulation resistance:	
Earth Continuity:	
Bonding:	
Fault Loop impedance:	
Separate copy	

<sup>1</sup> Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

## ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Registration/Practising  
licence number:

Certifier's  
signature:

*RJ McIraith*

Certificate  
Issue  
Date:

/

/

Connection  
Date:

/

/

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS**

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



# 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. **3849103**

No. of attachments

**To be completed whether or not an Inspection is required.**

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Tom Reese**

Phone:

Address of installation **17 Deane Place, Waltham, Chesh.**

Postal address of customer (if not as above)

## DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and  
(b) the supply system of the installation or part of the installation to which this certificate applies is  
230V/400 V MEN ☒ or attached other system ☐

## WORK DETAILS

☐ No. of lighting outlets

☐ No. of ranges

☒ No. of socket outlets

☐ No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☒ No ☐

Please tick (✓) as appropriate where work includes:

☐ Mains

☐ Main earthing system

☐ MEN Switchboard closest to point of supply

☐ Electric lines

Description of work carried out (If necessary attach any pages with work done)

**New Fan Transfer System.**

**New Supply to a Fan Dimmer (Variable Speed) / Switch installed, up to a single socket outlet in the roof space for the fan to plug into**

## CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☐ has been installed in accordance with the design detailed in the Declaration of Conformity section above  
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed  
☒ has an earthing system that is correctly rated  
☒ contains fittings which are safe to connect to a power supply  
☒ is safe to connect to a power supply

## ELECTRICAL WORKER DETAILS

Name **P. Vallance / C. Woodham**

Registration No. **E16818 / E269874.**

Company **P.V. Electrical.**

Contact Ph No. **027 289 7525**

Signature **[Signature]**

Date **27-07-19.**

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Registration No.

Signature

Date

Contact Ph No.





# COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

This form had been designed to be used by licence workers to certify low voltage installations or part installations comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/240 volt multiple earth neutral (MEN) system of electrical supply.



Unique ID: 1410213

## (1) LOCATION OF INSTALLATION

Address: 17 Defoe Pl

## (2) CUSTOMER INFORMATION

Name: Thomas Reese

Postal address:

Phone: 0272878200

Email:

## (3) ELECTRICAL WORKER INFORMATION

Name: Geoff Davidson

Rego / Licence Number: E257826

Company / Organisation: Electra-Call

Phone Number: 0212769379

Name of person(s) being supervised: K Allen

## (4) WORK DETAILS

This work is: (Please circle) Additions / Alterations / New Work

This work is: (Please circle) High Risk / General / Low Risk

The homeowner has undertaken part of the electrical installation work: Yes / No

Indicate the number of each item installed or altered:

Lighting Outlets:  Socket Outlets:  Ranges:  Water Heaters:

Tick if work includes:

Mains: ☐ MEN Switchboard closest to point of supply: ☐ Electric Lines: ☐ Main Earthing System: ☐

Detailed Description of Electrical Work: run 2.52cable off existing 16 amp mcb circuit to new gas califort isolator. T-8.

## (5) CERTIFICATION OF WORK

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of:

- ☐ Has been installed in accordance with a certified design
- ☐ Contains fittings which are safe to connect to a power supply
- ☐ Relies on the manufacturer's instructions (attach or reference)
- ☐ Is safe to connect

- ☐ Has an earthing system that is correctly rated
- ☐ Relies on supplier's Declaration of Conformity (attach or reference)
- ☒ Has been satisfactorily tested in accordance with Electrical (Safety) Regulations 2010

Electronic Reference: ideal.co.nz

Date: 14/10/21

Electrical Workers Signature: [Signature]

## (6) ELECTRICAL SAFETY CERTIFICATE

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Name: Geoff Davidson

Registration/Practising Licence Number: E257826

Date: 14/10/21

Signature: (If different from electrical worker)

[Signature]

TEST RESULT ON REVERSE OF ORIGINAL COPY. CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED.



# New Zealand Gas Safety Certificate & Gas Certificate of Compliance

**Customer Name**

Thomas Reese

**Job Number**

MCG-6180

**Certificate ID**

MCG-6180C1

**Site Address**

Street Address 17 Defoe Place

Suburb Waltham  
City, Postcode Christchurch, 8023

**Risk classification:**

☐ Low-risk ☒ General ☐ High-risk

**Gas Certificate is for**

☒ Whole installation ☐ Parts

**Description of gas fitting work carried out**

Installer Name	Licence Number	Date	Description of work undertaken
Mike Cairns	20081	14/10/2021	install gas hot water

**Description of gas fittings to which this applies**

Qty	Type	Location	Make and Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	water heater continuous flow	outside on south wall	Rheem 26	194mj/h	fan forced	outside	natural	

**Parts of the gas installation that are safe to connect to a gas supply**

☒ All ☐ Parts

**Gas Supply Pressure**

2.75 kPa

**Connection Date**

14/10/2021

**Gas Type**

☐ Natural Gas ☒ LPG ☐ Bio Gas  
☐ Other

**Test Results**

Duration	10	mins
Test Pressure	8.44	kPa
Loss/Gain	0	kPa
Gas Supply Pressure	2.75	kPa

**Test Date****15/10/2021****Other Testing**Combustion ☒ Yes ☐ NoVentilation ☐ Yes ☒ No**Additional Information:****The work has been done in accordance with means of compliance (specify)**

- ☒ Yes - AS/NZS 5601.1 section 3 to 6  
☐ Yes - AS/NZS 5601.2 section 3 to 9  
☐ No

**Were there any other standards or gas code of practice required for compliance?**

- ☐ Yes ☒ No

**Attachments**

The work relies on manufacturers instructions

☐ Yes ☒ No

The work has been done in accordance with certified design

☐ Yes ☒ No

*Where practical the manufacturer instructions or designs must be attached at the end of this certificate. If not, please provide a reference here for where these can be found.*

**Reference****Gas Certificate of Compliance**

☒ **By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely and that the information on this certificate is correct.**

Certifier Name **Mike Cairns**Licence Number **20081**Certificate Issue Date **15/10/2021**

Signature





## Gas Safety Certificate

☒ By signing this document I confirm that the work described in this certificate complies with the building code for the purpose of Section 19(1)(e) of the Building Act 2004.

☒ By signing this document I confirm that the work described in this certificate and the installation or part installation is connected to a gas supply and is safe to use.

Certifier Name **Mike Cairns**

Licence Number **20081**

Certificate Issue Date **15/10/2021**

Signature



### Photos for Certificate MCG-6180C1:



# Final Sign Off

## 17 Defoe Place, Waltham



ryan@smartlift.net.nz

13 Jun 2022 09:00 NZST

### Site Details

Date	13 Jun 2022 08:30 (+1200)
Address	17 Defoe Place, Waltham
SLS Job Number	5990
Site Assessor	Ryan Fowler

### Description of Works

Job Description	House
Scale of levelling required	Partial
M2 Area of void fill	N/A
M2 Area of Levelling	As per the revised jacking plan.
Height of required SmartLift (mm)	70mm
Final Height Tolerance	16mm variation was measured as per Peridot Engineering floor levels.
CCC, SDC, WDC, Inspections Required	No
CCC, SDC, WDC, Inspections Completed?	N/A

### Quality Assurance

Ring foundation cracks repaired correctly?	Yes
Slab cracks repaired correctly?	N/A
Piles checked tied and marked	Yes
Interior of dwelling clean and tidy?	Yes
Exterior of dwelling clean and tidy?	Yes
Back fill completed and tidy, to required height?	Yes
All Plant removed from site?	No
Final walk through completed?	Yes
Site Comments / Requirements	

### Services

Sub floor services were cameraed and external drains plugged or capped	No
External drains have been cameraed	Yes
External Services Damaged	N/A
Description	N/A

### Sign Off

Job completed as per scope requirements?	Yes
Job approved for hand over?	Yes
SmartLift Assessor	Ryan Fowler
Signature	

Main Contractor Witness	Thomas Reese
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Signature



Date

13 Jun 2022 09:00 (+1200)



Submission Reference: 3160E8E545

Form Version: 1.0  
7E8A3695BE3AAA93E51F513A9C8AA7C21655079193  
13 Jun 2022 09:00 Pacific/Auckland

FormTab

# Producer statement construction (PS3)

**All sections of this PS3 must be completed**

Tick applicable Contractor for:

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

Author name:

Craig Burrell

Author company:

Smartlift Systems Ltd

Site address:

17 Defoe Place, Waltham

Description of building work:

Partial levelling of the foundation and timber subfloor.

Engaged by:

B K P Investments Limited

(owner's name)

Scope of work covered by statement:

- : Foundation replacement as per Peridot Engineerins design.
- : Installation of 25 new timber piles as per Peridot Engineerings Design.
- : Packing of the existing piles, as per Peridot Engineering Ltd's detailing.
- : Epoxy crack repairs to foundations in accordance with product manufacturers specifications.

System/Product used (if applicable):

25mpa concrete  
Fosroc Combextra EP10  
Fosroc Nitobond Ep  
Fosroc Nitomortar AP  
Power AC100e

I (constructor): Craig Burrell

B K P Investments Limited

have been engaged by

(building consent applicant) to construct: ☒ part ☐ all

As specified in the attached particulars of Building Consent Number: BCN/2022/2047 and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

NZBC clauses:  
[select as applicable]

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

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



Registration No: Or ☐ N/A  
123687

Qualifications/Experience:

Carpenter

Address:

8 Langstone Lane, Papanui, Christchurch

Postcode:

8052

Phone:

(03) 928 2695

Fax:

(03) 928 2698

Mobile:

022 627 1002

Email:

craig@smartlift.net.nz

Signature:



Date:

20/06/2022



## A BIT ABOUT ANDY

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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

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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

ANDY@OFFICEROAD.CO.NZ  
022 547 5232

RICHIE@OFFICEROAD.CO.NZ  
02108965594

OFFICE ROAD  
REAL ESTATE

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