



PROPERTY INFO PACK

82 YALDHURST ROAD, SOCKBURN

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

DECO DELIGHT

FEATURES:



PROPERTY DETAILS:

Address: 82 Yaldhurst Road, Sockburn
Legal Description: Lot 1 Deposited Plan 13705
Property Type: House
Sale by: Negotiation
Close To: Riccarton Domain, Church
Corner, Bush Inn

PROPERTY DESCRIPTION:

Timeless art-deco architecture and considered modernisation merge at this two-bedroom property peacefully settled alongside the local domain.

Beyond its quintessential brick façade is an interior awash with crisp white tones to provide an exceptional canvas for personalisation. The layout is highly functional, featuring two bedrooms assisted by a practical bathroom, separate toilet and dedicated laundry.

Although the home has been well-renovated, there is still room to go with distance with further upgrades, making this an enticing opportunity for both home buyers and investors.

The section is generously proportioned at 835sqm, and the neighbouring Upper Riccarton Domain with its tennis courts and greenspace only enhances the feeling of spaciousness.

A detached garage with additional storage is another bonus, along with ample on-site parking and secure fencing for children and pets.

If schooling is necessary, you are just a few doors down from Villa Maria and in-zone for Riccarton High School, Avonhead School, St Patrick's School and Middleton Grange. Everyday accessibility is assured by proximity to Bush Inn and Church Corner, while commuter convenience is guaranteed courtesy of arterial routes offering direct access across the city.

Offering space and comfort aplenty with potential for future improvements, this property will signal a significant opportunity to entry-level buyers. Contact me 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 at: www.officeroad.co.nz/passing-over-of-information

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

82 YALDHURST ROAD, SOCKBURN

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB509/184**
Land Registration District **Canterbury**
Date Issued 10 February 1948

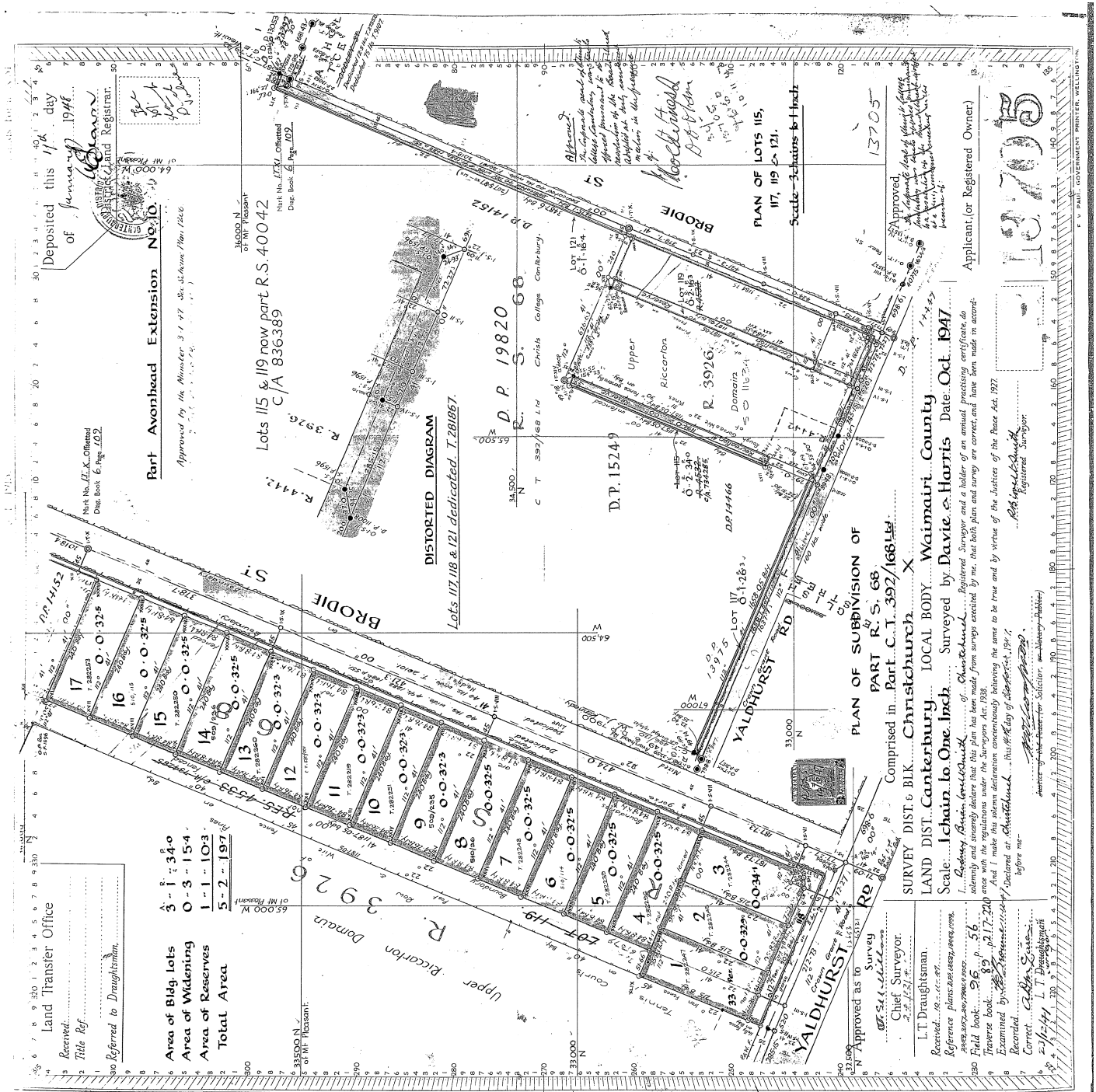
Prior References
CB392/168

Estate Fee Simple
Area 835 square metres more or less
Legal Description Lot 1 Deposited Plan 13705
Registered Owners
W2NZ Limited

Interests

945784.1 Transfer creating the following easements in gross - 22.7.1991 at 11.28 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain water	Lot 1 Deposited Plan 13705 - herein	Part Herein	The Christchurch City Council	





COUNCIL RATES & FEES

82 YALDHURST ROAD, SOCKBURN

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



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	410,000	0.323296	\$1,325.51
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	410,000	0.077659	\$318.40
Land Drainage	Capital Value	410,000	0.047244	\$193.70
Sewerage	Capital Value	410,000	0.091404	\$374.76
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	410,000	0.000774	\$3.17
Heritage Arts Centre	Capital Value	410,000	0.000609	\$2.50
Total for Christchurch City Council				\$2,579.06

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	410,000	0.000362	\$1.48
WEC Class D	Capital Value	410,000	0.000515	\$2.11
General Rate	Capital Value	410,000	0.045965	\$188.46
Urban Transport:Chch	Capital Value	410,000	0.037546	\$153.94
WFPP Class A	Capital Value	410,000	0.000807	\$3.31
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	410,000	0.001286	\$5.27
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	410,000	0.000436	\$1.79
Total for Canterbury Regional Council				\$416.32

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,995.38

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed



Objecting to your valuation





LIM LATE 2022

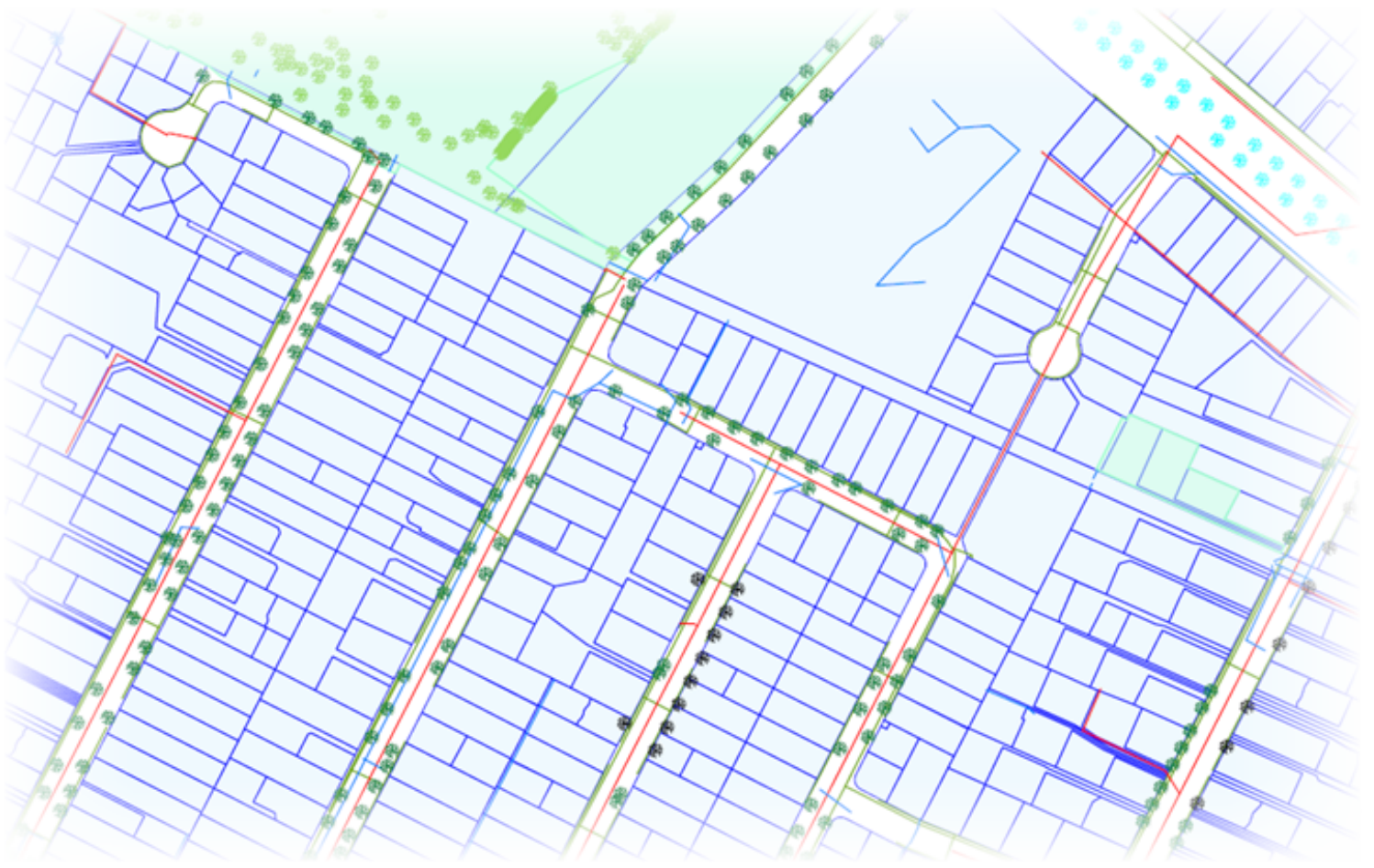
82 YALDHURST ROAD, SOCKBURN

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OFFICE ROAD
REAL ESTATE

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

Land Information Memorandum



Property address:
82 Yaldhurst Road

LIM number: H01045524
Page 1

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

Application details

Please supply to Hadar Orkibi
Client reference
Phone number
Fax number
Date issued 3 October 2022
Date received 30 September 2022

Property details

Property address 82 Yaldhurst Road
Valuation roll number 21896 39400
Valuation information Capital Value: \$410000
Land Value: \$335000
Improvements Value: \$75000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 13705
Existing owner Nellie Patricia Ellis
PO Box 6133
Christchurch 8442

Council references

Debtor number 5029348
Rate account ID 73007348
LIM number H01045524
Property ID 1011072

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

(For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

┆ Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

┆ Liquefaction Vulnerability

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

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

(For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related information

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

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

(For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water Supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw 2022, refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

(For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2023: \$ 2,995.38

	Instalment Amount	Date Due
Instalment 1	\$ 748.77	31/08/2022
Instalment 2	\$ 748.77	30/11/2022
Instalment 3	\$ 748.77	28/02/2023
Instalment 4	\$ 749.07	31/05/2023

Rates owing as at 03/10/2022: \$ 748.77

(b) Excess water charges

\$ 0.00

(For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- | BCN/1964/857 Applied: 20/02/1964 Status: Completed
82 Yaldhurst Road Upper Riccarton
Permit granted 10/03/1964
Permit issued 10/03/1964
GARAGE- Historical Reference PER63211649
- | BCN/1968/5122 Applied: 18/10/1968 Status: Completed
82 Yaldhurst Road Upper Riccarton
Permit granted 24/10/1968
Permit issued 24/10/1968
RE ROOF DWELLING- Historical Reference PER68211037

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related information

- | Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

(For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There maybe some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

(For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

Regional plan or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a) (i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

Christchurch International Airport Protection Surfaces

Property or part of property within the Christchurch International Airport Protection Surfaces overlay which is operative.

Riccarton Wastewater Interceptor Catchment

Property or part of property within the Christchurch District Plan (operative) Riccarton Wastewater Interceptor Catchment Overlay

District Plan Zone

Property or part of property within the Residential Suburban Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

(For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

(For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

! **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

(For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- | Your recycling is collected Fortnightly on the Week 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 EcoDrop.
- | Your refuse 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 EcoDrop.
- | Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| Floor Levels Information

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

| Community Board

Property located in Fendalton-Waimairi-Harewood Community Board.

| Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

| Tsunami Evacuation Zone

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

| Electoral Ward

Property located in Waimairi Electoral Ward

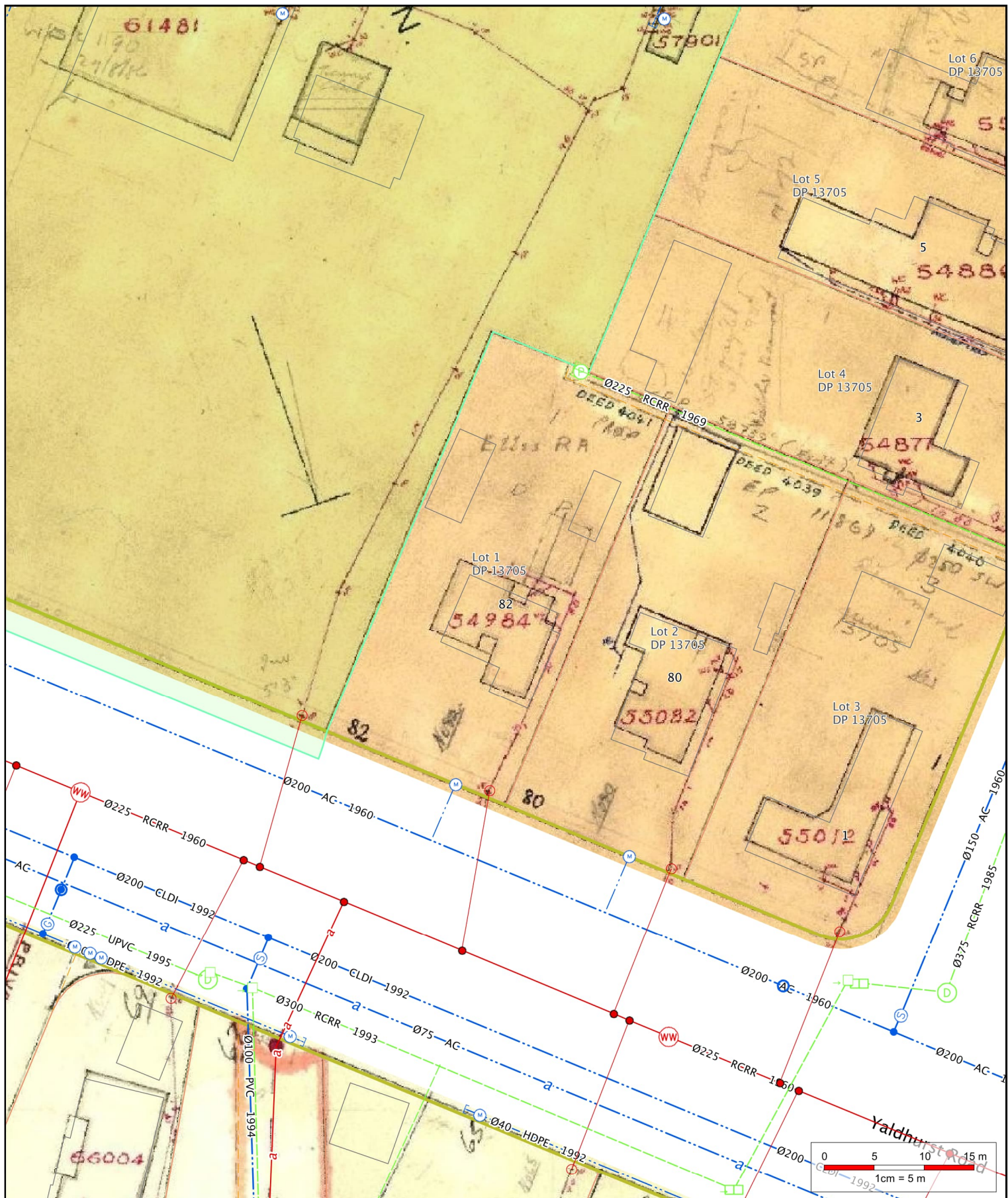
| Listed Land Use Register

Property address:
82 Yaldhurst Road

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

I **Spatial Query Report**

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.



1 : 500 on A4

3/10/2022 10:35:18 AM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Belows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

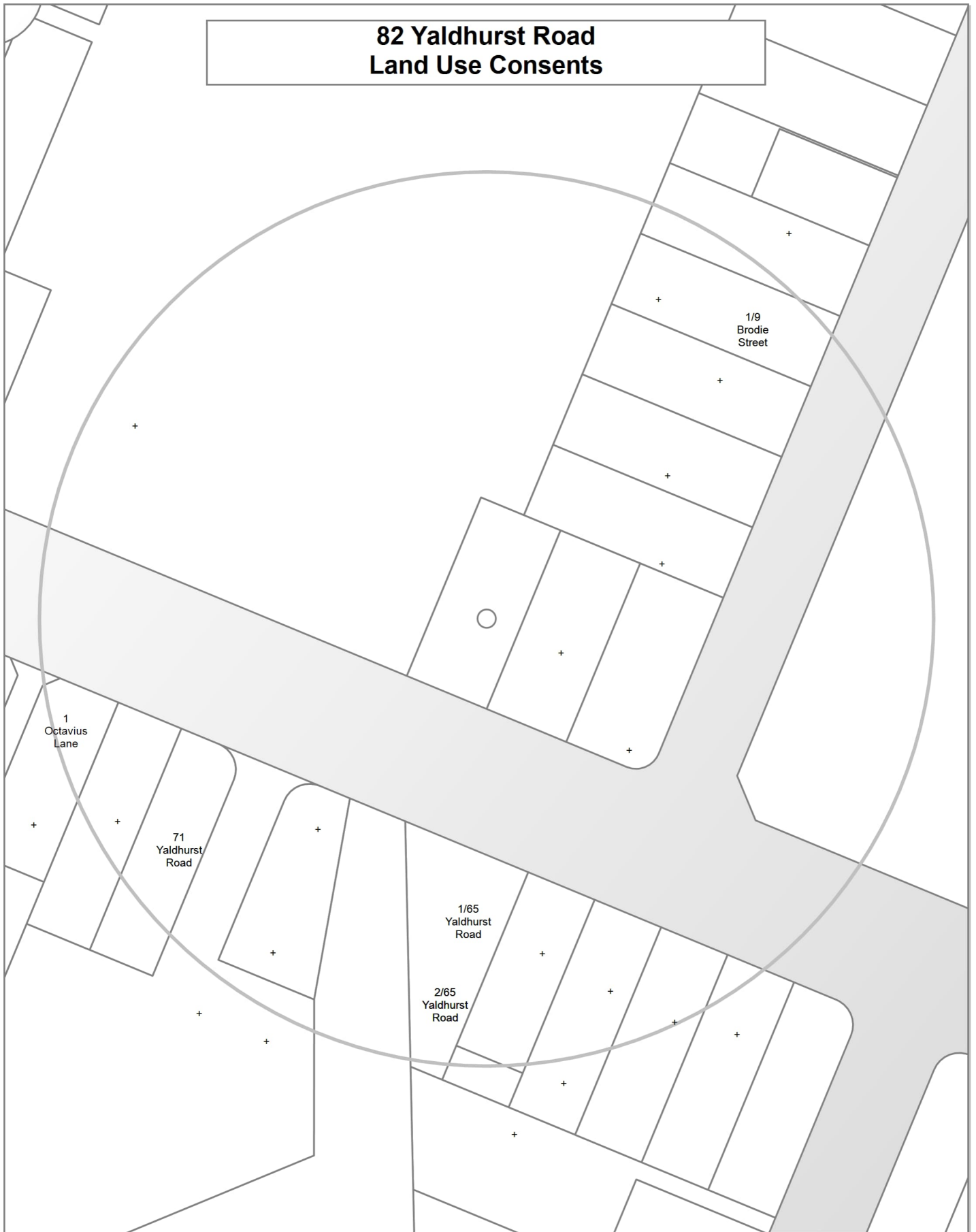
- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- All services
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Landbase
- Easement

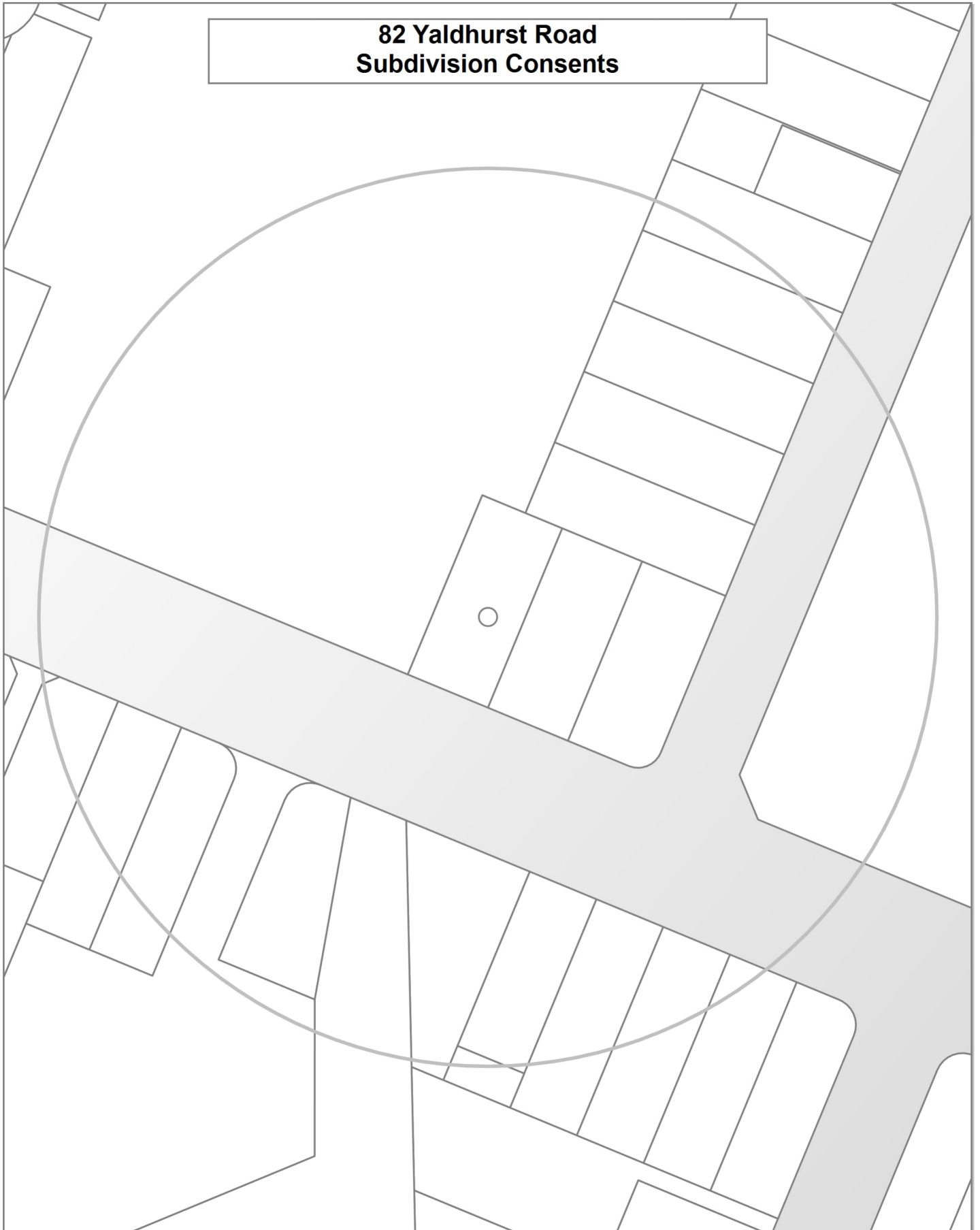


82 Yaldhurst Road Land Use Consents





**82 Yaldhurst Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 82 Yaldhurst Road

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

1 Octavius Lane

RMA/1994/1172

Certificate of Compliance to develop comprehensive residential development of 13 units. - Historical Reference RES94102401

Withdrawn

Applied 11/10/1994

1/65 Yaldhurst Road

RMA/1999/1031

Subdivision consent for a Cross-lease title - Historical Reference RES9217492

Processing complete

Applied 01/01/1999

Decision issued 22/09/1992

Granted 22/09/1992

1/9 Brodie Street

RMA/1993/974

Consent to reduce the outdoor living space for an existing unit - Historical Reference RES9221202

Processing complete

Applied 25/03/1993

Decision issued 02/04/1993

Granted 02/04/1993

2/65 Yaldhurst Road

RMA/1992/652

Consent to reduce setback from side boundary and reduced outdoor living area for a proposed dwelling - Historical Reference RES9217489

Processing complete

Applied 20/10/1992

Decision issued 23/10/1992

Granted 23/10/1992

RMA/1993/369

Intrude the recession plane for a proposed dwelling - Historical Reference RES9217490

Processing complete

Applied 09/02/1993

Decision issued 11/02/1993

Granted 11/02/1993

21 Peer Street

RMA/1983/620

Construct a caretakers Office maintenance room and workshop on an existing school site in a residential area -
Historical Reference RES9215710

Processing complete

Applied 20/12/1983

Decision issued 08/03/1984

Granted 08/03/1984

RMA/1987/996

Residential devolpment as retirment complex to include 32 supervised and 57 independant units . - Historical Reference
RES954392

Processing complete

Applied 30/07/1987

Decision issued 08/10/1987

Granted 08/10/1987

RMA/1988/696

Construct a single storey classroom block comprising two classrooms at a distance of 4.5m from the schools drodie
street boundary - Historical Reference RES9215712

Processing complete

Applied 05/07/1988

Decision issued 04/08/1988

Granted 04/08/1988

RMA/1997/1472

Application to erect a single storey accessory building adjacent to the Brodie Street frontage which is within the 10m
setback from the stree - Historical Reference RES971636

Processing complete

Applied 20/06/1997

Granted 30/07/1997

Decision issued 30/07/1997

RMA/1998/1855

Application to erect a building within the 10m required setback in terms of both the Transitional and Proposed Plans. -
Historical Reference RES982123

Processing complete

Applied 06/08/1998

Decision issued 26/08/1998

Granted 26/08/1998

RMA/2000/1051

Application to demolish an existing classroom block and replace it with a new single storey library building & a single storey administration block. - Historical Reference RMA20001740

Processing complete

Applied 17/04/2000

Decision issued 30/05/2000

Granted 30/05/2000

RMA/2003/2871

Application to relocate two classrooms to the site - Historical Reference RMA20015211

Processing complete

Applied 30/10/2003

Decision issued 31/10/2003

Granted 31/10/2003

RMA/2006/2267

Application to erect a chain mesh fence around a new Astrograss playing field - Historical Reference RMA92006352

Processing complete

Applied 25/09/2006

Decision issued 17/10/2006

Granted 17/10/2006

RMA/2010/1338

Boundary Adjustment - Historical Reference RMA92016924

Processing complete

Applied 14/09/2010

Decision issued 14/05/2015

Granted 13/05/2015

RMA/2015/3490

Carpark - Historical Reference RMA92031903

Processing complete

Applied 15/12/2015

Decision issued 14/03/2016

Granted 14/03/2016

RMA/2015/693

Notice of Requirement - Villa Maria College Incorporated into Stage 3 of the District Plan Review - Historical Reference RMA92028923

Withdrawn

Applied 16/03/2015

RMA/2016/348

New classroom building - Historical Reference RMA92032419

Withdrawn

Applied 17/02/2016

67 Yaldhurst Road

RMA/1979/457

Application for consent to the construction of a 90 bedroom private geriatric hospital in 2 stages commencing with 60 beds - Historical Reference RES9217493

Processing complete

Applied 18/12/1979

Decision issued 18/12/1979

Granted 18/12/1979

RMA/1997/1429

Application to undertake alterations to the existing ``huntley`` homestead, to construct two accommodation units and to operate the complex as a tou - Historical Reference RES971588

Processing complete

Applied 16/06/1997

Decision issued 17/12/1998

Granted 17/12/1998

RMA/2001/650

Application for an extension of time under S(125) for resource consent 971588 - Historical Reference RMA20004517

Processing complete

Applied 14/03/2001

Decision issued 11/06/2001

Granted 11/06/2001

RMA/2003/1165

Application to extend the lapsing time of RMA 20004517 - Historical Reference RMA20013449

Processing complete

Applied 02/05/2003

Decision issued 02/05/2003

Granted 02/05/2003

RMA/2004/1126

Application to erect a new garage and two gas bottle enclosures - Historical Reference RMA20016722

Processing complete

Applied 30/04/2004

Decision issued 29/07/2004

Granted 29/07/2004

RMA/2014/2832

Change of Land Use to Permanent Residential Accommodation - Historical Reference RMA92027527

Processing complete

Applied 28/10/2014

Decision issued 13/11/2014

Granted 13/11/2014

RMA/2017/2215

To remove foliage and branches from a protect tree

Not accepted for processing

Applied 08/09/2017

Not accepted for processing 14/09/2017

RMA/2019/1748

To carry out pruning of Significant Trees

Processing complete

Applied 07/08/2019

Decision issued 20/08/2019

Granted 20/08/2019

71 Yaldhurst Road

RMA/1978/390

Consent to site a carport less than 3m from dwelling - Historical Reference RES9217503

Processing complete

Applied 11/10/1978

Decision issued 17/10/1978

Granted 17/10/1978

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

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

Subdivision Consents

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

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

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

All subdivision consent information is contained on the map and no separate list is supplied



EQC

82 YALDHURST ROAD, SOCKBURN

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

23 January 2023

Mr A Williams

Sent by email to: andy@officeroad.co.nz

Kia ora Mr Williams,

Information request – CLM/2010/032333 - 82 Yaldhurst Road, Sockburn, Christchurch 8041.

Thank you for your information request received on 6 January 2023. You asked for a Property Pack in relation to 82 Yaldhurst Road. Your request has been considered under the Official Information Act (OIA).

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/2010/032333	Cash settled	Urgent works – Documents included
CLM/2010/032333 <i>**Master Claim</i>	Managed Repair	EQC Managed the repairs
CLM/2010/032333	Cash settled	Contents

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake EQC documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the real estate agent marketing the property you have an interest in understanding what assessments and repairs have been undertaken at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners and 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,

Kelly Phillips

Kelly Phillips
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.





CHUBB NEW ZEALAND LTD
P O BOX 68-649
NEWTON AUCKLAND 1149

PAYMENT ENQUIRIES
0800 880 489

CUSTOMER SERVICE ENQUIRIES
Customer Service Officer
0800 800 535

Shop online at www.chubb.co.nz

Customer No: 585937
Invoice No: 4208272
Invoice Date: 24-APR-2012
Customer Ref:

TAX INVOICE

G.S.T. Reg No: 12 002 319

2010-032333

000176 000

PATRICIA ELLIS
82 YALDHURST ROAD
UPPER RICcarton
CHRISTCHURCH
8013

11 MAY 2012

BY:

Date Due

20-MAY-2012

Amount Due

\$273.70

Site Address: 82 Yaldhurst Road
Upper Riccarton
Christchurch
ATTN: PATRICA

Page 1 of 2

Caller : Bruse Hulyer (bui
Engineer : Roy Ingram
Fault Details
Disconnect FAI alarm from wall and reinstate after
building alterations
General Repair Details
16/2/12 Attend site to remove FAI alarm and dialler
from wall for re-decoration.
07/03/12 Return to site and re-install FAI alarm
and dialler when renovations were complete.
Note: Service call-out charge includes travel to site
and first half hours labour per visit.
Engineer : RI1
Service call-out charge

Amount

238.00



Shop online
at our new E-Store

Visit www.chubb.co.nz



How to Pay

PAYMENT SLIP



G.S.T. Reg No: 12 002 319

1. Paying by EFT

Please deposit funds into Westpac Banking Corporation **Account Number: 030243 0021105 00** quoting your customer number as a reference and email your remittance advice to ar.nz@chubb-sharedservices.com or fax to 09 353 1696

2. Paying by mail

Please detach this payment slip and mail it together with your credit card details (see reverse) or cheque to the address below. **Note:** Credit card payments over \$600 may be subject to a surcharge of 2% for Visa/Mastercard or 3% for Amex.

Chubb New Zealand
PO BOX 109179
NEWMARKET AUCKLAND 1149

Invoice No: 4208272
Customer No: 585937

Date Due

20-MAY-2012

Amount Due

\$273.70

31501 000004208272 9020000000 0000027370



Customer No: 585937
Invoice No: 4208272
Invoice Date: 24-APR-2012
Customer Ref:

Page 2 of 2

Sub Total	\$238.00
Plus GST	\$35.70
Amount Due	\$273.70

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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





Statement of Claim Checklist / Repair Strategy

Date: 24-01-11

Author: Julie Gray

Claim No: 2010 / 092333

Claimant: Mrs Ellis

Situation of Loss: 82 Yaldhurst Road,
Soekburn.

LA: Julie Gray

Estimator: Jeff Sherman

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	✓	✓		walls > lathe plaster > painted lining paper > minor cracks > gibstop > repaper > repaint. ceiling > lathe plaster > painted lining paper > minor cracks > gibstop > repaper > paint
Dining Room	N/A				
Kitchen	N				
Sun Room: Family Room	Y		✓		ceiling > lathe plaster > painted lining paper > minor cracks > gibstop > repaper > paint
Bedroom 1	N				
BACK Ensuite entry	N				
Bedroom 2	N				
Bedroom 3	N/A				

2010/032333

Affix label here

SOC / Repair Strategy – Page 2

Mrs Ellis
82 Yaldhurst Road, Sackville.

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
Bathroom	Y		✓		ceiling > painted paper > replaster > repaper > repaint
Toilet 1	N				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
Entry & Hall(s)	N				
Stairwell	N/A				
Laundry	N				
Garage	N				
Other	N/A				

Y.P.E.
.....
(Initials)

2010/082833
Mrs Ellis
82 Yaldhurst Road
Sackville

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N.	
EXTERNAL WALLS	North	Y.	cracking (7ms) in bricks → grind out → seal → remortar.
	South	N.	
	East	Y	cracking (8ms) in bricks → grind out → seal → remortar.
	West	Y.	cracking (4ms) in bricks → grind out → seal → remortar.
Decks		N/A.	
CHIMNEY	Base	N/A	
	Ceiling Cavity	N/A.	
	Above Roof	N/A.	
	Fireplace	N/A.	

2010/032333

Affix label here

SOC / Repair Strategy – Page 4

Mrs Ellis, 82 Galdhurst Road,
Sackville

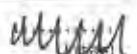
Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N	no access as manhole tiled over.
Services	N	
Other Dwelling Items	N/A	
Outbuildings	N/A	
Land & Retaining Walls (Discuss with Supervisor)	N/A	

Supplementary Notes:

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: X P.E. Dated: 24-1-2011



NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.

OFFICE USE ONLY LOSS ADJUSTER TO COMPLETE

Date: 24-01-11Claim Number: 032333Loss Adjuster: Julene GrayCosting Estimate

\$ 3851.00 ✓

Lounge

\$ 298.00 ✓

Dining Room

\$

Kitchen

\$

Family Room

\$

Bed 1

\$

Ensuite

\$

Bed 2

\$

Bed 3

\$

Bed 4

\$ 340.00 ✓

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 24-01-11Claim Number: 032333Loss Adjuster: Julene Gray

\$ 8560.00

EXTERNAL WORKS

\$

\$

\$

\$

\$

\$

\$

\$

Column Totals:

\$ 12 751.00\$ 298.00\$ /Sub Total: \$ 13049.00P&G, Margin, GST: \$ 4,778.54**TOTAL:** 17 827.54



File Note

Date: 28.01.11

Author: Juline Gray

Claim No: 032333.

Claimant: Mrs Ellis

Situation of Loss: 82 Yaddhurst Road
Sookburn.

Topic

<input checked="" type="checkbox"/> General			
<input checked="" type="checkbox"/> Building Claim	<input type="checkbox"/> Pay Claimant \$0-\$10,000	<input checked="" type="checkbox"/> PMO \$10-\$100,000	<input type="checkbox"/> Pay over cap \$100,000 +
<input checked="" type="checkbox"/> CSU Letter	<input checked="" type="checkbox"/> Contents	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Land
<input type="checkbox"/> Decline Claim			

Subject:

FIRST INSPECTION

Related To:

None (Claim Level)

Confidential:

☐

Yes

☒

No

Notes: ATTENDANCE Yes. TIME/DATE 1440 24/1/2011 CLAIMANT PRESENT? Yes.

INSURANCE DETAILS: Amu

(125m²)

MORTGAGEE: NIL.

ALTERNATIVE PHONE NO.

EMAIL

LAND DAMAGE? NIL.

RESERVE

CONTENTS?

Yes

RESERVE

Valuation being sent to
EQC.

DWELLING?

Yes

RESERVE

\$17,827.54.

NEXT ACTION:

1. Pletchers referral - PMO.

DAMAGE DESCRIPTION

LAND: (one sentence, indicating type and location)

No land damage

CONTENTS: (brief outline, type & classification, as per contents schedule)



DWELLING: (one or two sentences at most, describing the damage. Note if major/minor structural or major/minor cosmetic.)

Minor cracks in walls + ceilings. Cracking on external walls.

WAS A FULL INSPECTION DONE? (On roof, in roof space & under sub floor) IF NOT, REASONS.

No access to subfloor. Inspected roof, foundations, external + internal walls, + garage.



File Note

Date: 24-01-11

Author: JEFF SHERMAN

Claim No.: 032333

Claimant: MRS ELLIS

Situation of Loss: 82 YALDHAUSE ROAD
SALSBURN, CHELSEA

Topic	<input type="checkbox"/> Telephone	<input type="checkbox"/> General	<input type="checkbox"/> Settlement
<input type="checkbox"/> Insurance	<input type="checkbox"/> Legal	<input type="checkbox"/> Recommendation	<input type="checkbox"/> Title Search
<input type="checkbox"/> Engineer's Report	<input type="checkbox"/> Valuer's Report	<input checked="" type="checkbox"/> Estimator's Report	
<input type="checkbox"/> EQC Advice Required	<input type="checkbox"/> Decline claim	<input type="checkbox"/> Issue	

Subject: CRACKING TO EXTERNAL BRICKWORK

Related To: None (Claim Level)

Confidential: ☐ Yes ☐ No

Notes: HOUSE IS OF BRICK VENEER CONSTRUCTION WITH AN EXTERNAL
PARAPET WALL SURROUNDING A METAL ROOF - ROOF SLOPES APPROX
300MM AND DRAINS ON THE GARDEN SIDE - BRICKWORK HAS CRACKED
HORIZONTALLY APPROX 1-0 METER FROM THE TOP AROUND THE ENTIRE LINE
- TO HAVE PRICED TO SCAFFOLD THE HOUSE COMPLETELY - REMOVE
BRICKWORK, CLEAN UP BRICKS AND RELAY, ALSO ALLOWING FOR NEW
FLASHINGS BETWEEN BRICK AND ROOF

[Signature]

EQC

EARTHQUAKE COMMISSION

Date:

Claim Number: 2010/

Estimator Name:

24-01-11

032333

JEFF SHERMAN

Dwelling Inspection Checklist: Show measurements indicate damage

<p>3-9</p> <p>ceiling cracks 10-0</p> <p>wall cracks</p> <p>paper & paint ceiling</p> <p>paper & paint walls</p> <p>4-3</p> <p>Lounge</p>	<p>2-3</p> <p>ceiling cracks 6-0</p> <p>paint ceiling</p> <p>2-9</p> <p>Dining Room</p>	<p>NO DAMAGE</p> <p>Kitchen</p>
<p>N/A</p> <p>Family Room</p>	<p>NO DAMAGE</p> <p>Bed 1</p>	<p>NO DAMAGE</p> <p>Ensuite BACK PORCH.</p>
<p>NO DAMAGE</p> <p>Bed 2</p>	<p>N/A</p> <p>Bed 3</p>	<p>N/A</p> <p>Bed 4</p>
<p>cracks ceiling 3-0</p> <p>stop and sand</p> <p>paper & paint ceiling</p> <p>2-5</p> <p>Bathroom</p>	<p>NO DAMAGE</p> <p>Toilet 1</p>	<p>N/A</p> <p>Toilet 2</p>
<p>N/A</p> <p>Office/Study</p>	<p>N/A</p> <p>Rumpus</p>	<p>NO DAMAGE</p> <p>Entry/Hall(s)</p>



EARTHQUAKE COMMISSION

Date:

Claim Number: 2010/

Estimator Name:

24. 9. 11

032333

JEFF SHERMAN

Dwelling Inspection Checklist: Show measurements indicate damage

N/A

Stairwell

NO DAMAGE

Laundry

NO DAMAGE.

Outbuilding/Garage

- NO DAMAGE.

FOUNDATIONS

NO DAMAGE.

ROOF

NORTHWALL BRICK CRACKS 7-0
SOUTHWALL UNKNOWN (COVERED
IN IVY)
EAST BRICK CRACKS 8-0

EXTERIOR WALLS.

WEST BRICK CRACKS 4-0.
PARAPET CONSTRUCTED HOUSE
WITH ~~ROOF~~ SKILLION ROOF INSIDE
PARAPET HAS CRACKED THROUGH
AROUND THE CONCRETE LINTEL LINE
ON ALL WALLS.

Legend

—	Crack to ceiling (show length)
~~~~~	Crack to wall (show length)
×	External damage
○	Foundation damage



Date:

Claim Number: 2010/

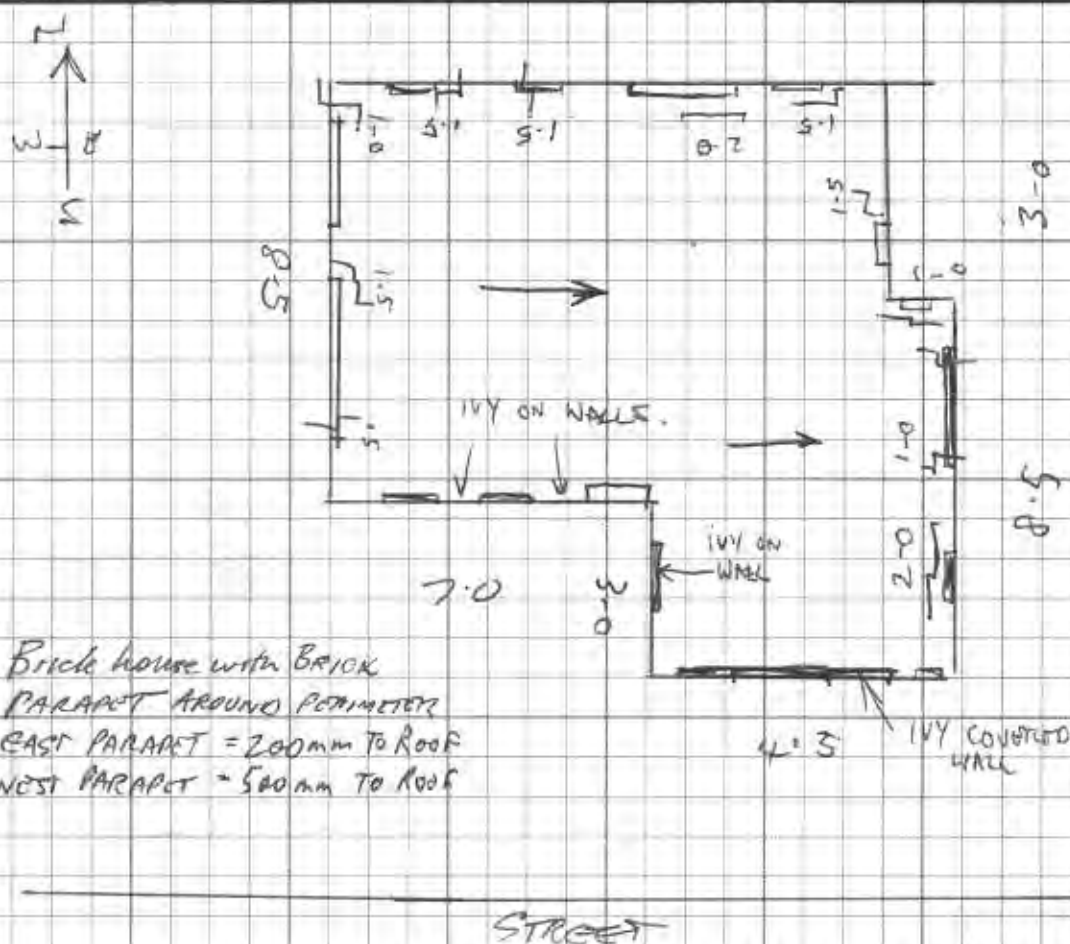
Estimator Name:

24-01-11

032333

JEFF SHERMAN

# Dwelling Inspection Checklist: Show measurements indicate damage



Brick house with BRICK  
PARAPET AROUND PERIMETER  
EAST PARAPET = 200mm TO ROOF  
WEST PARAPET = 500mm TO ROOF

Area m2:	90 m ²
Stud Heights:	2.4.
Wall Finish:	<input checked="" type="radio"/> Wallpaper      Plastered <input checked="" type="radio"/> Paint Finish
Other:	
Services:	Specify Damage: NO DAMAGE
Chimneys:	Construction Type:
N/A.	Height
	Damage Description: Above Roof    Below Roof    Total Repair
Foundations Damage:	Timber <input checked="" type="radio"/> Concrete Ring    Concrete Slab    Other (Specify): Minor    Moderate    Severe House Moved off Foundations? Concrete Slab Cracked? Crack Width: ..... Crack Length: .....
Roof:	<input checked="" type="radio"/> Framed    Trussed Type: Clay Tiles    Concrete Tiles <input checked="" type="radio"/> Rolled Metal    Other Damage: NO DAMAGE
Cladding Type:	Weatherboard <input checked="" type="radio"/> Brick Veneer    Hardi Plank    Other



## SCOPE CHANGE RECORD (2 PAGES)



Claim Number	elm/200/032333	Contractor	Williams & Co
Name	Mrs Ellis	Supervisor	David Mitchell
Address	82 Valchurst Road	Date	7/9/2011 12:30
Phone 1		Prop Owner email	
Phone 2			

HOME OWNER INFORMATION					ECM
Item	Description	Y/N	Comments		✓
Office- General	Has the EQC been through for a 2011 assesment?	Y			
	Has any emergency work been carried out?	Y			
	Is the property occupied by the owner or a tenant?	Y			
	No. of occupants?	Y			
	Potential delays to the start date?	Y			
	Significant damage from 22 February earthquake?		Minor/Moderate/Severe		
	Does the home have a special status from the council?				
Supervisor - Winter Heating Programme Criteria	Does the home have a damaged chimney?	Y			
	Is the chimney a primary heating source?	Y			
	Is there a risk that the chimney could collapse at any time?	Y			
	What is the age range of the adult occupants? (10 yr ranges)				
	Are any occupants younger than 5 years?	Y			
	Are there any medical issues that may impact on the need for heating?	Y			
	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?	Y			
	Non standard hours of work? (Std. 7.30am to 5pm)	Y			
	OK to use driveway for unloading only?	Y			
	Any undertile heating?	Y			
	Special considerations for pets etc?	Y			
	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?				
	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			
ECM data entry by			

SCOPE CHANGE RECORD (2 PAGES)





## SCOPE CHANGE RECORD (2 PAGES)



Claim No:	Address:				Supervisor:	Date:
Room	Photo No.	Walls	Ceiling	Floor	Repair Strategy	
	#	✓	✓	✓		
Lounge						
Dining Room						
Kitchen						
Family Room						
Bedroom 1						
Bedroom 2	11	✓	✓		ceiling, plaster & paint 3x4. wall crack to yellow feature wall.	
Bedroom 3						
Bedroom 4						
Bathroom						
Toilet 1	1	✓			walls cracks 2.5 x 1.	
Toilet 2						
Office/Study						
Stairwell						
Laundry						

## SCOPE CHANGE RECORD (2 PAGES)



Claim No:		Address:				Supervisor:	Date:
Room		Photo No.	Walls	Ceiling	Floor	Repair Strategy	
		#	✓	✓	✓		
Garage							
Roof							
External Walls	North	1				ext brick cracks. - 15m.	
	South						
	East					ext brick cracks. 5 courses x 8m.	
	West					ext brick cracks 3 courses x 5m.	
Chimney							
Foundations							
Piling							
Outbuildings							
Hallway							
Ensuite							



## SCOPE CHANGE RECORD (2 PAGES)



Claim No:	Address:				Supervisor:	Date:
Room	Photo No. #	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy	
Lounge	1 1				Refix scasia mold. paint. - unit 4. Paint door architrave - unit 5. Refix scasia mold. paint - unit 5.	
Dining Room						
Kitchen	1 1		✓ ✓		fill gaps, paint. - unit 4. fill gaps, paint - unit 5.	
Family Room						
Bedroom 1	1		✓		Rake, tape, stop, paint. - unit 5	
Bedroom 2	1 1		✓ ✓		All cracks to ceiling paint - unit 4 Rake, tape, stop, paint - unit 5	
Bedroom 3						
Bedroom 4						
Bathroom	1		✓		fill cracks paint. - unit 4	
Toilet 1						
Toilet 2						
Office/Study						
Stairwell						
Laundry	1		✓		ceiling cracks paint. - unit 5.	
Hallway		✓			fill cracks paint. - unit 4.	



## SCOPE CHANGE RECORD (2 PAGES)



Claim No:		Address:			Supervisor:	Date:
Room	Photo ID #	Walls	Ceiling	Floor	Repair Strategy	
	#	✓	✓	✓		
Garage						
Roof						
External Walls	North					
	South				Reseal Bedroom window.	
	East					
	West					
Decks						
Chimney						
Foundations		1			skirting cracks - unit 4	
Piling						
Services						
Outbuildings		1			Block work between units 3-4	



SCOPE CHANGE RECORD: ☐  
 VARIATION RECORD: ☐



Claim No:	Supervisor:				Address:	Date:
2010/032333	David Meehl				82 Yaldhurst Rd	15/2/2012
Room	Photo No. #	Walls ✓	Ceiling ✓	Floor ✓	Dimensions	Repair Strategy
Lounge			✓			Regib. Badly cracked Lath & plaster
Dining Room						
Kitchen						"
Family Room						
Bedroom 1						
Bedroom 2						
Bedroom 3						
Bedroom 4						
Bathroom			✓			Regib. Badly cracked Lath & plaster
Toilet 1						
Toilet 2						
Office/Study Sunroom			✓			Regib. Badly cracked Lath & plaster
Stairwell						
Laundry						



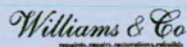
## SCOPE CHANGE RECORD (2 PAGES)

2010/032333 82 Valderhurst Rd

12/3/12

Claim No:		Address:				Supervisor:	Date:
Room	Photo No. #	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy		
Garage							
Roof							
External Walls	North				Allowance for scaffold to exterior only allowed for mobile in original quote.		
	South						
	East						
	West						
Chimney South Wall.					After Ivy was cleared cracking to brick work was exposed remove and relay 5x courses at brick x 8m.		
Foundations							
Piling							
Outbuildings							
Hallway							
Ensuite							






Williams & Co Ltd  
11d Carlyle st  
Sydenham  
Christchurch

### Fletcher EQR Addington Hub

Shop 10A  
300 Lincoln Road  
Christchurch New Zealand

Attention:

### Quote

Quote No: 121  
Date: 4 October 2011  
From:  
EQC Claim No: 2010/032333  
Contractor No: 5640  
GST Number: 106-652-180

### 82 Yaldhurst Road

Dear ,

Description	Amount
LOUNGE ceiling; strip, re fix stop & re hang lining paper, re paint. Walls; Strip wall paper, re fix stop & hang new paper, re paint.	\$ 4,546.53
SUNROOM CEILING, gib-stop, re paper and paint.	\$ 1,580.00
BEDROOM CEILING, re fix, gap. Stop, re paper and paint.	\$ 365.50
X EXTERIOR NORTH, cracking in bricks, grind out, seal and re mortar.	\$ 525.00
X EXTERIOR EAST, cracking in bricks, grind out, seal and re- mortar.	\$ 600.00
X EXTERIOR WEST, cracking in bricks, grind out, seal and re- mortar.	\$ 300.00
DINING ROOM, Rake out, re fix, gap ceilings, Stop & paint.	\$ 266.80
<b>Total</b>	<b>\$ 8,183.83</b>
<b>GST</b>	<b>\$ 1,227.58</b>
<b>Total NZD inc. tax</b>	<b>\$ 9,411.41</b>

Claim no:

Contractor no:

Kind Regards

Barnaby Pask  
Project Manager

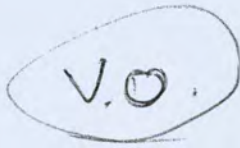
Acceptance

I have read, and accepted this estimate

Signed: _____

Date: _____

EQC Claim No: 2010/032333



Concept  
Building Ltd



## Quote

Fletchers EQR - Addington hub

Invoice Date  
18 Jun 2012

Invoice Number  
INV-0346

Reference  
82 Yaldhurst Rd 2011/220148@gmail.com

GST Number  
100-502-054

Concept Building Limited  
15 Coopers Rd  
Christchurch  
021 2777122  
conceptbuildingltd

Description	Quantity	Unit Price	Amount NZD
Price estimate to finish contractors job. Price to de-construct roof, frame new line, install fascia, gutter, downpipe and flashings.			
Labour 2men x 5days 10 hrs	100.00	45.00	4,500.00
Brick layer	1.00	19,290.88	19,290.88
4x2	25.00	4.50	112.50
Fascia 200x40	8.00	22.48	179.84
Stormcloud 5m length	2.00	66.49	132.98
Brackets	8.00	2.11	16.88
outlet	1.00	16.70	16.70
stopend	2.00	3.55	7.10
downpipe	1.00	36.34	36.34
solvent	1.00	14.58	14.58
flashings???	32.00	20.00	640.00
Exterior plastering to lintels 7.5sq/m	7.50	85.00	637.50

Scaffold to be transfered on Mon 25th June 2012. Erection/dismantle, weekly charge on completion. Unsure of what has been originally been worked out with EQC.

Subtotal 25,585.30

TOTAL GST 15% 3,820.94

**TOTAL NZD 29,406.24**

Due Date: 30 Jun 2012

OK  
EQC



# MAKA LELEI

## BRICK, BLOCK AND STONE LAYING LTD

586 Robinsons Rd, R.D.6 Broadfield, Christchurch 7676

Mobile: 021 221 9822 Phone: (03) 325 3183 Fax: (03) 325 3184 E-mail: makalelei@hotmail.com

Date: 14 June 2012

To: Concept Building Ltd

We are pleased to provide this quotation for:

Repair work at 82 Yaldhurst Rd

Description	Total
Remove 110 series bricks down to lintel height on West and South walls	
Remove 110 series bricks down to lintel height and including 5 lintels on East and 2 lintels on North walls. Dump waste materials. 80 hours	\$4,000.00
Labour to clean up all bricks and re-lay 110 series bricks with grey mortar and finish brick work below roofline. Install brick ties to every second course horizontal and every stud. Replace concrete lintels with steel lintels and brick work above windows. Repair cracked mortar on brick work on part of the house to good standard. Pointing with mortar colour to match existing or like. Acid wash on completion. 180 hours	\$9,000.00
Materials: brick ties, grey mortar, tool hire, steel lintels (100 x 100 x 8mm), acid, pointing materials to match existing, plywood to protect windows. Dumping of waste materials	\$4,945.00
<b>Subtotal</b>	\$17,945.00
<b>G.S.T 15%</b>	\$2,691.75
<b>Total</b>	\$20,636.75

**This is a quotation on the services named, subject to the terms and conditions noted below:**

I will supply grey mortar, brick ties, steel lintels, acid, pointing materials, window protection, dumping of waste materials and labour

Main contractor to supply scaffolding

Has allowed to plaster lintels over new brick.

Payment will be required on 20th of month following invoice.

This quote is based on the original plan/discussion with client and any changes may incur further charges. Please notify me of any changes to the building plan.

Quotation prepared by Paula Vakapuna

National Certificate in Masonry

Licensed Building Practitioner in Brick Laying and Block Laying



OKing EOC.



## SKY HIGH SCAFFOLDING LTD

10 Charles Street  
Kaiapo  
North Canterbury  
New Zealand

Phone 03 327 2296  
Fax 03 327 9063  
e-mail hamishmonk@xtra.co.nz  
Freephone 0800 4 795 444

TO: Bruce Hulyer  
Williams & Co

FROM: Hamish Monk  
Sky High Scaffolding Ltd

DATE: 21/02/2012

SUBJECT: Scaffolding 82 Yaldhurst Road.

Dear Bruce.

Thank you for the opportunity to quote for your scaffolding requirements at 82 Yaldhurst Road, Upper Riccarton.

After visiting site please find quote listed below.

**Erection/Dismantle/Cartage:** \$1972.00

Scaffold to 3 x elevations to remove brick cladding on parapet.

All elevations/lifts complete with double handrails and kick boards on all elevations to meet new department of labour requirements.

**Rental:** \$197.20 per week

All prices are net and exclude GST.

All scaffolds built to best practise guidelines for scaffolding.

All scaffolds meet department of labour requirements and include aculog safety register.

If I can be of any further assistance please don't hesitate to contact myself on 0800475944.  
We look forward to working closely with yourself and Williams & Co on the above project.

Regards,

Hamish Monk.

*L. H. Monk  
Hamish Monk  
28/4/2012*

ADVANCED BRICK AND BLOCK LTD

Registered Master Masons - Duncan 0274359264 or William 0272287021

**Accounts: Rebecca 0274164855**

**Fax 033479471**

558 Sandy Knolls Rd West Melton, CHCH

**advancedbrickandblock@yahoo.com**

## QUOTE

**Date:21/2/2012**

**ATTN: Williams & Co**

**REF: 82 Yaldhurst Rd**

**gst reg:70240912**

Details	Cost
We Price as follows	
For pull down and relay of 100Series old reds 22sqm	\$3,080.00
For raised colonial white pointing	\$1,496.00
<i>Delete white pointing.</i>	

*R. J. Gault*  
*San Jose*

### Terms of Construction & Contracts Act 2001

**Payment is due within 7 days of Invoice Date**

*If payment is overdue late charges will be applied*

**Please use Invoice number as the Reference**

Cost	<del>\$4,576.00</del>	3080.00
Gst	<del>\$686.40</del>	462.00
Total Inc Gst	<del>\$5,262.40</del>	3542.00

## Westpac Bank

030 767 0092318 00

**Many Thanks for Dealing with ADVANCED BRICK AND BLOCK LTD**



## FARRELLY ELECTRICAL LTD

23/3/2016

P.C Renovations  
P.O Box 38086  
Parklands  
Christchurch

RE: 82 Yaldhurst Road

We Have Pleasure in Submitting our Quotation as follows:

- Shorten Mains Conduit, Re-Clip and Redirect Mains cable to House

**Quoted Price: \$315.00 EX GST**

This Quotation is Valid for 30 Days from the above date.

Payment is required in full within 20 Days following date of invoice.

This Quotation is Given under the Construction Act 2002.

We Thank you for the opportunity of providing this quotation and look forward to being assistance to you.

Your Faithfully

Farrelly Electrical Ltd.



# Works Order

Fletcher EQR acting as agent for EQC  
(divn of FletcherConstruction)  
P O Box 80105  
CHRISTCHURCH 8440

Telephone 03 341 9928  
Facsimile 03 343 4167

**To:**  
PC Renovations Ltd  
P O Box 38-086  
Parklands  
Christchurch 8842  
Phone 03 389 1509  
Email accounts@pcrenovations.co.nz

**Order No E034-04939**

Please quote Works Order Number on  
all invoices, correspondences etc

Accreditation Number **EQRC1094**  
Contractor Code **SC79**

**From:**  
Hub **EQR Central Hub**  
Works Order Date **27-May-2016**

Project Number **E034**

**Please proceed with the works outlined in the attached approved Scope of Works for:**

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2010/032333	82 YALDHURST ROAD, SOCKBURN		1,160.50
NZ Govt Goods and Services Tax is Not Included In This Total			<b>Total Cost</b> 1,160.50

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order Issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.  
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Toni Hammond**  
On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature

P.P.

## IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.  
This Works Order is conditional upon evaluation and acceptance by the Fletcher EQR Contract Supervisor of the SSSP (and Task Analysis where applicable). You may not proceed with any work without this signed acceptance.  
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.  
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.  
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.  
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.  
The Contractor is responsible for all Warranties to be passed onto the homeowner.  
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.  
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.



## ACCEPTANCE OF WORK ORDER FROM FLETCHER EQR

## CLAIM INFORMATION

CLAIM NUMBER 2010/032333

DATE OF ISSUE 27/05/2016

ADDRESS 82 YALDHURST ROAD, SOCKBURN

## ACCEPTANCE

We PC RENOVATIONS

Company name

accept your lump sum offer of \$ 1,160.5

(excluding G.S.T)

Work will not commence on site until our safety documents have been viewed and approved in writing by an EQR representative

We will work to an agreed programme of works as set out by EQR and advise EQR of any delays as they arise

No additional requested by other parties outside the scope of work will be carried out until EQR repairs are complete

All relevant documentation will be provided as required by the contract to EQR on/at sign off stage (practical completion)

Work can only proceed on receipt of the official work order document and agreed commencement date with CS and Homeowner

PC/provisional sums must be agreed and quoted before starting specific works on site, with an approved Variation Order

Variations for unforeseen work can be submitted for approval during the construction period

*Please sign and return within 48 hours of receiving this offer

*The above offer is in conjunction with your previously signed Short Form Agreement

Signed on behalf of

PC Renovations Ltd

Company name

Print name

P. CHAN

Position

Director

Signature

Date

22-5-16

Status: Draft

Revision: A

Date of Issue: 16.06.15



## WORKS ORDER



TO: Williams & Co. Ltd

ORDER NUMBER

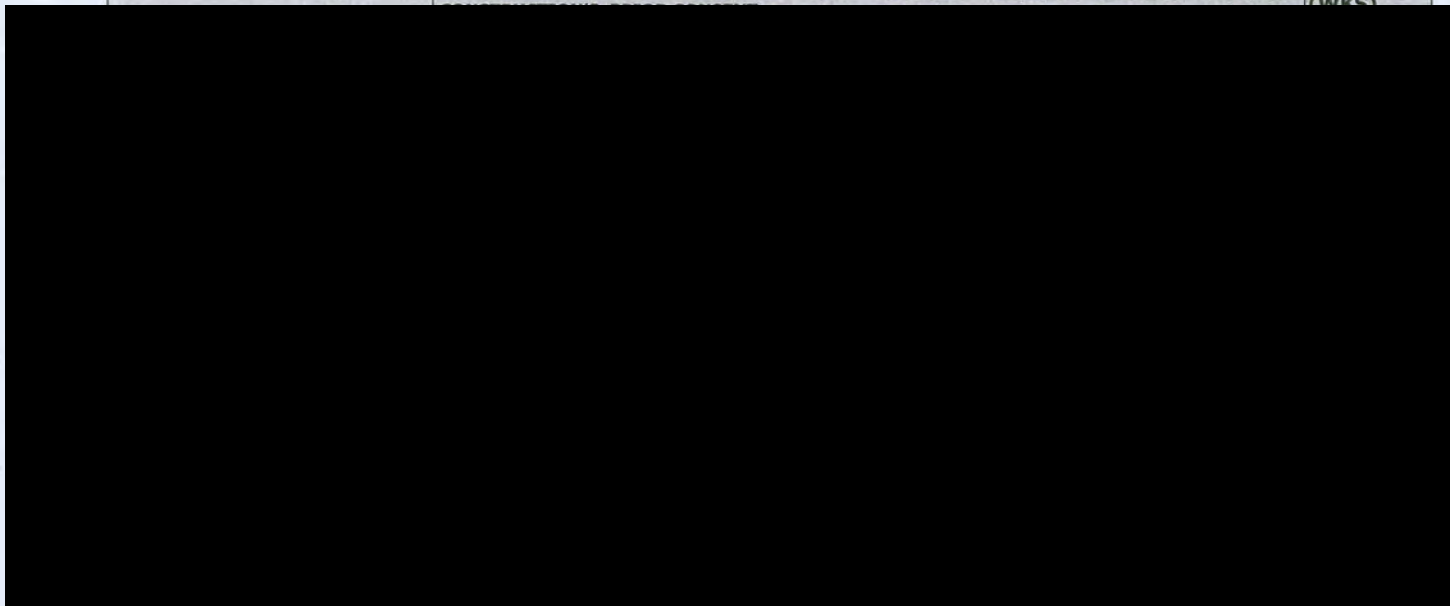
EQW 02561

Please quote on all invoices,  
correspondences etc

Authorised by: Nigel Baron

Date: 6/10/11

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
			E	
EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN - THE SCOPE OF WORKS SHALL NOT BE INCREASED OR VARIED IN ANY MATERIAL MANNER WITHOUT FLETCHER			EST. TIME (HRS)



(4) 2010/032333 82 Yaldhurst Rd (14/11/11) \$8,183-83 +GST

PRICING (excl GST)		
AGREED FIXED PRICE	\$	or refer attachment
SCHEDULE OF RATES	refer attachment	
HOURLY RATES		
TRADE QUALIFIED	(i.e. carpenter)	\$ p/h
EXPERIENCED	(not trade qualified)	\$ p/h
LABOURER	\$	p/h
APPRENTICE	\$	p/h

On behalf of Fletcher Construction  
as agent for Earthquake Commission

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission  
11 Deans Avenue, PO Box 80105, 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 V1.0. 6/12/10



# Variation Order

Fletcher EQR acting as agent for EQC  
(divn of FletcherConstruction)  
P O Box 80105  
CHRISTCHURCH 8440

Telephone 03 341 9928  
Facsimile 03 343 4167

## Variation Order No E034-04939-01

**To:**

PC Renovations Limited  
P O Box 38-086

Parklands

Christchurch 8842

Phone 03 389 1509

Email [accounts@pcrenovations.co.nz](mailto:accounts@pcrenovations.co.nz)

Please quote Variation Order Number / Works Order Number  
on all invoices, correspondences etc

Work Order No E034-04939

Accreditation Number EQRC1094

Contractor Code SC79

**From:**

Hub EQR Central Hub

Works Order Date 12-Jul-2016

Project Number E034

**Please proceed with the works outlined in the attached approved Variation To Works Order for:**

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2010/032333	82 YALDHURST ROAD, SOCKBURN	11-Jul-2016	180.00
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 180.00

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.  
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Preston Moodley**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature



### IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.  
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.  
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.  
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.  
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.  
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.  
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.









## Defects Liability Certificate

<b>Claim Number</b>	CLM/2010/032333		
<b>Date of Completion</b>	[EQRCCompletionDate.shortDateFormat]	<b>Date defect period ends</b>	[EQRPCCDateDefectPeriodEnds.shortDateFormat]
<b>Property address</b>	82 YALDHURST ROAD, SOCKBURN		
<b>Main contractor</b>	zzzzzzWilliams and Co *****		
<b>Principal</b>	Earthquake Commission (EQC)		

### End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rul 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 22/04/2015

11

## MS-SF0891 CONSTRUCTION COMPLETION INSPECTION

Address  
Claim Number  
Contractor  
Contract Supervisor

82 Valdehurst Rd  
CLM/2010/032333  
P. C. RENOVATIONS  
Ian Hume

Inspection completed by:

Ian Hume  
Daryl Ellis

Date

27.7.16

Others present:

H.C. Son

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

- |    |                                                                                                  |                                    |                                      |
|----|--------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|
| 1. | All work completed as per approved Agreement of Work?                                            | Dated                              | 27.7.16                              |
| 3. | All Variations completed (detail below)?                                                         | <input checked="" type="radio"/> Y | <input type="radio"/> N              |
| 4. | Confirmed no defects or deferred work                                                            | <input checked="" type="radio"/> Y | <input type="radio"/> N              |
| 5. | All consented or restricted work carried out and associated inspections completed (as required)? | <input type="radio"/> Y            | <input checked="" type="radio"/> N/A |

## ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

	VO per scope	Quality
VO1 For Beading over Window		<input checked="" type="checkbox"/>
VO2		
VO3		
VO4		

- |    |                                                               |                                    |                                      |
|----|---------------------------------------------------------------|------------------------------------|--------------------------------------|
| 6. | PS3 required for exempt building works                        | <input checked="" type="radio"/> Y | <input type="radio"/> N              |
| 7. | Memorandum of building required for restricted building works | <input type="radio"/> Y            | <input checked="" type="radio"/> N/A |

*Advise Contractor to supply with invoice if above is required

## SIGNATURES

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

Contract Supervisor

Ian Hume

Contractor

27.7.16

Works Manager / EQC (if attending)

Homeowner (or their authorised representative)

x Daryl A Ellis

Name

(Signature)

Signature

27.7.16

Date

If the Homeowners signature is not obtained for any reason please state the reason in the notes section

11

## MS-SF0891 CONSTRUCTION COMPLETION INSPECTION

Address

82 Yaldhurst Rd

Claim Number

CLM/2010/032333

Contractor

P. C. Renovations

Contract Supervisor

Ian H.

Inspection completed by:

Ian Hamilton

Date

27/7/16

Others present:

Daryl Ellis

H.C. Son

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

1. All work completed as per approved Agreement of Work?
3. All Variations completed (detail below)?
4. Confirmed no defects or deferred work
5. All consented or restricted work carried out and associated inspections completed (as required)?

Dated

27.7.16

☒ Y ☐ N☒ Y ☐ N☐ Y ☒ N/A

## ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO1

VO2

VO3

VO4

6. PS3 required for exempt building works

7. Memorandum of building required for restricted building works

VO per scope

Quality

*Advise Contractor to supply with invoice if above is required

## SIGNATURES

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

Contract Supervisor

Ian Hamilton

Contractor

PC Renovations Michelle Thomas

Works Manager / EQC (if attending)

Homeowner (or their authorised representative)

x Daryl A Ellis

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason in the notes section



A

MS-SF0702



## CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2010/ 032333

Customer/Authorised Representative: Ellis

Street Address: 82. Yaldhurst Road

Contractor: Williams &amp; Co

Description of Works As per Scope, Interior Works only

### Defects

### Deferred Works

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:

Williams & Co Limited  06/05/2013

Print Name Signature Date

#### Owner/Agent Signature:

Print Name Signature Date

#### Fletcher Construction Company Ltd – EQR:

David Mitchell  6/5/13

Print Name Signature Date

## Practical Completion Certificate

<b>Claim Number</b>	CLM/2010/032333	<b>Date of Completion</b>	27/07/2016
<b>Property address</b>	82 YALDHURST ROAD, SOCKBURN		
<b>Main contractor</b>	PC Renovations Limited		
<b>Principal</b>	Earthquake Commission (EQC)		

### Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
  - (i) the Contractor has reasonable grounds for not correcting promptly; and
  - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
  - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the contractor has fulfilled its obligations under the Contract.

### This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on the date shown below.

The Defects Liability period as detailed in rule 13.1 commences on this date and continue for a period of 3 months.

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Ian Hamilton

Date of issue

29/07/2016

on behalf of Fletcher EQR acting as agent to EQC

Schedule **E3**      **Practical Completion Certificate**

Contract: ~  
 Location: ~ 82, Valdhurst Rd  
 Principal: ~

**Practical Completion**

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
  - (i) the Contractor has reasonable grounds for not correcting promptly; and
  - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
  - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

**This Certificate**

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~.

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date:



6/5/13  
 (Date signed)



## Contractor Producer Statement for Construction

Contract:

Location:

82, Yaldhurst Rd

Issued by

Person:

Barnaby Pask.

(Duly authorised representative)

Company:

Williams & Co.

(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.

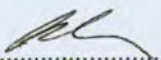
I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

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:

As Per Scope.

Signed by:



Date

6/5/13

Qualification:

Project Manager

Address:

33 Nga Mahi Road

### **Contractor's Producer Statement for Construction PS3**

Contract: - Remedial Earthquake Repairs  
Location: - 82 Yaldhurst Road, Upper Riccarton

**Issued by**

Contractor: - PC Renovations Ltd  
LBP Licence No - 106001

**Preamble**

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

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

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

**Description of the work covered by this statement:**

Claim Number: CLM/2010/032333 .....

Exterior – Parapet – Tidy Mains Power into Building over Parapet

Exterior – Paint Cut Fascia Board End

Exterior Window – Remove, Replace & Paint Window Beading 1.5LM

Signed by:



Date:

28/7/16



## FINAL ACCOUNT AGREEMENT

** All amounts are GST EXCLUSIVE unless otherwise noted

<b>Claimant:</b>	(Nellie) Patricia Ellis	<b>Contractor:</b>	Williams & Co
<b>Claim No:</b>	2010/032333	<b>Accreditation No:</b>	
<b>Claim Address:</b>	82 Yaldhurst Road	<b>Mobile No:</b>	
	Sockburn	<b>Hub:</b>	Addington
<b>Date:</b>	29 Aug 2014	<b>EQR Site Supervisor:</b>	David Mitchell

AMOUNTS:		
Original Contract Value (excl. GST)		\$ -
plus Variation VO1 (excl. GST)	Williams & Co	\$ -
plus Variation VO2 (excl. GST)	setup scaffold.	
plus Variation VO3 (excl. GST)		
plus Variation VO4 (excl. GST)		
Final Contract Value (excl. GST)		\$ -
less Previous Payments (excl. GST)		
Amount for Final Payment (excl. GST)		\$ -
plus GST Amount		\$ -
Amount for Final Payment (incl. GST)		\$ -

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

<b>Contract Start Date:</b>	14-Feb-12	<b>Contract Finish Date:</b>	10-May-12
-----------------------------	-----------	------------------------------	-----------

PA does not have entries for Williams for this claim (only Concept who did exterior works - no record of them on this job in ECM)

<b>Contractor name:</b>		<b>Date:</b>	
<b>Signature:</b>	Williams did interior works Concept did exterior works		

### OFFICE USE ONLY

<b>QS name:</b>	Nigel Baron	<b>Date:</b>	
-----------------	-------------	--------------	--

<b>Signature:</b>	
-------------------	--

* There are no outstanding remedial items for Williams. There is attached an invoice that appears to be paid (from Concept) & unpaid



Subcontract Payment Certificate Items

Project **EQR Central Hub**  
Subcontractor **PC Renovations Limited**  
Agreement **PC Renovations Ltd (SC79) - EQR Central Hub (E034)**

Printed By: EQR\PrestonM

Certified Date **04-Aug-2016**Certificate Number **40****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/2010/032333	82 YALDHURST ROAD, SOCKBURN	1,340.50	1,340.50	0.00	1,340.50	1,340.50	0.00	INV#646

**Subcontract Works Paid on this Certificate Total**

# CONTRACTORS FINAL ACCOUNT AGREEMENT



Hub	34	Company	PC Renovations Ltd
Claim no	2010/032333	Address	PO Box 38086, Parklands, Christchurch
Customer Name	P Ellis	Phone	021 440 379
Site Address	82 Yaldhurst Road	Mobile	021 440 379
EQR Contracts Supervisor	Ian Hamilton	Accreditation No	SC79
Date	01/08/2016	GST	106 616 752

(a)	Original Contract Value	E034-04939	\$ 1,160.50
(b)	Variations	01	\$ 180.00

Final Contract Value		\$ 1,340.50
Less Payments Invoiced	Less Retention Held =	\$ -

Amount for Final payment	\$ 1,340.50	+ G.S.T. ✓
--------------------------	-------------	------------

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Start Date: 29/06/2016

Finish Date: 27/07/2016

Signature of contractor: [Signature]

Date: 1/8/16

Signature of supervisor: _____

Date: _____

Signature of quantity surveyor: [Signature]

Date: 4-8-16



# TAX INVOICE

Fletcher EQR  
 Attention: QS Pages Rd  
 PO Box 80105  
 Christchurch 8440

Invoice Date  
 1 Aug 2016

Invoice Number  
 INV-0846

Reference  
 82 Yaldhurst Road

GST Number  
 106-616-752

PC Renovations Ltd  
 Attention: Peter Chan  
 PO Box 38066  
 Parklands  
 Christchurch 8842  
 admin@pcrenovations.co.nz

Description	Quantity	Unit Price	GST	Amount NZD
Remedial Repairs CLM/2010/032333, Works Order E034-04939. 82 Yaldhurst Road.	1.00	1,160.50	15%	1,160.50
Variation as approved 01	1.00	180.00	15%	180.00
			Subtotal	1,340.50
			TOTAL GST 15%	201.08
			TOTAL NZD	1,541.58

**Due Date: 11 Aug 2016**  
 Trading Terms & Payment Advice

Direct credit bank account details  
 PC Renovations Ltd  
 Westpac - 03 1597 0106338 000  
 Please include client name and invoice number as reference  
 Payment Due within 7 days of invoice  
 All product remains the property of PC Renovations Ltd until paid in full.  
 In the event that this Account is not met within our Trading Terms we reserve  
 the right to add all costs of collection to this account pursuant to the Fair Trading Act 1986.



E-MAILED  
29/7/16 2:00 PM

11

## MS-SF0891 CONSTRUCTION COMPLETION INSPECTION

Address  
Claim Number  
Contractor  
Contract Supervisor82 Valdehurst Rd  
CLM/2010/092333  
P. C. Renovations  
Ian Hu

Inspection completed by:

Ian Hamilton  
Others present: Daryl Ellis

Date

27/7/16

H.C. Son

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

1. All work completed as per approved Agreement of Work?
3. All Variations completed (detail below)?
4. Confirmed no defects or deferred work
5. All consented or restricted work carried out and associated inspections completed (as required)?

Dated

27.7.16

☒ Y ☐ N☒ Y ☐ N☐ Y ☒ N/A

## ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO1

VO2

VO3

VO4

6. PS3 required for exempt building works

7. Memorandum of building required for restricted building works

VO per  
scope

Quality

*Advise Contractor to supply with invoice if above is required

## SIGNATURES

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

Contract Supervisor

Ian Hu

Contractor

PC Renovations Michelle Thomas

Works Manager / EQC (if attending)

Homeowner (or their authorised representative)

Daryl A Ellis

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason in the notes section

Fletcher

MS-SF0891 CONSTRUCTION COMPLETION INSPECTION

Issued For Use | Rev.A | 28.07.14

E-MAILED  
29/7/16

### **Contractor's Producer Statement for Construction PS3**

Contract: - Remedial Earthquake Repairs  
Location: - 82 Yaldhurst Road, Upper Riccarton

**Issued by**

Contractor: - PC Renovations Ltd  
LBP Licence No - 106001

**Preamble**

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

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

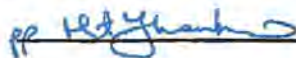
**Statement** I Peter Chan (Name of LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

**Description of the work covered by this statement:**

Claim Number: CLM/2010/032333 .....

Exterior – Parapet – Tidy Mains Power into Building over Parapet  
Exterior – Paint Cut Fascia Board End  
Exterior Window – Remove, Replace & Paint Window Beading 1.5LM

Signed by:



Date:

28/7/16

Subcontract Payment Certificate Items

Project **Hub 1 Addington Contract Works**  
Subcontractor **Concept Building Limited**  
Agreement **Concept Building Limited (S045) - Hub 1 Addington (E004)**

Printed By: EQR\NigelB

Certified Date **20-Sep-2012**Certificate Number **42****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/2010/032333	82 YALDHURST ROAD, SOCKBURN	28,943.89	28,943.89	0.00	28,943.89	28,943.89	0.00	inv 0346

**Subcontract Works Paid on this Certificate Total**



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		
2010032333	82 YALDHURST ROAD, SOCKBURN		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Williams&Co Limited - In Liquidation ***** (S640)		Property F2'd By:	Minh Pham	F2 Completed Date:	01-11-2016
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	Minh Pham	F3 Completed Date:	01-11-2016

#### Adjustments

			Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated	
CLM/2010/032333 82 YALDHURST ROAD	E004	F3	0	15,502.21	15,502.21	0.00	13,441.68	13,441.68	0.00	28,943.89
CLM/2010/032333 82 YALDHURST ROAD	E034	F3	0	0.00	0.00	0.00	1,340.50	1,340.50	0.00	1,340.50
<b>Property Total</b>			<b>0</b>	<b>15,502.21</b>	<b>15,502.21</b>	<b>0.00</b>	<b>14,782.18</b>	<b>14,782.18</b>	<b>0.00</b>	<b>30,284.39</b>

#### Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2010/032333 82 YALDHURST ROAD		Substantive Works - Primary	CLOSED OUT-Williams&Co Limited - In Liquidation ***** (S640)	COMPLETIONS	8,183.83	0	0.00	0.00
		Transmitted To Hub -> Awaiting Claim File Review	painting complete-brickwork to start 2/5/12 K/M C/Rep (NOTE h/o first name is Patricia, not Nellie as noted in ECM contact details) plus working with J Pocock regarding defective workF Watson 27/7/14					
CLM/2010/032333 82 YALDHURST ROAD		Substantive Works - Historical Contractor	CLOSED OUT-Concept Building Limited ***** (S045)	COMPLETIONS	0.00	4	28,943.89	28,943.89
		Transmitted To Hub -> Awaiting Claim File Review	CREATED FOR PA MAPPING					
CLM/2010/032333 82 YALDHURST ROAD		Remedial Works - Primary	CLOSED OUT-PC Renovations Limited ***** (SC79)	COMPLETIONS	1,340.50	3	1,340.50	1,340.50
		Transmitted To Hub -> Awaiting Claim File Review						
<b>Property Total</b>					<b>9,524.33</b>	<b>7</b>	<b>30,284.39</b>	<b>30,284.39</b>

#### Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2010/032333	E034-04939	Remedial Works - Primary - 05-Feb-2016	CLOSED OUT-PC Renovations Limited ***** (SC79)	COMPLETIONS	Toni Hammond	Issued	27/05/2016	1,160.50
CLM/2010/032333	E034-04939-01	Remedial Works - Primary - 05-Feb-2016	CLOSED OUT-PC Renovations Limited ***** (SC79)	COMPLETIONS	Preston Moodley	Issued	12/07/2016	180.00
<b>Property Total</b>								<b>1,340.50</b>

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		
<b>2010032333</b>	<b>82 YALDHURST ROAD, SOCKBURN</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Williams&Co Limited - In Liquidation ***** (S640)		Property F2'd By:	Minh Pham	F2 Completed Date:	01-11-2016
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	Minh Pham	F3 Completed Date:	01-11-2016

**Claims / Certs / Payables**

S045								
CLOSED OUT-Concept Building Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2010/032333	Subst OB	Substantive Works	45	EQR\NigelB	\$0.00	20-Sep-2012	\$15,502.21	
CLM/2010/032333	Subst BV	Variation	45	EQR\NigelB	\$0.00	20-Sep-2012	\$13,441.68	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2010/032333	Subst OB	Substantive Works	42	EQR\NigelB	\$0.00	20-Sep-2012	\$15,502.21	inv 0346
CLM/2010/032333	Subst BV	Variation	42	EQR\NigelB	\$0.00	20-Sep-2012	\$13,441.68	inv 0346

<b>S045</b>	<b>CLOSED OUT-Concept Building Limited ***** Total</b>	<b>Claims</b>	<b>\$28,943.89</b>	<b>Certs</b>	<b>\$28,943.89</b>	<b>Payables</b>	<b>\$0.00</b>
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SC79									CLOSED OUT-PC Renovations Limited *****								
EQC Claim Num		Line Type		Approval Type		Claim No		Claimed By		Remaining		Claim Date		This Claim			
CLM/2010/032333		Subst BV		Scope Omission		41		EQR\PrestonM		\$0.00		31-Jul-2016		\$427.55			
CLM/2010/032333		Subst BV		Incorrect Repair Strategy		41		EQR\PrestonM		\$0.00		31-Jul-2016		\$732.95			
CLM/2010/032333		Subst BV		Variation		41		EQR\PrestonM		\$0.00		31-Jul-2016		\$180.00			
EQC Claim Num		Line Type		Approval Type		Cert No		Certified By		Remaining		Certified Date		This Cert		Cert Line Notes	
CLM/2010/032333		Subst BV		Scope Omission		40		EQR\PrestonM		\$0.00		04-Aug-2016		\$427.55		INV#646	
CLM/2010/032333		Subst BV		Incorrect Repair Strategy		40		EQR\PrestonM		\$0.00		04-Aug-2016		\$732.95		INV#646	
CLM/2010/032333		Subst BV		Variation		40		EQR\PrestonM		\$0.00		04-Aug-2016		\$180.00		INV#646	

<b>SC79</b>	<b>CLOSED OUT-PC Renovations Limited ***** Total</b>	<b>Claims</b>	<b>\$1,340.50</b>	<b>Certs</b>	<b>\$1,340.50</b>	<b>Payables</b>	<b>\$0.00</b>
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<b>Property Total</b>	<b>Claims</b>	<b>\$30,284.39</b>	<b>Certs</b>	<b>\$30,284.39</b>	<b>Payables</b>	<b>\$0.00</b>
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No Open Complaints / Remedial Issues on this Property

**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	
<b>2010032333</b>	<b>82 YALDHURST ROAD, SOCKBURN</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>	
Main Contractor:	CLOSED OUT-Williams&Co Limited - In Liquidation ***** (S640)		Property F2'd By:	Minh Pham	F2 Completed Date: 01-11-2016
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	Minh Pham	F3 Completed Date: 01-11-2016

## Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2010/032333	Practical Completion Certificate (PCC)	Addington Hub	30/07/2014
CLM/2010/032333	Defects Liability Certificate	Addington Hub	22/04/2015
CLM/2010/032333	Construction Completion Inspection	Blenheim	01/08/2016
CLM/2010/032333	Final Account Agreement		01/09/2015
CLM/2010/032333	Practical Completion Certificate (PCC)		02/09/2015
CLM/2010/032333	Construction Completion Inspection	Addington Hub	30/07/2014
CLM/2010/032333	Practical Completion Certificate		29/07/2016
CLM/2010/032333	Construction Completion Inspection		01/09/2015
CLM/2010/032333	Practical Completion Certificate (PCC)		01/09/2015
CLM/2010/032333	Construction Completion Inspection		02/09/2015

**Property Total** **Finalisation Documents Present:** 10

No Technical Services Referrals on this Property

## Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/032333	82 YALDHURST ROAD	No	<NOT SPECIFIED>

**Property Total** **Number of Claims:** 1



**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		
<b>2010032333</b>	<b>82 YALDHURST ROAD, SOCKBURN</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Williams&Co Limited - In Liquidation ***** (S640)		Property F2'd By:	Minh Pham	F2 Completed Date:	01-11-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	Minh Pham	F3 Completed Date:	01-11-2016

Contractors					
Contractor		Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S640	CLOSED OUT-Williams&Co Limited - In Liquidation *****	Deaccredited	EQRC0552	Main Contractor	Substantive Works
SC79	CLOSED OUT-PC Renovations Limited *****	Accredited	EQRC1094	Main Contractor	Remedial Works
S045	CLOSED OUT-Concept Building Limited *****	Accredited	EQRC0116	Main Contractor	Substantive Works
<b>Property Total</b>					<b>Number of Contractors: 3</b>

MS-SF0409



# EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2	0	1	0	0	3	2	3	3	3
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THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS: 82, Yaldhurst Road

DATE 6/5/13

HUB Addington

PROPERTY CONTACT NAME: Mrs. Ellis

CONT. SUPERVISOR

CONTACT DETAILS: PH.(1)

EMAIL:

David Kiteball

PH.(2)

CONTRACTOR: Williams &amp; Co.

SITE SUPERVISOR NAME: Ashton Williams

CONTACT DETAILS: PH. 0273227764 EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

Interior works completed by Williams & Co.

Accordingly I have determined that this work is exempted under Schedule 1( ) of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name) [Signature] Date 6/5/13  
(provided to the property owner or his/her authorised agent on request only).

**Note¹** The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

**Note²** Only work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.

**Note³** Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

**Note⁴** For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

**Note⁵** This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

**Note⁶** Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

**Note⁷** This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

**Note⁸** This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).



MS-SF0409



## EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2	0	1	0		0	3	2	0	3	3
---	---	---	---	--	---	---	---	---	---	---

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS: 82 YANDURU ROAD

DATE 21-7-16

HUB Blenheim

PROPERTY CONTACT NAME: PATRICIA ELLIS

CONT. SUPERVISOR Ian Hamilton

CONTACT DETAILS: PH.(1) [REDACTED] EMAIL:

PH.(2)

CONTRACTOR: PC RENOVATIONS

SITE SUPERVISOR NAME: Peter Chan

CONTACT DETAILS: PH 021-440-379 EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

Exterior parapet tidy mains power into building and parapet
Exterior - paint out fascia board end
Exterior window - remove, replace & paint window boarding

Accordingly I have determined that this work is exempted under Schedule 1( ) of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name)..... Date.....  
(provided to the property owner or his/her authorised agent on request only).

**Note¹** The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

**Note²** Only work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.

**Note³** Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

**Note⁴** For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

**Note⁵** This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

**Note⁶** Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

**Note⁷** This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

**Note⁸** This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).



## FILING AN EXEMPT BUILDING WORK RECORD EXPLANATORY NOTE

Every EQR project is required to comply with both the Building Act (2004) and its Regulation (1992).

Building work usually entails the issuing of a building consent to the property owner or their authorised agent. On completion of the work the local or district Council 'signs off' that work and issues a Code Compliance Certificate (a CCC) confirming compliance with the Building Act. The Council is also compelled to hold that information on its property files. This record is heavily relied on for its completeness at the time that properties change hands.

It's estimated that 90%¹ of Fletcher EQR Projects won't need a Building Consent because they're exempted under criteria set in the first Schedule of the Building Act. The majority² of all exempted work may be completed "as of right", no Council approval is required (the exception is Schedule 1 Item [K] of the Act).

This creates a unique situation and potential problem for homeowners as Fletcher EQR customers.

The issue is that the Exemption process has no requirement to create file records of the sort that Councils keep on individual property files. The property file is used to detail "all that the Council knows" when a LIM³ is requested. A LIM⁴ can be requested by anyone, it's most commonly sought by a potential buyer at the time of a possible sale.

In the EQR 'Homeowners Guide' (p2, 'Building Consent Issues') we have specifically discussed the issue of Consents and exemptions. We have undertaken to act as agent in making Consent or Exemption decisions. We have also undertaken to assist with documentation and to make available that record if the homeowner wishes. The record is supplied for the homeowner's personal file but they may choose to lodge it as a formal record with their Council.

For consistency and ease of process we will use the 'Exempt Building Work' form. This should be completed by the Contracts SuperSupervisor at (or about) the time of the scoping exercise as this will usually be the point at which a decision about the need for a consent is made (if the form is not completed then, there's a risk it will be overlooked).

This 'adequacy of file records' is an unfamiliar issue for homeowners, few will understand the significance of the availability of suitable documentation and the importance of filing that information with their respective Councils.

This EQ event is unprecedented and purchaser's legal representatives will be looking for a form of documentation related to repair works. We are assisting Homeowners by anticipating their requests, be they current or future by consistently completing the 'Exempt Building Work' File Record. It must be filed in the Aconex filing system.

When completing the form, the majority of EQR work (99.9%) will fall within the Schedule 1(a) category, it becomes 1(k) only when Council approval has been asked for and given.

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**Note¹** this stems from the current estimate¹ that somewhere between 10 – 12% of all EQR works will require a Building Consent

**Note²** Work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004. Schedule 1(k) requires Councils (discretionary) approval.

**Note³** When each house is transacted, a Land Information Memoranda (a LIM), will be requested by the purchaser's lawyer as a standard part of the conveyance procedure. The LIM records all works completed under a Building Consent (and any item 'K' Exemption where applicable) as well as a myriad of other information relevant to that property. The LIM uptake in Canterbury is one of the highest in New Zealand.

**Note⁴** The gaining of a LIM to facilitate a property transaction is driven by LGOIMA, this stands for – 'Local Government Official Information and Meetings Act 1987 No 174 (as at 01 November 2010), Public Act'. S4 (a) requires Councils "to provide for the availability to the public of official information held by local authorities"....4 (b) "to provide for proper access by each person to official information relating to that person". This Act compels the authorities to disclose "what's known" about a property.



## A BIT ABOUT ANDY

---

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

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

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

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

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

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





## A BIT ABOUT RICHIE

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

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

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

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



# PASSING OVER OF INFORMATION

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

## WARNING

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

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

## OBTAINING ADVICE

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



# CONTACT ME TO MAKE AN OFFER

ANDY@OFFICEROAD.CO.NZ  
022 547 5232

RICHIE@OFFICEROAD.CO.NZ  
02108965594

OFFICE ROAD  
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