



# PROPERTY INFO PACK

**1/8 DEEJAY LANE, SPREYDON**

PREPARED BY ANDY WILLIAMS

OFFICE ROAD  
REAL ESTATE

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

## DECO DELIGHT

### FEATURES:



### PROPERTY DETAILS:

Address: 1/8 Deejay Lane, Spreydon  
Legal Description: Flat 1 DP 34014 & Garage 1  
DP 34014  
Property Type: Unit  
Sale by: Negotiation  
Close To: Barrington Mall, Spreydon  
Domain

### PROPERTY DESCRIPTION:

Unique 1970s elements link with recent renovation to present an ideal first home or investment opportunity from the foot of a quiet cul-de-sac in Spreydon.

Configured across two floors, this adjoined two-bedroom unit reveals its classic 70s structure, with the original kitchen reflecting the design era while also arming you with the option to upgrade and add value.

Timeless details, including exposed concrete block walls, are complemented by modern refreshments, with a fresh coat of paint and updated finishes in the bathroom demonstrating what can be achieved with basic improvements.

A relaxed lounge provides the pivot for everyday life downstairs and is kept incredibly cosy by a contemporary pellet fire.

The first bedroom is located downstairs, while the top-floor alternative enjoys the inclusion of a balcony, where cul-de-sac views extend to the picturesque Port Hills.

This cross-lease site features an attached single garage, off-street parking and a sizeable backyard, ensuring buyers across the board will enjoy the outdoors, whether it be as an entertaining environment or providing a space for pets or young ones.

This peacefully removed address is convenient to all corners of the city, with nearby arterial routes ensuring seamless access to the CBD, up to the Port Hills, out to Halswell and across to Riccarton.

Livability, location and the opportunity to enhance are sure to attract the attention of entry-level purchasers, and your earliest viewing is advised. 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](http://www.officeroad.co.nz/passing-over-of-information)



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY







# CERTIFICATE OF TITLE

**1/8 DEEJAY LANE, SPREYDON**

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REAL ESTATE

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





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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB13B/1106**

**Land Registration District** **Canterbury**

**Date Issued** 11 February 1974

**Prior References**

CB12K/1211

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**Estate** Fee Simple - 1/2 share  
**Area** 923 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 30679  
**Registered Owners**  
Lisa-Marie Percivall

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 945964
		<b>Term</b>	999 years from 25.11.1973
<b>Legal Description</b>	Flat 1 Deposited Plan 34014 and Garage 1 Deposited Plan 34014		
<b>Registered Owners</b>	Lisa-Marie Percivall		

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**Interests**

926017 Easement Certificate specifying the following easements - 31.8.1973 at 12.15 pm (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 4 Deposited Plan 30679	Yellow DP 30679	Lot 6 Deposited Plan 30679 - herein	
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 1 Deposited Plan 30679	



**Identifier****CB13B/1106**

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Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 5 Deposited Plan 30679	Blue DP 30679	Lot 6 Deposited Plan 30679 - herein
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 7 Deposited Plan 30679	Blue DP 30679	Lot 6 Deposited Plan 30679 - herein
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 3 Deposited Plan 30679	Blue DP 30679	Lot 6 Deposited Plan 30679 - herein
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 3 Deposited Plan 30679
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 5 Deposited Plan 30679
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 7 Deposited Plan 30679
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 9 Deposited Plan 30679



Right of way, Right to drain water, convey water, electric power and  telephonic communications	Lot 1 Deposited Plan 30679	Blue DP 30679	Lot 6 Deposited Plan 30679 - herein
Right of way, right to drain water, convey water, electric power and telephonic communications	Lot 8 Deposited Plan 30679 - CT CB12K/1213	Yellow DP 30679	Lot 6 Deposited Plan 30679 - herein
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 4 Deposited Plan 30679
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 2 Deposited Plan 30679
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 9 Deposited Plan 30679	Blue DP 30679	Lot 6 Deposited Plan 30679 - herein
Drain sewage	Lot 6 Deposited Plan 30679 - herein	Herein	Lot 1 Deposited Plan 30679
Right of way, Right to drain water, convey water, electric power and telephonic communications	Lot 2 Deposited Plan 30679	Yellow DP 30679	Lot 6 Deposited Plan 30679 - herein
Right of way, Right to Drain Water, convey water, electric power and telephonic communications	Lot 6 Deposited Plan 30679 - herein	Yellow DP 30679	Lot 8 Deposited Plan 30679 - CT CB12K/1213

The easements specified in Easement Certificate 926017 are subject to Section 351 E(1)(a) Municipal Corporations Act 1954 and the Right of Way of Conditions 1 - 8, 11, 11a, 11b and 12 of Council's consent as set out in document 605471 932263 Transfer creating the following easements in gross - 17.10.1973 at 11.45 am (affects fee simple)



Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain water	Lot 6 Deposited Plan 30679 - herein	Part herein	The Christchurch Drainage Board	

932264 Transfer creating the following easements in gross (affects fee simple)

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain sewage	Lot 6 Deposited Plan 30679 - herein	Part herein	The Christchurch Drainage Board	

The easement granted by Transfer 932264 is subject to Section 351 E(1)(a) Municipal Corporations Act 1954

945965 Lease of Flat 2 and Garage 2 DP 34014 Term 999 years from 25.11.1973 Composite CT CB13B/1107 issued (affects fee simple)

945964 Lease of Flat 1 and Garage 1 DP 34014 Term 999 years from 25.11.1973 Composite CT CB13B/1106 issued - 11.2.1974 (affects fee simple)

9469143.3 Mortgage to ANZ Bank New Zealand Limited - 2.8.2013 at 11:03 am

**CITIZEN**      **NAME:** *Audrey Thompson*      **DATE:** *09/08/2024*

**ADDRESS:** *123 Main Street, Apt. 4B, New York, NY 10001*

**PHONE:** *(212) 555-1234*

**E-MAIL:** *a.thompson@email.com*

**SIGNATURE:** \_\_\_\_\_

**REMARKS:** *Received from Mr. J. Doe. Amount: \$500.00.*

**DATE RECEIVED:** *09/08/2024*

**INITIALS:** *J.D.*

**OFFICIAL USE ONLY**

**FILE NO.:** \_\_\_\_\_

**CLERK'S SIGNATURE:** \_\_\_\_\_

**CLERK'S NAME:** \_\_\_\_\_

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**CLERK'S MONTANA:</**



Guaranteed Search Copy Dated 15/02/23 6:06 pm, Page 6 of 7  
Register Only

## LAND TRANSFER ACT 1952

L &amp; S Form N. 31

Land Transfer Office  
Received.....  
Title Reference.....  
310 Referred to L. T. Surveyor.....

FOR ROAD OR STREET  
LEGALITY SEE ROAD  
RECORD MAP

Deposited this 19th day  
April 1973  
District Land Registrar

Memorandum of Easements

Purpose	Servient Lot	Colour	Dominant Lot
Right-of-Way	1	Blue	2-9
Together with rights to drain	2	Yellow	1, 3-9
water to convey	3	Blue	1, 2, 4-9
water, electric	4	Yellow	1-3, 5-9
power and	5	Blue	1-4, 6-9
telephonic	6	Yellow	1-5, 7-9
communications.	7	Blue	1-6, 8-9
	8	Yellow	1-7, 9
	9	Blue	1-8
Party wall	1	Yellow	2
Easement	2	Blue	7
Right to drain	6	Blue	Grantee: Ch-Ch
water and sewage	10	Blue	Drainage Board
in grass.			
Right to drain	3, 5, 7 & 9	Blue	Lot 1
sewage	2, 4, 6 & 8	Yellow	
Right to drain	3, 5, 7 & 9	Blue	Grantee: Ch-Ch
sewage in grass.	2, 4, 6 & 8	Yellow	Drainage Board

Condition re C.T. 74/29  
revoked 300 Doc 940223  
D.L.R. 14/10/73

Diagram of Party Wall Easement

Approved as to Survey  
Deputy Chief Surveyor  
17, 4, 73

Received.....  
Reference plans.....  
Field book.....  
Traverse book.....  
Examined by.....  
Recorded.....  
Correct.....  
L. T. Surveyor

Comprised in C's T. 462/21 & 728/62

Survey Block & District  
Land District Canterbury  
Local Body Christchurch City Council

Scale Nat. to Scale  
Surveyed by Davis, Ogilvie & Partners  
Date June 1972

I, David Ogilvie, Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938.  
And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Christchurch this 7th day of December 1972  
before me  
Justice of the Peace (or other person authorized to take a statutory declaration.)  
Scale 1:100

D.P.  
Registered Surveyor.

Applicant or Registered Owner  
This space reserved for plan numbers  
30679

Sheet 2  
of 2 sheets  
Approved  
D.P.

Supplied by Statling Imports (Puck.) Ltd. Auckland





# COUNCIL RATES & FEES

**1/8 DEEJAY LANE, SPREYDON**

PREPARED BY ANDY WILLIAMS

OFFICE ROAD  
REAL ESTATE

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

# Rates and valuation search

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

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

## Property Information

### Rates Details

For the Rating Year 1 July 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	280,000	0.323296	\$905.23
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	280,000	0.077659	\$217.45
Land Drainage	Capital Value	280,000	0.047244	\$132.28
Sewerage	Capital Value	280,000	0.091404	\$255.93
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	280,000	0.000774	\$2.17
Heritage Arts Centre	Capital Value	280,000	0.000609	\$1.71
Total for Christchurch City Council				\$1,875.79

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	280,000	0.000362	\$1.01
WEC Class D	Capital Value	280,000	0.000515	\$1.44
General Rate	Capital Value	280,000	0.045965	\$128.70
Urban Transport:Chch	Capital Value	280,000	0.037546	\$105.13
WFPP Class A	Capital Value	280,000	0.000807	\$2.26
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	280,000	0.001286	\$3.60
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	280,000	0.000436	\$1.22
Total for Canterbury Regional Council				\$303.32

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,179.11

Receive your rates invoice by email

Find out more

Expand all | Collapse all





**EQC**

**1/8 DEEJAY LANE, SPREYDON**

PREPARED BY ANDY WILLIAMS

**OFFICE ROAD**  
REAL ESTATE

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

7 February 2023

Mr A Williams

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

Kia ora Mr Williams,

**Information request – CLM/2010/113924 - 1/8 Deejay Lane, Spreydon, Christchurch 8024.**

Thank you for your information request received on 20 January 2023. You asked for a property pack in relation to 1/8 Deejay Lane. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

Please find the enclosed documentation in response to your request.

The above Toka Tū Ake EQC claim was paid out. If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/113924	Cash settled	
CLM/2011/078141	Cash settled	Emergency repairs
CLM/2011/218294	Cash settled	
CLM/2012/039596	Cash settled	Land Claim

Toka Tū Ake EQC did not manage the repairs for this claim, therefore, I am unable to provide the repair documentation/sign off documents, as it does not exist as per section 18 (e) of the Official Information Act and section 53(a) of the Privacy Act.

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 under section 9(2)(a) of the OIA and section 53(b) of the PA.

**Land document(s)**

The attached land document(s) help Toka Tū Ake EQC identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received.

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.

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](http://www.eqc.govt.nz)

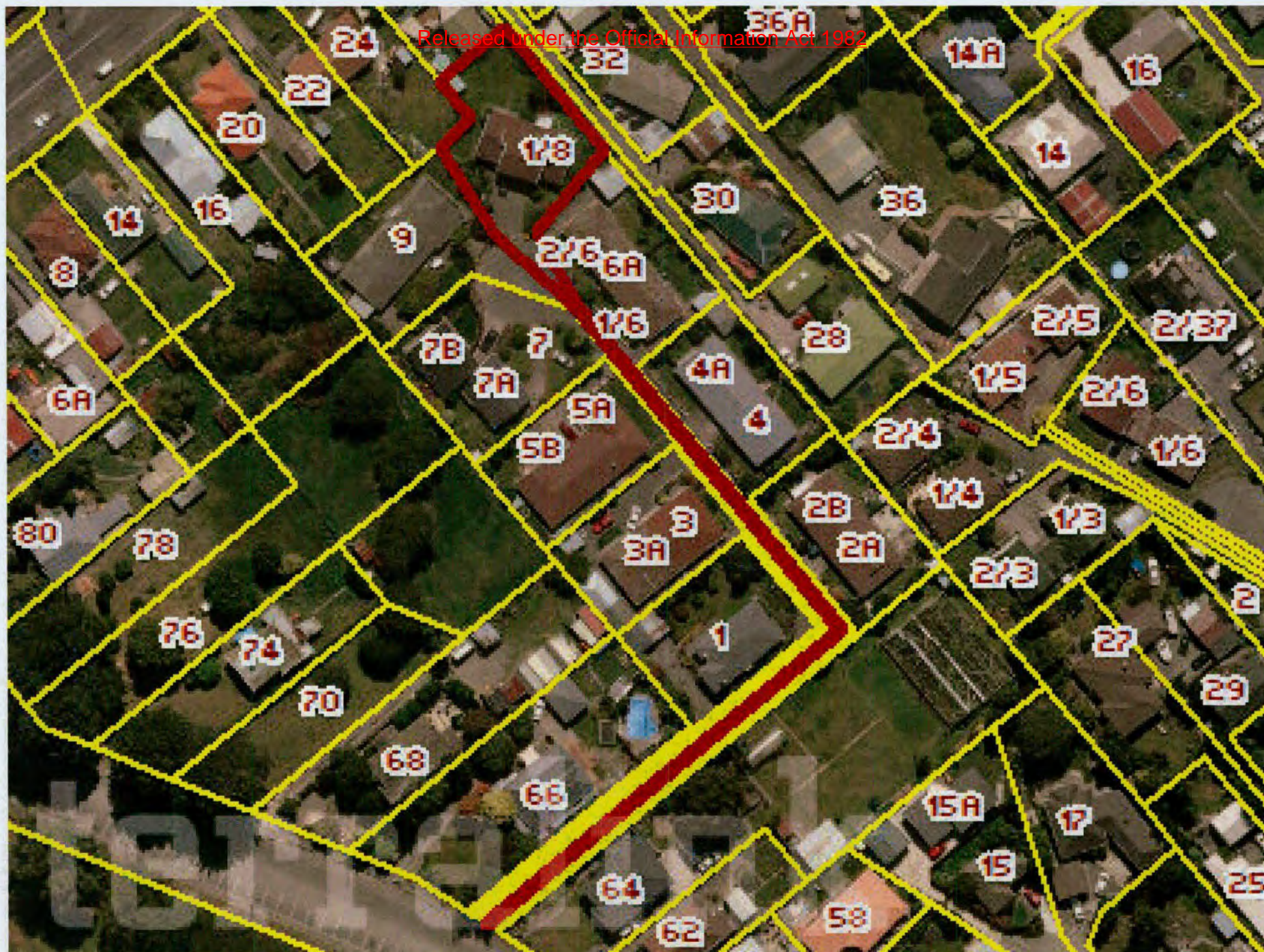


Ngā mihi,

A handwritten signature in black ink, appearing to read 'R. Attenborough', with a long horizontal flourish extending to the right.

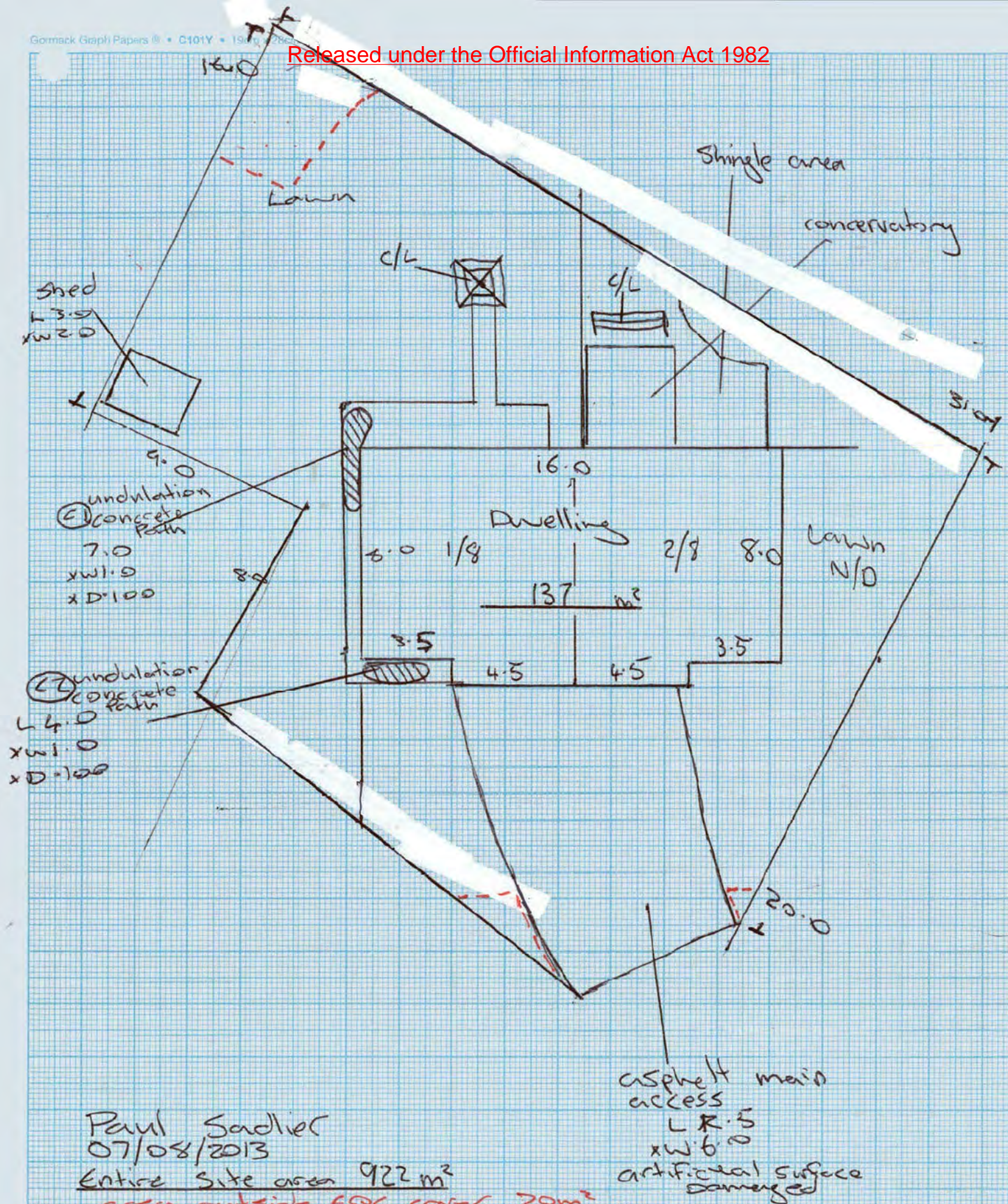
Robin Attenborough  
OIA Advisor/Kaitohutohu OIA





1\_8 DeeJay Lane, Spreydon





Paul Sadlier  
07/08/2013

Entire Site area 922 m²

area outside EQC cover 20m²

area within EQC cover 902 m²

All artificial surfaces  
are Damaged



CLM / 2012 / 039596

Myrtle DAVEY  
'1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH

H:

M:

CHECKED



## Land Assessment – Legend Sheet

Complex Flat Land Claims

Claim N°: 2012/039596 Claimant: Myrtle Davey

Date: 07/08/2013 Kōmihana Rūwhenua

Situation of Loss: 1/8 DeeJay Lane

Author: Paul Sallier

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m <sup>2</sup>	Inundated m <sup>2</sup>	Debris m <sup>3</sup>	Access E D
C1	Rear concrete Path	7.0	1.0	<100	undulation	7.0	7.0			E
C2	Front concrete Path	4.0	1.0	<100	undulation	4.0	4.0			E





# Inspection Summary

# EQC

Completed by: S. Dobbie

Myrtle DAVEY  
 '1/8 DEEJAY LANE  
 SPREYDON  
 CHRISTCHURCH

Date: 07/08/2013 Page: 1 of 1  
dd / mm / yyH:   
M:   
A COMPLAINT FORM MUST BE FILLED FOR ALL COMPLAINTS REGARDLESS OF THE TYPE OF DAMAGE OR THE TYPE OF PROPERTY INVOLVED

Time arrived at site: 08:00 Time left site: 09:00 Was an inspection carried out? Yes ☒ No ☐

Customer present: Yes ☐ No ☒ Customer Name: Myrtle Davey  
 Access denied ☐ Loose dogs ☐ Other ☐ If other, please provide reason

If No inspection carried out, why not? ☐ ☐ ☐

Where an inspection has been conducted:	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Shared lane</u>
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

- If there was nil damage, why was that? Building removed ☐ Building repairs have fixed ☐ No visible damage ☐  
 - If a potential or actual 8/9 property, was the dwelling present? Building removed ☐ Building present ☐

Land Damage to Area A? If Yes, add details

Yes ☐ No ☒

Land Damage to Area B? If Yes, add details

Yes ☐ No ☒

Land Damage to Area C? If Yes, add details

Yes ☒ No ☐ 11m<sup>2</sup> Refer to legendTotal m<sup>2</sup> of Damaged Land: 11.0 m<sup>2</sup> Notional Land Damage Value @\$300/m<sup>2</sup> (Incl GST): \$3300Next action Refer to Settlement

# CHECKED

V1.32 FEB 2013



2-4-14

# Scope of Works

**EQC**

Completed by: Paul Sadlier



Myrtle DAVEY  
1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH

Date: 07/08/2013 Page: 1 of 1  
dd / mm / yy

H: [REDACTED]  
M: [REDACTED]

Description: **Damage to Land**

Repair Strategy: Removal and/or import materials and labour to repair land

11.0m<sup>2</sup>

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m <sup>3</sup>					\$100	
Spoil Removal/Tip Fees (clean)	m <sup>3</sup>					\$20	
Skip (4m <sup>3</sup> )	each					\$190	
Materials	each						

NB A Small/Minor Works cost may only be applied when there is only land repair to the site/property; a total area of damage under 15m<sup>2</sup>; no further works required

Small works fee \$250.00

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m <sup>2</sup>					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m <sup>2</sup>					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	m <sup>2</sup>	11.0	1.0		11.0	\$12	132.00
Land Under Lawn Areas (Type 'C') – Level and Seed	m <sup>2</sup>					\$10	
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

\* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,  
Per hour, Per day, Per week.

Cubic metre calculations must include length, breadth and depth  
figures.

Square metre calculations must include length and breadth figures.

Sub-total 382.00

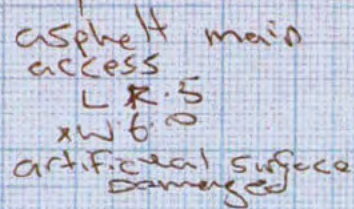
P&G, Margin & GST (Figure x 1.3662) 139.88

Total 521.88



V1.35, Feb 2013  
**CHECK**





area within EQC cover  $902 \text{ m}^2$

CLM / 2012 / 039596

CHECKED



'1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH  
H: [REDACTED]  
M: [REDACTED]

[illegible]

ESTIMATOR - RAY SCHMIOT 1-4-14



Claim N°: 2012/039596 Claimant: Myrtle Davey  
Situation of Loss: 1/8 DeeJay Lane

Author: Paul Sadlier

[illegible]



## Shared Land:

## Damage Allocation Summary SOW

Claim Number: CLM/2012/039596

Sheet 1 of

Address: 1/8 DEEJAY LANE, SPREYDON, CHRISTCHURCH 8024

Shared Land Address Range: 1/8 &amp; 2/8 DEEJAY LANE, SPREYDON, CHRISTCHURCH 8024

Breakdown Analyst: RAY SCHMIDT Date of Review: 1-4-14Description: **Damage to Land (CUP)**

Excl- usive	Common	Legend Ref	Description	Total Area (m2)	Cost	% Allocated	Allocated Area	Allocated Cost
✓		C1, C2	CONCRETE PATH	11.0	132.00	100%	11.0	132.00 ✓
			SMALL JOB FEE	✓	250.00	✓	✓	250.00 ✓
Sub-total							11.0	382.00 ✓
P&G, Margin & GST Figure x 0.3662								139.88 ✓
Total								521.88 ✓
Notional Land Damage Value: @\$300/m2 (Incl GST)								3300.00 ✓

Description: **Silt Inundation (SIL)**

Excl- usive	Common	Legend Ref	Description	Total Volume (m3)	Cost	% Allocated	Allocated Volume	Allocated Cost
			NO DAMAGE					
Sub-total								
P&G, Margin & GST Figure x 0.3662								
Total								

02/04/14  
CHECKED

# CASH SETTLED CLAIM(S)

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



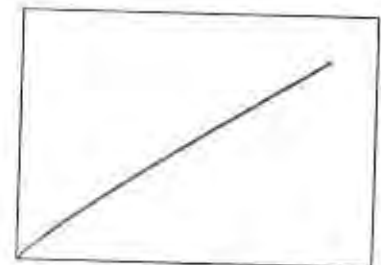
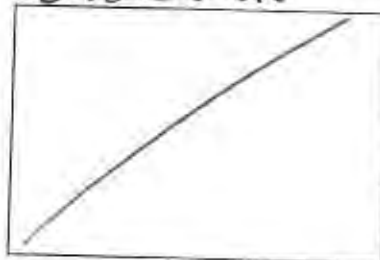
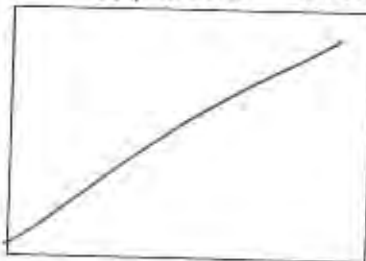
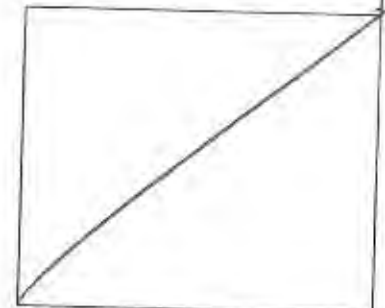
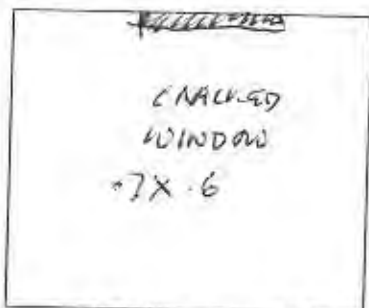
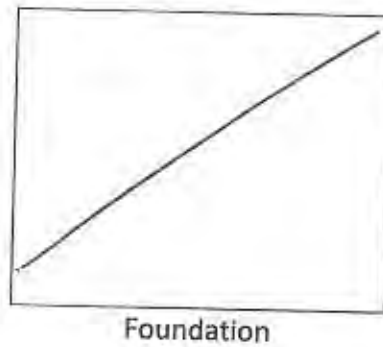
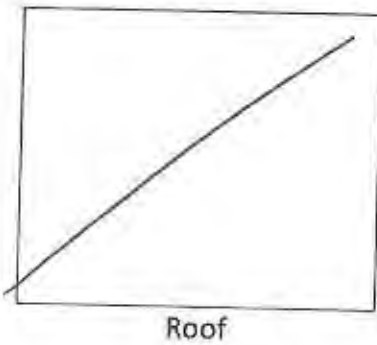
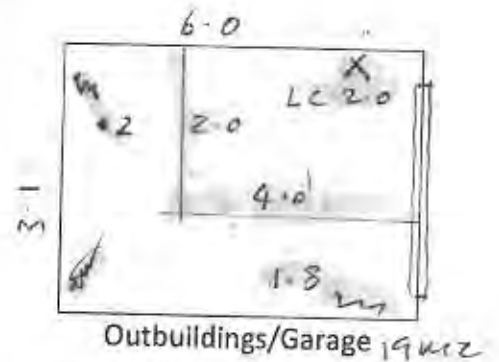
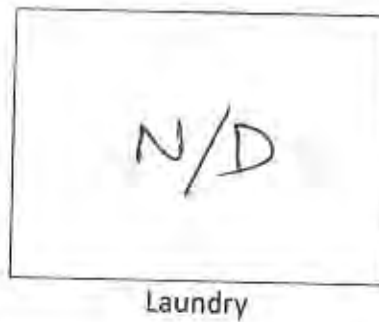
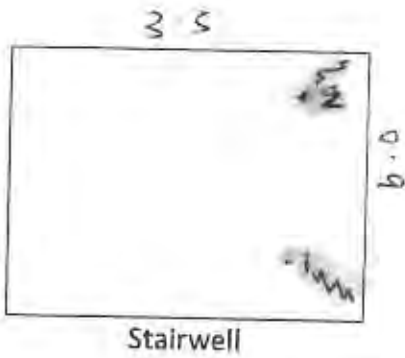




Date: 13/1/11

Claim Number: 2010/113924

Estimators Name: LANE SADDEN



## Legend

—	Crack to ceiling (show length)
W	Crack to wall (show length)
X	External damage
O	Foundation damage
+	Floor damage

NH

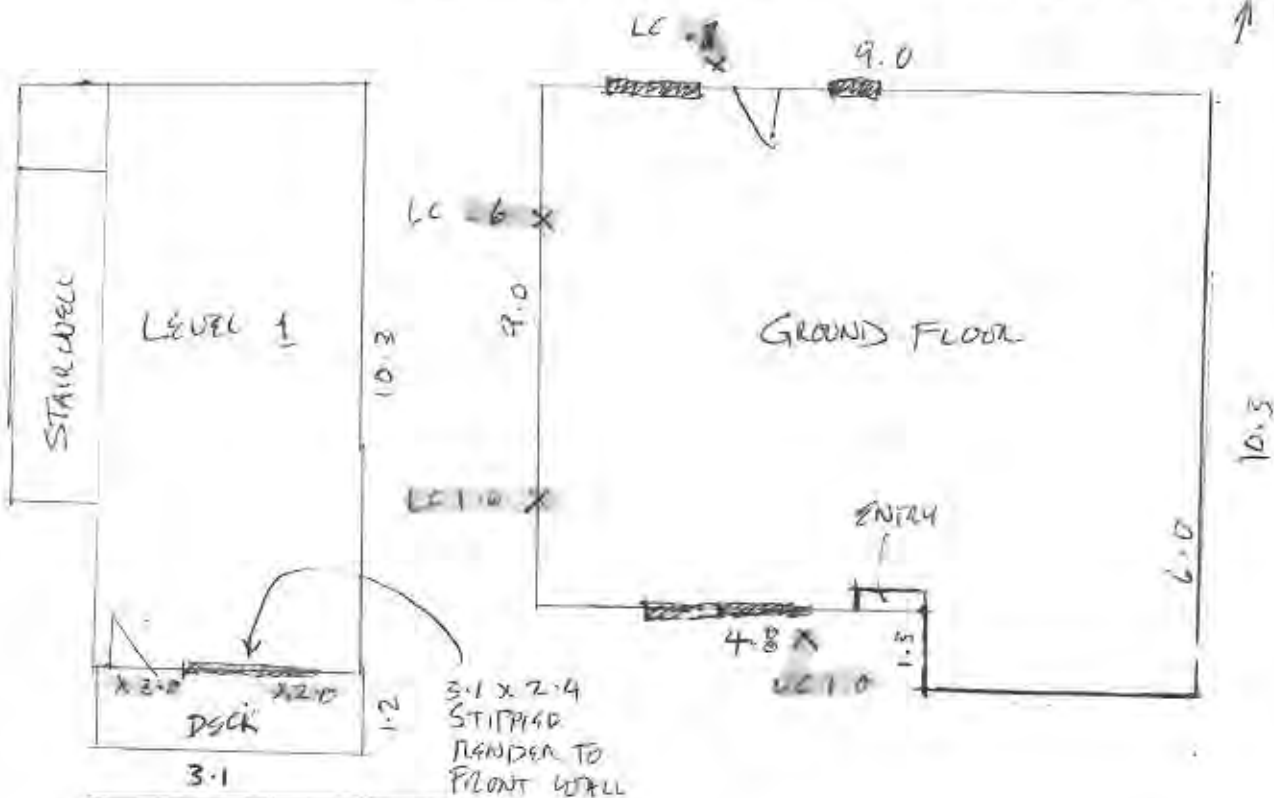
Date: 13/1/11

Claim Number: 2010/113924

Estimators Name: LANE SADDLER

HOUSE FOOTPRINT

L.C. STEP CRACKING TO EXTERIOR WORK 4 Lm TOTAL



Area m <sup>2</sup> :	107
Stud Heights:	2.4
Wall Finish:	<input checked="" type="radio"/> Wallpaper <input type="radio"/> Plastered <input checked="" type="radio"/> Paint finish
Other	
Services:	Specify damage:
NIL	
Chimneys:	Construction type:
N/A	Height:
	Damage description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber <input checked="" type="radio"/> Concrete Ring <input type="radio"/> Concrete Slab <input type="radio"/> Other (Specify): <input checked="" type="radio"/> Minor <input type="radio"/> Moderate <input type="radio"/> Severe House moved off foundations?: Concrete slab cracked? Crack width: ..... Crack length: .....
Roof:	Framed <input type="radio"/> <input checked="" type="radio"/> Trussed Type: <input checked="" type="radio"/> Clay Tiles <input type="radio"/> Concrete tiles <input type="radio"/> Metal tiles <input type="radio"/> Rolled Metal <input type="radio"/> Other Damage: NIL
Cladding Type:	Weatherboard <input type="radio"/> <input checked="" type="radio"/> Brick Veneer <input type="radio"/> Hardiplank <input type="radio"/> Other





# Statement of Claim Checklist / Repair Strategy

Date: .....13/1/2011.....

Author: .....KON MARONEY.....

CLM/2010/113924

M L Davey  
1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH  
H: [REDACTED]  
W: [REDACTED]  
M: [REDACTED]

LA: .....KON MARONEY.....

Estimator: .....LAND SAPLER.....

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
7.8 Lounge	Y	—	✓	—	COOKING CORNICES ABOUT COMBINED ROOM INTO KITCHEN STRESS CRACKING IN CORNERS. FILL IN CORNICES & REPAINT.
X Dining Room	Y	—	—	—	
4.4 Kitchen	Y	—	—	—	
Family Room	N/A	—	—	—	
Bedroom 1	Y	✓	—	—	SCRAPE OUT PLASTER & REPAINT ALL WALLS & CORNICES
Ensuite	N/A	—	—	—	
Bedroom 2	N-	—	—	—	
Bedroom 3	N/A	—	—	—	

## SOC / Repair Strategy - Page 2

M L Davey  
1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH

H  
W  
M

Room	Earthquake Damage	Walls	Ceiling	Floor	
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
4.2 Bathroom 2.1	Y				DOOR FRAME JOINT CRACKED. FILL AND REPAINT ARCHITRAVES TO BATHROOM DOOR - INTERNAL.
Toilet 1	N.				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
Entry / Hall(s)	N/A				
✓ 3.3 Stairwell 9.	Y	✓	✓		CORNICE SPLIT @ JOINTS PAINT CORNICES TO STAIRWELL REGALG WINDOW ON STAIRLANDING.
Laundry	N.				
✓ 3.6 Garage 6m	Y	✓	✓		SCRAPE OUT, REPLASTER & REPAINT CEILING & WALLS. GRINDOUT & REMORTAR BLOCKWORK ON E-WALL. 2m of cracking.
Other	N/A				

②

.....  
(Initials)



Released under the Official Information Act 1982

SOC / Repair Strategy - Page 3

1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH  
H: [REDACTED]  
W: [REDACTED]  
M: [REDACTED]

Item		Event Damage Y / N	
Roof		N	GRIND OUT, & REMORTAR & REFIT SILL BLOCK MORTAR
EXTERNAL WALLS	North Roof	Y	GRIND OUT & REMORTAR LADDER CRACKING & REFIT SILL BLOCK
	South Roof	Y	GRIND OUT MORTAR, REMORTAR & REFIT SILL BLOCK
	FLAT East 2	N	(SEE DECK REPAIR FOR STIPPLED RENDERING ABOVE STAIRS TO TOP DECK & WALL)
	YARD West	Y	GRIND OUT MORTAR, REMORTAR WHERE LADDER CRACKS APPEAR
UPPER Decks off B1.		Y	RE-BORDER WALL AND REPAINT (3.1 x 2.4) 5m of CRACKING (MULTIPLE) REPLACE DIVIDER GLASS (1300 x 600mm REPLACE) (1 x PANE TO REPLACE ONLY)
NO CHIMNEY	Base	N/A	
	Ceiling Cavity	1ST FLOOR N N.I.K. FOR 2ND FLOOR	Access TO 1ST FLOOR ceiling cavity NO DAMAGE NO ACCESS TO 2ND FLOOR ceiling cavity TO INSPECT - NO ACTUAL ACCESS FOUND
	Above Roof	N	
	Fireplace	N/A	

Q.

\*\*\*\*\*  
Initials)

SOC / Repair Strategy - Page 4

1/8 DEEJAY LANE  
SPREYDON  
CHRISTCHURCH  
H: [REDACTED]  
W: [REDACTED]  
M: [REDACTED]

Item	Event Damage	
	Y / N	
Foundations	N.	
Piling	UNKNOWN	UNABLE TO ACCESS UNDER FLOOR NO ACCESS FOUND.
Services	N.	
Other Dwelling Items	N/A	
Outbuildings	N/A	
Land & Retaining Walls (Discuss with Supervisor)	N.	

**Supplementary Notes:**

NO ACCESS ABLE TO BE OBTAINED TO 2ND FLOOR CEILING  
CAVITY OR UNDER FLOOR CAVITY.

ROOF - NO DAMAGE - INSPECTED WITH OWNER PRESENT  
TENANT ABSENT. INSPECTION WITH OWNER WITH TENANTS  
APPROVAL.

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

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

Signature of Claimant: [Signature] Dated: 13/1/2010.

.....  
(Initials)

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





## Calculation Sheet

Version 2

Office Use Only

Date: 25/1/2011

Claim No: 2010 / 113924

Claimant: M. L. Davey

Situation of Loss: 1/8 DeeJay Lane

Spreydon Christchurch

LA: KEN MARONEY

Estimator: LANE SADLER

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	Rake out & fill cracks to ceiling of lounge/kitchen materials	hrs				6	45	270
	Repainting ceiling	ea				2	20	40
		m <sup>2</sup>	7.8	4.4		34.32	24	823.68
Dining Room								
Kitchen								
Family Room								
Bedroom 1	Rake out & fill cracks materials	hrs				4	45	180
	Repainting walls	ea				1	20	20
		m <sup>2</sup>	14.6	2.4		35.04	24	840.96
Ensuite								
Bedroom 2								
Bedroom 3								

Sub total (Page 1) 2174.64

CHECKED 11/1

CLM/2010/113924

Calculation Sheet – Page 2

Affix label here

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom	Rake out & fill cracks	hrs				3	45	135
	materials	ea				1	20	20
	Repainting walls	m <sup>2</sup>	12.6	2.4		30.24	24	725.76
Toilet 1								
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)								
Stairwell	Rake out & fill cracks	hrs				2	45	90
	materials	ea				1	20	20
	Repainting walls	m <sup>2</sup>	16.8	2.4		40.32	24	967.68
	Replace window	m <sup>2</sup>	0.7	0.6		0.42	102	42.84
Garage	Rake out & fill crack of exterior wall	hrs				2	50	100
	mortar	ea				1	20	20
	Rake out & fill crack of ceiling	hrs				4	45	180
	Repainting ceiling	m <sup>2</sup>	6.0	3.1		18.6	24	446.4
	Rake out & fill cracks of wall	hrs				2	45	90
	Repainting wall	m <sup>2</sup>	18.2	2.4		43.68	24	1048.32
	materials	ea				1	20	20
Sub total (Page 2)							3906	

CHECKED M.G.



CLM/2010/113924

Affix label here

Calculation Sheet – Page 3

Room		Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Roof									
EXTERNAL WALLS	North	Take out & fill crack materials	hrs				1	50	50
			ea				1	20	20
	South	Take out & fill crack materials	hrs				1	50	50
			ea				1	20	20
	East								
	West	Take out & fill cracks materials	hrs				2	50	100
			ea				1	20	20
Upper Deck		Take out & fill crack of 5m materials	hrs				3	50	150
			ea				1	20	20
		Repainting wall	m <sup>2</sup>	11	2.4		26.4	50	1320
		Replace divider glass	m <sup>2</sup>	1.3	0.6		0.78	265	206.7
		Minimum glass charge	m <sup>2</sup>	9.33	1		9.33	10	93.3
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								

Sub total (Page 3)

2050

CHECKED *M G*

CLM / 2010 / 113924

Affix label here

Calculation Sheet – Page 4

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations								
Piling								
Services								
Other Dwelling Items								
Out-buildings								
Land and Retaining Walls								

Sub-total - Page 4 0.00

	Sub total – Page 1:	2174.64
	Page 2:	3906.00
	Page 3:	2050.00
	Page 4:	0.00
		8130.64
	+ P&G, Margin & GST Figure:	2977.44
	TOTAL:	11108.08

CHECKED





# Scope of Works



## Document explanatory note:

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

**Customer:** M DAVEY

## Assessment of Property at 1/8 DEEJAY LANE, SPREYDON, CHRISTCHURCH 8024 on 15/11/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 387.00 m2)		
Land (Under dwelling - Soil - 78.00 m2)		
Main Access (Drive - Concrete - 43.20 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 25.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 25.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Elevation (Ground floor north)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 20.40 m2)	Cracking	Relay and re-bed loose bricks 0.20 m2
	Cracking	Remove and relay loose sill bricks 1.20 l/m
	Cracking	Grind out and repoint mortar 5.60 l/m
Wall framing (Timber Frame - Timber - 20.40 m2)	No Earthquake Damage	

#### Elevation (Ground floor south)

Element	Damage	Repair
Wall Cladding (Block - Plaster - 8.88 m2)	No Earthquake Damage	
Wall Cladding (Brick Veneer - Summer Hill Stone - 11.52 m2)	Cracking	Remove and relay loose sill bricks 2.60 l/m
	Cracking	Grind out and repoint mortar 1.60 l/m
Wall framing (Timber Frame - Timber - 20.40 m2)	No Earthquake Damage	

#### Elevation (Ground floor east. 9.4 x 2.4 concrete block party wall.)

Element	Damage	Repair
No Damage		

#### Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 22.56 m2)	Cracking	Grind out and repoint mortar 4.80 l/m

Wall Cladding (Brick Veneer - Summer Hill Stone - 22.56 m2)	Structural damage	Remove, dispose and install summer hill stone	0.20 m2
Wall framing (Timber Frame - Timber - 22.56 m2)	No Earthquake Damage		

**Elevation (First floor north. 5.4 x 1.2 textured coating on cement sheet , 2 windows.)**

Element	Damage	Repair
No Damage		

**Elevation (First floor south.)**

Element	Damage	Repair	
Wall Cladding (Cement Board - Plaster - 12.48 m2)	Cracking	Remove, dispose and replace texture coat	1.20 m2
	Cracking	Paint wall	12.48 m2
Wall framing (Timber Frame - Timber - 12.48 m2)	No Earthquake Damage		

**Elevation (First floor east. 6.4 x 2.4 concrete block party wall.)**

Element	Damage	Repair
No Damage		

**Elevation (First floor west. 6.4 x 1.2 textured coating on cement sheet.)**

Element	Damage	Repair
No Damage		

**Foundations (Concrete ring foundation with concrete piles , concrete slab to garage.)**

Element	Damage	Repair
No Damage		

**Roof (15 degree concrete tile gable roof on trusses , metal spouting on timber fascia.)**

Element	Damage	Repair
No Damage		

**Interior****Ground Floor - Bedroom**

Room Size: 2.60 x 3.60 = 9.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**Ground Floor - Kitchen**

Room Size: 3.00 x 4.50 = 13.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Softboard - Softboard - 13.50 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Vinyl - 13.50 m2)	No Earthquake Damage	
Kitchen joinery (Standard Spec - Timber - 1.00 item)	No Earthquake Damage	
Range ( Free standing oven ) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Hardboard - Seratone - 36.00 m2)	Seratone released from wall	Refix seratone



Window (Aluminium Awning - Pane single glazed - 2.00 No of) No Earthquake Damage

Work top (Kitchen work top - Laminate - 5.00 l/m) No Earthquake Damage

### Ground Floor - Lounge

Room Size: 4.60 x 5.80 = 26.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

### Ground Floor - Stairwell

Room Size: 1.00 x 4.80 = 4.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

### Ground Floor - Internal Garage (Internal garage)

Room Size: 3.50 x 6.00 = 21.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Paint - 21.00 m2) Cosmetic Damage Rake out, plaster and paint 21.00 m2

Floor (Concrete - Concrete - 21.00 m2) No Earthquake Damage

Garage door (Tilt-a-door Metal - Aluminium - 1.00 No of) No Earthquake Damage

Wall covering (Gib - Paint - 22.80 m2) Cosmetic damage Rake out, plaster and paint 22.80 m2

Wall framing (Block - Concrete - 22.80 m2) Cosmetic damage Paint wall 22.80 m2

### First Floor - Hallway

Room Size: 1.00 x 2.00 = 2.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

### First Floor - Bathroom

Room Size: 1.70 x 2.70 = 4.59 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

### First Floor - Bedroom

Room Size: 4.40 x 3.50 = 15.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Built in wardrobe (Wardrobe - MDF - 2.00 m2) Cosmetic damage Rake out, plaster and paint 2.00 m2

Ceiling (Softboard - Softboard - 15.40 m2) No Earthquake Damage

Door (External) (Single glass door - Timber - 1.00 No of) Cosmetic damage Ease and repaint door 1.00 No of

Cosmetic damage Gap fill and paint jambs / sills 5.00 l/m

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

Floor (Chipboard - Carpet - 15.40 m2) No Earthquake Damage  
 Wall covering (Gib - Paint - 37.92 m2) No Earthquake Damage  
 Window (Aluminium Awning - Pane single glazed - 2.00 No of) No Earthquake Damage

#### Scope of Works - Glossary of Terms

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

#### Additional Information

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

**Claim Number:** CLM/2011/218294  
**Claimant:** M DAVEY  
**Property Address:** 1/8 DEEJAY LANE  
 SPREYDON  
 CHRISTCHURCH 8024

**Assessment Date:** 15/11/2011 18:04  
**Assessor:** Moss, Kelly  
**Estimator:** Pryor, Antony  
**Property Occupied By:** Owner Occupied

**Claimant Setup**

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	M, DAVEY				

**Insurance & Mortgage Details****Insurance Details - From Claim Centre**

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - BNZ Bank Insurance Scheme	Dwelling		Yes	

**Insurance Details - Added in COMET**

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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**Insurance Details - Comments****Mortgage Details - From Claim Centre**

Bank
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**Mortgage Details - Added in COMET**

Bank
BANK OF NEW ZEALAND

**Mortgage Details - Comments****Opt Out**

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

**Hazards**

**Hazards:** Nil  
**Property Sticker:** No Sticker

**Building Configurations**

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	2	Standard	1961 - 1980	Rectangular	100.09

## Full Assessment

### Site

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

#### General Comments:

### Services

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

#### General Comments:

### Main Building

#### Exterior

##### Elevation (Ground floor north)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Relay and re-bed loose bricks	0.20 m2	85.00	17.00
			Cracking			
			Remove and relay loose sill bricks	1.20 l/m	40.00	48.00
			Cracking			
			Grind out and repoint mortar	5.60 l/m	30.00	168.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

#### General Comments:

##### Elevation (Ground floor south)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block	Plaster	No Earthquake Damage			
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Remove and relay loose sill bricks	2.60 l/m	40.00	104.00
			Cracking			
			Grind out and repoint mortar	1.60 l/m	30.00	48.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

#### General Comments:

##### Elevation (Ground floor east. 9.4 x 2.4 concrete block party wall.)

**Damage:** No damage

**Require Scaffolding?** No

#### General Comments:

##### Elevation (West)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	4.80 l/m	30.00	144.00
			Structural damage			
			Remove, dispose and install summer hill stone	0.20 m2	355.00	71.00



Wall framing Timber Frame Timber No Earthquake Damage

**General Comments:****Elevation (First floor north. 5.4 x 1.2 textured coating on cement sheet , 2 windows.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (First floor south.)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Cement Board	Plaster	Cracking			
			Remove, dispose and replace texture coat	1.20 m2	90.00	108.00
			Cracking			
			Paint wall	12.48 m2	29.00	361.92

Wall framing Timber Frame Timber No Earthquake Damage

**General Comments:****Elevation (First floor east. 6.4 x 2.4 concrete block party wall.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (First floor west. 6.4 x 1.2 textured coating on cement sheet.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Foundations (Concrete ring foundation with concrete piles , concrete slab to garage.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Roof (15 degree concrete tile gable roof on trusses , metal spouting on timber fascia.)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Bedroom****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Standard Spec	Timber	No Earthquake Damage			
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Hardboard	Seratone	Seratone released from wall			
			Refix seratone	300.00 \$	0.00	300.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:**

**Ground Floor - Lounge**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Celining pinex tiles  
Walls gib, wallpaper  
Floor chipboard, carpet  
Door timber glass panel external  
Window, aluminum awning 2

**Ground Floor - Stairwell**

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** Celining pinex tiles  
Walls gib, wallpaper  
Floor timber carpet  
Door nil  
Window nil  
Handrail wrought iron and timber

**Ground Floor - Internal Garage (Internal garage)**

**Damage:** Earthquake damage  
**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	21.00 m2	27.00	567.00
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Aluminium	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	22.80 m2	27.00	615.60
Wall framing	Block	Concrete	Cosmetic damage			
			Paint wall	22.80 m2	29.00	661.20

**General Comments:** 2 walls gib  
2 walls concrete block

**First Floor - Hallway**

**Damage:** No damage  
**Require Scaffolding?** No

**General Comments:****First Floor - Bathroom**

**Damage:** No damage  
**Require Scaffolding?** No

**General Comments:****First Floor - Bedroom**

**Damage:** Earthquake damage  
**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	Cosmetic damage			
			Rake out, plaster and paint	2.00 m2	34.00	68.00
Ceiling	Softboard	Softboard	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	185.00	185.00
			Cosmetic damage			
			Gap fill and paint jambs / sills	5.00 l/m	13.00	65.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

**General Comments:**



## Fees

### Fees

Name	Duration	Estimate
Small Job Fee	1.00	180.00

### Overheads

Name	Estimate
Preliminary and general	282.54
Margin	399.43
GST	659.05

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Roof (15 degree concrete tile gable roof on trusses , metal spouting on timber fascia.)	0.00
	Foundations (Concrete ring foundation with concrete piles , concrete slab to garage.)	0.00
	Elevation (First floor east. 6.4 x 2.4 concrete block party wall.)	0.00
	Elevation (First floor north. 5.4 x 1.2 textured coating on cement sheet , 2 windows.)	0.00
	Elevation (First floor south.)	469.92
	Elevation (First floor west. 6.4 x 1.2 textured coating on cement sheet.)	0.00
	Elevation (Ground floor east. 9.4 x 2.4 concrete block party wall.)	0.00
	Elevation (Ground floor north)	233.00
	Elevation (Ground floor south)	152.00
	Elevation (West)	215.00
		1,069.92

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom	318.00
	Hallway	0.00
		318.00
Ground Floor	Bedroom	0.00
	Internal Garage (Internal garage)	1,843.80
	Kitchen	300.00
	Lounge	0.00
	Stairwell	0.00
		2,143.80

2,461.80

### Fees

Description	Estimate
Small Job Fee	180.00
	180.00

### Overheads

Description	Estimate
Preliminary and general	282.54
Margin	399.43
GST	659.05
	1,341.02

<b>Total Estimate</b>	<b>5,052.74</b>
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**Inspection Sign Off**

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

**Previous Claim Numbers (recorded manually in field)**

- 2010/078141
- 2011/078141
- 2010/113924

**File Notes**

<b>Date Created:</b>	15/11/2011 16:49
<b>Created :</b>	Moss, Kelly
<b>Subject:</b>	Overview
<b>Note:</b>	<p>Customer has had EQC inspection post Sept not post Feb.  Lodged claims for Feb and June for further damage.  Dwelling is watertight and habitable  Dwelling is two story unit with internal garage, shared block party wall.  Exterior timber framed with painted block.  Roof timber framed supporting concrete tiles, foundations, concrete slab under garage and concrete ring/piles under house.  There is minor damage to interior and exterior of dwelling  No land claim  No contents claim</p>
<b>Next Action:</b>	
<b>Date Created:</b>	22/10/2012 06:49
<b>Created :</b>	Administrator, Alchemy
<b>Subject:</b>	Assessment Address Changed
<b>Note:</b>	<p>From:8/1 DEEJAY LANE, SPREYDON, CHRISTCHURCH  To:1/8 DEEJAY LANE, SPREYDON, CHRISTCHURCH</p>
<b>Next Action:</b>	

**Urgent Works Items**

205

# Tax Invoice

**All Suburbs Glass Limited****GST Number**

105-826-346

**Invoice To**EQC  
PO BOX 311  
WELLINGTON 6140  
CLAIMS DEPARTMENT**Site Address**M DAVEY  
1/8 DeeJay Lane  
Spreydon  
Christchurch**Project**

Qty	Description	Rate	Amount
0.63	5mm Clear Float by sq m2	130.00	81.90
0.43	5mm Clear Float by sq m2	130.00	55.90
1.5	Labour Day Rate per hour	45.00	67.50
1	Putty	16.00	16.00
1	Van within City Limits (Flat Fee)	12.00	12.00

Please direct credit our bank account.  
06-0821-0320490-00 and quote the invoice number.

If paying by cheque, please include the remittance slip below and mail to:

All Suburbs Glass  
24 Petrie St  
Christchurch 8013

**SUBTOTAL** \$233.30**GST TOTAL** \$35.01**Total** \$268.31**Remittance Advice**EQC  
PO BOX 311  
WELLINGTON 6140  
CLAIMS DEPARTMENT**Invoice No.****3501****Date**

14/07/2011

**Order Number****Policy number****Claim Number**

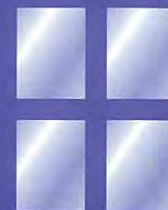
CLM-2011-078141

**Due Date**

21/07/2011

**Terms**

7 days

**ALL SUBURBS  
GLASS**

24 PETRIE STREET  
RICHMOND  
CHRISTCHURCH 8013  
PHONE: 338 6860  
FAX: 389 6068







# ADDITIONAL DOCS

**1/8 DEEJAY LANE, SPREYDON**

PREPARED BY ANDY WILLIAMS

OFFICE ROAD  
REAL ESTATE

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

# Building Consent Construction Documentation and Advice Notes

As at	5 February 2014
Project number	BCN/2014/618
Description of consent	Dwelling Alteration - Enviro EF5 Evolution Dry Freestanding Pellet Burner - CAC081219
Site address	1/8 DeeJay Lane Spreydon Flat 1 DP 34014 on Lot 6 DP 30679 having share in 922 m2

## Construction documentation

Under Sections 90, 94, and 45a the following construction documentation is required to be provided for the Christchurch City Council to be satisfied, on reasonable grounds, to issue the code compliance certificate. These may include third-party inspections and certifications that have provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work, and must be taken to include the provisions of Section 90 of the Building Act 2004.

### Energy work certificates

- **Electrical:** The electrical subcontractor is to provide certification of compliance with the Electrical Regulations upon completion of the work.

### Construction statements

- **Solid/liquid fuel appliance:** On completion of the installation of the solid/liquid fuel appliance the Council shall be provided with a construction statement stating the appliance has been installed in accordance with the manufacturer's specifications.

## Advice notes

Please read and follow the advice notes listed below. Failure to do so may create difficulties in obtaining a code compliance certificate.

- All building work shall comply with the consented documents. As these documents are the "Construction Drawings", a full set (or current copy of the stamped documents) must remain on site for reference at all times.
- **Domestic solid or liquid fuel heater:**
  - Appliance installation: The approval is subject to appliance being installed in accordance with heating appliance manufacturer's specifications and installation instructions.
  - Seismic restraint: Seismic restraint provided to the hearth and the appliance forms part of the manufacturer's installation instructions. Also if a new hot water cylinder is being installed, it too must be fitted with seismic restraints.
  - Flue height: The minimum flue heights specified in AS/NZS 2918:2001 (for solid fuel heaters) or the manufacturer's installation instructions may be insufficient if combustion problems and smoke or odour nuisance are to be avoided. The presence of adjacent tall trees or buildings may mean that an even greater flue height is needed.



- **Installation of wetback, pellet fire, or re-circulation fan:** All plumbing, gas-fitting and drainage work must be carried out or supervised by a suitably qualified person who holds a current licence, issued by the Plumbers, Gasfitters and Drainlayers Board. The electrical subcontractor is to provide certification of compliance with the Electrical Regulations as applicable upon completion of the work.

## Smoke alarm installation in homes

### Summary of requirements:

- Smoke alarms shall be manufactured to one of the following approved Standards:  
AS 37896:1993  
ISO 12239:2003  
BS EN 14604:2005
- Smoke alarms shall have a test facility located on the smoke alarm readily accessible to building occupants (this facility may be located on the smoke alarms). Refer to F7/AS1, 3.2.4.
- Smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall be provided with a hush facility, (being a button) that silences the alarm for a minimum duration of 60 seconds. Refer to F7/AS1, 3.2.3.

### Smoke alarm location:

On levels containing the sleeping spaces, the smoke alarms shall be located either:

- In every sleeping space, *or*
- Within 3.0m of every sleeping space door.

*Plus*

- There must be at least one smoke alarm on each level within the household unit.
- Smoke alarms must be audible to sleeping occupants through closed doors.
- Sleepouts are a part of the household unit so must be included in any provision of smoke alarms.
- Smoke alarms shall be installed on or near the ceiling in accordance with NZS 4514 and the manufacturer's instructions.

### Recommended maintenance procedures:

- Monthly testing by use of the smoke alarm's test facility.

In-situ six-monthly inspection and cleaning (no disassembly of smoke alarm) using the soft brush attachment of a household vacuum cleaner to remove any dust, cobwebs, insects or the like.

**Grounds & Services Limited**

PO Box 16324, Hornby

Christchurch 8441

Phone: 03 349 0634 Fax: 03 349 0636

Email: [office@gsl.co.nz](mailto:office@gsl.co.nz)[www.gsl.co.nz](http://www.gsl.co.nz)

Proud Sponsor of



Lucy Percivall  
1/8 DeeJay Lane  
Spreydon  
Christchurch

**TAX INVOICE**

GST No.: 84-844-772

Invoice Date: 22-May-2015

Tax Invoice No.: 28063

Order Number:

Job Number: 10705

Description: 1/8 DeeJay Lane - Siteworks

Notes:

Description	UoM	Qty	Price	Amount
Siteworks driveway/paths - please see attached for breakdown		1	8,981.50	8,981.50
Blockfence removal reinstate - please see attached for breakdown		1	4,200.50	4,200.50

Net Total \$ 13,182.00

G.S.T \$ 1,977.31

Gross Total \$ 15,159.31

Job completed  
by  
Driveways Supervisor

Payment due 20th of the month following date of invoice  
BNZ Account Number:02-0810-0002331-00

&lt;

**REMITTANCE ADVICE**

(Please detach this part &amp; return with your payments)

Grounds & Services Ltd  
PO Box 16324  
Hornby  
Christchurch

Debtor Index: PERCL  
Invoice Date: 22-May-2015  
Invoice Number: 28063  
Invoice Amount: \$15,159.31





**Grounds & Services Limited**  
PO Box 16324, Hornby Christchurch 8441  
Phone: 03 349 0634 Fax: 03 349 0636

Email: [enquiries@gsl.co.nz](mailto:enquiries@gsl.co.nz)  
[www.gsl.co.nz](http://www.gsl.co.nz)

Proud sponsor of



## QUOTATION - 7 day account

Date: 27/01/2015

Name of Client/Organisation: **Lucy Percivall**  
Contact Name: as above  
Work Site Address: 1/8 DeeJay Lane  
Postal Address: as above  
Email: [l.percivall@icloud.com](mailto:l.percivall@icloud.com)  
Telephone: Mobile: 021 1108906  
Approximate Start Date:  
Details of Work: **Site works - driveway/paths**

Thank you for the opportunity to provide a quotation for the following work.

DESCRIPTION OF WORK	Qty	Unit	Rate	Cost
Drive: remove and dispose of asphalt to landfill, top up base and replace with ACS 10	56	m2	65.00	3,640.00
Drive: remove and dispose of concrete to landfill, base to 150mm with AP40, replace with 100mm plain concrete with roller finish	14.3	m2	105.00	1,501.50
Paths: remove and dispose of concrete to landfill, base to 150mm with AP40, replace with 100mm plain concrete with roller finish - hand removal	32	m2	120.00	3,840.00
Fence: remove foundation and dispose to landfill, install new 200 x 300mm footing with D12 reinforcing starters	1	LS	250.00	250.00
Fence: 1.04m2 - supply and lay 200 series blocks, blockfill and lay top cap	1	LS	525.00	525.00
Gate: remove and rehang gate (does not include timber replacement or painting)	1	LS	120.00	120.00
It is noted that the small fence found has sunk, if this area requires digging out and filling, a variation will be required	<b>SUB TOTAL (excl gst):</b>			<b>\$ 8,981.50</b>
Large blockwall not included	<b>GST:</b>			<b>\$ 1,347.23</b>
	<b>TOTAL (incl gst):</b>			<b>\$ 10,328.73</b>

This Quotation remains valid for 30 days from the above date after which a revised Quote will be necessary.

**As acceptance of this quotation, please sign below and deposit 50% of the total amount into the GSL BNZ bank account no. 020810 0002331 00, quoting your name and address as a reference . Balance to be paid within 7 days from date of invoice.**

Should you have any further enquiries or wish to discuss the specification of any of the items in more detail, please feel free to contact myself on the above Christchurch number.

Kind regards

**Project Manager**

I/we accept this quotation and certify that the above information is true and correct and that I am authorised to accept this quotation.

L:\Contracts\Contracts 2015\Construction\Ians Quotes 2015\18 DeeJay Lane\18 DeeJay Lane.xlsx



Grounds & Services Limited  
PO Box 16324, Hornby Christchurch 8441  
Phone: 03 349 0634 Fax: 03 349 0636

Email: [enquiries@gsi.co.nz](mailto:enquiries@gsi.co.nz)  
[www.gsi.co.nz](http://www.gsi.co.nz)

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## QUOTATION - 7 day account

Date: 2/02/2015

Name of Client/Organisation: **Lucy Percivall**  
Contact Name: as above  
Work Site Address: 1/8 DeeJay Lane  
Postal Address: as above  
Email: [l.percivall@icloud.com](mailto:l.percivall@icloud.com)  
Telephone: Mobile: 021 1108906  
Approximate Start Date:  
Details of Work: **Blockfence removal reinstate**

Thank you for the opportunity to provide a quotation for the following work.

DESCRIPTION OF WORK	Qty	Unit	Rate	Cost
Fence: remove foundation and dispose to landfill, install new 200 x 300mm footing with D12 reinforcing starters	5.2	LM	155.00	806.00
Fence - supply and lay 200 series blocks, blockfill and lay top cap	7.3	LS	465.00	3,394.50
			<b>SUB TOTAL (excl gst):</b>	<b>\$ 4,200.50</b>
			<b>GST:</b>	<b>\$ 630.08</b>
			<b>TOTAL (incl gst):</b>	<b>\$ 4,830.58</b>

This Quotation remains valid for 30 days from the above date after which a revised Quote will be necessary.

**As acceptance of this quotation, please sign below and deposit 50% of the total amount into the GSL BNZ bank account no. 020810 0002331 00, quoting your name and address as a reference . Balance to be paid within 7 days from date of invoice.**

Should you have any further enquiries or wish to discuss the specification of any of the items in more detail, please feel free to contact myself on the above Christchurch number.

Kind regards

### Project Manager

I/we accept this quotation and certify that the above information is true and correct and that I am authorised to accept this quotation.

I/we accept if full payment is not made on due date, I/we will be charged interest at the applicable overdraft rate payable by GSL to their bankers at the time of default and will be held responsible for all costs incurred by GSL in recovering outstanding monies, including legal fees.

Signed: \_\_\_\_\_ Print name: \_\_\_\_\_ Date: \_\_\_\_\_



Arranged by Aon New Zealand  
PO Box 2845, Wellington 6140  
Level 3, 1 Willis Street, Wellington 6011  
Freephone 0800 426 664  
Overseas 09 362 9130  
Email aonme.nz@aon.com

## CERTIFICATE OF INSURANCE

24 January 2023

### INSURED

**Insured Name:** Lisa-Marie Percivall

**Interested Parties:** ANZ Bank New Zealand Limited

**Policy Number:** ZCH000056

**Policy Type:** AonMe Home

### PERIOD OF INSURANCE

From 31/12/2022 to 31/01/2023 4:00pm. Monthly renewable contract.

### SUM INSURED

**Location:** Dwelling situated 1/8 DeeJay Lane, Spreydon, Christchurch 8024

**Description:** Domestic dwelling

**Sum Insured:** \$432,000 (excluding GST)

### SPECIAL CONDITIONS (IN ADDITION TO THE STANDARD POLICY WORDING)

None.

This certificate provides limited details. The insurance in this certificate is subject to the terms, exceptions, conditions and warranties of the AonMe insurance AonMe Home Policy Wording as modified by the endorsements and clauses noted in the Special Conditions above (if any) and the Policy Schedule. A copy of the Policy Wording is available on request. In the event of inconsistency between this certificate and the Policy Wording and Policy Schedule, the latter two documents will apply.

AonMe insurance refers to the insurance policies arranged by Aon New Zealand as the broker.

**Signed as Agent for Vero Insurance New Zealand Limited**

*T. Scott*

**Tina Scott**





## A BIT ABOUT ANDY

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

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

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

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

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

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



## A BIT ABOUT RICHIE

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

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

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

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

# PASSING OVER OF INFORMATION

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

## WARNING

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

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

## OBTAINING ADVICE

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





# CONTACT ME TO MAKE AN OFFER

ANDY@OFFICEROAD.CO.NZ  
022 547 5232

RICHIE@OFFICEROAD.CO.NZ  
02108965594

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REAL ESTATE

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