



PROPERTY INFO PACK

15 JENKINS AVENUE, REDWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

15 JENKINS AVENUE, REDWOOD

ENDLESSLY APPEALING

FEATURES:



510m2



111m2



3



1



1



1

PROPERTY DETAILS:

Address: 15 Jenkins Avenue, Redwood

Legal Description: Lot 19 DP 40337

Property Type: House

Sale by: Negotiation

Close To: 6 Mins To Northlands, Reserve

PROPERTY DESCRIPTION:

Sturdy 1970s construction melds with modern renovations at this refreshed three-bedroom home in Redwood.

Geared towards young families, downsizers and entry-level buyers, this abode presents a conventional layout and classic dimensions with convenient additions for ultimate ease of living.

During the vendor's tenure, they have completed a superb selection of refurbishments, notably in the separate laundry and fully appointed family bathroom, supported by a separate w/c.

Aluminium double glazing is another advantage, along with the DVS system and a heat pump for year-round climate control.

The décor is visually appealing, with contemporary neutrals playing a prominent role, while one of the three bedrooms reveals an elegant navy feature wall.

A north-facing living area naturally links with the free-flowing kitchen and dining area, with double doors expanding the home's social quarters outdoors to the deck.

The grounds are well-composed, offering the sun-loaded deck for outdoor entertaining, a generous stretch of lawn, in-built planter boxes and a border of established greenery, resulting in an idyllic alfresco setting.

Garden irrigation is managed by a timer, keeping the grounds looking their best, while a detached single garage and off-street space provide practical parking.

Located in a quiet suburban street, this neighbourhood is accessible to Northwood and Northlands, with the Northern Corridor also issuing streamlined access into the inner city.

This property is expected to be a popular proposition for buyers across the spectrum.

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

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

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

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

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



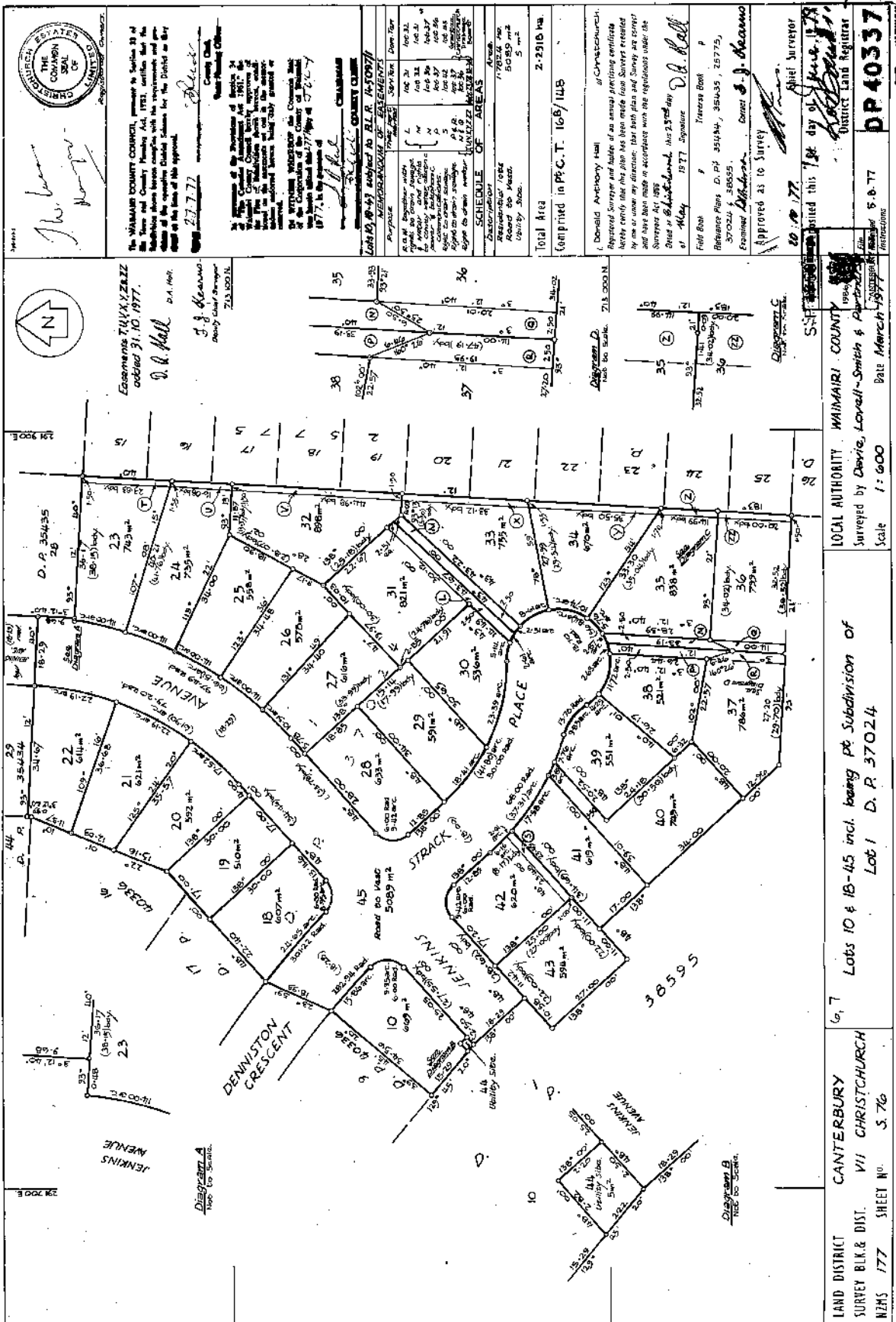

R.W. Muir
Registrar-General
of Land

Identifier **CB18K/30**
Land Registration District **Canterbury**
Date Issued 14 June 1978

Prior References
CB16B/148

Estate Fee Simple
Area 510 square metres more or less
Legal Description Lot 19 Deposited Plan 40337
Registered Owners
James William Larkins and Sarah Nicole New

Interests
145097.1 Resolution imposing Building Line Restriction
Fencing Provision in Transfer 197301.5 - 9.10.1978 at 10.10 am
10470456.3 Mortgage to ANZ Bank New Zealand Limited - 1.7.2016 at 12:45 pm





PROOF OF INSURANCE

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Your policy schedule

We have outlined details of your cover under your policies below. This information should be read in conjunction with your policy document which outlines the full terms, conditions and exclusions that apply. Please check all of these details carefully and let Axico 2020 Limited know if there are any changes.

Residential Home

Cover Option Maxi - Sum Insured Replacement Value

Sum Insured	\$463,198
	(excluding GST)
With the addition of GST this equates to	\$532,678
Excesses	
Selected Excess	\$500
Property Owners Liability Benefit	\$2,000,000

*If your home is let to tenants other than you an additional excess will be applied.

15 JENKINS AVENUE REDWOOD CHRISTCHURCH 8051

Insured Name	JAMES LARKINS & SARAH NEW
Year Built	1970
Occupied By	Owner occupied home
Interested Party	ANZ BANK NEW ZEALAND LTD
Discounts	No claims discount Package discount Loyalty discount

Residential Contents

Cover Option Maxi - Sum Insured Replacement Value

Contents Sum Insured	\$112,812
	(excluding GST)
With the addition of GST this equates to	\$ 129,734
Plus the following Specified Items	
Engagement Ring*	\$7,250
Total Sum Insured	\$120,062
*we strongly recommend you have a current jewellery valuation to support any potential claim.	
Excesses	
Selected Excess	\$250
Personal Liability Benefit	\$2,000,000

15 JENKINS AVENUE REDWOOD CHRISTCHURCH 8051

Insured Name	JAMES LARKINS & SARAH NEW
Security Measures	No alarm
Contents Location	Owner occupied home
Who uses the Contents	The insured
Discounts	Package discount Loyalty discount No claims discount



COUNCIL RATES & FEES

15 JENKINS AVENUE, REDWOOD

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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	420,000	0.323296	\$1,357.84
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	420,000	0.077659	\$326.17
Land Drainage	Capital Value	420,000	0.047244	\$198.42
Sewerage	Capital Value	420,000	0.091404	\$383.90
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	420,000	0.000774	\$3.25
Heritage Arts Centre	Capital Value	420,000	0.000609	\$2.56
Total for Christchurch City Council				\$2,633.16

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	420,000	0.000362	\$1.52
WEC Class D	Capital Value	420,000	0.000515	\$2.16
General Rate	Capital Value	420,000	0.045965	\$193.05
Urban Transport:Chch	Capital Value	420,000	0.037546	\$157.69
WFPP Class A	Capital Value	420,000	0.000807	\$3.39
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	420,000	0.001286	\$5.40
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	420,000	0.000436	\$1.83
Total for Canterbury Regional Council				\$425.00

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$3,058.16

Receive your rates invoice by email

Find out more

Expand all | Collapse all



EQC

15 JENKINS AVENUE, REDWOOD

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22 March 2023

Ms S New
15 Jenkins Avenue
Redwood 8051
Sent by email to: sarahnicolenew@hotmail.com

Kia ora Ms New

Information request – CLM/2010/029792 - 15 Jenkins Avenue, Redwood, Christchurch 8051

Thank you for your information request received on 7 March 2023. You asked for ‘an EQC report in preparation for resale’ in relation to 15 Jenkins Avenue. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

Please find the enclosed documentation in response to your request.

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

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

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/029792 **Master Claim	Managed Repair Partially cash settled	EQC Managed the repairs Emergency Works
CLM/2012/036118	Cash settled	Emergency Works Dwelling

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

To protect the privacy of the respective owners, I have withheld information relating to Toka Tū Ake EQC staff surnames, 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,

H Kurimoto-Fischer

Hanna Kurimoto-Fischer
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.



EOC 039 – Revised 07-09

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 29/11/2010Claim Number: 2010/ 29792Loss Adjuster: OLIVER CUEKCosting Estimate

\$ 3000

Lounge

\$ 1100

Dining Room

\$ 1500

Kitchen

\$ X

Family Room

\$ 1550

Bed 1

\$ X

Ensuite

\$ 1500

Bed 2

\$ 1200

Bed 3

\$ X

Bed 4

\$ NIL

Bathroom

\$ 700

Toilet 1

\$ X

Toilet 2

\$ X

Office/Study

\$ X

Rumpus

\$ 2600

Entry/Hall(s)

\$ X

Stairwell

\$ NIL

Laundry

\$ NIL

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 29/11/2010

Claim Number: 2010/ 29792

Loss Adjuster: OLIVER CUEK

\$ 2000

EXTERNAL WALLS

\$

\$

\$

\$

\$

\$

\$

\$

Sub Totals:

\$ 6500

\$ 4550

\$ 4,100

Total Estimate: \$ 15,150



EARTHQUAKE COMMISSION

Statement of Claim Checklist

CLM/2010/029792

Date: 29 Nov 2010Author: Oliver Creek

L McIntyre
 15 JENKINS AVENUE
 REDWOOD
 CHRISTCHURCH
 H: [REDACTED]
 W:
 M:

LA: Oliver CreekEstimator: Don Slogan

Room	Damage	Walls	Ceiling	Floor	Description of Damage
	Y/N	✓	✓	✓	
Lounge	Y	✓	/		cracks in wall gib + ceiling stipple.
Dining Room	Y	✓			gib crack in wall
Kitchen	Y	✓			gib crack in wall, back splash join separation
Family Room	N/A				
Bedroom 1	Y	✓			gib cracks in walls, paint cracks in ceiling
En Suite	N/A				
Bedroom 2	Y	/	/		paint cracks in ceiling, gib cracks in walls, ripples in wall/wall.
Bedroom 3	Y	✓			gib wall crack.
Bedroom 4	N/A				
Bathroom	N				
Toilet 1	Y	✓	✓		wall paper ripples, nail pops and ceiling paint cracks.
Toilet 2	N/A				
Office/Study	N/A				
Rumpus	N/A				
Entry/Hall(s)	Y	✓	✓		ceiling/wall gib cracks.
Stairwell	N/A				
Laundry	N				
Other	N/A				

Item		Event Damage	Description of Damage	Appoint Engineer
		Y / N	Y / N	
Roof		Y	Trussed roof, tiles were repaired temporary, invoice to be sent to EAC.	
External Walls	North	Y	cracks in bricks/mortar, loose bricks under windows.	
	South	Y	cracks in bricks/mortar,	
	East	Y	cracks in bricks/mortar	
	West	Y	cracks in brick/mortar.	
Decks				
Chimney N/A	Base	N/A		
	Ceiling Cavity	N/A		
	Above Roof	N/A		
	Fireplace	N/A		
Foundations		N		
Piling		N		
Services		Y	drains near laundry room are blocked (clog). Tenant will advise owner of requirement to have inspected to verify if earthquake damage.	
Other Dwelling Items		N		
Outbuildings <i>garage</i>		N.		
Land & Retaining Walls		N.		
(Discuss with Supervisor)				

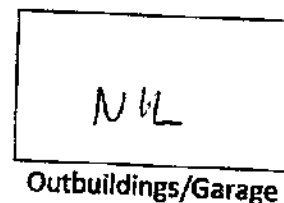
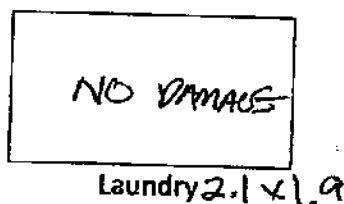
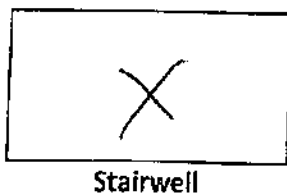
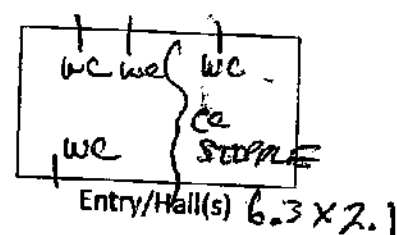
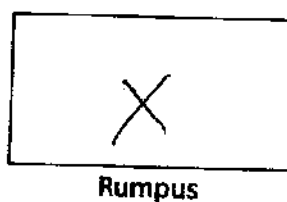
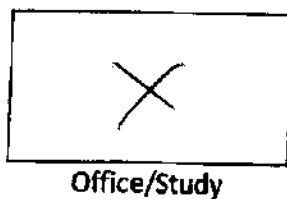
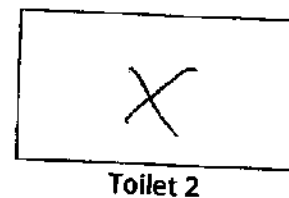
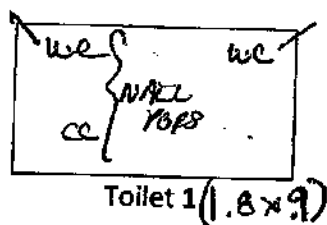
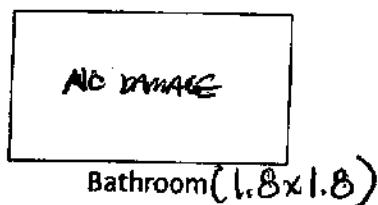
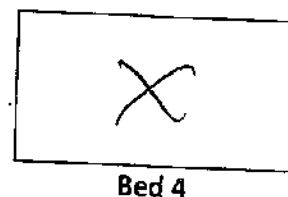
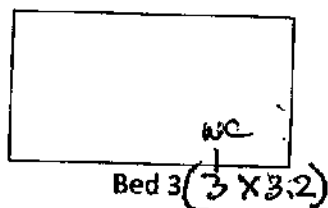
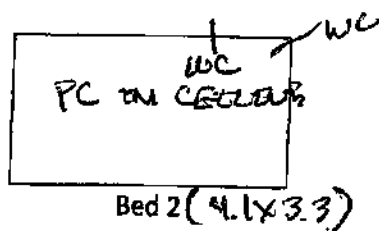
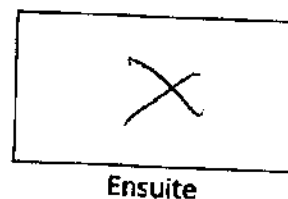
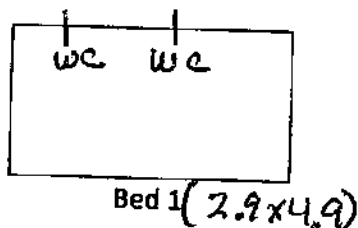
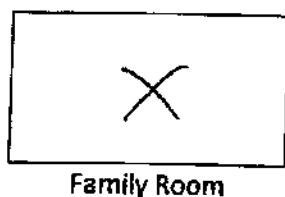
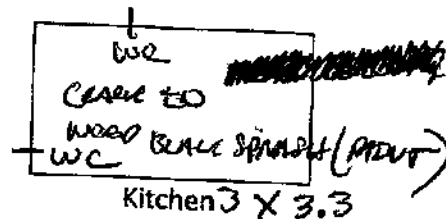
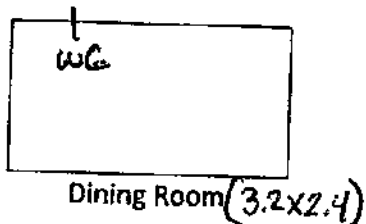
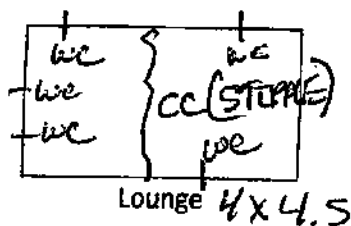
I confirm the rooms and areas listed above have been inspected by an EQC representative.

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

Signature of Claimant: _____

Ephuli

Dated: *29/11/10*

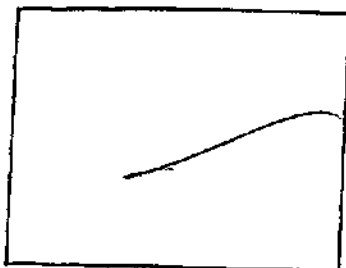
Date: 29/11/2010Claim Number: 2010/ 29792Estimators Name: DON SLOGANDwelling Inspection Checklist: Show measurements indicate damage

Stud Height:	2.4
Wall Finish:	Wallpaper
Other:	STORAGE
	Plastered
	Paint finish

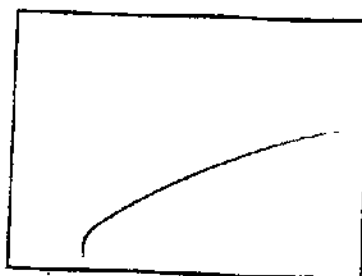
RICHARD CRAWFORD

Date: 29/11/2010

Claim Number: 2010/

29792Estimators Name: DON SLOGAN

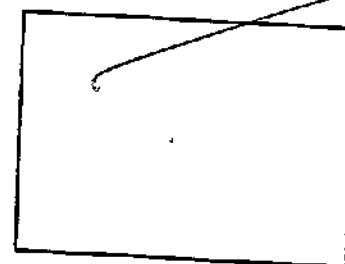
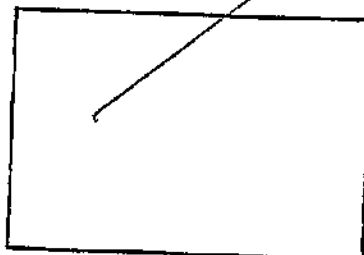
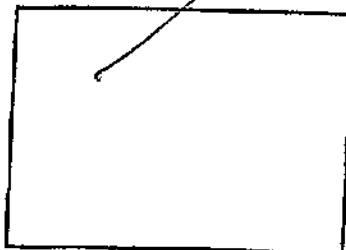
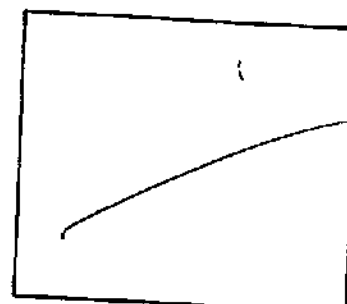
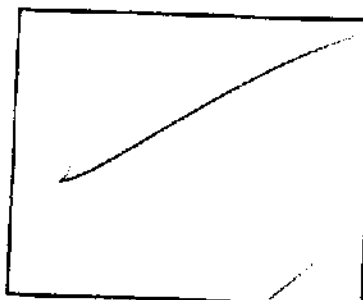
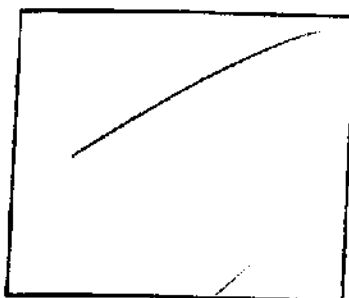
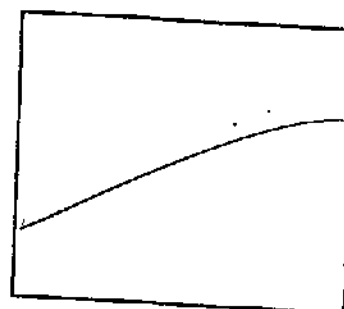
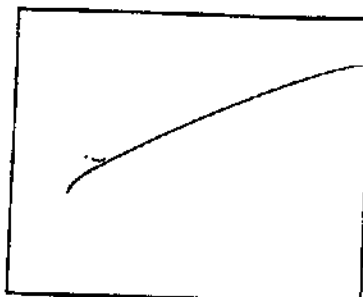
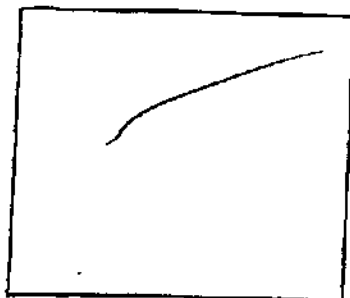
Stairwell



Laundry



Outbuildings/Garage



Legend

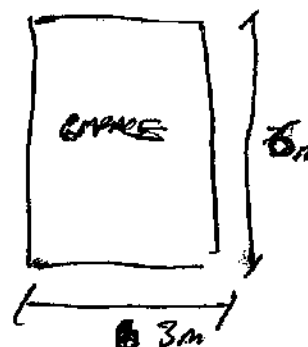
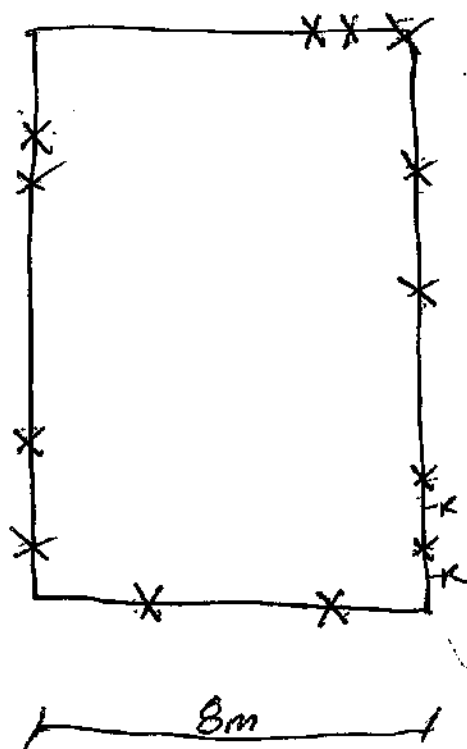
WC	WALL CRACKS IN GDB
CC	CEILING CRACKS IN GDB
PC	PAIN'T CRACKS

Date: 29/11

Claim Number: 2010/

29792Estimators Name: DON SLOGAN

N →

BREAK CLADDING'S
~~BREAK CLADDING~~

R - RENDER CRACKS

X - MORTAR CRACKS

Services:	Specify damage: CRACKS DRAIN NOT DRAINING PROPERLY
Chimneys:	Construction type: NO CHIMNEY Height: Damage description: Above Roof Below Roof Total Repair
Foundations:	Timber <u>Concrete Ring</u> Concrete Slab Other (Specify):
Damage:	Minor Moderate Severe NO DAMAGE House moved off foundations?: RICHARD CRAWFORD Concrete slab cracked? Crack width: Crack length: ESTIMATOR
Roof:	Framed <u>Trussed</u> Type: Clay Tiles <u>Concrete tiles</u> Metal tiles Rolled Metal Other Damage:



RECEIVED
20 JAN 2012
BY: _____

Christchurch Roof Services
Unit 1 28 Tanya Street
Bromley
Christchurch

Amount: \$160.00

\$160.00
24.12.10

CHRISTCHURCH ROOF SERVICES
PROTECTING YOUR BIGGEST ASSET

CLM / 2010 / 029792

**TAX INVOICE / STATEMENT**

GST #83-456-663

A 1 Property Managers Ltd
PO BOX 29436
CHCH

EQC JOB
Invoice 2828

Date 18/12/2010
ORDER= Ann

DRAINWORKZ LTD

61 A Eastern Tce
Beckenham
CHRISTCHURCH

EARTHQUAKE JOB

JOB=15 Jenkins St Redwood

*To unblock sewer gully

*Waste pipe from bath & shower had shaker
off due to EARTHQUAKE. There was a lake
of waste water under house. We pumped
water out & spread lime under house to get
rid of smell

QTY	DESCRIPTION		PRICE
4	\$50	Labour Hamish	\$ 200.00
4	\$50	Labour Jamin	\$ 200.00
4	\$35	Labour Aron	\$ 140.00
4 bags	\$20	Lime	\$ 80.00
1	\$25	Pump	\$ 25.00
1	\$20	Disinfectant	\$ 20.00
SUBTOTAL			\$ 665.00
GST			\$ 99.75
BALANCE DUE			\$ 764.75

Payment Due By
7 Day Account
Thank You

BANK ACCOUNT DETAILS
BNZ 020828 0001249 00

Copy posted to owner
14/1/11

CLM/2010/029792

A1 Property Managers Limited

213 Blenheim Road
 PO Box 29436, Christchurch
 Ph 03 351 7643 Fax 03 351 7644
 reception@a1prop.co.nz



L & L McIntyre Ltd

Agent GST No: 71938638
 Owner Statement for
 Period Ending: 31/05/11
 Reference: L
TAX INVOICE

Manager: Kate Thompson

Property		Tenant	Rent	Paid From	To	Effective Paid To	Paid	Credit	
15 Jenkins Ave		Erana Ruki	350.00 W1	06/05/11	02/06/11	02/06/11	1400.00	10.00	
Date	Disbursements & Sundry Receipts						Debit	Credit	
	Total Rent Collected From Tenants							1400.00	
16/05/11	15 Jenkins Ave	Inspection Fee: 05/05/11 15 Jenkins Ave				40.25			
	(Includes 5.25 GST)								
16/05/11	15 Jenkins Ave	Williamson Contracting			Inv:10-674211				
	Assess water leak/seal around bath as reqd		(Includes 8.48 GST)			65.00			
26/05/11	15 Jenkins Ave	Drainworkz Ltd			Inv:2828				
	EQ Repairs etc to sewer gully 18/12		(Includes 99.75 GST)			764.75			
	*Management Fees					105.00			
	*Supervision Fees					62.24			
	Plus GST on items marked *					25.09			
							<hr/>	<hr/>	
						1062.33		1400.00	
	NETT AMOUNT TO BE PAID								337.67

Transferred to your bank account \$337.67

Payment Details: McIntyreandleblond 38-9007-00593938-002

Engineer's Report

Report Date	25/01/2011	Significant risk to safety?	None
Type of Damage	Earthquake		
Priority	4 - All other damage		
Main report will follow?	No	Engineer Job No.	
		Engineer Name	W Stringer / J Hollis
Is there natural disaster damage?	Yes	Engineer's Phone No.	
Is there an imminent risk of loss?	No	Engineer's Email	
General Comments	Discussion with claimant: Home phone only - left message to phone back. Landlord Les McIntyre gave tenants details; small leak in garage. Cracks in right hand corner of concrete in back of section. Lino in bathroom pulled away from bath approx 5mm. Wastewater pipe damaged. Floors level inside and no doors sticking. have not noticed any damage or deformation to grassed areas. No new cracking to paths visible. Old cracks opened up 2-3mm.		
Disclaimers	All information is preliminary only and is based on our visual assessment and current understanding of the landslip failure mechanism(s) and is estimated on the basis of an initial site walkover on the property. Areas of land and remedial solutions may change following a more detailed assessment.		
Applicability	This summary was produced for the purposes of EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. This is not to be used for any other purposes.		

Building Damage

Has the dwelling been damaged? Yes

Is the dwelling at imminent risk? No

Estimated remedial value \$25k - \$50k
(note these are preliminary estimates only)

Have any appurtenant structures been damaged? Yes

Are any appurtenant structures at imminent risk? No

Have the services within 60m been damaged? Yes

Are any services within 60m at imminent risk? No

Brief description of damage Stepping in brickwork and cracking around doors/windows. * Dwelling features damaged; external walls, internal walls, foundation * Type of damage to dwelling; cracks to walls, in footing * Appurtenant structures damaged; garage * Damaged Services; sewer, unknown * Other Information: Garage door out of level. Racking/Twisting 0-10mm

Initial concepts on remedial options

Chimney Damage

Description of Damage

Recommendation

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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



Scope of Works



Customer: LOUISE LE BLOND

Document explanatory note:

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

Assessment of Property at 15 JENKINS AVENUE, REDWOOD, CHRISTCHURCH 8051 on 11/06/2012

Site

Element	Damage	Repair
Land (Exposed - Soil - 620.00 m2)		
Land (Under dwelling - Soil - 110.00 m2)		
Main Access (Drive - Asphalt - 30.80 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 6.50 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 6.50 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (South road facing)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen (Kitchen/dining)**

Room Size: 3.00 x 5.70 = 17.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 17.10 m2)		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Laminate - 17.10 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Movement damage/ jamming storage door	Ease door re situate unit
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 41.76 m2)	No Earthquake Damage	
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 5.00 l/m)		

Ground Floor - Bedroom (Bed 2 end hall from lounge)

Room Size: 4.10 x 3.30 = 13.53 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 13.53 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 13.53 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 35.52 m2)	Cosmetic damage	Rake out, plaster and paint 10.08 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bed 1 1st left of hall from lounge)

Room Size: 3.90 x 3.00 = 11.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 11.70 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 11.70 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 33.12 m2)	Cosmetic damage	Rake out, plaster and paint 10.08 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bed 3 right end hall from lounge)

Room Size: 4.80 x 2.90 = 13.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 13.92 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 13.92 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 36.96 m2)	Cosmetic damage	Rake out, plaster and paint 11.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Lounge

Room Size: 4.50 x 4.00 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.00 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 18.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 40.80 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Detached garage**Exterior****Elevation (All 4 elevations)**

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Room (Other) (Garage interior)**

Room Size: 2.80 x 5.80 = 16.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2012/036118
Claimant: LOUISE LE BLOND
Property Address: 15 JENKINS AVENUE
 REDWOOD
 CHRISTCHURCH 8051

Assessment Date: 11/06/2012 15:10
Assessor: McGhie, Ross
Estimator: Leef, Doug
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	LOUISE, LE BLOND				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMP (Vero)	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

Mortgage Details - Added in COMET

Bank
No Mortgage

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	1	Standard	1961 - 1980	Rectangular	76.22
Detached garage	1	Standard	1961 - 1980	Rectangular	16.67

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	Asphalt	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 (North)

Damage:	No damage
Require Scaffolding?	No
General Comments:	7.4m x 2.7m Summer hill stone Timber joinery Aluminium ranchslider onto timber deck

Elevation (South road facing)

Damage:	Damage but not earthquake related
Require Scaffolding?	No
Non Earthquake Notes:	Pre existing decay to joinery
General Comments:	7.4m x 2.7m Summer hill stone Timber joinery

Elevation (East)

Damage:	Damage but not earthquake related
Require Scaffolding?	No
Non Earthquake Notes:	Pre existing decay to joinery
General Comments:	14.8m x 2.7m Summer hill stone Timber joinery

Elevation (West)

Damage:	No damage
Require Scaffolding?	No
General Comments:	14.8m x 2.7m Summer hill stone Timber joinery

Foundations

Damage:	Damage but not earthquake related
Require Scaffolding?	No
Non Earthquake Notes:	Pre existing hairline cracking to subfloor
General Comments:	Render over concrete ring foundation and pre cast concrete piles Sisalation to sub floor

Roof

Damage:	No damage
Require Scaffolding?	No
General Comments:	Framed gable end roof Concrete tiles at 20 degree pitch Metal spouting and 450mm soffit Insul-fluff and plastic header tank in roof space

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint				
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Laminate	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	Movement damage/ jamming storage door			
			Ease door re situate unit	300.00 \$	0.00	300.00
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate				

General Comments:**Ground Floor - Bedroom (Bed 2 end hall from lounge)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	10.08 m2	27.00	272.16
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Includes wardrobe RPP walls of wardrobe only**Ground Floor - Bedroom (Bed 1 1st left of hall from lounge)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	10.08 m2	27.00	272.16
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Includes wardrobe RPP walls of wardrobe only.**Ground Floor - Bedroom (Bed 3 right end hall from lounge)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	11.04 m2	27.00	298.08
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Includes wardrobe RPP walls wardrobe only**Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	13.00	78.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: No windows

Detached garage

Exterior

Elevation (All 4 elevations)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Pre existing defects

General Comments: 6m x 3m x 2.3m
Hardieflex over timber framing with concrete block party wall on east elevation
Tilt door on south elevation

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Ring footing and concrete slab

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Famed lean to roof
Rolled metal at 10 degree pitch

Ground Floor - Room (Other) (Garage interior)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Pre existing hairline cracking to concrete slab

General Comments: Concrete slab
No ceiling
1 tilt door and 1 side door

Fees

Fees

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
Preliminary and general	97.63
Margin	131.80
GST	217.48

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Elevation (South road facing)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bedroom (Bed 1 1st left of hall from lounge)	272.16
	Bedroom (Bed 2 end hall from lounge)	272.16
	Bedroom (Bed 3 right end hall from lounge)	298.08
	Kitchen (Kitchen/dining)	300.00
	Lounge	78.00
		1,220.40
		1,220.40

Detached garage

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (All 4 elevations)	0.00
		0.00
Floor	Description	Estimate
Ground Floor	Room (Other) (Garage interior)	0.00
		0.00
		0.00

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	97.63
Margin	131.80
GST	217.48
	446.91
Total Estimate	1,667.31

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

File Notes

Date Created:	11/06/2012 14:46
Created :	McGhie, Ross
Subject:	Extra damage December 2011 event
Note:	Visited property as requested. Long term tenant present. Advised Fletcher contractors completed repairs December 2011. Full inspection carried out internally and externally. No further or extra damage identified to roof or elevations. Some pre existing non earthquake damage noted. Internal extra damage identified was to linings of wardrobes in three bedrooms. Damage cosmetic by nature. Some minor movement damage to kitchen joinery also noted. All damage accordingly added to scope. Damage apportionment 100% December event. It was noted work carried out by contractors was of substandard nature in some areas. It would appear some shortcuts have been taken. An appraisal of contractors work has been submitted by way of written file note to pod leader for actioning.
Next Action:	

Urgent Works Items

Helping the recovery in
CANTERBURY

THE FLETCHER CONSTRUCTION COMPANY

Kaiapoi

09-06-2011

CONSTRUCT A

LES MCINTYRE

2010/029792

15 JENKINS AVE

Yes

Yes

No

Yes

No

Yes

No.

[illegible]

CONSTRUCTA

14th June 2011

Brian Mazure
EQR
Kaiapoi Hub
P O Box 80105
Riccarton
Christchurch 8440
E: BrianM@eqr.co.nz

CHRISTCHURCH:

6B Halls Place, Christchurch 8024
PO Box 8059, Christchurch 8011
P 03-339 6688 F 03-339 6687
E admin@constructa.co.nz

QUEENSTOWN:

Unit 2, 70 Glenda Drive, Queenstown 9300
PO Box 1802, Queenstown 9348
P 03-451 1144 F 03-451 1199
E adminq@constructa.co.nz
W www.constructa.co.nz
Constructa Limited

Dear Sir

EQC Repair works 15 Jenkins Ave, Redwood
Claim No: 2010/029792

We take pleasure in submitting our tender for the above contract in accordance with the EQC Statement of Claim Checklist & EQC Scope of Works documents provided for the sum of **TWENTY TWO THOUSAND & EIGHTY FOUR DOLLARS** (\$22,084.00) excluding GST.

This price includes the following additional works:-


- P&G includes - Furniture removal, store in garage/bedroom and reinstate \$185.00
- Daily clean \$255.00
- Clean on completion \$250.00

Please refer to our trade summary for additional works included in our tender.

We look forward to your response and thank you for the opportunity to tender this work.

Yours faithfully


John Newson
Constructa Ltd

EQC plus 10% plus VO's.
The above quote acceptable.
 Brian Mazure 16.06.2011

Trade Summary

Job Name : 15 JENKINS AVENUE

Job Description

Client's Name: EQR Kaiapoi

Trd No.	Trade Description	Cost/m2	Trade Total
	PRELIMINARY & GENERAL		2,325
	LOUNGE		3,439
	KITCHEN / DINING		1,944
	BEDROOM 1		1,403
	BEDROOM 2		2,550
	BEDROOM 3		1,242
	TOILET		717
	HALL / ENTRY		3,644
	EXTERIOR		1,219
	Classifications To Pricing		
	Lounge - Walls repair cracks and repaint walls		
	Lounge - Ceilings reline with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		
	Bedroom 1 - Walls repair cracks and repaint walls.		
	Bedroom 2 - Walls repair cracks and repaint, Ceilings reline with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		
	Bedroom 3 - Walls repair cracks and repaint walls.		
	Toilet - Walls & Ceilings repair cracks and repaint		
	Hall/ Entry - Wall Repair crack and repaint , Ceiling reline ceiling with 13mm Gib Board stop and repaint.		
	Exterior - Rake out and remortar cracked mortar joints to brick walls		
	Items not scoped by EQC subject to VO:		
	Kitchen / Dining - Ceilings reline with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		1,992
	Bedroom 1 - Ceilings reline with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		1,609
	NB Additional Cost due to change in methodology in remedial work		

Trade Summary

Job Name :	<u>15 JENKINS AVENUE</u>	<u>Job Description</u>
Client's Name:	<u>EQR Kaiapoi</u>	

Trd No.	Trade Description	Cost/m2	Trade Total
	Lounge - Ceilings relined with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		
	Bedroom 2 - Ceilings relined with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		
	Hall / Entry - Ceilings relined with 13mm gib board including remove cornice and install new cornices , disconnecting and reconnecting light fittings.		

22,084

WORKS ORDER



TO: Construct A
Box 8059
Christchurch
John Newsome

ORDER NUMBER

EQW 00818

Please quote on all invoices,
correspondences etc

Authorised by:

Date :

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
	Keith Bradley		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 CONSTRUCTION'S PRIOR CONSENT			EST. TIME (WKS)

2010/029792 15 Jenkins Ave (16.06.2011) \$22084.00 + 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

WORKS ORDER

TO: ^{Phone} Action plumbing & Drainage ^{Servis}
 Simon lines
 03 327 0442
 Simon@actionplumbing.co.nz

ORDER NUMBER**EQW 03465**Please quote on all invoices,
correspondences etcAuthorised by: Brendan CollearyDate: 7th December 2011

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
7/12/2011	Dave Avent	03 345 9448	E 0013	15
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 CONSTRUCTION'S PRIOR CONSENT			EST. TIME (WKS)

2012/036118 15 Jenkins Avenue, Flush out gully, trap 58M

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

PROJECT SIGN OFF FORM



Contractor

Constructa

Home Owner

L McIntyre

Claim Number

Street Address

15 Jenkins Ave

Description of Works

All work done as per Constructa's Scope

Completion Certificate This is to advise that the earthquake repair work performed under this contract has been reviewed and that it has been agreed that it has been satisfactorily completed as per EQC Scope and EQR Variations.	Supervisor Sign 	Builders Sign 	Owner Sign (Optional) 	Date 29/11/11
The Homeowner/Occupant acknowledges that they will notify the Supervisor prior to the expiration of 3 months from the date of this certificate of any defects arising with the repair work which require remedying and allow the contractor to perform such repairs.	Supervisor Sign	Builders Sign	Owner Sign (Optional)	Date

3 MONTH SIGN OFF
(IN DEFECTS LIABILITY PERIOD)

CLAIMS WHERE NO HOMEOWNER SIGNATURE POSSIBLE

PROPERTY ADDRESS 15 JENKINS AVENUE
CONTRACTOR & SUPERVISOR CONSTRUCTA / KEITH BRADLEY
HOMEOWNER L MCINTYRE
CLM NUMBER 2010/029792

☒ "Practically complete" signed by homeowner, on file, DATED 29/11/11

☒ Contract Supervisor reports no issues with the repairs to the property

☒ No adverse reports noted on ECM or in the paper file

☒ Finish date is more than four months out from current 3 Month period (old file)

ALL FOUR OF THE ABOVE ELEMENTS MUST BE PRESENT BEFORE

☒ Change Hub status on ECM to 'AWAITING CLAIM FILE REVIEW' and file paper copy into address



Signed

date

24 MAY 2012

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		
2010029792	15 JENKINS AVENUE, REDWOOD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Constructa Limited ***** (S035)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

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/2010/029792 15 JENKINS AVENUE	E006	F3	0	17,998.00	17,998.00	0.00	4,086.00	4,086.00	0.00	22,084.00	22,084.00
CLM/2012/036118 15 JENKINS AVENUE	E015	F3	0	0.00	0.00	0.00	1,092.53	1,092.53	0.00	1,092.53	1,092.53
Property Total			0	17,998.00	17,998.00	0.00	5,178.53	5,178.53	0.00	23,176.53	23,176.53

Assignments

EQC Claim Number + Address	Subcontractor	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status	Assignment	Hub Comments				
CLM/2010/029792 15 JENKINS AVENUE	Substantive Works - Primary	CLOSED OUT-Constructa Limited ***** (S035)	COMPLETIONS	22,084.00	9	22,084.00
	Transmitted To Hub -> Claim File Review Complete	Finalization 1				
CLM/2012/036118 15 JENKINS AVENUE	Emergency Works - Primary	CLOSED OUT-Action Plumbing, Gas & Drainage Services Ltd - In Liquidation ***** (S779)	COMPLETIONS	0.00	3	1,092.53
	Allocated To Hub -> Awaiting Claim File Review	DRAINS IS CAUSING FLOODING ONGOING ISSUE PLEASE ACTION ASAP. CONTACT TENANT ON [REDACTED] BEFORE GOING OUT. FURTHER ACTION REQUIRED invoice received 12/4/12 INV36042				1,092.53
Property Total				22,084.00	12	23,176.53

No Works Orders on this Property

Released under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010029792	15 JENKINS AVENUE, REDWOOD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Constructa Limited ***** (S035)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

Claims / Certs / Payables

S035 CLOSED OUT-Constructa Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2010/029792	Subst OB	Substantive Works	21	EQR\Frankk	\$0.00	02-Dec-2011	\$13,173.91			
CLM/2010/029792	Subst BV	Under 50k Rule (Delegated)	21	EQR\Frankk	\$0.00	02-Dec-2011	\$8,910.09			
CLM/2010/029792	Subst BV	Under 50k Rule (Delegated)	51	EQR\BruceN	\$0.00	30-Jul-2012	-\$8,910.09			
CLM/2010/029792	Subst OB	Substantive Works	51	EQR\BruceN	\$0.00	30-Jul-2012	\$4,824.09			
CLM/2010/029792	Subst BV	Under 50k Rule (Delegated)	51	EQR\BruceN	\$0.00	30-Jul-2012	\$4,086.00			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2010/029792	Subst OB	Substantive Works	21	EQR\Frankk	\$0.00	02-Dec-2011	\$13,173.91	INV 1929		
CLM/2010/029792	Subst BV	Under 50k Rule (Delegated)	21	EQR\Frankk	\$0.00	02-Dec-2011	\$8,910.09	INV 1929		
CLM/2010/029792	Subst BV	Under 50k Rule (Delegated)	49	EQR\BruceN	\$0.00	30-Jul-2012	-\$8,910.09	Internal Correction Entry - Data Clean up		
CLM/2010/029792	Subst OB	Substantive Works	49	EQR\BruceN	\$0.00	30-Jul-2012	\$4,824.09	Internal Correction Entry - Data Clean up		
CLM/2010/029792	Subst BV	Under 50k Rule (Delegated)	49	EQR\BruceN	\$0.00	30-Jul-2012	\$4,086.00	Internal Correction Entry - Data Clean up		
S035	CLOSED OUT-Constructa Limited ***** Total					Claims	\$22,084.00	Certs	\$22,084.00 Payables	\$0.00

S779	CLOSED OUT-Action Plumbing, Gas & Drainage Services Ltd - In Liquidation *****									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2012/036118	E5Emg BV	Emergency Under 2k (Delegated)	16	EQR\BrendanC	\$0.00	18-Apr-2012	\$380.80			
CLM/2012/036118	E5Emg BV	Emergency Under 2k (Delegated)	25	EQR\TimothyB	\$0.00	08-Nov-2012	\$315.79			
CLM/2012/036118	E5Emg BV	Emergency Under 2k (Delegated)	25	EQR\TimothyB	\$0.00	08-Nov-2012	\$395.94			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2012/036118	E5Emg BV	Emergency Under 2k (Delegated)	15	EQR\BrendanC	\$0.00	18-Apr-2012	\$380.80	inv 36042		
CLM/2012/036118	E5Emg BV	Emergency Under 2k (Delegated)	24	EQR\TimothyB	\$0.00	08-Nov-2012	\$315.79	inv no. 40088		
CLM/2012/036118	E5Emg BV	Emergency Under 2k (Delegated)	24	EQR\TimothyB	\$0.00	08-Nov-2012	\$395.94	inv no. 40149		
S779	CLOSED OUT-Action Plumbing, Gas & Drainage Services Ltd - In Liquidation ***** Total					Claims	\$1,092.53	Certs Payables	\$1,092.53	\$0.00

Property Total	Claims	\$23,176.53	Certs	\$23,176.53	Payables	\$0.00
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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		
2010029792	15 JENKINS AVENUE, REDWOOD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Constructa Limited ***** (S035)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	17-12-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	17-12-2014

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2010/029792	Construction Completion Inspection	Kaiapoi Hub	10/07/2013
CLM/2010/029792	Construction Completion Inspection	Kaiapoi Hub	10/07/2013

Property Total **Finalisation Documents Present:** 2

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/029792	15 JENKINS AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2012/036118	15 JENKINS AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims:** 2**Contractors**

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S779 CLOSED OUT-Action Plumbing, Gas & Drainage Services Ltd - In Liquidation *****	Rationalised	EQRC1169	Specialist Subcontractor	Emergency Works
S035 CLOSED OUT-Constructa Limited *****	Accredited	EQRC0118	Main Contractor	Substantive Works

Property Total **Number of Contractors:** 2

DECLINED AND/OR WITHDRAWN CLAIM(S)

The following information contains documents relating to claims that were declined by EQC and/or withdrawn by the claimant.



[illegible][illegible]

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Released under the Official Information Act 1982



Released under the Official Information Act 1982



Released under the Official Information Act 1982



2 Feb 2011



1177229 2010 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number	2010/ 029792	Significant Risk to Safety	YES <input checked="" type="radio"/> NO <input type="radio"/>
Claimants Address	15 JENKINS AVE, REDWOOD	Engineer's Name	W. STRINGER
Claimant Name	L. MCINTYRE	J. HALLIS	
		Engineers E-mail	Wstringer@riley.ca.nz
		Date	25/1/2011 Team no: 8
LAND DAMAGE CATEGORY	BLACK	RED	ORANGE
		GREEN	BLUE

SCANNED

GENERAL

Type of Damage	Earthquake	Landslip	Storm/Flood	other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable	2 - Home/Land seriously damaged but habitable		
	3 - Moderate damage to Home/Land & Habitable	4 - All other damage		
Is this natural Disaster Damage?	YES	NO		
Is there an Imminent Risk of Loss?	YES	NO		

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES	NO
What happened? Claimant's story	HOME PHONE ONLY - LEFT MESSAGE TO PHONG BACK. LANDLORD LES MCINTYRE 021838904 tenant details: ERANA 352 2764 small leak in garage; PTO.	

SITE DESCRIPTION (Refer Site Plan and Cross Section)

General:	NO NEW CRACKING TO PATHS VISIBLE. ADJACENT OLD CRACKS OPENED UP 2-3mm.
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LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS)

Type of damage to land:	None				
	Liquefaction:	Sand Boils	Ground Rupture	surface slump	rotational slip
		Lateral Spreading	tension cracks (landslip)	toe-bulge	other,
		Permanent Settlement			
Retaining wall damaged?	None	No. of walls damaged	other		
Type of damage to retaining wall(s):	N/A	cracks	rotated/leaning	slid	bulging
Location of retaining wall(s):	N/A	within 8m of building	within 60m & needed to protect of land within 8m of accessway/building	Settlement	other,
Land beneath Main access way damaged?	No-N/A	within 60m of building	other,		
Areas of land Damage	Entire Site	Portion of Site	None		

Detailed Areas	Total Site Area: 510	AREA (m2)	(only complete table if a portion of site damaged)
within 8 m of Dwelling	Evacuated	5	
	Evacuated - Imminent Risk		BLACK Severe Lateral Spreading
	Inundated		RED Significant Lateral spreading &/or severe settlement of dwelling
	Inundated - Imminent Risk		
on or supporting accessway	Evacuated		ORANGE Evidence of Liquefaction (sand on surface)
	Evacuated - Imminent Risk		GREEN Cracks in Ground no Sand
	Inundated		BLUE No Land Damage
	Inundated - Imminent Risk		
	Non EQC Area:		

ENTERED

LAND REMEDIAL OPTION & COST (Refer Site Plan and Cross Section)

Land Remedial option	Drainage	Retaining Wall	Pallisade Wall	Soil Nail/Rock Bolt	Earthworks
	Debris Wall/Catch Fence	Other	Combination of Above		
Estimated Land Remedial Cost	\$0	<\$10k	\$10k - \$50k	\$50k - \$100k	\$100k - \$250k
	\$250k - \$500k	\$500k - \$1M	> \$1M	To Be Determined	

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (not generally req'd)	STEPPING IN BRICKWORK AND CRACKING AROUND DOORS/WINDOWS
------------------------------------	---

BUILDING DAMAGE - GENERAL

Has the building been Damaged?	YES	NO			
Is the Dwelling at Imminent Risk?	YES	NO			
Estimated Remedial Value?	\$0	<\$10k	\$10k - \$25k	\$25k - \$50k	\$50k - \$75k
	\$75k - \$100k	>\$100k			
Have any Appurtenant structures been damaged?		YES	NO		
Are any appurtenant structures at Imminent Risk?		YES	NO	(Does not include Patios/Paving)	
Have any services within 60 m of dwelling been damaged?		YES	NO		
Are any services within 60 m of dwelling at Imminent Risk?		YES	NO		

DAMAGED DWELLING, APPURTENANT STRUCTURES, & SERVICES (Refer Site Plan and Cross Section)

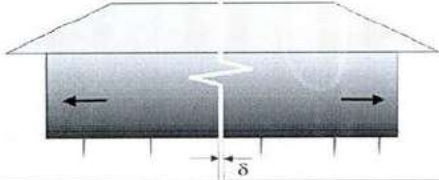


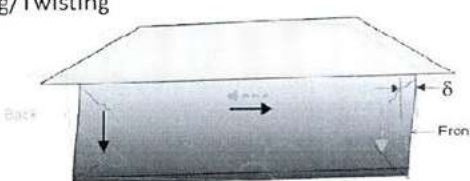
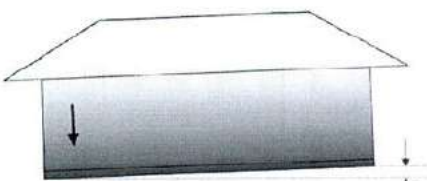
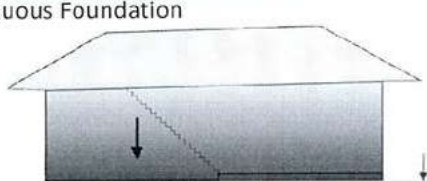
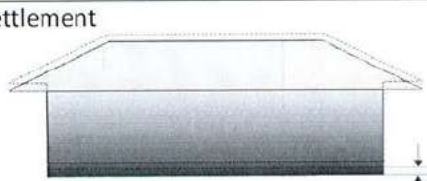
Dwelling : features damaged :	None	external walls	internal walls	ceiling	door/window frames
	window glass	steps	foundation/slab	roof	chimney
	other				
Type of damage to Dwelling:	cracks (walls)	cracks (ceiling)	cracks (window glass)	cracks (chimney)	floor sloping
	racking/sagging	walls etc out of vertical	crack in slab	crack in footing	other
Appurtenant structure(s) damaged :	None	garage/shed	carport	deck	tanks
		DOOR OUT OF LEVEL			
What services have been damaged?	water	sewer	drainage	gas	electrical
	telephone	service structures	Don't Know	other	None

GENERAL :

26/1/11 TALKED TO TENANT:

- CRACKS IN RIGHT HAND CORNER OF CONCRETE IN BACK OF SECTION
- LINO IN BATHROOM PULLED AWAY FROM BATH ~ 5mm.
- WASTEWATER PIPE DAMAGED.
- FLOORS LEVEL INSIDE AND NO DOORS STICKING.
- HAVE NOT NOTICED ANY DAMAGE OR DEFORMATION TO GRASSED AREAS.

Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	Light: Iron roof	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	Heavy: brick veneer/stone/solid plaster
Concrete slab on grade		

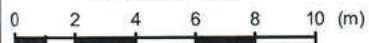
Type of Damage	Severity		
	Minor	Moderate	Major
Stretching 	0 to 5mm	5 to 30mm	>30mm
Hogging 	0 to 20mm	20 to 50mm	>50mm
Dishing 	0 to 20mm	20 to 50mm	>50mm
Racking/Twisting 	Stepping in brick work 0 to 10mm house only	10 to 30mm	>30mm
Tilting 	0 to 20mm	20 to 50mm	>50mm
Discontinuous Foundation 	0 to 10mm	10 to 20mm	>20mm
Global Settlement 	0 to 50mm	50 to 100mm	>100mm



Notes:

2010/029792

A4 SCALE 1:250



DRAWN		Jin.11
CHECKED		
APPROVED		
ARCFILE		
SCALE (A4 SIZE)		
	1:250	
Prepared by Tonkin & Taylor		
Ref. 51731.100		

EQC CHRISTCHURCH EARTHQUAKE
FIELD SHEET - REDWOOD, CHRISTCHURCH
15 Jenkins Avenue

FIGURE No. CH-Redwood-L

Rev. 0



ADDITIONAL DOCS

15 JENKINS AVENUE, REDWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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



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

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.

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