



PROPERTY INFO PACK

54 MOFFETT STREET, ISLINGTON

PREPARED BY RICHIE EGGELTON

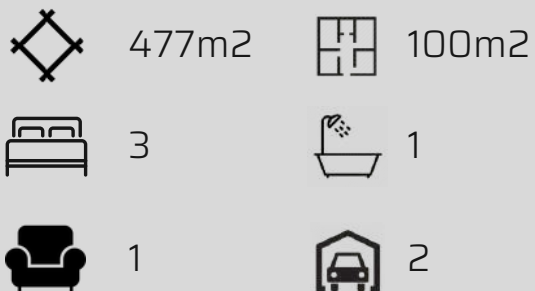
OFFICE ROAD
REAL ESTATE

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

54 MOFFETT STREET, ISLINGTON

FIRST HOME BUYER GOLD

FEATURES:



PROPERTY DETAILS:

Address: 54 Moffett Street, Islington
Legal Description: Lot 1 DP 374288
Property Type: House
Sale by: Negotiation
Close To: Hornby Mall, Golf Course,
Riccarton Racecourse

PROPERTY DESCRIPTION:

This neat bungalow with double electric garage is perfect for anyone looking to step onto the property ladder. A home with so much potential for a first home buyer wanting to make it their own. Boasting a large yard for animals or kids to play safely, street appeal, convenience and location make this property a must-see.

Inside, this warm and inviting home features three bedrooms, spacious kitchen/Dinning and a separate living area all heated by a quality heat pump for year-round comfort.

Outside, the expansive grounds include a securely fenced area. Put the finishing touches on a sun-soaked private deck and create the ultimate spot for the adults to relax and unwind, while the front yard and new roof present a beautiful first impression.

The great neighbourhood is the icing on the cake, while the cherry on top is the proximity to shopping centers and schools.

Affordable properties in this incredibly convenient pocket of the city are always in demand, and prospective purchasers are urged to act quickly. Call today to learn more.

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



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

54 MOFFETT STREET, ISLINGTON

PREPARED BY RICHIE EGGELTON

OFFICE ROAD
REAL ESTATE

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



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

Identifier **299761**
Land Registration District **Canterbury**
Date Issued 19 June 2009

Prior References
CB573/35

Estate Fee Simple
Area 477 square metres more or less
Legal Description Lot 1 Deposited Plan 374288
Registered Owners
Tania Marie Mugford and Leech & Partners Trustees (2012) Limited

Interests

Subject to a right drain sewage and convey electricity and telecommunications over parts marked A and B and a right to drain water over parts marked C and B on DP 374288 created by Easement Instrument 8198426.2 - 19.6.2009 at 12:56 pm
The easements created by Easement Instrument 8198426.2 are subject to Section 243 (a) Resource Management Act 1991
11670482.2 Mortgage to Kiwibank Limited - 28.1.2020 at 6:10 pm

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 101–107



PROOF OF INSURANCE

54 MOFFETT STREET, ISLINGTON

PREPARED BY RICHIE EGGETON

OFFICE ROAD
REAL ESTATE

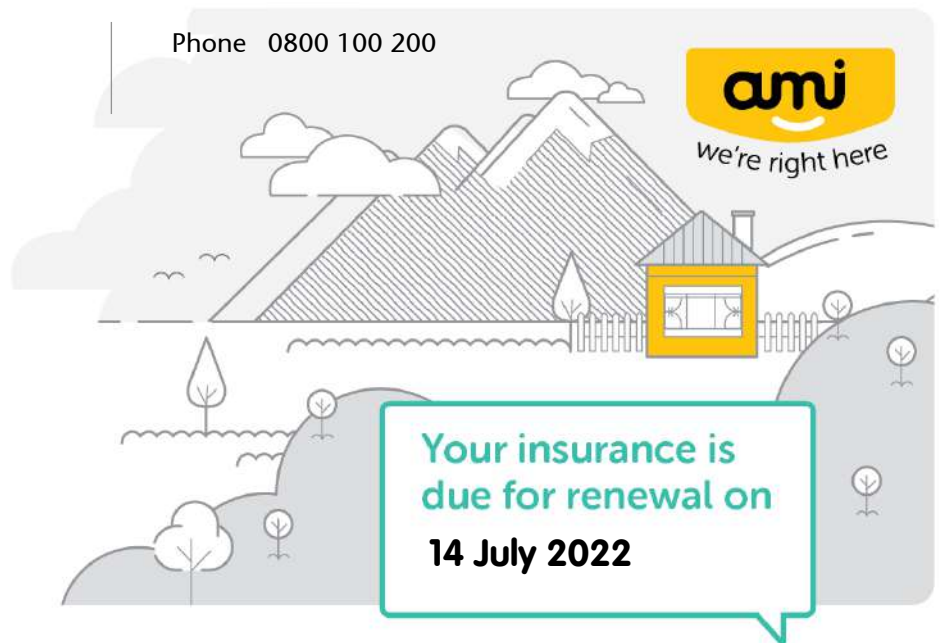
AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

AMI Insurance

PO Box 3233
Wellington 6140

13 July 2022

The Trustees of E and K Family Trust
54 Moffett Street
Hornby
Christchurch 8042



Dear Trustees

Your policy is due for renewal on 14 July 2022

Thanks for insuring with AMI. Your policy is due to renew soon, so we've enclosed your new policy documents with all the details of your cover. Pop these in a safe place, so you can find them easily if you need to make a claim.

What you need to do now

- Check your Policy Schedule for any changes we've made and ensure your specific needs are covered. Any changes that have been made will apply once your policy renews.
- Check your total sum insured is up-to-date and truly reflects the cost to rebuild your home. It's important you're not underinsured, so use our Home Sum Insured calculator at ami.co.nz/house-insurance/sum-insured.
- Let us know if anything's changed at your end so we can talk about your needs and update your cover.
- **Simply pay your premium by the due date** – your new policy will automatically begin to cover you once you've paid. You can find all the details of your premium in your Premium Advice.

What's affecting insurance prices?

When your insurance renews, you may see an increase or decrease in your premium. This is due to a number of factors including your location, the cost of building and repairing homes increasing, along with more claims from extreme weather events. Then there's the cost of reinsurance. Reinsurance covers insurers for major events, like natural disasters, so we can continue protecting Kiwis now and into the future. It affects premiums because it costs more in areas at higher risk of natural disasters, so you could pay more for your insurance than someone who lives in a lower risk area. As the volume of data grows, we're able to improve how we measure risk and reflect it in our pricing. To find out more about insurance prices, go to ami.co.nz/premiums.

Ways to save

Everyone's situation is unique. There are a few different ways you can save on your premiums while ensuring you stay insured should the worst happen. Our team can review your insurance with you and find tailored solutions to suit your needs. Find out more at ami.co.nz/ways-to-save, or please call us on **0800 100 200**, if you're having difficulty making ends meet.

We've stood alongside our customers in the face of many events for over 90 years, and we want to assure you we're here to support you, now and into the future.

If you've got any questions or would like more information, visit ami.co.nz or call us on **0800 100 200**.

The team at AMI

Policy schedule

Premier House Policy

Customer

The Trustees of E and K Family Trust

Insured asset

The house situated at 54 Moffett Street, Hornby, Christchurch
Floor area, including any Garages/Outbuildings, of 144m²

AMI reference

3550003D01

Period of cover

14/07/2022 to 14/07/2023

House sum insured**\$531,500****Total sum insured****\$531,500****Optional covers selected by you**

No excess for glass or sanitary fixtures claims

Excesses applicable

Your excess is the first amount you must pay towards the cost of any claim you make.

Excess

Excess on any claim unless specifically mentioned below or in your policy wording.

\$700

Claims under Cover for your house for natural disaster damage (as defined in the Earthquake Commission Act 1993) to items not covered by the Earthquake Commission.

\$5,000

No excess applies to certain sections of your policy, please refer to your policy wording and any Special Terms included in this Policy Schedule.

Interested parties

New Zealand Home Lending Ltd
PO Box 2082, Wellington 6140, NEW ZEALAND

The Trustees of E and K Family Trust comprise:

Leech & Partners Trustees 2012 Ltd
Miss Tania Mugford

IMPORTANT: This schedule forms part of your policy and replaces any previous schedule. Please refer to www.ami.co.nz/policy-documents for a copy of the policy wording that accompanies this contract.

Please keep it with your policy. If any of the above details are incorrect, please contact us.

Premium advice

Tax invoice

The Trustees of E and K Family Trust
54 Moffett Street, Hornby, Christchurch 8042

Insured asset

The house situated at 54 Moffett Street, Hornby, Christchurch

Policy type

Premier House

Policy number

3550003D01

Payment frequency

Monthly

Payment method

Non Direct Debit

Period of cover

From 12.00am 14/07/2022 to 12.00am 14/07/2023

Please note:

This document sets out the details of the premium for this policy and becomes a tax invoice when paid.

Premium based on an excess of \$700.

Please read your Policy Schedule for further details of insured assets, their sums insured and excesses.

GST No. 51-860-403

AMI premium

\$1,009.67

Policy options

No excess for glass or sanitary fixtures claims

\$50.67

Sub-total of policy options

\$50.67

Government charges

Fire Service Levy

\$106.00

Earthquake Commission Levy

\$300.00

Total premium excluding GST

\$1,466.34

Goods and Services Tax

\$219.95

Total premium including GST

\$1,686.29

Please pay the premium of **\$140.35** by the **14 July 2022**.

If you prefer to pay in person, some NZ PostShops offer the 'Pay a Bill' service. Simply take this payment advice slip with you to pay over the counter.

Note: This document may not account for any overdue amount owing on this policy, nor any credits on this policy.

AMI Payment Advice

The Trustees of E and K Family Trust
54 Moffett Street
Hornby
Christchurch 8042



AMIAC3550003E0000014035

Policy number:

3550003D01

Customer reference:

3550003

Amount due:

\$140.35

Due date:

14 July 2022

Amount paid: \$

Keep us in the loop

You'll need to tell us if there is anything that may affect this policy that we don't already know about. If you don't tell us, then your insurance may not be valid and you may not be covered if you ever need to make a claim.

Example of things you should tell us about are:

Any instance of insurance being declined, cancelled, refused or having special conditions imposed in the last 5 years;

Accidents or losses over the last 5 years and convictions in the last 7 years;

Any change in circumstances that may increase the risk of a claim.

Please call us on **0800 100 200**, if you're not sure what issues might affect your insurance. We treat all information you give us in accordance with the Privacy Act 2020.

Ways to pay

There are several ways to pay your insurance premium. To set up a monthly, quarterly or annual direct debit from your bank account, just fill in our online direct debit form at ami.co.nz/ways-to-pay. To pay over the phone or setup instalments from your credit or debit card, give us a call on **0800 100 200**. You must set up separate payments for each policy you hold with us. If you wish to pay by instalments, a higher premium is charged than when you pay a lump sum annual premium.

For more information on ways to pay, visit ami.co.nz/ways-to-pay

Insurer financial strength rating

Your insurance is underwritten by AMI Insurance, a business division of IAG New Zealand Limited (IAG). IAG has received a Standard & Poor's (Australia) Pty Ltd. Insurer financial strength rating of **AA-** 'Very Strong'.

The rating scale is:

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

Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories. A full description of this rating scale can be obtained from www.standardandpoors.com.

AMI abides by the Insurance Council of New Zealand 'Fair Insurance Code'. Call us toll free on **0800 100 200** for a copy.

13 July 2022

Instalment schedule

Customer name
The Trustees of E and K
Family Trust

Payment method
Non Direct Debit

Monthly instalments

Future instalment date	Policy number	Insured asset	Policy instalment amounts	Total for instalment date
14/07/2022	3550003D01	The house situated at 54 Moffett Street	\$140.35	\$140.35
14/08/2022	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/09/2022	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/10/2022	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/11/2022	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/12/2022	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/01/2023	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/02/2023	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/03/2023	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/04/2023	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/05/2023	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54
14/06/2023	3550003D01	The house situated at 54 Moffett Street	\$140.54	\$140.54

The instalment amounts may vary slightly. This occurs when the premium cannot be divided equally by the number of instalments over the period of cover.

Please pay the total instalment amount by the instalment date.

Note: This form shows the details of your remaining individual premium instalments and is not an invoice.



COUNCIL RATES & FEES

54 MOFFETT STREET, ISLINGTON

PREPARED BY RICHIE EGGETON

OFFICE ROAD
REAL ESTATE

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

Rates and valuation search

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

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

Property Information

Rates Details

For the Rating Year 1 July 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	370,000	0.323296	\$1,196.20
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	370,000	0.077659	\$287.34
Land Drainage	Capital Value	370,000	0.047244	\$174.80
Sewerage	Capital Value	370,000	0.091404	\$338.19
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	370,000	0.000774	\$2.86
Heritage Arts Centre	Capital Value	370,000	0.000609	\$2.25
Total for Christchurch City Council				\$2,362.66

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	370,000	0.000362	\$1.34
WEC Class D	Capital Value	370,000	0.000515	\$1.91
General Rate	Capital Value	370,000	0.045965	\$170.07
Urban Transport:Chch	Capital Value	370,000	0.037546	\$138.92
WFPP Class A	Capital Value	370,000	0.000807	\$2.99
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	370,000	0.001286	\$4.76
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	370,000	0.000436	\$1.61
Total for Canterbury Regional Council				\$381.56

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,744.22

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed





ADDITIONAL DOCS

54 MOFFETT STREET, ISLINGTON

PREPARED BY RICHIE EGGETON

OFFICE ROAD
REAL ESTATE

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

LAND INFORMATION MEMORANDUM



Page 1
of 14 pages
LIM No:
LIM70109177

"This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose."

Please Supply to:

CHERRY KANNANGARA SOLICITORS

PO BOX 13964

ARMAGH

CHRISTCHURCH 8141

Property Address:

54A MOFFETT ST ISLINGTON

**Legal Description:**

LOT 2 DEPOSITED PLAN 374288 (DP 374288)

Valuation Roll Number: 23431 18302

Valuation Information: no values available

Capital Value: Land Value: Improvements Value:

Please Note: These Values are intended for Rating purposes only

Existing Owner:

HERON HOLDINGS LIMITED

PO BOX 16099

HORNBY
CHRISTCHURCH 8441

Client Reference: 3261.1

Phone No: 377-4421

Fax No: 377-4422

Date Received: 28/07/2009

Date Issued : 4/08/2009

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

1. Annual rates to : 30/06/ 2010

For Rates Enquiries Please Phone: 941 8999

Instalment AmountDate Due

Instalment 1 :

Instalment 2 :

Instalment 3 :

Instalment 4 :

Rates Owing as at : 4/08/2009

2. Excess Water Charges

\$0.00

3. Final water meter reading may be required

No Reading Required

For Office Use:

Debtor Number: 3330298

LIM Number: LIM 70109177

Property ID: 901094

Rate Account ID: 2897984

This Information was Processed at: Civic Offices

Telephone : (03) 941 8825

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



2
LIM No:
LIM70109177

4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER53101254 Completed

Applied: 31/03/1953 Issued Date: 31/03/1953

GARAGE

PER55102057 Completed

Applied: 18/04/1955 Issued Date: 18/04/1955

DWELLING

PER55102131 Completed

Applied: 24/05/1955 Issued Date: 24/05/1955

TEMPORARY DWELLING

PER78122908 Completed

Applied: 4/07/1978 Issued Date: 18/07/1978

GARAGE

PER85131681 Completed

Applied: 13/08/1985 Issued Date: 16/08/1985

SIESTA SPACEHEATER - DRYBACK

PER91159497 Completed

Applied: 17/06/1991 Issued Date: 17/06/1991

DRAINAGE: FOULWATER - ALTERATIONS

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

3

LIM No:
LIM70109177

ii. Project Information Memoranda: ...None recorded for this Property

iii. Building Consents:

ABA10050605 Completed Applied: 11/11/2004 Issued Date: 16/03/2005
Code Compliance Certificate Issued Date: 24/11/2005 PIM Issued Date: 11/01/2005

DWELLING WITH ATTACHED GARAGE / GARAGE ON FRONT SECTION

CON98007131 Completed Applied: 4/09/1998 Issued Date: 04/09/1998
Code Compliance Certificate Issued Date: 14/09/1998

WOODSMAN MATAI IBS (1998) WOODBURNER - WETBACK
Cert: 98004

iv. Building Act Certificates of Acceptance: ...None recorded for this Property

v. Building Act Exemptions: ...None recorded for this Property

vi. Registered Premises: ...None recorded for this Property

vii. Hazardous Substance Test Certificate: ...None recorded for this Property

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL ENVIRONMENT

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LIM No:
LIM70109177

viii. Building Warrant Of Fitness:

...None recorded for this Property

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



5
LIM No:
LIM70109177

5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

Zoning

R1
PAPAKURA

Designations on Site Yes / No

Road Widening Designations Yes / No

(B) Proposed Plan

Zoning

Living 1 (Outer Suburban)

- | | |
|------------------------------------|----|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | No |
| 5. Road Widening Designations | No |
| 6. Historic or Protected Bldg | No |
| 7. Other Heritage Protection Items | No |
| 8. Protected Trees | |
| - Heritage/Notable Tree | No |
| - Other eg. Category A,B,C | No |
| Street Plantings; Subdivision | |
| Trees | |
| 9. Noise Control | No |
| 10. Coastal Protection | No |
| 11. Landscape Protection | No |

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents

RMA20016672 Completed Applied: 23/04/2004
Application Granted, Consent Issued : 19/05/2004

FEE SIMPLE SUBDIVISION - 2 LOTS
223 rec 24/7/06 Certified 27/7/06
224 ISSUED 8/05/09 DP 374288

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

6

LIM No:
LIM70109177

RMA20019310 Completed

Applied: 25/02/2005

Application Granted, Consent Issued : 09/03/2005

Application to erect a dwelling with an attached garage on the rear of the site and a garage within the front street scene setback

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....Yes

Please refer to Section 9 for details

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Kerbside Waste Collection

- ◆ Your recycling is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road Refuse Station
- ◆ Your rubbish is collected Fortnightly on the Week 2 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road Refuse Station
- ◆ Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

7.

LIM No:
LIM70109177

9. Other Related Property Information

◆ ECan Liquefaction Assessment

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

◆ ECan Natural Resources Regional Plan

There may be policies or rules within Environment Canterbury's Natural Resources Regional Plan that regulate land use on this site. Queries regarding the impact of the Natural Resources Regional Plan on the property should be made to Ecan customer services on Ph 03 353 9007.

◆ Property File off-site. Phone 941 8999 to request file (ex Sockburn)

◆ Property located in Riccarton-Wigram Community Board area

◆ Property located in Riccarton-Wigram Ward

◆ Property or part of property within urban area

10. Water Related Property Information

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

8.

LIM No:
LIM70109177

11. Special Site Characteristics and Additional Water Related Services Information

- ◆ The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup showing the drains and house outline is attached.
- ◆ The dwelling/building is shown to be served by a sewer drain however it is unclear if it is shared with 54 Moffett Street.
- ◆ The dwelling/building is shown to be served by a stormwater drain however it is unclear if it is shared with 54 Moffett Street.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 8240.

Please Note :

The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at <http://www.ccc.govt.nz/LTCCP/Draft/DevelopmentContributionsPolicy/> and at Civic Offices, Tuam Street and Council Service Centres

To enable Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the appropriate Service Centre as shown on the front page of this LIM.

This Information was Processed at: Civic Offices

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Private Drainage

Ph: 941-6800
Fax: 941-6885

LEGEND

---	WASTE WATER MAIN
---	STORM WATER MAIN
---	WATER INTAKE MAIN
---	WATER SUPPLY MAIN
---	WASTE WATER DRAIN
---	STORM WATER DRAIN
---	WATER INTAKE SUBMAIN
---	WATER SUPPLY SUBMAIN
---	BIO GAS MAIN
---	CABLE
⊙	STD MANHOLE (WASTE)
⊙	VENTED MANHOLE (STORM)
⊙	STD MANHOLE (STORM)
⊙	SUMP (STORM)
⊙	FIRE HYDRANT (WATER)
⊙	VALVE (WATER)
⊙	METER (WATER)
⊙	CONNECTOR (WATER)
⊙	INLET (WATER)
⊙	OUTLET (WATER)

CAUTION

THE ACCURACY OF THIS PLAN IS
NOT GUARANTEED. ON-SITE
VERIFICATION REQUIRED.

54A Moffatt Street

SCALE 1:500 ON A4

70109177

Christchurch City Council
7/29/2009 10:13:10 AM



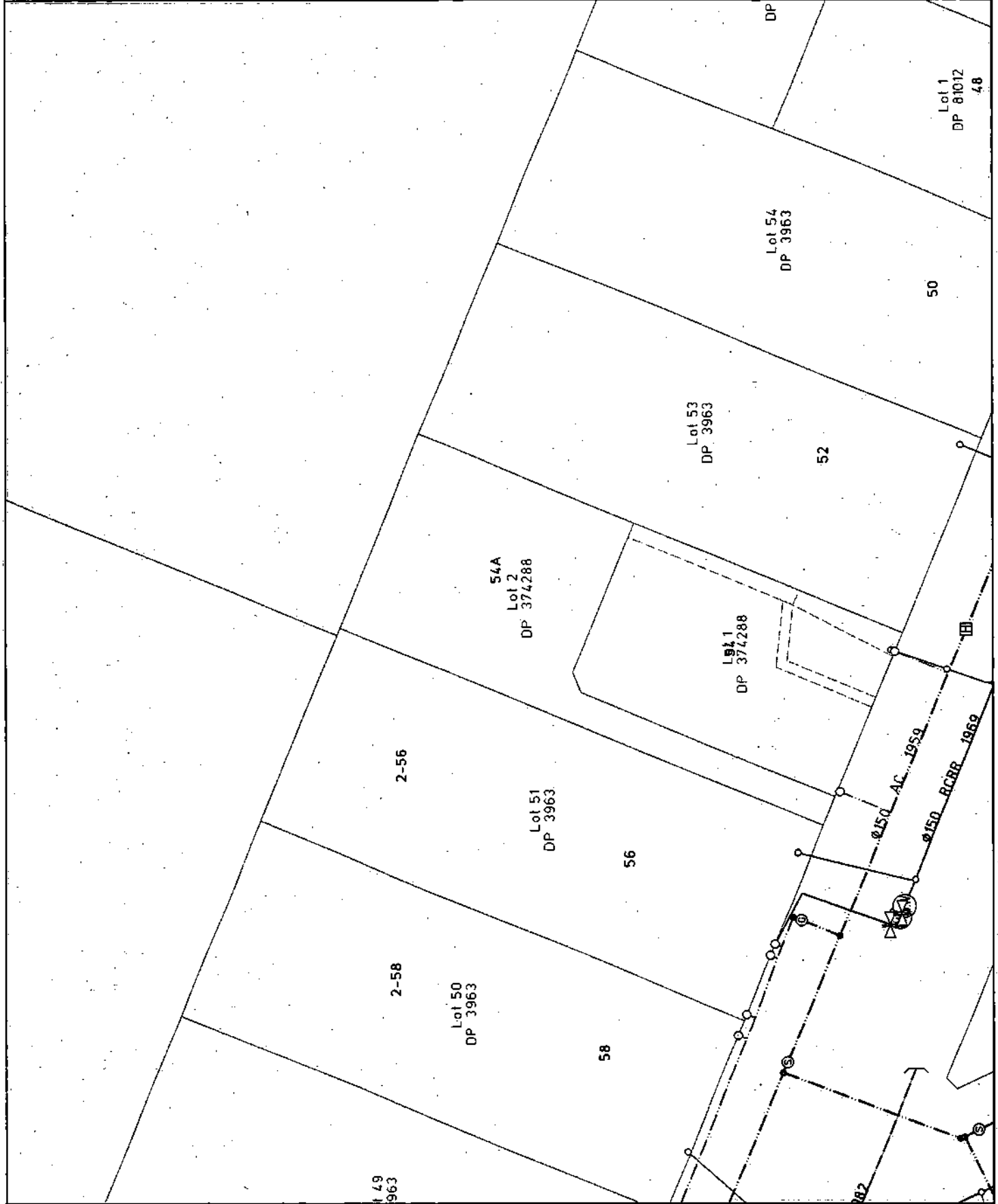
CHRISTCHURCH

CITY COUNCIL - IN A CT

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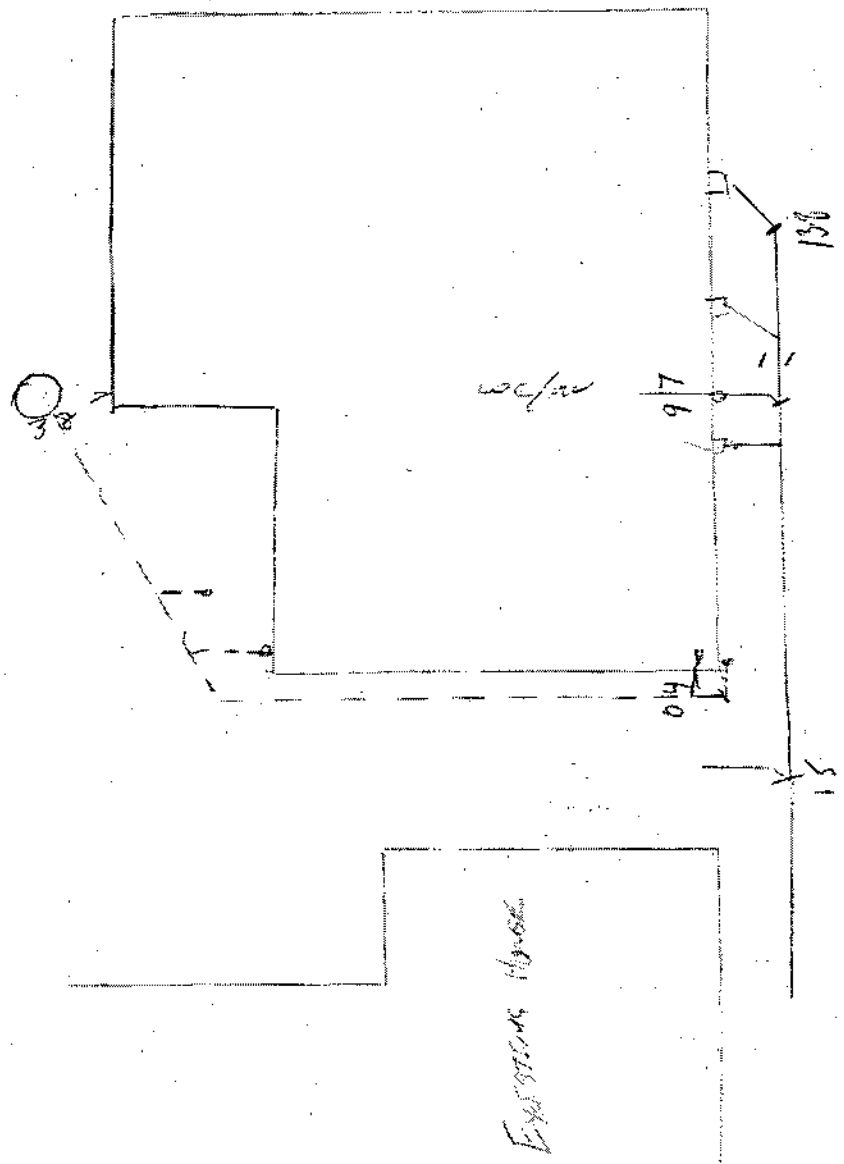
REPRODUCTION PROHIBITED



54A Moffett Street
LIM 70109177

CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP

 <p>CHRISTCHURCH CITY COUNCIL</p>	<p>ADDRESS: 54A MOFFETT ST</p> <p>LEGAL DESCRIPTION:</p> <p>PROJECTING: 100.5345</p> <p>DATE: 29/10/08</p>	<p>OWNER: THE ARDEN HOLDINGS LTD</p> <p>DRAINAGE: 54A/100.5345 F.T. Drain</p> <p>NUMBER:</p> <p>FIELD OFFICER: L. J. J. J. J.</p>	<p>RECEIVED:</p> <p>BOOKMAN:</p> <p>NOTED:</p> <p>FILEBOOK:</p>	<p>CONNECTION NUMBER:</p>
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2-58
Moffett
Street

52
Moffett
Street

49
Moffett
Street

54a Moffett Street

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



54a Moffett Street

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 54a Moffett Street

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 2-58 MOFFETT STREET

Consent Type: Notified Application **Activity:** Controlled Activity
Reference: 9215112 **Status:** Completed **Decision:** Granted
Date Received: 11 August 1992 **Date of Decision:** 11 September 1992
Description:
Consent to relocate a dwelling from 35 Merrin street to 58 Moffett street - Flat 2.

Address: 48 MOFFETT STREET

Consent Type: **Activity:** Non-Complying Activity
Reference: 991299 **Status:** Completed **Decision:** Granted
Date Received: 4 May 1999 **Date of Decision:** 14 May 1999
Description:
A two Lot subdivision which does not meet Lot size or access width requirements under the Transitional Waimairi Plan. also Lot size or outdoor living space under the Proposed Plan.

Address: 49 MOFFETT STREET

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 92013872 **Status:** Current **Decision:** Granted
Date Received: 8 April 2009 **Date of Decision:** 29 April 2009
Description:
Fee Simple Subdivision 223 certified 3/07/09 DP 420138.

Address: 52 MOFFETT STREET

Consent Type: Notified Application **Activity:** Non-Complying Activity
Reference: 9214687 **Status:** Completed **Decision:** Granted
Date Received: 14 May 1992 **Date of Decision:** 22 May 1992
Description:
To exceed the floor space for a proposed accessory building.

Address: 54 MOFFETT STREET

Consent Type: Non-Notified Application **Activity:** Limited Discretionary

Reference: 20019310 **Status:** Completed **Decision:** Granted

Date Received: 25 February 2005 **Date of Decision:** 8 March 2005

Description:

Application to erect a dwelling with an attached garage on the rear of the site and a garage within the front street scene setback.

Consent Type: Non-Notified Application **Activity:** Controlled Activity

Reference: 20016672 **Status:** Completed **Decision:** Granted

Date Received: 23 April 2004 **Date of Decision:** 19 May 2004

Description:

FEE SIMPLE SUBDIVISION - 2 LOTS 223 rec 24/7/06 Certified 27/7/06 224 ISSUED 8/05/09 DP 374288.

Data Quality Statement

Land Use Consents

All resource consents* are shown for sites that have been labeled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search area radius. If there are such sites and you would like them to be included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be, displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

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

Subdivision Consents

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

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

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

All Subdivision Consent information is contained on the map and no separate list is supplied.

3 October 2022

Ms T Mugford
54 Moffett Street
Islington
Christchurch 8042
Sent by email to: tania.mugford@xtra.co.nz

Kia ora Ms Mugford

Information request – CLM/2011/219054 – 54 Moffett Street, Islington, Christchurch 8042

Thank you for your information request received on 12 September 2022. You asked for a property pack in relation to 54 Moffett Street. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

Please find the enclosed documentation in response to your request.

If you require sign off or repair completion documents for the claim(s) that were paid out, they may be obtainable from the contractors who completed the substantive repairs at the property.

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/044366	Cash settled	Documents provided
CLM/2011/219054	Partial cash settlement	Agreement of Works documents provided
CLM/2011/219054 <i>**Master Claim</i>	Managed Repair	EQC Managed the repairs
CLM/2011/111856	Managed Repair	EQC managed the repairs for this claim under the master claim

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

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

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

Ngā mihi,



Rachel Saolele
Senior OIA Advisor

IN CONFIDENCE-CUSTOMER

Toka Tū Ake EQC
Level 11, Majestic Centre
100 Willis Street
Wellington 6011, New Zealand
Telephone: (04) 978-6400
Fax: (04) 978-6431

Corporate Mail: PO Box 790, Wellington 6140
Claims Mail: PO Box 311, Wellington 6140
www.eqc.govt.nz

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

Toka
Tū Ake EQC





Statement of Claim Checklist

CLM/2010/044366

Date: 16-11-10Author: J. HARTZOR

A F STEWART

54 MOFFETT STREET

ISLINGTON

CHRISTCHURCH 8042

H: 03-344-5536

W:

M: 027-428-7823

LA: J HARTZOREstimator: F. POH

Room	Damage	Walls ✓	Ceiling ✓	Floor ✓	Description of Damage
	Y/N				
Lounge	N				
Dining Room	N				
Kitchen	N				
Family Room	NA				
Bedroom 1	N				
En Suite	NA				
Bedroom 2	N				
Bedroom 3	NA				
Bedroom 4	NA				
Bathroom	N				
Toilet 1	NA				
Toilet 2	NA				
Office/Study	NA				
Rumpus	NA				
Entry/Hall(s)	N				
Stairwell	NA				
Laundry	N				
Other	N				

Item		Event Damage	Description of Damage	Appoint Engineer
		Y / N	Y / N	
Roof		N		
External Walls	North	N		
	South	N		
	East	N		
	West	N		
Decks		N		
Chimney	Base	N		
	Ceiling Cavity	N		
	Above Roof	Y	Chimney needs bricks replacing (middle chimney only)	
	Fireplace			
Foundations		N	existing cracks near vents	
Piling				
Services		N		
Other Dwelling Items				
Outbuildings		Y	crack in slab @ garage x2 (not expansion!) hairline, grind / fill bricks only req'd	
Land & Retaining Walls		N		
(Discuss with Supervisor)				

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant:

[Signature]

Dated:

16/11/10

Completed By: FRANCIS POU

Date: 6-11-10

Page 1 of 1

A F STEWART
54 MOFFETT STREET
ISLINGTON
CHRISTCHURCH 8042
H: 03-344-5536
W:
M: 027-428-7823

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Halfway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

DESCRIPTION: CHIMNEY UNSTABLE ABOVE ROOF

REPAIR STRATEGY: REBUILD "EXTERNAL" CHIMNEY TO SOFFIT LINE

LINE ITEMS:

[illegible]

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.

Subtotal	2323-88
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+ P&G, Margin & GST Figure	851-60
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TOTAL	3174-88
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EOC 039 – Revised 07-09

SW/9/14

Completed By: FRANCIS POU

Date: 16/11/10

Page 1 of 1

A F STEWART
54 MOFFETT STREET
ISLINGTON
CHRISTCHURCH 8042
H: 03-344-5536
W:
M: 027-428-7823

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

DESCRIPTION: CHIMNEY UNSTABLE ABOVE ROOF

REPAIR STRATEGY: REBUILD "INTERNAL" CHIMNEY TO ROOF

[illegible]

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.

Subtotal	2483-88
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+ P&G, Margin & GST Figure	909-59
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TOTAL 3393-47

Completed By: FRANCIS POV

Date: 16/11/10

Page 1 of 1

CLM/2010/044366

A F STEWART
54 MOFFETT STREET
ISLINGTON
CHRISTCHURCH 8042
H: 03-344-5536
W:
M: 027-428-7823

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	other DOUBLE GARAGE			

DESCRIPTION: 2 x HAIRLINE CRACKS IN CONCRETE SLAB

REPAIR STRATEGY: FILL WITH EPOXY

LINE ITEMS:

[illegible]

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.

Subtotal	125
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+ P&G, Margin & GST Figure	45-77
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TOTAL	170-77
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EOC 039 – Revised 07-09

sw/19/20

OFFICE USE ONLY – LOSS ADJUSTER TO COMPLETE

Date: 16/11/10Claim No: 2010/ 044 366Loss Adjuster: J HARTZER**COSTING ESTIMATE**

\$

Lounge

\$

Dining Room

\$

Kitchen

\$

Family Room

\$

Bed 1

\$

Ensuite

\$

Bed 2

\$

Bed 3

\$

Bed 4

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$ 170.77

Outbuildings/Garage

DOUBLE GARAGE

CHECKED

All 19/11

OFFICE USE ONLY – LOSS ADJUSTER TO COMPLETE

Date: 16/11/10Claim No: 2010/ 044366Loss Adjuster: J HARTZER

\$3174.88

EXTERNAL CHIMNEY

\$3393.47

INTERNAL CHIMNEY

\$

\$

\$

\$

\$

\$

\$

Sub Totals:

\$ 3174.88\$ 3393.47\$ 170.77Total Estimate \$ 6739.12

HI-FLO
CANTERBURY

Plumbing
61 Williams Street, Kaiapoi
03 327-9499

PHONE OUR NUMBER

0800 Mr Plumber
NATIONWIDE MR PLUMBER FRANCHISE NETWORK MEMBER
0 3 3 2 7 9 4 9 9

Statement

TANIA MUGFORD
54 MOFFETT STREET
ISLINGTON
CHRISTCHURCH 8402

Statement Date: 31-Oct-2011

FOR ALL OF YOUR PLUMBING REQUIREMENTS
CONTACT: KEVIN 03 327 9499

Date	Inv No	Job Ref	TrnType	Transaction	Amount	Bal Owning
31-Oct-2011	35041	9002	CanJobMa	Invoice	97.75	97.75

OUR BANK ACCOUNT DETAILS ARE 03-0937-0120124-000

3 Month	2 Month	1 Month	Current		
0.00	0.00	0.00	97.75	Balance	\$97.75

Hi Flo Plumbing (1992) Ltd
PO Box 109
Oamaru 9444
New Zealand

Account: MUGFORDT
Statement Date: 31-Oct-2011
Balance: \$97.75

HI-FLO
CANTERBURY

Plumbing

61 Williams Street, Kaiapoi
03 327-9499

PHONE OUR NUMBER

0800 Mr Plumber
NATIONWIDE MR PLUMBER FRANCHISE NETWORK MEMBER
03 327 9499

claims@egc.govt.nz

TAX INVOICE

GST No: 58-657-832

TANIA MUGFORD
54 MOFFETT STREET
ISLINGTON
CHRISTCHURCH 8402

Invoice Date: 31-Oct-2011
Order Number: CLM 2011/219054
Tax Invoice No: 35041

Job Number: 9002
Job Description: RESTABILISE WATER TANK
Notes: CEILING TANK MOVED DUE TO EARTH QUAKE RE STABILISE TANK
IN CEILING 54 MOFFETT STREET CHCH

Description	Qty/Hrs	Price	Amount
VEHICLE	1.0	20.00	20.00
Labour	1.0	65.00	65.00

Net Total \$ 85.00

G.S.T \$12.75

Gross Total \$ 97.75

With the Environment in mind we now offer the opportunity to receive your invoices and statements electronically
To be set up to receive these via email please contact us at hiflo@netspeed.net.nz

PAYMENT OF THIS INVOICE IS DUE BY THE 20TH OF THE FOLLOWING MONTH.
PAYING BY DIRECT CREDIT OUR BANK A/C DETAILS ARE 030937 0120124 00
PLEASE USE 'MUGFORDT' AS REF

ALL GOODS REMAIN THE PROPERTY OF HI FLO PLUMBING (1992) LTD
UNTIL PAID FOR IN FULL

✂

REMITTANCE ADVICE

(Please detach this part & return with your payments)

Hi Flo Plumbing (Canterbury)
P O Box 141
Kaiapoi 7644

Debtor Index: MUGFORDT
Invoice Date: 31-Oct-2011
Invoice Number: 35041
Invoice Amount: 97.75



AGREEMENT OF WORK

Draft AOW

Date	27-Jul-2016
Address	54 MOFFETT STREET, ISLINGTON, CHRISTCHURCH 8042
Claim Number	CLM/2011/219054
Customer Name	TANIA MUGFORD
Original Contractor	
Estimator	
Tech Supervisor	

No.	Element	Item Identified	Category	Repair Strategy	Qty.	Rate	Cost
1	Kitchen	Ceiling	ND	Gap fill sand and paint - ceiling	13m2	\$35.60	\$512.78
2	Office/Study	Wall Covering	ND	Rake out & stop plasterboard joint cracks & paint	30m2	\$32.90	\$1,093.60
3	Bathroom	Wall Covering	ND	Rake out & stop plasterboard joint cracks & paint	12m2	\$32.90	\$437.44
		Fees	ND	Asbestos test - NON CONTRACTOR RELATED	2ea		

Damage Type Categories	Total	P&G Portion
New Damage	\$2,043.82	\$147.56
Scope Omission	\$0.00	\$0.00
Incorrect Repair Strategy	\$0.00	\$0.00
Total New Damage	\$2,043.82	

WQ - Work Quality	\$0.00	\$0.00
WC - Work Contractor	\$0.00	\$0.00
Total EQC Remedial Works	\$0.00	
P&G/Fees	\$525.56	
Total as priced	\$2,569.38	
Total GST	\$385.40	
Total inc GST	\$2,954.78	

0800 DAMAGE (0800 32 62 43)

23 August 2016

Claim No. CLM/2011/219054

Miss T Mugford
 54 Moffett Street
 Islington
 Christchurch 8042

Dear Miss Mugford

Insured Name: Tania Mugford & Alastair Stewart**Damage Location:** 54 MOFFETT STREET, ISLINGTON, CHRISTCHURCH 8042

EQC has calculated the repair cost of earthquake damage to your building, which is insured under the Earthquake Commission Act 1993.

As a result your dwelling has been referred to the Canterbury Home Repair Programme, in which Fletcher EQR manages repairs. This letter confirms an agreement you have made with EQC and Fletcher EQR for a partial cash settlement in relation to the repair of earthquake damages to the dwelling, which is summarised below.

Claim summary

Claim Number	Event Date	Claim Detail	EQC Entitlement	Excess Deducted	Amount
2011/219054	21/06/2011	Already Paid			
		Emergency repairs	\$97.75	\$0.00	\$97.75
		Fletcher EQR repairs	\$16,354.83	\$200.00	\$16,154.83
		This Payment			
		Dwelling	\$2,954.78	\$0.00	\$2,954.78
		Total	\$19,407.36	\$200.00	\$19,207.36

Excess is calculated at 1% of the amount of the building and contents costs, with a minimum of \$200 per claim.

Payment to your bank account

The payment has been electronically transferred to the bank account you have specified.

What to do with your payment

It is important that this payment is used for the purpose of repair or replacement of damaged property. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose. If you believe there are outstanding aspects of your claim, you should keep your payment(s) and EQC will continue to respond to your queries. Banking your claim settlement does not affect your current or any future entitlement(s).

Your obligations

By accepting this payment from EQC, you are agreeing that the claim information you submitted was true and accurate; that you have not withheld any material information; that you will inform EQC if any information provided later becomes incorrect; and that you will provide any further information required for EQC to assess your claim.

How to contact us

If you require further information please visit www.eqc.govt.nz or phone 0800 DAMAGE (0800 326243) between 7am-9pm Monday-Friday or 8am-6pm on Saturday. Alternatively, email info@eqc.govt.nz. To assist with the processing of your inquiry, please ensure you include your claim number in the email subject line.

Yours sincerely

Trish Keith

General Manager, Customer and Claims

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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

Toka
Tū Ake EQC



Scope of Works



Customer: T M MUGFORD

Document explanatory note:

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

Assessment of Property at 54 MOFFETT STREET, ISLINGTON, CHRISTCHURCH 8042 on 15/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 477.00 m2)		
Land (Exposed - Soil - 130.00 m2)		
Main Access (Drive - Concrete - 30.00 m2)		

Services

Element	Damage	Repair
Other (- - - 1.00 l/m)	Header tank off level	other
Sewerage (Town Connection - Clay pipes - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Chimney (Exterior) (1 x single pot brick interior)

Element	Damage	Repair
No Damage		

Elevation (North wall (10.4 x 2.4))

Element	Damage	Repair
No Damage		

Elevation (South wall (10.4 x 2.4))

Element	Damage	Repair
No Damage		

Elevation (East wall)

Element	Damage	Repair
Wall Cladding (Weatherboard - Timber - 32.40 m2)	Cracking to paint	Paint wall 32.40 m2
Wall framing (Timber Frame - Timber - 32.40 m2)	No Earthquake Damage	

Elevation (West wall. (13.5 x 2.4))

Element	Damage	Repair
No Damage		

Foundations (Concrete ring / concrete piles)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 48.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	2.00 l/m

Roof (Framed / pitched 22 deg / hipped / concrete tiles)

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Bedroom (First bed on left through front door)**

Room Size: 3.35 x 4.27 = 14.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 14.30 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	14.30 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 14.30 m2)	No Earthquake Damage		
Trim (Painted MDF - Trim 60mm - 14.30 l/m)	Damaged finish	Re-paint trim	14.30 l/m
Wall covering (Gib - Wall paper / paint - 36.58 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Office/Study (Joins lounge.)

Room Size: 2.55 x 4.10 = 10.46 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 10.46 m2)	No Earthquake Damage		
Door (External) (French doors - Timber - 1.00 item)	Cosmetic damage	Paint jambs and trims	1.00 No of
Floor (T&G - Carpet - 10.46 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)			
Wall covering (Gib - Wall paper / paint - 31.92 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	31.92 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 4.10 x 4.56 = 18.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 18.70 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (T&G - Carpet - 18.70 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 41.57 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	41.57 m2
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Second bed on left through front door)

Room Size: 3.25 x 3.40 = 11.05 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 11.05 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 11.05 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 31.92 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	17.00 l/m

Ground Floor - Bathroom

Room Size: 1.70 x 2.55 = 4.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Lining paper / paint - 4.34 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	4.34 m2
	Cosmetic Damage	Paint Ceiling	4.34 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 4.34 m2)	No Earthquake Damage		
Shower (Over Bath with Curtain - Acrylic shower - 1.20 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.40 m2)	Cosmetic damage	Rake out, plaster and paint	20.40 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m

Ground Floor - Hallway

Room Size: 1.50 x 4.00 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 6.00 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	6.00 m2
	Cosmetic Damage	Paint Ceiling	6.00 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 6.00 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 26.40 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	26.40 m2

Ground Floor - Kitchen (Includes dining)

Room Size: 6.20 x 4.20 = 26.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 26.04 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	26.04 m2

Door (External) (Sliding / Ranch sliding door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 26.04 m2)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 49.92 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	49.92 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	8.00 l/m
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 3.50 l/m)	No Earthquake Damage		

Garage

Exterior

Elevation (North wall. (6 x 2.1))

Element	Damage	Repair
No Damage		

Elevation (South wall (6 x 2.1))

Element	Damage	Repair
No Damage		

Elevation (East wall. (6 x 2.1))

Element	Damage	Repair
No Damage		

Elevation (West wall (6 x 2.1))

Element	Damage	Repair
No Damage		

Foundations (Concrete slab.)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 36.00 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm)	6.00 l/m

Roof (Trussed / pitched 14 deg / gable ended / colour steel trimline)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Room (Other) (Garage)

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

Stud Height: 2.10 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/219054
Claimant: T M MUGFORD
Property Address: 54 MOFFETT STREET
 ISLINGTON
 CHRISTCHURCH 8042

Assessment Date: 15/10/2011 10:52
Assessor: Stratton, Peter
Estimator:
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	T M, MUGFORD	03 3445536	027 4287823	03 3662203	

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	7956360D01	Yes	

Insurance Details - Added in COMET

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

Insurance is paid yearly.

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil hazard.

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1961 - 1980	L Shape	93.38
Garage	1	Standard	Post 1980	Rectangular	36.60

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
			No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Other	-	-	Header tank off level			
			other	450.00 \$	0.00	450.00
Sewerage	Town Connection	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	No Earthquake Damage			

General Comments:

Main Building

Exterior

Chimney (Exterior) (1 x single pot brick interior)

Damage: No damage

Require Scaffolding? No

General Comments: chimney has been rebuilt after EQ damage /2nd exterior chimney & base has been removed & repaired

Elevation (North wall (10.4 x 2.4))

Damage: No damage

Require Scaffolding? No

General Comments: painted weather board no dsmage

Elevation (South wall (10.4 x 2.4))

Damage: No damage

Require Scaffolding? No

General Comments: Painted weather board

Elevation (East wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Paint wall	32.40 m2	29.00	939.60

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: Painted weather board / unpainted from from previous repair

Elevation (West wall. (13.5 x 2.4))

Damage: No damage

Require Scaffolding? No

General Comments: Painted weather board

Foundations (Concrete ring / concrete piles)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	2.00 l/m	30.00	60.00

General Comments: piles no damage / concrete ring cracked all elevations

Roof (Framed / pitched 22 deg / hipped / concrete tiles)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (First bed on left through front door)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	14.30 m2	67.00	958.10
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Trim	Painted MDF	Trim 60mm	Damaged finish			
			Re-paint trim	14.30 l/m	8.00	114.40
Wall covering	Gib	Wall paper / paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Office/Study (Joins lounge.)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (External)	French doors	Timber	Cosmetic damage			
			Paint jambs and trims	1.00 No of	63.00	63.00
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump				
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	31.92 m2	67.00	2,138.64
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	41.57 m2	67.00	2,785.19
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Second bed on left through front door)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	17.00 l/m	12.00	204.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	4.34 m2	30.00	130.20
			Cosmetic Damage			
			Paint Ceiling	4.34 m2	24.00	104.16
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Shower	Over Bath with Curtain	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.40 m2	27.00	550.80
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	12.00	72.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (excludes painting)	6.00 m2	34.00	204.00
			Cosmetic Damage			
			Paint Ceiling	6.00 m2	24.00	144.00
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	26.40 m2	67.00	1,768.80

General Comments:**Ground Floor - Kitchen (Includes dining)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	26.04 m2	30.00	781.20
Door (External)	Sliding / Ranch sliding door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Kitchen joinery	Standard Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	49.92 m2	67.00	3,344.64

Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	8.00 l/m	12.00	96.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Garage****Exterior****Elevation (North wall. (6 x 2.1))**

Damage: No damage
Require Scaffolding? No
General Comments: coloursteel versatile type garage

Elevation (South wall (6 x 2.1))

Damage: No damage
Require Scaffolding? No
General Comments: coloursteel versatile type garage

Elevation (East wall. (6 x 2.1))

Damage: No damage
Require Scaffolding? No
General Comments: coloursteel versatile type garage

Elevation (West wall (6 x 2.1))

Damage: No damage
Require Scaffolding? No
General Comments: coloursteel versatile type garage

Foundations (Concrete slab.)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (up to 5mm)	6.00 l/m	60.00	360.00

General Comments: Minor cosmetic cracking

Roof (Trussed / pitched 14 deg / gable ended / colour steel trimline)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Room (Other) (Garage)

Damage: No damage
Require Scaffolding? No
General Comments: 1 x tilta door
1 x exit door
1 x window

Fees**Fees**

Name	Duration	Estimate
Cherry picker fee	1.00	350.00

Overheads

Name	Estimate
Preliminary and general	1,228.70
Margin	1,693.74
GST	2,794.68

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	450.00
	450.00

Main Building

Name	Description	Estimate
Exterior	Chimney (Exterior) (1 x single pot brick interior)	0.00
	Foundations (Concrete ring / concrete piles)	60.00
	Elevation (East wall)	939.60
	Roof (Framed / pitched 22 deg / hipped / concrete tiles)	0.00
	Elevation (North wall (10.4 x 2.4))	0.00
	Elevation (South wall (10.4 x 2.4))	0.00
	Elevation (West wall. (13.5 x 2.4))	0.00
		999.60

Floor	Description	Estimate
Ground Floor	Bathroom	857.16
	Bedroom (First bed on left through front door)	1,072.50
	Bedroom (Second bed on left through front door)	204.00
	Hallway	2,116.80
	Kitchen (Includes dining)	4,221.84
	Lounge	2,875.19
	Office/Study (Joins lounge.)	2,201.64
		13,549.13

13,549.13

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab.)	360.00
	Elevation (East wall. (6 x 2.1))	0.00
	Elevation (North wall. (6 x 2.1))	0.00
	Elevation (South wall (6 x 2.1))	0.00
	Roof (Trussed / pitched 14 deg / gable ended / colour steel trimline)	0.00
	Elevation (West wall (6 x 2.1))	0.00
		360.00

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

Fees

Description	Estimate
Cherry picker fee	350.00
	350.00

Overheads

Description	Estimate
Preliminary and general	1,228.70
Margin	1,693.74
GST	2,794.68
	5,717.12

Total Estimate

21,425.85

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/044366, 2011/111856

File Notes

Date Created: 15/10/2011 09:57
Created : Stratton, Peter
Subject: Earthquake damage
Note:

The claimant has put in three claims, one for the 2010 quake and two other claims one was for the February and June quakes. The September claim was assessed by the EQC and they later received a payment of \$ 6,739.12. One chimney was pulled down to ground level and removed and the other was taken down to roof level and rebuilt. E can (claen heat project) assisted with the rebuild of the kitchen. No other emergency repairs were carried out.

This is a three bedroom brick veneer home with a framed hipped concrete tiled roof on concrete piles with a t and g floor. There are minor cracks to the all interior rooms. The header tank on angle. Informed owner to have it repaired by plumber and bill EQC. There are minor foundation damage only to the exterior.

There was no liquefaction or land damage. The house is habitable and watertight.

Next Action:

Urgent Works Items

SCOPE CHANGE RECORD (2 PAGES)



Claim Number	2011/219054	Contractor	AS Scott
Name	Tania Muford	Supervisor	Sheridan
Address	54 Moffett St	Date	Thurs 6/3/12 3-30
Phone 1		Prop Owner email	
Phone 2	344 5536		

HOME OWNER INFORMATION				ECM
Item	Description	Y/N	Comments	✓
Office- General	Has any emergency work been carried out?	4	chimney removed	
	Is the property occupied by the owner or a tenant?	0		
	No. of occupants?			
	Potential delays to the start date?	2		
	Does the home have a special status from the council?	2		
Supervisor - Winter Heating Programme Criteria	Does the home have a damaged chimney?	2		
	Is the chimney a primary heating source?	/	heatpump	
	Is there a risk that the chimney could collapse at any time?	/		
	What is the age range of the adult occupants? (10 yr ranges)			
	Are any occupants younger than 5 years?		1 YEAR OLD CHILD	
	Are there any medical issues that may impact on the need for heating?			
	Building repair required (for primary heat source)			
	Appliance category - circle one.		Heat pump, solid fuel burner, repair required.	
Supervisor - General	OK to use owner facilities - toilet and power?	/		
	Non standard hours of work? (Std. 7.30am to 5pm)	/		
	OK to use driveway for unloading only?	/		
	Any undertile heating?	N		
	Special considerations for pets etc?	N		
	Consultants required? Architect, Engineer, Specifier			
	Necessary for the owner/tenant to move out while the work is carried out? Time? Notice required? Space on property for temporary accommodation?	Y	YOUNG CHILD	
	Prop Owner wants Master Build guarantee? (If Yes - discuss cost. If No - Discuss waiver form)			
	Site specific safety plan required?			NA
	Discuss grouting, colour, masonry match			NA
	Discuss protection of surface finishes			NA
	Discuss relocation of furniture if required			NA
	Discuss daily and final cleaning practices & standards			NA

NOTES

OFFICE USE

Uploaded to Aconex		Copy to Supervisor	
Transmitted to Contractor			
Entered into ECM/Cleanheat			

SCOPE CHANGE RECORD: ☒
VARIATION RECORD: ☐

Claim No: 2011/219054		Supervisor: S. Hoskins		Address: 54 Moffett St		Date: 6-3-12	
Room	Photo No.	Walls	Ceiling	Floor	Dimensions	Repair Strategy	
	#	✓	✓	✓			
Lounge							
Dining Room							
Kitchen							
Family Room							
Bedroom 1 4.3 x 3.4 2.4 STUD		✓				WALLS - REMOVE WALLPAPER, STOP, REWALLPAPER, PAINT. - CRACKING & TORN PAPER ABOVE WINDOW - EASE & PAINT DOOR X1.	
Bedroom 2							
Bedroom 3							
Bedroom 4							
Bathroom							
Toilet 1							
Toilet 2							
Office/Study							
Stairwell							
Laundry							

SCOPE CHANGE RECORD: ☐
 VARIATION RECORD: ☐



Claim no:		Supervisor:					Address:		Date:	
Room	Photo #	Walls	Ceiling	Floor	Dimensions	Repair Strategy				
Garage										
Roof										
External Walls	North									
	South									
	East									
	West									
Chimney										
Foundations										
Piling										
Outbuildings										
Hallway										
Ensuite										
Other										

Supervisor Signature: _____

EQC Claim Assessment

Address	54 MOFFETT STREET, ISLINGTON, CHRISTCHURCH, 8042	EQC Claim Number	CLM/2011/219054
Hazards	Nil hazard.	EQC Assessor (L,F)	Stratton, Peter
Inspection Date	15-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
MUGFORD T M	64 03 3445536	64 03 3662203	64 027 4287823	taz0585@hotmail.com

Property Detail - Services			
Element	Description / Damage / Repair Strategy		Measure
Water Supply	Town Connection, Steel		15 m
Sewerage	Town Connection, Clay pipes		15 m
Other	-		1 m
	Header tank off level		
	other		450 Sum

Property Detail - Site			
Element	Description / Damage / Repair Strategy		Measure
Land	Exposed, Soil		477 m2
Land	Exposed, Soil		130 m2
Main Access	Drive, Concrete		30 m2

MAIN BUILDING	Age 1961 - 1980	Area 93.4m2	Footprint L Shape
Structure			

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall. (13.5 x 2.4))		
Comments: Painted weather board		

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall (10.4 x 2.4))		
Comments: painted weather board no dsmage		

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall (10.4 x 2.4))		
Comments: Painted weather board		

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall)		
Wall framing	Timber Frame, Timber (32.40 m2)	
Wall cladding	Weatherboard, Timber (32.40 m2)	
	Cracking to paint	
	Paint wall	32.4 m2
Comments: Painted weather board / unpainted from from previous repair		

EQC Claim Number CLM/2011/219054

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete ring / concrete piles)		
Ring foundation	Load bearing, Concrete (48.00 m)	
	Cracks to ring foundation	
	Grind out and epoxy fill cracks	2 m
Piles	Ordinary, Concrete (1.00 Item)	
Comments: piles no damage / concrete ring cracked all elevations		

Element	Description / Damage / Repair Strategy	Measure
Roof (Framed / pitched 22 deg / hipped / concrete tiles)		
Chimney (Exterior) (1 x single pot brick interior)		
Comments: chimney has been rebuilt after EQ damage /2nd exterior chimney & base has been removed & repaired		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom First bed on left through front door (L=4.3m W=3.4m H=2.4m)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Ceiling	Gib, Wallpaper / paint (14.30 m2)	
	Cosmetic Damage	
	Remove, dispose and replace wall paper - Paint	14.3 m2
Wall covering	Gib, Wall paper / paint (36.58 m2)	
Trim	Painted MDF, Trim 60mm (14.30 m)	
	Damaged finish	
	Re-paint trim	14.3 m
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Floor	T&G, Carpet (14.30 m2)	

Room - Additional Notes:**Office/Study Joins lounge. (L=4.1m W=2.6m H=2.4m)**

Heating	Electric, Heat pump (1.00 Item)	
Door (External)	French doors, Timber (1.00 Item)	
	Cosmetic damage	
	Paint jambs and trims	1 No of
Ceiling	Gib, Wallpaper / paint (10.46 m2)	
Wall covering	Gib, Wall paper / paint (31.92 m2)	
	Cosmetic damage	
	Remove, dispose and replace wallpaper - paint	31.92 m2
Floor	T&G, Carpet (10.46 m2)	
Window	Timber medium, Pane single glazed (2.00 No of)	

Room - Additional Notes:**Lounge (L=4.6m W=4.1m H=2.4m)**

Ceiling	Gib, Wallpaper / paint (18.70 m2)	
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EQC Claim Number CLM/2011/219054

Wall covering	Gib, Wall paper / paint (41.57 m2)		
	Cosmetic damage		
	Remove, dispose and replace wallpaper - paint	41.57 m2	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
	Cosmetic damage		
	Ease door	1 No of	
Floor	T&G, Carpet (18.70 m2)		
Window	Timber medium, Pane single glazed (3.00 No of)		

Room - Additional Notes:**Bedroom Second bed on left through front door (L=3.4m W=3.3m H=2.4m)**

Ceiling	Gib, Wallpaper / paint (11.05 m2)		
Wall covering	Gib, Wall paper / paint (31.92 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (11.05 m2)		
Window	Timber medium, Pane single glazed (2.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills	17 m	

Room - Additional Notes:**Bathroom (L=2.6m W=1.7m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)		
Bathroom sink	Basin, Standard specification (1.00 Item)		
Wall covering	Gib, Paint (20.40 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	20.4 m2	
Ceiling	Gib, Lining paper / paint (4.34 m2)		
	Cosmetic Damage		
	Paint Ceiling	4.34 m2	
	Remove, dispose and replace lining paper	4.34 m2	
Shower	Over Bath with Curtain, Acrylic shower (1.20 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		
Floor	T&G, Vinyl (4.34 m2)		
Window	Timber medium, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills	6 m	

Room - Additional Notes:**Hallway (L=4.0m W=1.5m H=2.4m)**

Ceiling	Gib, Stipple (6.00 m2)		
	Cosmetic Damage		

EQC Claim Number CLM/2011/219054

	Paint Ceiling	6 m2
	Scrape off, rake out, fill, restipple (excludes painting)	6 m2
Wall covering	Gib, Wall paper / paint (26.40 m2)	
	Cosmetic damage	
	Remove, dispose and replace wallpaper - paint	26.4 m2
Door (External)	Single glass door, Timber (1.00 Item)	
Floor	T&G, Carpet (6.00 m2)	

Room - Additional Notes:**Kitchen Includes dining (L=4.2m W=6.2m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Ceiling	Gib, Lining paper / paint (26.04 m2)	
	Cosmetic Damage	
	Remove, dispose and replace lining paper	26.04 m2
Wall covering	Gib, Wall paper / paint (49.92 m2)	
	Cosmetic damage	
	Remove, dispose and replace wallpaper - paint	49.92 m2
Work top	Kitchen work top, Laminate (3.50 m)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Door (External)	Sliding / Ranch sliding door, Timber (1.00 Item)	
Kitchen joinery	Standard Spec, MDF (1.00 Item)	
Floor	T&G, Carpet (26.04 m2)	
Window	Timber medium, Pane single glazed (1.00 No of)	
	Cosmetic damage	
	Gap fill and paint jambs / sills	8 m

Room - Additional Notes:

GARAGE	Age	Post 1980	Area	36.6m2	Footprint	Rectangular
Structure						
Element	Description / Damage / Repair Strategy				Measure	
Elevation (East wall. (6 x 2.1))						
Comments: coloursteel versatile type garage						
Element	Description / Damage / Repair Strategy				Measure	
Elevation (West wall (6 x 2.1))						
Comments: coloursteel versatile type garage						
Element	Description / Damage / Repair Strategy				Measure	
Elevation (North wall. (6 x 2.1))						
Comments: coloursteel versatile type garage						

EQC Claim Number CLM/2011/219054

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall (6 x 2.1))		
Comments: coloursteel versatile type garage		

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete slab.)		
Slab foundation	Concrete Slab, Concrete (36.00 m2)	
	Cosmetic cracking	
	Grind out and epoxy fill (up to 5mm)	6 m
Comments: Minor cosmetic cracking		

Element	Description / Damage / Repair Strategy	Measure
Roof (Trussed / pitched 14 deg / gable ended / colour steel trimline)		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Room (Other) Garage (L=6.0m W=6.0m H=2.1m)		
Room - Comments: 1 x tilta door <input type="checkbox"/> 1 x exit door <input type="checkbox"/> 1 x window		
Room - Additional Notes:		

End Of Assessment



749 Maddisons Road
RD 5, Christchurch 7675
m. 021 377 423
ah. 03 347 2512
f. 03 347 2513



Date : 19 July 2012

EQC Claim Assessment

A J Scott Construction Ltd - Accreditation no. EQRC 0009

EQR

Claimant: T M Mugford

Claim No: CLM/2011/219054

QUOTATION – 54 Moffett St., Islington, Ch-Ch 8042

The following price is for the repair work required at the above property.

In accordance with works agreed with Sheridan Hoskings during scoping inspection on Tuesday 6th March 2012.

		<u>CLAIM ASSESSMENT WORKS</u>	Quantity	Rate	Cost	Sub total
<u>STRUCTURE</u>						
1	<u>East Elevation</u>					
os		Cracking to Paint, Prep and paint exterior	32.4	\$30.00	\$ 972.00	
						\$ 972.00
2	<u>Foundations</u>					
os	Ring Found	Grind out and epoxy cracks	2	\$140.00	\$ 280.00	
						\$ 280.00
<u>INTERNAL WORKS</u>						
<u>Bedroom 1st left front</u>						
3	<u>door</u>					
os	Ceiling	Remove dispose replace Lining paper	14.3	\$42.00	\$600.60	
		- Paint Interior	14.3	\$21.00	\$300.30	
os	Trim	Gap fill and Repaint trim	14.3	\$16.13	\$230.66	
						\$1,131.56
4	<u>Office/Study off Lounge</u>					
os	French Doors	Gap fill and paint door surround (single)	2	\$170.00	\$340.00	
os	Wall	Remove dispose replace Lining paper	31.92	\$42.00	\$1,340.64	
		- Paint Interior	31.92	\$21.00	\$670.32	
						\$2,350.96
5	<u>Lounge</u>					
os	Wall	Remove dispose replace Lining paper	41.57	\$42.00	\$1,745.94	
		- Paint Interior	41.57	\$21.00	\$872.97	
os	Door	Ease	1	\$96.75	\$96.75	
		- Paint Door	1	\$135.00	\$135.00	
						\$2,850.66
6	<u>Bedroom left on front</u>					
	<u>door</u>					
os	Windows	Gap fill and Paint trim	Lump Sum	\$170.00	\$170.00	
						\$170.00
7	<u>Bathroom</u>					
os	Ceiling	Remove dispose replace Lining paper	4.34	\$42.00	\$182.28	
		- Paint Interior	4.34	\$21.00	\$91.14	
os	Wall	Rake out plaster sand and paint	20.4	\$27.00	\$550.80	
os	Windows	Gap fill and Paint trim	Lump Sum	\$170.00	\$170.00	
						\$994.22
8	<u>Hallway</u>					
os	Ceiling	Scrape stipple repair cracks, re-stipple	6	\$70.00	\$420.00	
		- Paint Interior	6	\$21.00	\$126.00	
						\$546.00
os	Wall	Remove dispose replace Lining paper	26.4	\$42.00	\$1,108.80	
		- Paint Interior	26.4	\$21.00	\$554.40	
						\$1,663.20



749 Maddisons Road
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f. 03 347 2513



9	<u>Kitchen</u>				
os	Ceiling	Remove dispose replace Lining paper should also be painted see below additional works	26.04	\$42.00	\$1,093.68
os	Wall	Remove dispose replace Lining paper	49.92	\$42.00	\$2,096.64
		- Paint Interior	49.92	\$21.00	\$1,048.32
os	Window	Gap fill and Paint trim	Lump Sum	\$170.00	\$170.00
					<u>\$4,408.64</u>
10	<u>Garage</u>				
os	Slab Floor	Grind out and epoxy fill	6	\$140.00	\$840.00
					<u>\$840.00</u>
11		ADDITIONAL WORKS			
	<u>Bedroom 1st left front door</u>				
SC	Wall	Remove dispose replace Lining paper	36.96	\$42.00	\$1,552.32
		- Paint Interior	36.96	\$21.00	\$776.16
SC	Door	Wardrobe door ease	1	\$96.75	\$96.75
		Paint Wardrobe Door	1	\$135.00	\$135.00
SC	<u>Kitchen</u>				
	Ceiling	Paint Interior	26.04	\$21.00	\$546.84
					<u>\$3,107.07</u>
13		PRELIMINARY AND GENERAL			
		Rubbish and waste removal	1	\$ 250.00	\$ 250.00
		Floor protection	1	\$ 220.00	\$ 220.00
		Final clean	1	\$ 280.00	\$ 280.00
		Total P and G excl Project mangt			<u>\$ 750.00</u>
		<u>Sub total</u>			<u>\$20,064.31</u>
		Project management 1 hr/day for 25 working days			<u>\$1,250.00</u>
	Total				<u><u>\$21,314.31 +GST</u></u>

Thank you for the opportunity to submit this quotation.
This quote is valid for 30 days from the above date.

A John Scott

John Scott
Registered Master Builder

Works Order

To: AJ Scott ConstructionOrder Number **EQW 06071**Please quote on all invoices,
correspondences etcAccreditation no.: EQRC 0009PA code: S008Authorised by: Nigel BeranDate: 17/4/12

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
			E	

EQC claim no.	Address	\$ Ex GST	Start date	Finish date
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2011/219054 54 Moffett St (6/8/12) 23,365-78

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

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

Works Order V2.0. 12/12/11

Variation Submittal

#.1 14_08_12



Claim No:	2011/219054	Contractor Name:	A J Scott Construction Ltd
Claimant:	T M Mugford	Contractor Phone:	021 321 240
Property Address:	54 Moffett St., Islington, Christchurch.		
EQR Supervisor:	Sheridan Hoskins	Date:	14/08/12

For all Variations please contact your Supervisor before proceeding with work.

Reason for Submitting a Variation
<p>Alternative repair strategy for walls of Bedroom 1, Office/Study, Bathroom and Kitchen, plus ceilings in the Bathroom and Kitchen.</p> <p>After stripping the lining paper from the walls, the raw walls are extensively damaged and require further repair (plaster coat). This damage could not be avoided as the paper had not been sized. The walls therefore require 1 x skim coat, a sand and a pigment seal prior to papering. These works were hidden and unknown prior to the start of the repair.</p>

Item	Description of Work	Qty	Unit	Rate	Amount
a)	Wall repairs :-				
1)	Bedroom 1 (36.58sqm)				
2)	Office/Study (31.92sqm)				
3)	Bathroom (20.40sqm)				
4)	Kitchen (49.92sqm)				
	Plaster (Skim) coat x 1 (\$10), sand and pigment seal (\$12).	138.82	sqm	22	3054.04
b)	Ceiling repairs :-				
5)	Bathroom (4.34sqm)				
6)	Kitchen (26.04sqm)				
	Plaster (Skim) coat x 1 (\$10), sand and pigment seal (\$12).	30.38	sqm	22	668.36
Total Variation Excluding GST					\$3722.40

Fletchers EQR have recorded the above scope changes to the EQC assessed Scope of Work at this property.
The above scope changes should be added to the EQC assessed Scope of Work

Name Fletchers EQR Supervisor

Signature Fletchers EQR Supervisor.....

Date.....14.8.12

Name EQC Representative

Signature EQC Representative

Date.....

Name Fletchers EQR Q.S.....

Signature Fletchers EQR Q.S.....

Date.....

Claim No:	2011/219054	Contractor Name:	A J Scott Construction Ltd
Claimant:	T M Mugford	Contractor Phone:	021 321 240
Property Address:	54 Moffett St., Islington, Christchurch.		
EQR Supervisor:	Sheridan Hoskins	Date:	16/08/12

Reason for Submitting a Variation
Plasterers identified leaks in the front bedroom and the front study. Attributed to leaking roof ridge tiles, as no cracked tiles found. On inspection, ridge tiles show cracked mortar and are above the wet areas. These works were hidden and unknown prior to the start of the repair.

Item	Description of Work	Qty	Unit	Rate	Amount
	Revised				
1)	Roof repairs :- Re-mortar roof ridge tiles.	15	lm	40	600.00
2)	Edge protection, along one side, for Roof ridge repair.	Lump Sum	\$	755	755.00
				\$50Lm.	
Total Variation Excluding GST				\$1355.00	

Name Fletchers EQR Supervisor S. Hoskins Signature Fletchers EQR Supervisor [Signature]
Date 16.8.12

Name EQC Representative R. F. Langford Signature EQC Representative [Signature]
Date 16/10/12

Name Fletchers EQR Q.S. _____ Signature Fletchers EQR Q.S. _____
Date _____

Variation Submittal #.1 14_08_12



Claim No:	2011/219054	Contractor Name:	A J Scott Construction Ltd
Claimant:	T M Mugford	Contractor Phone:	021 321 240
Property Address:	54 Moffett St., Islington, Christchurch.		
EQR Supervisor:	Sheridan Hoskins	Date:	14/08/12

For all Variations please contact your Supervisor before proceeding with work.

Reason for Submitting a Variation
<p>Alternative repair strategy for walls of Bedroom 1, Office/Study, Bathroom and Kitchen, plus ceilings in the Bathroom and Kitchen.</p> <p>After stripping the lining paper from the walls, the raw walls are extensively damaged and require further repair (plaster coat). This damage could not be avoided as the paper had not been sized. The walls therefore require 1 x skim coat, a sand and a pigment seal prior to papering. These works were hidden and unknown prior to the start of the repair.</p>

Item	Description of Work	Qty	Unit	Rate	Amount
a)	Wall repairs :-				
1)	Bedroom 1 (36.58sqm) <i>Paint + lining paper</i>				
2)	Office/Study (31.92sqm)				
3)	Bathroom (20.40sqm)				
4)	Kitchen (49.92sqm)				
	Plaster (Skim) coat x 1 (\$10), sand and pigment seal (\$12).	138.82	sqm	22	3054.04
b)	Ceiling repairs :-				
5)	Bathroom (4.34sqm)				
6)	Kitchen (26.04sqm)				
	Plaster (Skim) coat x 1 (\$10), sand and pigment seal (\$12).	30.38	sqm	22	668.36
Total Variation Excluding GST					\$3722.40

Fletchers EQR have recorded the above scope changes to the EQC assessed Scope of Work at this property.
The above scope changes should be added to the EQC assessed Scope of Work

Name Fletchers EQR Supervisor *S. Hoskins*

Signature Fletchers EQR Supervisor *[Signature]*

Date *14.8.12*

Name EQC Representative *R.F. Eastgate*

Signature EQC Representative *[Signature]*

Date *16/10/12*

Name Fletchers EQR Q.S.

Signature Fletchers EQR Q.S.

Date

Claim No:	2011/219054	Contractor Name:	A J Scott Construction Ltd
Claimant:	T M Mugford	Contractor Phone:	021 321 240
Property Address:	54 Moffett St., Islington, Christchurch.		
EQR Supervisor:	Sheridan Hoskins	Date:	16/08/12

Reason for Submitting a Variation
Plasterers noticed leaks in the front bedroom and the front study. Attributed to leaking roof ridge tiles, which on inspection show cracked mortar and are above the wet areas. These works were hidden and unknown prior to the start of the repair.

Item	Description of Work	Qty	Unit	Rate	Amount
1)	Roof repairs :-				
	Re-mortar roof ridge tiles.	15	lm	40	600.00
Total Variation Excluding GST				\$600.00	

Name Fletchers EQR Supervisor S. Hoskins Signature Fletchers EQR Supervisor [Signature]
Date 20.8.12

Name EQC Representative R. F. Eastgate Signature EQC Representative [Signature]
Date 21/8/2012

Name Fletchers EQR Q.S. _____ Signature Fletchers EQR Q.S. _____
Date _____

Defects Liability Certificate

Claim Number	CLM/2011/219054		
Date of Completion	6/11/2012	Date defect period ends	4/02/2013
Property address	54 MOFFETT STREET, ISLINGTON		
Main contractor	A J Scott Construction Limited		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:
The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:-

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

This Certificate

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

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

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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

on behalf of Fletcher EQR acting as agent to EQC

Date of issue 21/10/2014

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011/219054
 Customer/Authorised Representative: T. M. MUGFORD
 Street Address: 54 MOFFETT ST.
 Contractor: A. J. SCOTT CONSTRUCTION

Description of Works

AS PER SCOPE & VARIATIONS

Defects

Deferred Works

GARAGE - FLOOR - GRIND OUT & EPOXY 6m
CHECK PLUG - SUNROOM
FIX ALARM SENSES

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

Contractor Signature:

CHRIS FERDIAM
 Print Name

[Signature]
 Signature

24-9-12
 Date

Owner/Agent Signature:

TANIA MUGFORD
 Print Name

[Signature]
 Signature

24-9-12
 Date

Fletcher Construction Company Ltd - EQR:

S. HOSKINS
 Print Name

[Signature]
 Signature

6-11-12
 Date

Contractor Producer Statement for Construction

Contract: EQW 06071

Location: 54 Moffett St

Issued by

Person: John Scott

(Duly authorised representative)

Company:

A J Scott Construction

(Contractor)

Issued to

Principal:

Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.

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

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

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

Particular of Works:

1. As per EQC Scope of works
2. Variations as submitted

Signed by:

A. John Scott

Date

24-09-12

Qualification:

Qualified Master Builder

LBP Licence N° BP103174

Address:

749 Maddisons Rd RDS CHRISTCHURCH

Subcontract Payment Certificate Items

Project **Hub 1 Addington Contract Works**
Subcontractor **A J Scott Construction Limited**
Agreement **A J Scott Construction Limited (S008) - Hub 1 Addington (E004)**

Printed By: EQR\MarkTh

Certified Date **08-Nov-2012**Certificate Number **46****Subcontract Works Paid on this Certificate**

EQC Claim No	Address	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
CLM/2011/219054	54 MOFFETT STREET, ISLINGTON	28,443.18	28,443.18	0.00	28,443.18	28,443.18	0.00	inv5025
Subcontract Works Paid on this Certificate Total								

Released under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010044366	54 MOFFETT STREET, ISLINGTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-A J Scott Construction Limited ***** (S008)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/219054 54 MOFFETT STREET	E004	F3	0	18,631.17	18,631.17	0.00	9,812.01	9,812.01	0.00	28,443.18	28,443.18
Property Total			0	18,631.17	18,631.17	0.00	9,812.01	9,812.01	0.00	28,443.18	28,443.18

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2011/219054	54 MOFFETT STREET	Substantive Works - Primary	CLOSED OUT-A J Scott Construction Limited ***** (S008)	COMPLETIONS	21,508.71	7	28,443.18	28,443.18
	Transmitted To Hub -> Claim File Review Complete		Awaiting Variation Acceptance 12/10/2012.					
CLM/2011/219054	54 MOFFETT STREET	Remedial Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
	Transmitted To Hub -> Not Required - Paid Out Confirmed		CASH SETTLEMENT CONFIRMED - SEE CMS FOR DETAILS					
Property Total					21,508.71	7	28,443.18	28,443.18

No Works Orders on this Property

Released under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010044366	54 MOFFETT STREET, ISLINGTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-A J Scott Construction Limited ***** (S008)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Claims / Certs / Payables

S008 CLOSED OUT-A J Scott Construction Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/219054	Subst OB	Substantive Works	51	EQR\MarkTh	\$0.00	08-Nov-2012	\$18,631.17			
CLM/2011/219054	Subst BV	Scope Addition	51	EQR\MarkTh	\$0.00	08-Nov-2012	\$1,627.54			
CLM/2011/219054	Subst BV	Scope Addition	51	EQR\MarkTh	\$0.00	08-Nov-2012	\$3,107.07			
CLM/2011/219054	Subst BV	Variation	51	EQR\MarkTh	\$0.00	08-Nov-2012	\$3,722.40			
CLM/2011/219054	Subst BV	Variation	51	EQR\MarkTh	\$0.00	08-Nov-2012	\$1,355.00			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/219054	Subst OB	Substantive Works	46	EQR\MarkTh	\$0.00	08-Nov-2012	\$18,631.17	inv5025		
CLM/2011/219054	Subst BV	Scope Addition	46	EQR\MarkTh	\$0.00	08-Nov-2012	\$1,627.54	inv5025		
CLM/2011/219054	Subst BV	Scope Addition	46	EQR\MarkTh	\$0.00	08-Nov-2012	\$3,107.07	inv5025		
CLM/2011/219054	Subst BV	Variation	46	EQR\MarkTh	\$0.00	08-Nov-2012	\$3,722.40	inv5025		
CLM/2011/219054	Subst BV	Variation	46	EQR\MarkTh	\$0.00	08-Nov-2012	\$1,355.00	inv5025		
S008	CLOSED OUT-A J Scott Construction Limited ***** Total						Claims	\$28,443.18 Certs	\$28,443.18 Payables	\$0.00
Property Total							Claims	\$28,443.18 Certs	\$28,443.18 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Released under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010044366	54 MOFFETT STREET, ISLINGTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-A J Scott Construction Limited ***** (S008)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/219054	Defects Liability Certificate	Addington Hub	21/10/2014
CLM/2011/219054	Construction Completion Inspection	Addington Hub	17/06/2014
CLM/2011/219054	Construction Completion Inspection	Addington Hub	17/06/2014

Property Total Finalisation Documents Present: 3

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/219054	54 MOFFETT STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S008 CLOSED OUT-A J Scott Construction Limited *****	Accredited	EQRC0009	Main Contractor	Substantive Works

Property Total Number of Contractors: 1



A BIT ABOUT RICHIE

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

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

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

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

RICHIE EGGELTON

CLIENT REVIEWS



Richie went above and beyond with our house sale to make sure we were informed at each stage of the process and ensured we got the best price possible, which far exceeded our expectations. Richie is...

ratemyagent



Richie sold our house around a year ago. Me and my wife found him great to deal with. He was always polite and easy to talk with. Would 100% use him again. Cheers Bryce and Jamie

ratemyagent



Richie was a great pleasure to work with. Always prompt, professional and exceeded all expectations with even mowing my lawns for me. Great guy, very friendly and genuine

ratemyagent



It was a pleasure having Richie help us through the sale of our property, he was always responsive to any questions we had, he was always polite and punctual, a true professional, he made the experience...

ratemyagent



Our second rodeo to purchase a home, however a first, in purchasing an existing home. Richie's approach was consistent and met our needs by gaging with us at our speed. We did not feel intimidated upon...

ratemyagent

For more client reviews, Checkout
[Rate My Agent.co.nz](http://RateMyAgent.co.nz)

OFFICE ROAD
REAL ESTATE

HAVE YOU THOUGHT OF YOUR NEXT STEP IN LIFE?

Our service doesn't stop once we've sold your property. Period.

Our goal with each and every vendor is to act as a lifelong supporter. Nurturing our vendors from selling, right through to buying their next property is what makes us second to none. A lot of agents sell your property, provide a 'thank you' gift and then move on.

Our 'after sales' service starts before you've sold your property.

How?

We utilise our service providers like Ben Whitty from NZ Home Loans to assess your financial situation to get you ready to make that next step in life.

Ben & NZ Home Loans philosophy is much like ours - 'life long nurturing'. Their goal is to support you by utilising their many close financial relationships to get you the best mortgage rate, whilst teaching you the best ways to structure your finances for now and the future.

Don't hesitate to call Ben today, it could be the best call you make all year (other than the call to me! haha)



CONTACT BEN TODAY

022 301 5350

BEN.WHITTY@NZHOMELOANS.CO.NZ

PASSING OVER OF INFORMATION

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

WARNING

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

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

OBTAINING ADVICE

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



CONTACT ME TO MAKE AN OFFER

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