



**Property
Info Pack**

Property Info Pack

21 Croftwood Lane, Harewood

OFFICE ROAD
REAL ESTATE



456m²



2073m²



5



2



2



6

PROPERTY DETAILS

ADDRESS:

21 Croftwood Lane, Harewood, Christchurch

LEGAL DESCRIPTION:

Lot 14 DP 302072

RATEABLE VALUE:

\$2,350,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

2000-2009

PRICING:

Deadline Sale (unless sold prior) June 1st 2023.

OPEN HOMES:

Please contact me for viewing opportunities - 0225475232

PRIVATE VIEWINGS:

Please contact me for a private viewings - 0225475232

LISTING:

https://www.officeroad.co.nz/property?property_id=1174759

PROPERTY DESCRIPTION

EXPERIENCE THE EXCEPTIONAL!!

Deadline Sale 1st June 2023 (Unless sold Prior)

Spacious dimensions and exacting specifications define this architecturally curated residence, delivering lifestyle excellence in semi-rural Harewood.

Fixed at the end of a peaceful lane and skilfully composed by Jackson and Jackson Architects, this property presents a stand-out environment for entertaining and everyday living.

With a combined floor area of 456m², this magnificently scaled property incorporates a considerably sized abode with an internal access triple car garage, as well as a detached 96m² garage providing significant additional garaging and a workspace that's equally well suited as a retreat for teens

The light-flooded layout is family-minded, providing a total of five bedrooms, including a well-appointed master with a walk-in wardrobe and ensuite, while the remaining bedrooms are complemented by excellent storage space.

Two living rooms enjoy the added sense of spaciousness provided by a soaring stud height, with expanses of glazing only enriching these social spaces. The natural focus for day-to-day living is the open-plan lounge, dining area and kitchen, which is supported by a butler's pantry, while the formal lounge, a designated office and spacious laundry enhance the home's level of modern practicality.

The internal extras are exceptional, with comfort highlighted by underfloor heating, three heat pumps, two gas fires, freshly laid carpet and underlay, and a vacuum system.

A generous series of sliding doors dissolve the divide between the living rooms and the sun-lit patio, with partial shelter enabling year-round enjoyment. The 2073m² section is superbly presented and incredibly private. With neighbouring farmland, this site comprises a border of established conifers, irrigated lawns and a heated inground pool for indulgent alfresco entertaining.

Peacefully removed yet remarkably convenient, this property epitomises peacefulness yet is only 15 minutes from the inner city.

This simply superior residence includes a builder's report and LIM, and is set to attract high levels of interest.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



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PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





**Certificate
Of Title**

**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **8251**
Land Registration District **Canterbury**
Date Issued 04 December 2001

Prior References
CB19B/390

Estate Fee Simple
Area 2073 square metres more or less
Legal Description Lot 14 Deposited Plan 302072
Registered Owners
David John Mercer and Haley Marie Hubbard

Interests

Appurtenant hereto are rights of way, rights to drain water and sewage, rights to convey water, electric power and telephonic communications specified in Easement Certificate 5118367.5 - 4.12.2001 at 10:53 am

Subject to a right of way, rights to drain water and sewage, right to convey water, electric power and telephonic communications over part marked L on DP 302072 specified in Easement Certificate 5118367.5 - 4.12.2001 at 10:53 am

The easements specified in Easement Certificate 5118367.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way on foot in gross over part marked L on DP 302072 in favour of Christchurch City Council created by Transfer 5118367.6 - 4.12.2001 at 10:53 am

The easement created by Transfer 5118367.6 is subject to Section 243 (a) Resource Management Act 1991

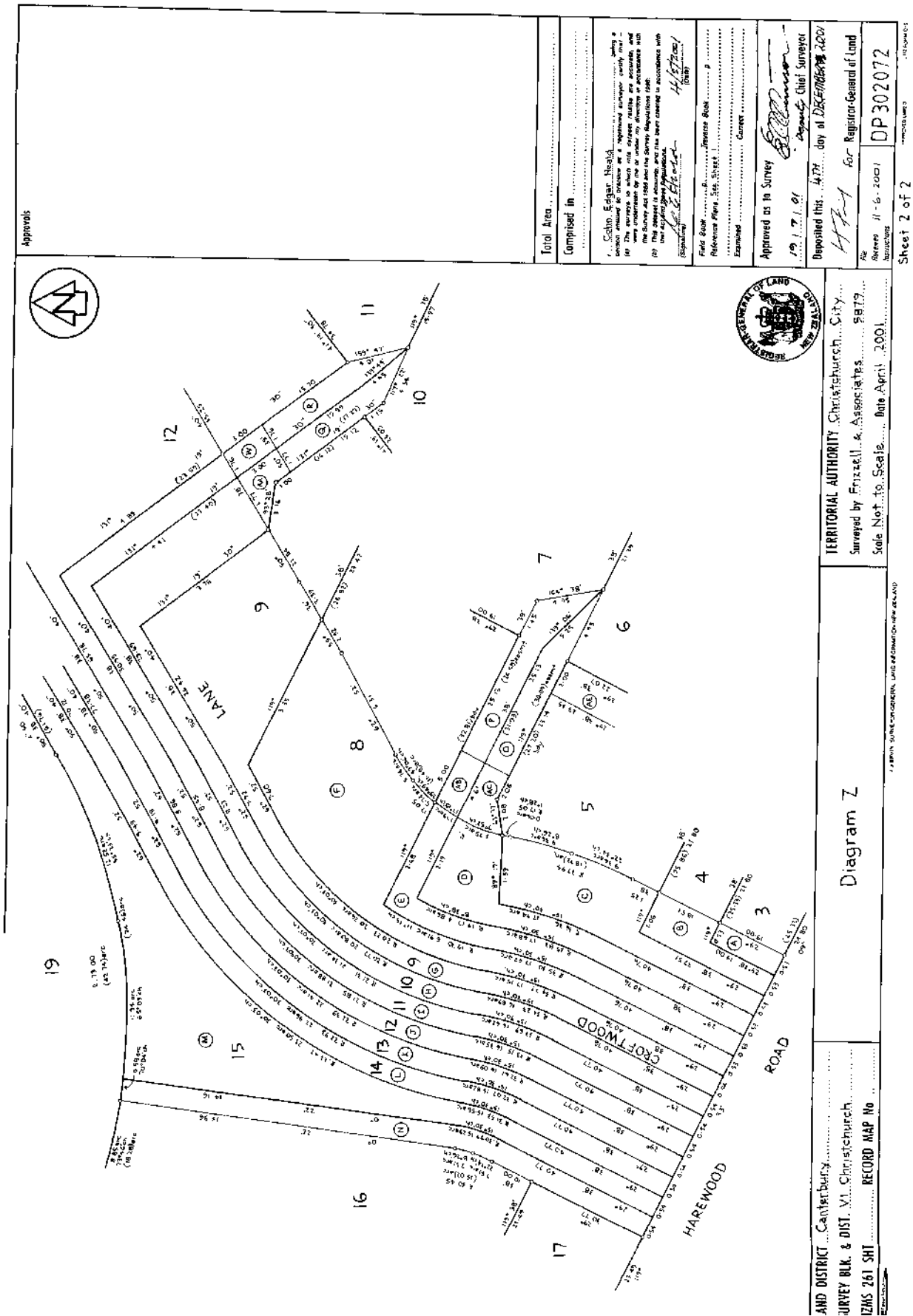
Subject to a right to convey electric power in gross over part marked L on DP 302072 in favour of Orion New Zealand Limited created by Transfer 5118367.7 - 4.12.2001 at 10:53 am

The easement created by Transfer 5118367.7 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain sewage created by Transfer 5118367.8 - 4.12.2001 at 10:53 am

Fencing Covenant in Transfer 5118367.10 - 4.12.2001 at 10:53 am

Land Covenant in Transfer 5118367.10 - 4.12.2001 at 10:53 am



Approvals

Total Area	Composed in	Surveyed by	Deposited this	day of	Month	Year
		19.1.7.01	19.1.7.01	19	January	2001
<p>Surveyed by: <i>[Signature]</i> Deputy Chief Surveyor</p> <p>Approved as to Survey: <i>[Signature]</i> Deputy Chief Surveyor</p> <p>Deposited this: <i>[Signature]</i> day of <i>DECEMBER</i> 2001</p> <p>For Registrar-General of Land</p> <p>Record Map No: <i>DP 302072</i></p> <p>Sheet 2 of 2</p>						

AND DISTRICT Canterbury	TERRITORIAL AUTHORITY Christchurch City
SURVEY BLK. & DIST. VI Christchurch	Surveyed by Frizell & Associates 9879
IZMS 261 SH1	Scale Not to Scale Date April 2001
RECORD MAP No	

TRANSFER
Land Transfer Act 1952

CPY-81/01.PGS-004.04/12/01.11:39



DocID: 210433756



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

CANTERBURY

Certificate of Title No.

All or Part?

Area and legal description -- *Insert only when part or Stratum, CT*

8240

All

8241

All

8242

All

(Continued on page 1 Annexure Schedule)

Transferor Surnames must be underlined or in CAPITALS

LYTON PROPERTY LIMITED at Christchurch

Transferee Surnames must be underlined or in CAPITALS

CHRISTCHURCH CITY COUNCIL

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No; Right of way etc.*

Right of Way on foot in gross (continued on pages 1, and 2 Annexure Schedule)

Consideration

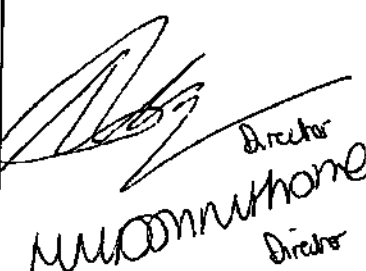
\$1.00 (One Dollar)

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 26th day of October 2001

Attestation

 Director Richard Donnithorne Director	Signed in my presence by the Transferor by its directors Andrew
	Signature of Witness Richard Donnithorne and Hellen Margaret Donnithorne
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name
Occupation	
Address	
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE INAPPLICABLE CERTIFICATE)

REF: 4135 /2


Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

24 October 2001

Page

1

of

2

Pages



Continuation of "Certificate of Title No."

Certificate of Title Number.	All or Part ?
8243	All
8244	All
8245	All
8246	All
8247	All
8248	All
8249	All
8250	All
8251	All
8252	All
8253	All

Continuation of "Estate or Interest or Easement to be created"

(Right of way on foot only)

The Transferee shall have a right of way forever in gross (in common with the Transferor and other authorised persons) to pass and repass on foot with or without every kind of domestic animal over that part of the Transferor's land being the part marked A, B, C, D, E, F, G, H, I, J, K, L, M and N on Deposited Plan 302072 ("the easement strip") at all times during the night or day.

Terms Conditions Covenants or Restrictions in respect of the right of way on foot in gross

1. The Transferor shall, at its cost, ensure that the right of way is formed within one month of the execution of this easement transfer. For the avoidance of doubt, the Transferee shall not be liable to contribute towards the cost of forming the right of way.
2. All costs of maintaining the repairing the right of way shall be borne by the Transferor provided that if any damage is caused by the negligence or fault of the Transferee or his tenants, servants, agents, workmen or other people under the control of the Transferee then the whole of the cost of the repair of such damage shall be borne by the Transferee and in default of the necessary repairs being carried out with all due diligence then they may be carried out by the Transferor and the costs recovered from the Transferee.
3. The Transferor will not do or permit or suffer to be done anything which may interfere with or obstruct the Transferee's full enjoyment of the rights hereby granted and in particular will not build any structure nor plant any tree or shrub or allow any tree or shrub or any roots thereof to grow on the land over or into the easement strip.
4. For the avoidance of doubt the rights created by this transfer may be enjoyed by the Transferee, its servants, workmen and agents, and all members of the public.
5. All rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 shall be implied herein except so far as the same are hereby varied.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Signature] NND

[Signature] R. L. W.

Annexure Schedule



Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

24 October 2001

Page

2

of

2

Pages

Continuation of "Estate or Interest or Easement to be created"

6. If any dispute arises between the parties relating to this easement then such dispute shall be determined by a single arbitrator should the parties agree upon one, or failing agreement, by a single arbitrator to be appointed by the President for the time being of the Canterbury District Law Society, in accordance with the Arbitration Act 1996 or any statute enacted in substitution for the time being in force.

Continuation of "Attestation"

THE COMMON SEAL of the
CHRISTCHURCH CITY COUNCIL
was hereto affixed in the presence of:

[Signature]

Mayor/Councillor

[Signature]

[Signature]
Authorised
Senior Purchasing Officer

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Signature] MMD

[Signature] D L W



TRANSFER

Land Transfer Act 1952

Law Firm Acting
Christchurch City Council Civic Offices 163-173 Tuam Street CHRISTCHURCH

Auckland District Law Society
REF. 4135 /4

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

**Proof
of Insurance**



**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE



Certificate of Insurance

21 Croftwood Lane
House insurance - Plus cover

Your policy number
P00001449263

Document issued on
16 November 2022

For your House

Your cover

House insurance - Plus cover

Insured	D J & P J Mercer Family Trust
Situation	21 Croftwood Lane Harewood Christchurch 8051
Period of insurance	28 November 2022 to 28 November 2023
Built	2005
Type of building	Weatherboard/plank cladding
Who lives there?	Owner occupied
Insured for replacement value	Up to the sum insured of \$1,657,757.00
Includes EQCover of	\$345,000.00
Floor area	Main building 456 square metres
Discounts	No claims bonus discount

Your excess

Your excess is \$2,500.00

Additional excesses

A \$5,000 excess applies in place of the excess that would otherwise apply to claims for natural disaster damage to any driveway, path, fence, swimming or spa pool.

An additional excess of \$1000 applies to all claims if your house has been unoccupied for more than 60 days.

What you need to tell us

We trust our customers to be honest and fair with us. In turn, you can trust that we'll treat you fairly when you need to claim. All you need to do is answer the questions we ask truthfully, accurately and completely and let us know immediately if any of your answers or details in this certificate change. Remember to answer for everyone who drives your vehicle, uses your property, or lives at the situation. If you don't keep us up to date, it could affect your claim or cover.

Go to tower.co.nz/disclosure to answer or update your answers to the questions below.

1. In the last seven years have you or any other person to be covered by this policy had a claim declined or a policy avoided?
2. In the last seven years have you or any other person to be covered by this policy had insurance refused or cancelled by an insurance company or had any special terms applied (other than non-payment of premiums)?
3. In the last seven years have you or any person to be covered by this policy committed, been charged with, or been convicted of any of the following: fraud, arson, burglary or theft, wilful damage, sexual offence or drug conviction (other than cannabis possession)?
4. In the last three years have you or anyone to be covered by this policy suffered loss or damage to a house other than claims you've had with Tower?

Your policy wording

You can find your policy wording at the link below:

tower.co.nz/pw/house-plus-09-21.pdf

The legal details

This certificate shows what is covered during the period of insurance. The insured items are subject to the policy terms and conditions in your policy wording detailed above. Any details in this certificate take priority over the policy wording. **Please keep this copy for your records.**

Underwriter

This policy is underwritten by Tower Limited.

Privacy

Tower Limited has set out how it holds, uses and stores your personal information in its privacy policy. You can find the policy here: **tower.co.nz/terms-and-conditions**

Financial Strength Rating

Tower Limited has an A- (Excellent) Financial Strength Rating issued by A.M. Best Company. The rating scale is: A++, A+ (Superior), A, A- (Excellent), B++, B+ (Good), B, B- (Fair), C++, C+ (Marginal), C, C- (Weak), D (Poor), E (Under Regulatory Supervision), F (In Liquidation), S (Rating Suspended).

For the latest rating, together with an overview of the rating process and rating methodologies, go to **ambest.com**

The Fair Insurance Code

Tower adheres to the Insurance Council of New Zealand's "Fair Insurance Code".

Additional information is available from **icnz.org.nz**

**Additional
Documentation Link**

**Additional
Documentation**

OFFICE ROAD
REAL ESTATE

2 March 2023

Mr. A. Williams

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

Kia ora Mr. A. Williams

Information request – CLM/2010/121188 - 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051

Thank you for your information request received on 20 February 2023. You asked for all information in relation to 21 Croftwood Lane. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included all documentation relating to the assessments and repairs carried out at the property at 31 Croftwood Lane which contains information held on unassigned claim numbers.(CLM/2010/121188 and CLM/2010/013262) The claim owner has not provided authority for you to have access to the claims, however, as you are selling the property you have an interest in understanding what assessments and repairs have been undertaken at the property.

For information about transferring ownership of the claim you can visit our website [here](#).

Please find the enclosed documentation in response to your request. The following information has been withheld:

- Toka Tū Ake EQC staff surnames and contact details to protect the privacy of those individuals under section 9(2)(a) of the OIA and section 53(b) of the PA;
- Information relating to the previous homeowners to protect the privacy of those individuals under section 9(2)(a) of the OIA and section 53(b) of the PA;
- information relating to other properties to protect the privacy of the respective owners under section 9(2)(a) of the OIA and section 53(b) of the PA.

Personal information has been made available to you. If you believe any of this information is incorrect, you can ask us to correct it. If you have questions about the claim or would like an explanation of the information provided, please contact us.

You have the option of approaching the Office of the Ombudsman or Privacy Commissioner should you wish.

Ngā mihi,



Sinead de Jongh
OIA Advisor

UNCLASSIFIED

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

EARTHQUAKE COMMISSION

CLM 20101013262

Claimant Name: Mascer

2. Softwood have
CLCL

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

DESCRIPTION:	gouge to wall
REPAIR STRATEGY:	Plaster + Paint

[illegible]

Subtotal	1985
----------	------

+ P&C, Margin & GST Figure 714.52

TOTAL 7684.98

Scope of Works

Claim Number	CLM/2010/013262	Damage Location	21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051
Claimant	DJ MERCER	Reviewed by	Paula [REDACTED]
SOW Status	Approved	Reviewed on	28/10/2010
P & G Rate	8.0%	Edited by	Susan [REDACTED] 04/10/2010
Margin Rate	10.0%		

Summary

Base Total	\$1,965.00
P & G	\$157.20
Margin	\$212.22
GST	\$350.16
Total inc GST	\$2,684.58

Elements

#	Element type	Description	Total Cost	Approved
1	Lounge	Gouge to wall. 6x10	\$2,684.58	Yes

Element 1

Land/Building	Building	Base Cost	\$1,965.00
Element Type	Lounge	P & G	\$157.20
Description	Gouge to wall. 6x10	Margin	\$212.22
Repair Strategy	Plaster & Paint	GST	\$350.16
Approved?	Yes	Total Cost	\$2,684.58

Line Items

All measurements are in metres.

#	Description	Unit	Length	Breadth	Depth	Quantity	Include P&G?	Include Margin?	Rate	Cost	Include in Total?	P & G	Margin	Total Cost
1	Painting	Square Metre	32.00	3.00	-	96.00	Yes	Yes	\$20.00	\$1,920.00	Yes	\$153.60	\$207.36	\$2,623.10
2	Plasterer	Per Hour	-	-	-	1.00	Yes	Yes	\$45.00	\$45.00	Yes	\$3.60	\$4.86	\$61.48

Scope of Works

EQC

Completed by: GARY ROBINSON

Date:

24/06/13

dd / mm / yy

Page: 1 of 1

CLM / 2010 / 013262

D MERCER

21 CROFTWOOD LANE

HAREWOOD

CHRISTCHURCH

H:

M:

Description:

Damage to Land

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

42 m²

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 ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³)	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 15m²; no further works required

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 ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	m ²					\$12	
Land Under Lawn Areas (Type 'C') - Level and Seed	m ²	14	3		42	\$10	420.00
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

\$420.00

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

153.80

CHECKED

Total

\$573.80



Flat Land Assessment

Claim Number CLM/2010/013262

Damage Location 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051

Claimant [REDACTED]

Reviewed by T&T Importer

SOW Status Approved

Reviewed on 14/02/2014

Main Contact D MERCER

Contact Address 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051

P & G Rate 8.0%

Edited by

Margin Rate 10.0%

Summary

Base Total \$420.00

P & G \$33.60

Margin \$45.36

GST \$74.84

Total inc GST \$573.80

Minimum Sized Site N/A

Settlement Amount \$573.80

Elements

#	Element type	Dmg#	Description	Total Cost	Approved
1	Land Damage	1		\$573.80	Yes

Element 1

Land/Building	Land	Base Cost	\$420.00
Element Type	Land Damage	P & G	\$33.60
Description		Margin	\$45.36
Repair Strategy		GST	\$74.84
Approved?	Yes	Total Cost	\$573.80

Line Items

All measurements are in metres.

#	Settlement Method	Description	Unit	Length	Breadth	Depth	Quantity	Include P&G?	Include Margin?	Rate	Cost	Include in Total?	P & G	Margin	Total Cost
1	Remediation	CUP	Each	-	-	-	1.00	Yes	Yes	\$420.00	\$420.00	Yes	\$33.60	\$45.36	\$573.80
2	Valuation	CUP	Each	-	-	-	1.00	No	No	\$10,956.52	\$10,956.52	No	\$0.00	\$0.00	\$0.00

Flat Land Assessment

Claim Number CLM/2010/013262

Damage Location 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051

Claimant

Reviewed by T&T Importer

SOW Status Approved

Reviewed on 14/02/2014

Main Contact D MERCER

Contact Address 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051

P & G Rate 8.0%

Edited by

Margin Rate 10.0%

Summary

Base Total \$420.00

P & G \$33.60

Margin \$45.36

GST \$74.84

Total inc GST \$573.80

Minimum Sized Site N/A

Settlement Amount \$573.80

Elements

#	Element type	Dmg#	Description	Total Cost	Approved
1	Land Damage	1		\$573.80	Yes

Element 1

Land/Building	Land	Base Cost	\$420.00
Element Type	Land Damage	P & G	\$33.60
Description		Margin	\$45.36
Repair Strategy		GST	\$74.84
Approved?	Yes	Total Cost	\$573.80

Line Items

All measurements are in metres.

#	Settlement Method	Description	Unit	Length	Breadth	Depth	Quantity	Include P&G?	Include Margin?	Rate	Cost	Include in Total?	P & G	Margin	Total Cost
1	Remediation	CUP	Each	-	-	-	1.00	Yes	Yes	\$420.00	\$420.00	Yes	\$33.60	\$45.36	\$573.80
2	Valuation	CUP	Each	-	-	-	1.00	No	No	\$10,956.52	\$10,956.52	No	\$0.00	\$0.00	\$0.00



Land Settlement Calculation

Claim Number: CLM/2010/013262
Damage Address: 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051
Claimant: [REDACTED]

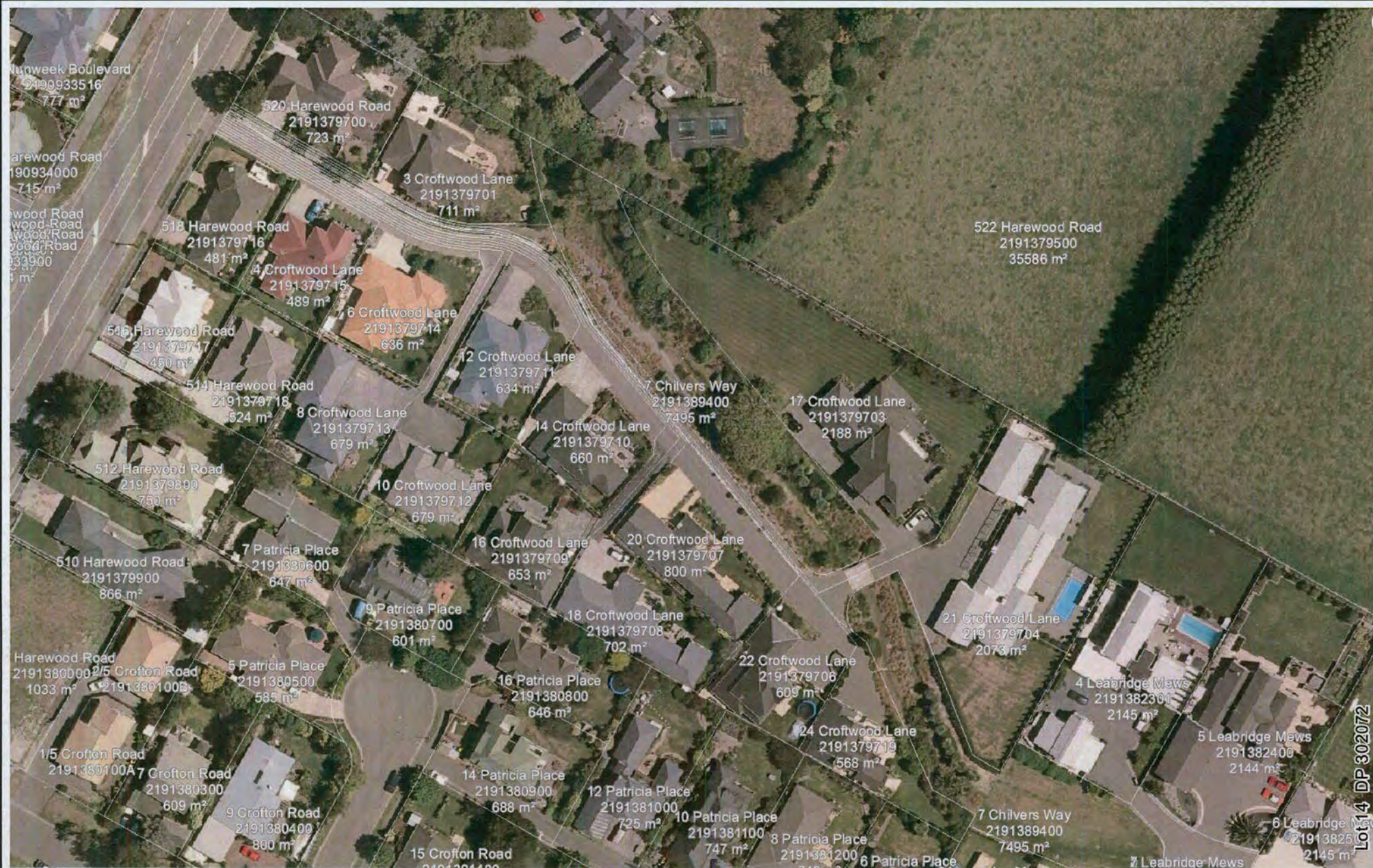
Land Settlement Amount*: \$573.80 Excess deduction**: \$500.00
*Ind GST (if any) ** To be deducted from Land Settlement Amount

Land Settlement Amount Breakdown

^ The settlement amount is the lesser of the cost of repair and the valuation figure (e.g. value of the area of damaged land). Full details are set out in section 19 of the Earthquake Commission Act 1993.

Damage Element	Cost of Repair	Valuation	Settlement Decision [^]
Land Damage	\$573.80	\$12,600.00	Cost of Repair

Path: L:\52000\Working\MapInfoGIS\MapDoc: Field\ALL\CHCH-C088 Bishopdale.mxd Date: 30/05/2011 Time: 2:57:54 p.m.



Notes:

A4 SCALE 1:1,000
0 8 16 24 32 40 (m)



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE
BISHOPDALE, CHRISTCHURCH
(C088-036868) - 21 Croftwood Lane

EQC Claim No: 201 _ /

Lot 4 DP 302072

SITE - RISK ASSESSMENT

FLAT LAND



EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Claim N°: Date: 24/06/13 Time: 1300

Property Address: SURSON ACCESSWAY 3, 4, 6, 8, 10, 12, 14, 17, 18, 20, 21, 22, 24 CROFTWOOD LANE

Assessor Name: GARY ROBINSON ID No: 800918

Estimator Name: JASON LAIN ID No: 801000

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location? Y/N

Communication is available and working? Y/N ☒ iPad ☒ Cell Phone

☒ Plan in place with buddy ☐ Property Landline

Access/egress and muster points? Y/N ☒ Access/Egress ☒ Muster Point

An under floor inspection is required? Y/N (If YES, answer questions in the box, if NO, go to last question)

SURSON ACCESSWAY

If YES:

Under floor visual inspection only? Y/N

Entry to under floor required? Y/N

- | | |
|---|--|
| <input type="checkbox"/> 400mm clearance ground to bearer | <input type="checkbox"/> Buddy present (EQC staff) |
| <input type="checkbox"/> Manhole 450mm x 450mm | <input type="checkbox"/> Rescue Plan (Dial 111) |
| <input type="checkbox"/> Sufficient flow of oxygen | |

Assess the environment and select appropriate PPE for under floor inspections? Y/N/

- | | |
|--|--|
| <input type="checkbox"/> Disposable Overalls | <input type="checkbox"/> Ear Plugs |
| <input type="checkbox"/> Glasses | <input type="checkbox"/> P2 Mask |
| <input type="checkbox"/> Safety Footwear | <input type="checkbox"/> Waterproof Gloves |

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls Y/N

Hazards: NIL

Comments: NIL



SITE - RISK ASSESSMENT

FLAT LAND



EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Claim N°: CLM/2010/013262 Date: 24/06/13 Time: 1300

Property Address: 21 CROFTWOOD LANE HARTWOOD

Assessor Name: GARY ROBINSON ID No: 800918

Estimator Name: JASON LAIN ID No: 801002

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location? Y/N

Communication is available and working? Y/N

Access/egress and muster points? Y/N

An under floor inspection is required? Y/N

(CONCRETE SLAB)

- | | |
|--|---|
| <input checked="" type="checkbox"/> iPad | <input checked="" type="checkbox"/> Cell Phone |
| <input checked="" type="checkbox"/> Plan in place with buddy | <input checked="" type="checkbox"/> Property Landline |
| <input checked="" type="checkbox"/> Access/Egress | <input checked="" type="checkbox"/> Muster Point |

(If YES, answer questions in the box, if NO, go to last question)

If YES:

Under floor visual inspection only? Y / N

Entry to under floor required? Y / N

- | | |
|---|--|
| <input type="checkbox"/> 400mm clearance ground to bearer | <input type="checkbox"/> Buddy present (EQC staff) |
| <input type="checkbox"/> Manhole 450mm x 450mm | <input type="checkbox"/> Rescue Plan (Dial 111) |
| <input type="checkbox"/> Sufficient flow of oxygen | |

Assess the environment and select appropriate PPE for under floor inspections? Y / N/

- | | |
|--|--|
| <input type="checkbox"/> Disposable Overalls | <input type="checkbox"/> Ear Plugs |
| <input type="checkbox"/> Glasses | <input type="checkbox"/> P2 Mask |
| <input type="checkbox"/> Safety Footwear | <input type="checkbox"/> Waterproof Gloves |

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls

Y/N

Hazards: NIL

Comments: NIL



CHECKED

Inspection Summary

EQC

Completed by: GARY ROBINSON

Date: 24/06/13 Page: 1 of 1
dd / mm / yy

Stick Claim File Label here

520 HALEMAN ROAD, 3, 4, 6, 8, 10, 12, 16, 17, 18, 20, 21, 22, 24 CROFTWOOD WAVE HALEMAN

Time arrived at site: 8:00 Time left site: 1:00 Was an inspection carried out? Yes ☒ No ☐

Customer present: Yes ☒ No ☐ Customer Name: SHARON ACCESSWAY

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
- 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"/>	<u>FACE TO FACE ON SITE</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>N/A</u>

- 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 ☒

Total m² of Damaged Land: NIL m² Notional Land Damage Value @\$300/m² (Incl GST): \$ NIL

NO EQC LAND DAMAGE VISIBLE **CHECKED**

Next action REFER FOR SHARON ACCESSWAY MATERIALS AND RE-COSTING



Inspection Summary

EQC

Completed by: GARY ROBINSON

Date: 24/06/13 Page: 1 of 1
dd / mm / yy

CLM / 2010 / 013262

D MERCER
21 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH
H: [REDACTED]
M: [REDACTED]

Time arrived at site: 11:45 Time left site: 1:00 Was an inspection carried out? Yes ☒ No ☐

Customer present: Yes ☒ No ☐ Customer Name: DAVID MERCER

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
- 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"/>	<u>FACE TO FACE ON SITE</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CONCRETE SLAB</u>
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

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 ☐

REFER TO LEGAL SURETY

Total m² of Damaged Land: 42 m²

Notional Land Damage Value @\$300/m² (Incl GST):

\$12600.00

CHECKED

Next action

REFER TO SETTLEMENT



Land Assessment – Legend Sheet Complex Flat Land Claims



EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Claim N°: cm/20.10/013262 Claimant: D m J R C R

Date: 24/06/13

Situation of Loss: 21 CROFTWOOD LANE HARGREAVES

Author: Gary Robinson

[illegible]

Shared Access Way Instruction



CLM / 2010 / 016277

520 HAREWOOD ROAD
HAREWOOD
CHRISTCHURCH

Date: 24/06/13

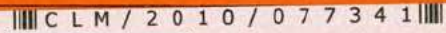
Sheet 1 of 2

Tel N°:

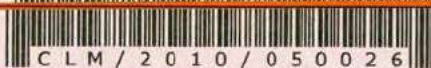


CLM / 2010 / 051952

3 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH



8 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH



CLM / 2010 / 050026

4 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH



CLM / 2010 / 096293

10 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH
H: & W:
M:



CLM / 2010 / 083483

6 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH

CLM / 2012 / 004296

Stick Claim File Label here

12 CROFTWOOD LANE
HAREWOOD

Notes:

1 x MVD MAP SHOWING SHARED ACCESSWAY FOR
520 HAREWOOD ROAD, 3, 4, 6, 8, 10, 12, 16, 19, 18,
20, 21, 22, 24 CROFTWOOD LANE HAREWOOD ENCLOSED

Assessor:

Gary Robinson



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

Sheet 2 of 2

Tel N°:

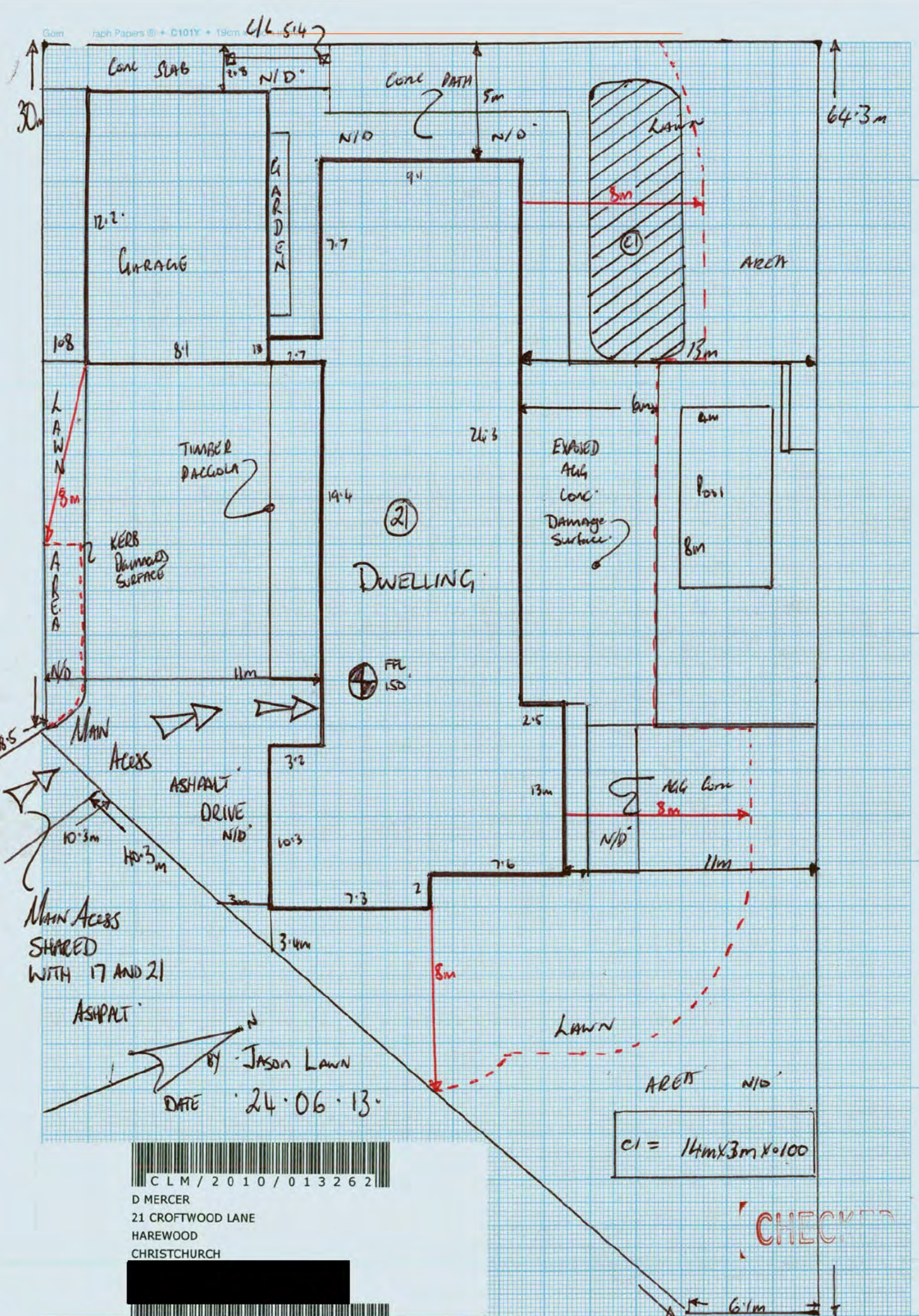
CLM / 2010 / 068835

24 CROFTWOOD LANE
HAREWOOD
CHRISTCHURCH

Notes:

Assessor: GARY ROBERTSON





land_assessment_export_20140212112044

Primary Claim	Damage		Assessor Valuation	Assessor Remediation	Assessor Enabling Works	Event Date	Claim	Valuation for Land Damage Element	Remediation Costs for Land Damage Element	Enabling Works	has Valuation	Settlement Cost	CERA Land Zone	DBH Land Zone	Minimum Sized Site Area	Minimum Sized Site Value
CLM/2010/013262	Description CUP1		10,956.52	498.96	0.00	4/09/2010	CLM/2010/013262	\$10,956.52	\$498.96	\$0.00	True	\$498.96	Green	TC2		

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 19-1-11

Claim Number: 2010/121188

Loss Adjuster: Shane Meier

Costing Estimate

\$

Lounge

\$ 2400

Dining Room

\$

Kitchen

\$

Family Room

\$ 1100

Bed 1

\$ 750

Ensuite

\$

Bed 2

\$ 150

Bed 3

\$ 100

Bed 5

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$ 400

Office/Study

\$

Rumpus

\$ 1700

//Hall/

\$

Stairwell

\$ 900

Laundry

\$

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 19-1-11

Claim Number: 2010/121188

Loss Adjuster: Shane Meier

\$ 4000.

External Walls

\$

\$

\$

\$

\$

\$

\$

\$

Column Totals:

\$ 4400

\$ 4550

\$ 2550

Sub Total: \$ 11500-00

P&G, Margin, GST: \$ 4211-30

TOTAL: \$ 15,711-30



Statement of Claim Checklist / Repair Strategy

Date: 6-1-11

Author: SHANE MEIGER

Claim No: 2010 / 121188

Claimant: DAVID JOHN MERRICK

Situation of Loss: 21 CROFTWOOD LANE
HARGWOOD

LA: SHANE MEIGER

Estimator: MARK LORIMER

Room	Earthquake Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy
Lounge	N				
Dining Room	Y	✓			APPLY SEALANT AND PAINT JAMB SEPARATION. RAKE OUT STOP & PAINT WALLS.
Kitchen	Y	✓			APPLY SEALANT TO JAMB SEPARATION & PAINT WALLS.
Family Room					
Bedroom 1	Y	✓			RAKE OUT, STOP & PAINT WALLS.
Ensuite	Y	✓			RAKE OUT, STOP & PAINT WALLS.
Bedroom 2	N				
Bedroom 3	Y	✓			APPLY SEALANT & PAINT JAMBS.

SM. JH.

Checked

07.01.11.

2010/121188

Affix label here

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N				
Bathroom	N				
Toilet 1	N				
Toilet 2	N				
Office / Study	Y	✓			SEAL & PAINT FEATURE WALL
HALL 1 Rumpus	Y	✓	✓		APPLY SEALANT & PAINT WALLS. RAKE OUT, STOP & PAINT CEILING.
Entry / Hall(s) 2	N				
Stairwell	N/A				
Laundry	Y	✓			RAKE OUT, STOP & PAINT WALLS.
Garage 1.	N				
BED 5 Other	Y	✓			APPLY SEALANT TO JAMB SEPARATION. BROKEN WINDOW BEING REPAIRED BY OWNER & WILL FORWARD INVOICE.

J.M. G.H.

.....
Initials)

2010/12/188

Affix label here

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	N	
	South	Y	PAINT WALL
	East	N	
	West	N	
Decks		N	
CHIMNEY GAS BURNER METAL FLUE	Base	N	
	Ceiling Cavity	N	
	Above Roof	N	
	Fireplace	N	

JM. GH

.....
Initials

2010/12/188
Affix label here

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N/A.	
Services	N	
Other Dwelling Items	N/A	
Outbuildings SHED	N	
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

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

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

Signature of Claimant:

Dated:

6/1/11

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

Statement of Claim Checklist

Date:21/01/2011

Claim Number:CLM/2010/121188

Author:Michelle

Claimant:

Situation of Loss:21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051

Loss Adjuster:

Estimator:

Internal Damage Items

Room	Damage	Walls	Ceiling	Floor	Description of Damage	Estimate
Lounge	No	N	N	N		
Dining Room	Yes	Y	N	N	Combined/Kitchen/Family - Apply sealant and paint. Jamb separation, Rake out stop & paint walls	
Kitchen	Yes	Y	N	N	Apply sealant to jamb separation & paint walls	
Family Room	No	N	N	N		
Bedroom 1	Yes	Y	N	N	Rake out, stop & paint walls	
En Suite	Yes	Y	N	N	Rake out, stop & paint walls	
Bedroom 2	No	N	N	N		
Bedroom 3	Yes	Y	N	N	Apply sealant & paint jambs	
Bedroom 4	No	N	N	N		
Bathroom	No	N	N	N		
Toilet 1	No	N	N	N		
Toilet 2	Yes	N	N	N		
Office/Study	Yes	Y	N	N	Seal & paint feature wall	
Rumpus	Yes	Y	Y	N	Hall 1 - Apply sealant & paint walls, Rake out, stop & paint ceiling	
Entry/Hall(s)	No	N	N	N	Hall 2 -	
Stairwell		N	N	N		
Laundry	Yes	Y	N	N	Rake out, stop & paint walls	
Other #1	Yes	N	N	N	Garage	
Other #2	No	N	N	N	Bed 5 - Apply sealant to jamb separation, broken window being repaired by owner & will forward invoice.	
Other #3	No	N	N	N		
Total						\$0.00

External Damage Items

Item	Event Damage	Description of Damage	Appoint Engineer	Estimate
Roof	No		N	

External Walls	North	No		N	
External Walls	South	Yes	Paint wall	N	
External Walls	East	No		N	
External Walls	West	No		N	
Decks		No		N	
Chimney	Base	No	Gas burner metal flue	N	
Chimney	Ceiling Cavity	No		N	
Chimney	Above Roof	No		N	
Chimney	Fireplace	No		N	
Foundations		No		N	
Piling				N	
Services		No		N	
Other Dwelling Items				N	
Outbuildings		No	Shed	N	
Land & Retaining Walls		No		N	
				Total	\$0.00

EQR Cost Settlement

Instructions: Enter the relevant claim number in the first orange highlighted cell (B5) to populate the information from Data Warehouse.
If any alterations are required to be made to the Information from Data Warehouse (eg removal of Clean Heat, or Claim Handling Expenses), this can be altered by entering the amount of the alteration in column F, and the type of alteration in column G, and an explanation for the alteration in column I.

Claim Number **Claim Number 1**
CLM/2010/121188 CLM/2010/121188

	Invoice Repair Period	Supplier Name	Amount	Alteration to be made	Type of Alteration	Total Amount	Comments about Alteration
Invoice Number 1	25/10/13 - 25/10/13	C & La Gray Builders Limited	\$ 30,876.81			\$ 30,876.81	
Invoice Number 2						\$ -	
Invoice Number 3						\$ -	
Invoice Number 4						\$ -	
Invoice Number 5						\$ -	
Invoice Number 6						\$ -	
Invoice Number 7						\$ -	
Invoice Number 8						\$ -	
Invoice Number 9						\$ -	
Invoice Number 10						\$ -	
Invoice Number 11						\$ -	
Invoice Number 12						\$ -	
Invoice Number 13						\$ -	
Invoice Number 14						\$ -	
Invoice Number 15						\$ -	
Invoice Number 16						\$ -	
Invoice Number 17						\$ -	
Invoice Number 18						\$ -	
Totals			\$ 30,876.81	\$ -		\$ 30,876.81	

Calculate Excess

Instruction Enter relevant data into the fields highlighted orange. The excess owed by the Customer is provided in the blue field. When entering settlement, enter the gross settlement (amount paid + excess deducted).
All Substantive Repair costs will be copied from the values in the EQR Cost Settlement tab.

Below are the values used to calculate outstanding excess on a property level basis.

Number of Claims Attributed Damage: 2 Damage Address 21 CROFTWOOD LANE, HAREWOOD, CHRISTCHURCH 8051 CLM/2010/121188
Is the Claim Apportioned? No
Is the Claim a MUB2? No

	Total	CLM/2010/013262	CLM/2010/121188	Claim 3	Claim 4	Claim 5	Claim 6	Claim 7	Claim 8	Claim 9	Claim 10	Claim 11	Claim 12
Is Damage Attributed to this Event?		Yes	Yes										
The Reason Damage is Attributed		Major Event	Major Event										
Total Building Payments in ClaimCenter	\$ 689.82		\$ 689.82										
EQR Repair Costs	\$ 30,876.81	\$ 15,438.41	\$ 15,438.41										
Dwelling Settlement Per Claim	\$ 31,566.63	\$ 15,438.41	\$ 16,128.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Contents Settlement	\$		-										
Total Per Claim	\$		\$ 16,128.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dwelling Excess Paid	\$ 200.00	\$ 200.00	\$ -										
Contents Excess Paid	\$ -	\$ 0.00	\$ -										
Total Excess	\$ 400.00	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Claim Excess Owed Total	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Recovery Reserve	\$ 200.00												



Tax Invoice

Smith&Smith PO Box 17307 Greenlane Auckland 1061 Account Enquiries - 09 2712539	Ref number	1119697	Branch	Christchurch Russley Rd 778
	Date	19-Jan-11	Address	92 Russley Road Christchurch 8042
	GST Number	51-955-609	Telephone No.	0800 80 90 80

Customer:

EQC-EarthQuake Commission
PO BOX 790
Wellington Central NZ
Wellington Central
6011

Customer Code

7379813

Client:

EQC-EarthQuake Commission
21
Croftwood Lane
Harewood
8051

Description	Type	Product	Qty	Size	SQM	Value Inc GST
Reglaze Double Glazed Unit Aluminium 5MM Clear Toughened 1				988 x 1140	1.13	\$689.82

Related Invoice Number	Insurance Excess	\$0.00
	Nett Value	\$599.84
	GST Content	\$89.98
	Gross Value	\$689.82

Notes

Insurance Details

Contact Name David Mercer
Policy Number
Date Break Discovered
Cause of Breakage Not Known
Due Date
Claim Number
Intermediary Unknown Broker

Job Details

Contact Tel. [REDACTED]
Order Number clm/2010/121188
Job Number 1162482
PRA Number clm/2010/1
Work Completed 19-Jan-2011
Glazier Solas Salifatu



OPTING IN TO THE PMO SCHEME

Claim Number: 2010/013262 and 2010/121188

Claimant Name: [REDACTED]

Damage Address: 21 Croftwood Lane, Harewood, Christchurch 8051

I have read the enclosed letter and would like to Opt In to the Project Management Office scheme. I understand that I will be contacted by the Project Management Office in due course.

Signed: _____

DMercer *pgmmerc*

Name: _____

David Mercer *Pamela Mercer*

Dated: _____

26/3/13 *26.3.13*



Statement of Claim Checklist / Repair Strategy

Date: 6-1-11Author: SHANE MEIGRClaim No: 2010 / 121188Claimant: DAVID JOHN MERGERSituation of Loss: 21 CROFTWOOD LANE
HAREWOODLA: SHANE MEIGREstimator: MARK LORIMER

Room	Earthquake Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy
Lounge	N	✓	✓		Walls - RSP 55m ² . Floor frame - 7.5m ² .
Dining Room	Y	✓	✓		APPLY SEALANT AND PAINT JAMB SEPARATION. RAKE OUT STOP & PAINT WALLS.
Kitchen	Y	✓	✓		APPLY SEALANT TO JAMB SEPARATION & PAINT WALLS. 40m ² - walls. Tiler - small job.
Family Room					
Bedroom 1	Y	✓			RAKE OUT, STOP & PAINT WALLS. 20m ² .
Ensuite	Y	✓			RAKE OUT, STOP & PAINT WALLS.
Bedroom 2	N				
Bedroom 3	Y	✓			APPLY SEALANT & PAINT JAMBS.

SM *JH*

Checked

January 07.01.11.

2010/121188

Affix label here

SOC / Repair Strategy - Page 2

Version 2

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N				
Bathroom	N				
✓ Toilet 1	N	✓			1.8 x 2.2 x 2.2 H. RSP.
Toilet 2	N				
Office / Study	Y	✓			SEAL & PAINT FEATURE WALL RSP 15m ² .
✓ HALL 1 Rumpus	Y	✓	✓		APPLY SEALANT & PAINT WALLS. RSP. RAKE OUT, STOP & PAINT CEILING.
Entry/ Hall(s) 2	N	✓			RSP
Stairwell	N/A				
✓ Laundry	Y	✓			RAKE OUT, STOP & PAINT WALLS.
Garage 1.	N			✓	Grind/Expoxy. 18mtrs. Paint floor. 6.4 x 10.4mtrs.
BED 5 Other	Y	✓			APPLY SEALANT TO JAMB SEPARATION. BROKEN WINDOW BEING REPAIRED BY OWNER & WILL FORWARD INVOICE. Paint only

Jm. GH.

.....
Initials

2010/12/188

Affix label here

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	N	
	South	Y	PAINT WALL Elastomeric
	East	N	7.2mtrs - 3.2 High.
	West	N	
Decks		N	
CHIMNEY GAS BURNER METAL FLUE	Base	N	
	Ceiling Cavity	N	
	Above Roof	N	
	Fireplace	N	

JM. JH

.....
(Initials)

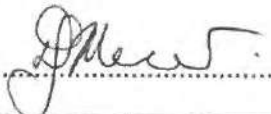

2010/12/188
Affix label here

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N/A.	
Services	N	
Other Dwelling Items	N/A	
Outbuildings SHED	N	RSP. 3.9 x 3 x 2.4 walls.
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

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

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

Signature of Claimant:  Dated: 6/1/11 

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

.....
(Initials)

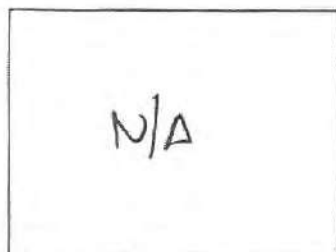
Estimators Name: MARK LORIMER ^{MERCER}

Page 1 of 3

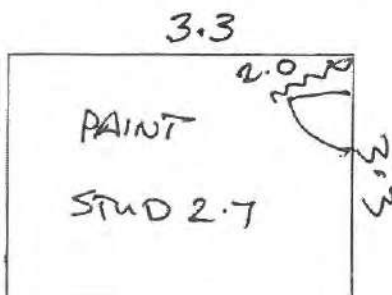
Date: 6/1/11

Claim Number: 2010/121128

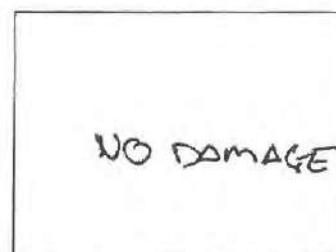
Estimators Name: Mark Lorimer



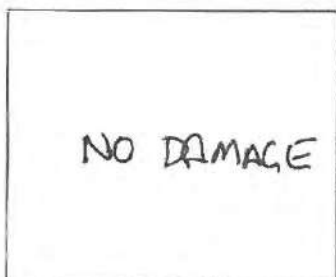
Stairwell



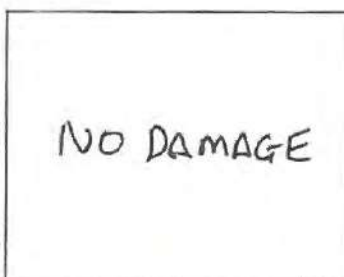
Laundry



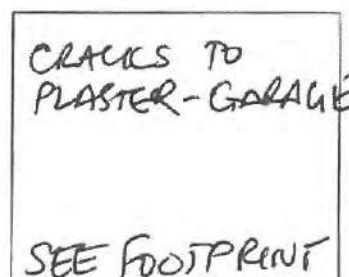
Outbuildings/Garage ①



Roof



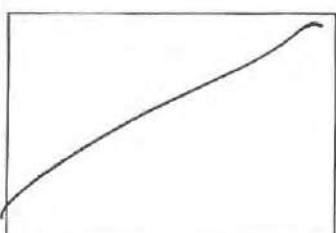
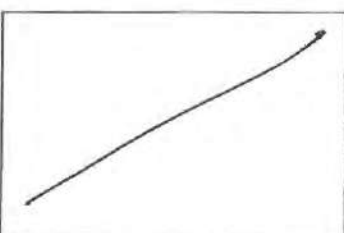
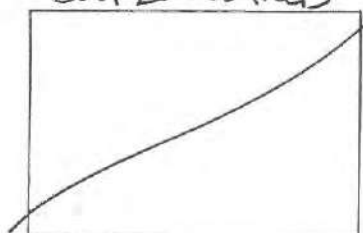
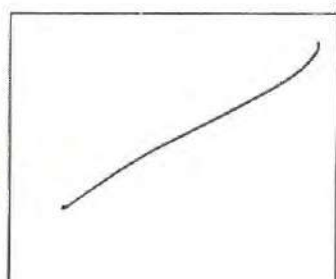
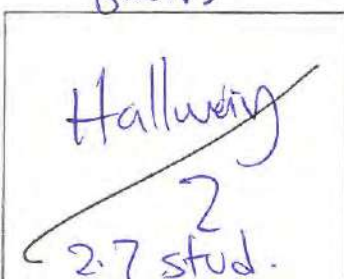
Foundation
8 mtrs



Exterior



OUTBUILDINGS



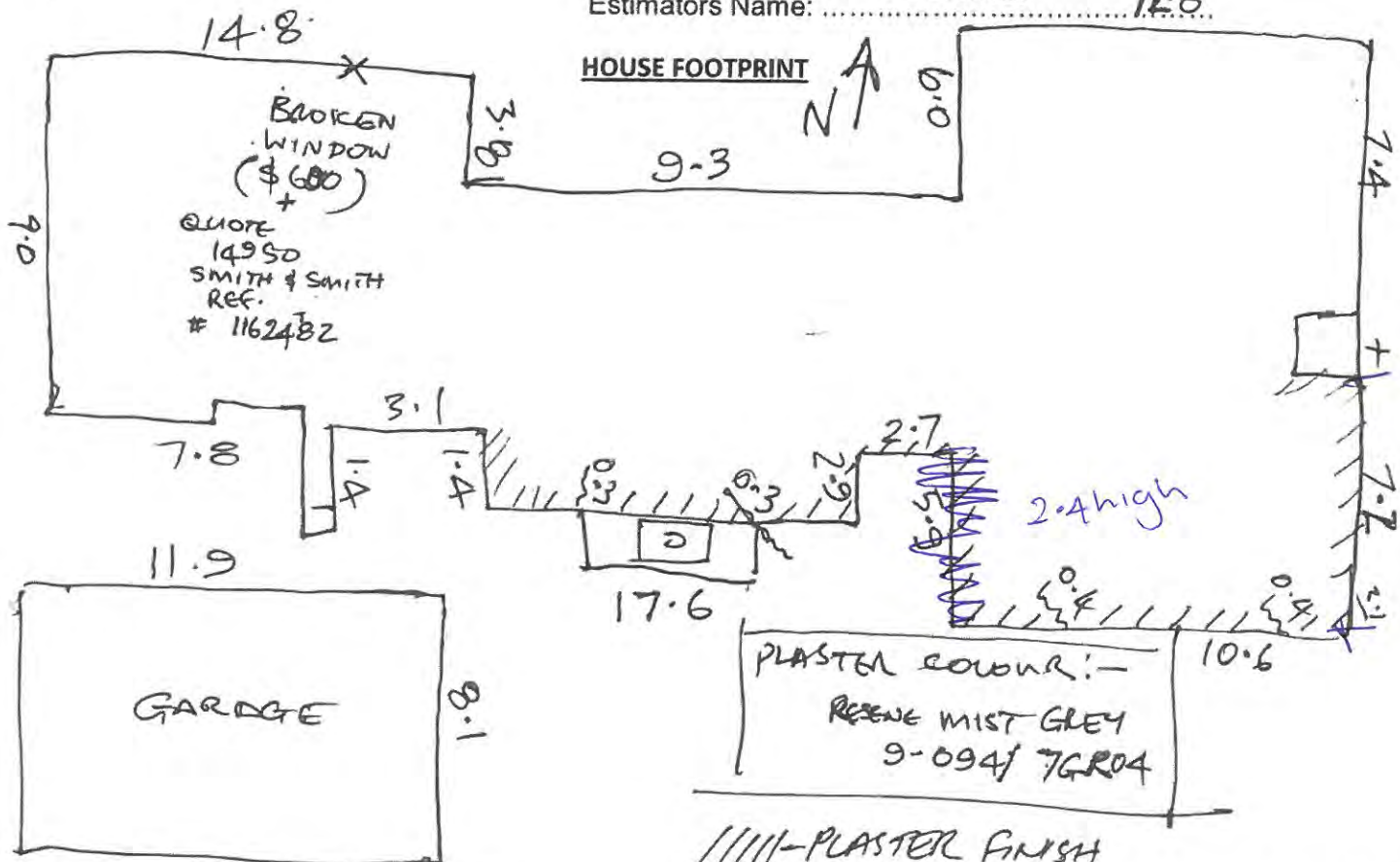
Legend

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

Date: 6/1/11

Claim Number: 2010/121188

Estimators Name: Mark Lorimer 12.8



Area m ² :	420
Stud Heights:	2.7
Wall Finish:	Wallpaper Plastered <u>Paint finish</u>
Other	N/A
Services:	Specify damage: NIL
Chimneys: 1	Construction type: STONE Height: 4.6 NO DAMAGE Damage description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber Concrete Ring <u>Concrete Slab</u> Other (Specify): Minor Moderate Severe House moved off foundations?: NO DAMAGE Concrete slab cracked? Crack width: N/A Crack length:.....
Roof:	Framed <u>Trussed</u> Type: Clay Tiles Concrete tiles Metal tiles <u>Rolled Metal</u> Other Damage: NO DAMAGE
Cladding Type:	<u>Weatherboard</u> Brick Veneer Hardiplank <u>Other PLASTER</u>

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains all records of EQR involvement for the property.



CLM/2010/121188 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2010/121188	Hub Zone	Burnside Hub
Contractor Name	C & LA Gray Builders Limited	Supervisor	Geoff Paterson
Property Address	21 CROFTWOOD LANE, HAREWOOD	Main Contact Name	DAVID MERCER
Customer name	[REDACTED]	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Geoff Paterson (EQR)	Form Completed	23/07/2013 04:09:19 p.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Additional Damage	Lounge	Walls	Walls - RSP 55m2 Door Frame - Gapfill/Paint 7.5 mtrs	
Alternative Repair Strategy, Additional Damage	Kitchen/Dining/Family	Walls, Ceiling, Floor	Ceiling - Paint 87.6 m2 Floor- Tiler small job Fee Walls - RSP 115m2 [Reduced area]	
Alternative Repair Strategy	Bedroom 1	Walls	RSP 20 m2	
Additional Damage	Toilet 1	Walls	RSP 31 m2	
Alternative Repair Strategy	Office/Study	Walls	RSP 15 m2	
Alternative Repair Strategy	Hallway 1	Walls	Walls RSP	
Additional Damage	Hallway 2	Walls	RSP	
Additional Damage	Garage	Floor	Grind/Expoxy 18 mtrs Paint Floor 66.56 m2	
Alternative Repair Strategy	Bedroom 5	Walls	Paint Only	
Alternative Repair Strategy	Elevation South	Walls	Elasticmeric Paint 44.5 m2	
Additional Damage	Elevation East	Walls	Elasticmeric Paint 24 m2	
Additional Damage	Outbuilding	Walls	RSP 33.12	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Geoff Paterson

23/07/2013

Name

Signature

Date

EQC Representative:

23/07/2013

CLM/2010/121188 - Scope Change Summary

Name

Signature

Date

Contract Quote

Revision

Claim No:	CLM/2010/121188	Contractor	Colin Gray
Claimant:		Address:	16 Kent Lodge Avenue, Chch
Site Location:	21 Croftwood Lane, Harewood	Accreditation No:	EQRC0745
EQR Supervisor:	Geoff Paterson	Contractor Phone:	0275315825
		GST No:	95-579-523
Date:	15/08/2013	Total Price (Incl. GST)	\$30,876.81

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim.

The work described in this document covers the full scope of work stated in EQC Statment of Claim.

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge:	Walls - Rake, stop, paint	55	30			1650
	Door Frame - Gap fill, paint	7.5	13			97.5
				0		
				0	0	
Dining/ Kitchen/ Family Room:	Ceiling - Paint	87.6	21			1839.6
	Walls - Rake, stop, paint	115	30			3450
	Floor - Tiler (small job fee)	1	200			200
				0	0	
Kitchen:	Above			0		
				0		
				0		
				0	0	
Family Room	Above			0		
				0		
				0		
				0	0	
Bedroom 1:	Walls - Rake, stop, paint	20	30			600
				0		
				0		
				0	0	
Bedroom 2:	n/a			0		
				0		
				0		
				0	0	
Bedroom 3:	Doors - Apply sealant and paint jambs	12	13	156		
				0		
				0		
				0	156	

Contract Quotation

Address: 21 Croftwood Lane, Harewood

Claim #: CLM/2010/121188

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:	n/a			0		
				0		
				0		
				0		
				0	0	
Bedroom 5:	Walls - Paint	31.86	20			637.2
				0		
				0		
				0		
				0	0	
Ensuite:	Walls - Rake, stop, paint	31.32	30	939.6		
				0		
				0		
				0		
				0	939.6	
Bathroom 1:	n/a			0		
				0		
				0		
				0		
				0	0	
Bathroom 2:	n/a			0		
				0		
				0		
				0		
				0	0	
Toilet 1:	Walls - Rake, stop, paint	31	30			930
				0		
				0		
				0		
				0	0	
Toilet 2:	n/a			0		
				0		
				0		
				0		
				0	0	
Office/Study:	Walls - Rake, stop, paint	15	30			450
				0		
				0		
				0		
				0	0	
Rumpus:	n/a			0		
				0		
				0		
				0		
				0	0	

Contract Quotation

Address: 21 Croftwood Lane, Harewood

Claim #: CLM/2010/121188

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Hallway 1/ Entry:	Walls - Rake, stop, paint	60.48	30			1814.4
	Ceilings - Rake, stop, paint	25.12	30	753.6		
				0		
				0		
				0	753.6	
Hallway 2:	Walls - Rake, stop, paint	50.22	30			1506.6
				0		
				0		
				0	0	
Stairwell:	n/a			0		
				0		
				0		
				0	0	
Laundry:	Walls - Rake, stop, paint	35.64	30	1069.2		
				0		
				0		
				0	1069.2	
Garage:	Floor - Grind out, epoxy fill	18	120			2160
	Floor - Paint	66.56	35			2329.6
				0		
				0	0	
Conservatory:	n/a			0		
				0		
				0		
				0	0	
Other:	n/a			0		
				0		
				0		
				0	0	
Roof:	n/a			0		
				0		
				0		
				0	0	
External Walls: North	n/a			0		
				0		
				0		
				0	0	

Contract Quotation

Address: 21 Croftwood Lane, Harewood

Claim #: CLM/2010/121188

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South	Paint wall - elasticmeric paint	44.5	40			1780
				0		
				0		
				0		
				0	0	
External Walls: East	Paint wall - elasticmeric paint	24	40			960
				0		
				0		
				0		
				0	0	
External Walls: West	n/a			0		
				0		
				0		
				0		
				0	0	
Outbuilding:	Walls - Rake, stop, paint	33.12	30			993.6
				0		
				0		
				0		
				0	0	
Chimney Base:	n/a			0		
				0		
				0		
				0		
				0	0	
Chimney:	n/a			0		
				0		
				0		
				0		
				0	0	
Other	n/a			0		
				0		
				0		
				0		
				0	0	
Fireplace:	n/a			0		
				0		
				0		
				0		
				0	0	
Foundation:	n/a			0		
				0		
				0		
				0		
				0	0	

Contract Quotation

Address: 21 Croftwood Lane, Harewood

Claim #: CLM/2010/121188

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Piling:	n/a			0		
				0		
				0		
				0		
				0	0	
Scaffolding	not required			0		
				0		
				0		
				0		
				0	0	
				0		
				0		
				0		
				0		
				0	0	
				0		
				0		
				0		
				0		
				0	0	
P&Gs	Removal of rubbish	1	100	100		
	Floor Protection (extra large property)	250	3	750		
	Builder's Clean (daily clean on site)	15	22.5	337.5		
	Commercial Clean (extra large property)	1	450	270		
	Electrical (removal of kitchen/dining/family lights)	1	400	400		
	Project Management	15	45	675	2532.50	
Subtotal (excl. GST)					\$5,450.90	\$21,398.50
Add 15% GST					\$817.64	\$3,209.78
Total Incl. GST					\$6,268.54	\$24,608.28

Grand Total with Scope Changes Ext. GST

\$26,849.40

Grand Total with Scope Changes Incl. GST

\$30,876.81

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

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

To:
C & LA Gray Builders Limited
16 Kent Lodge
Avonhead
Christchurch
Phone 027 531 5825
Email grayones@xtra.co.nz

Order No E016-01362

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **EQRC0745**
Contractor Code **S828**

From:
Hub **Burnside Hub**
Works Order Date **26-Aug-2013**

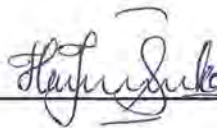
Project Number **E016**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2010/121188	21 CROFTWOOD LANE, HAREWOOD	01-Sep-2013	26,849.40
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 26,849.40

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

Authorised By **Ishari Samarasinghe**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature



IMPORTANT

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

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

Defects Liability Certificate

Claim Number	CLM/2010/121188		
Date of Completion	15/10/2013	Date defect period ends	13/01/2014
Property address	21 CROFTWOOD LANE, HAREWOOD		
Main contractor	C & LA Gray Builders Limited		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:-

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

This Certificate

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

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

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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Geoff Paterson

Date of issue 2/07/2014

on behalf of Fletcher EQR acting as agent to EQC

Practical Completion Certificate

Claim Number	CLM/2010/121188	Date of Completion	16/10/2013
Property address	21 CROFTWOOD LANE, HAREWOOD		
Main contractor	C & LA Gray Builders Limited		
Principal	Earthquake Commission (EQC)		

Practical Completion

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

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

the contractor has fulfilled its obligations under the Contract.

This Certificate

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

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

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

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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Geoff Paterson

Date of issue

3/07/2014

on behalf of Fletcher EQR acting as agent to EQC

Practical Completion Certificate

Claim Number	CLM/2010/121188	Date of Completion	16/10/2014
Property address	21 CROFTWOOD LANE, HAREWOOD		
Main contractor	C & LA Gray Builders Limited		
Principal	Earthquake Commission (EQC)		

Practical Completion

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

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

the contractor has fulfilled its obligations under the Contract.

This Certificate

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

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

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

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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Geoff Paterson

Date of issue

3/07/2014

on behalf of Fletcher EQR acting as agent to EQC

Construction Completion Inspection – Hardcopy Version



- This form is to be used only if the iPad is unable to be used at the Completion Inspection.
- Retain the completed copy this form in the Claim File.

PROPERTY DETAILS

Claim Number 2010/121188 Hub Zone Burnside
 Property Address 21 Croftwood Ln Supervisor Geoff Patterson
Harewood Chch Contractor Name C & LA Gray
 Primary Contact Name David Mercer
 Date Started _____ Date Completed _____

DESCRIPTION OF WORKS

DEFECTS

DEFERRED WORKS

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

Contractor Signature:

Colin

Name



Signature

16-10-13

Date

Homeowner/Agent Signature:

David Mercer

Name



Signature

16/10/03

Date

Contracts Supervisor:

Geoff Patterson

Name



Signature

16/10/13

Date

on behalf of the Fletcher Construction Company as agent to EQC

em. 18/10/13
20 days

Contractor's Producer Statement for Construction PS3

Contract: EQ Repairs
Location: 21 Croftwood Lane, Harewood

Issued by

Contractor: C & L A Gray Builders Ltd
LPB Licence No: BP101478

Preamble

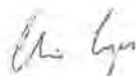
The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

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

Statement I, COLIN GRAY, undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of the work covered by this statement:

Claim Number: CLM/2010/121188



Signed by/date

16 October 2013

CONTRACTORS FINAL ACCOUNT AGREEMENT



Hub	Burnside	Company	C & L A Gray Builders Ltd
Claim no	CLM/2010/121188	Address	16 Kent Lodge Avenue, Chch 8042
Customer Name		Phone	342 4419
Site Address	21 Croftwood Lane, Harewood	Mobile	0275 315825
EQR Contracts Supervisor	Geoff Paterson	Accreditation No	EQRC0745
Date	16 October 2013	GST	95-579-523

(a) Original Contract Value \$26,849.40
(b) Variations \$ 0

Final Contract Value \$26,849.40
Less Previous Payments \$ 0

Amount for Final payment \$26,849.40 + GST

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

Start Date: 1 October 2013

Finish Date: 15 October 2013

Signature of contractor:

Date: 16 October 2013

Signature of supervisor:

Date: 22/10/13

Signature of quantity surveyor:

Date: 23-10-13

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		
2010013262	21 CROFTWOOD LANE, HAREWOOD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-C & LA Gray Builders Limited ***** (S828)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	22-12-2014
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	22-12-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2010/121188 21 CROFTWOOD LANE	E016	F3	0	11,216.76	11,216.76	0.00	15,632.64	15,632.64	0.00	26,849.40	26,849.40
Property Total			0	11,216.76	11,216.76	0.00	15,632.64	15,632.64	0.00	26,849.40	26,849.40

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2010/121188 21 CROFTWOOD LANE		Substantive Works - Primary	CLOSED OUT-C & LA Gray Builders Limited ***** (S828)	COMPLETIONS	26,849.40	7	26,849.40	26,849.40
Transmitted To Hub -> Claim File Review Complete			DLC ISSUED NO DEFECTS OR DEFERRED WORKS 03-Jul-2014 HM EBV-02768					
Property Total					26,849.40	7	26,849.40	26,849.40

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2010/121188	E016-01362	Substantive Works - Primary - 30-Jan-2011	CLOSED OUT-C & LA Gray Builders Limited ***** (S828)	COMPLETIONS	Ishari Samarasinghe	Issued	26/08/2013	26,849.40
Property Total								26,849.40

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		
2010013262	21 CROFTWOOD LANE, HAREWOOD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-C & LA Gray Builders Limited ***** (S828)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	22-12-2014
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	22-12-2014

Claims / Certs / Payables

S828		CLOSED OUT-C & LA Gray Builders Limited *****									
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim				
CLM/2010/121188	Subst OB	Substantive Works	32	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,216.76				
CLM/2010/121188	Subst BV	Scope Addition	32	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,721.59				
CLM/2010/121188	Subst BV	Scope Alternative	32	EQR\JamesWa	\$0.00	23-Oct-2013	\$3,911.05				
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes			
CLM/2010/121188	Subst OB	Substantive Works	31	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,216.76	INV 0183			
CLM/2010/121188	Subst BV	Scope Addition	31	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,721.59	INV 0183			
CLM/2010/121188	Subst BV	Scope Alternative	31	EQR\JamesWa	\$0.00	23-Oct-2013	\$3,911.05	INV 0183			
S828	CLOSED OUT-C & LA Gray Builders Limited ***** Total					Claims	\$26,849.40	Certs	\$26,849.40	Payables	\$0.00
Property Total						Claims	\$26,849.40	Certs	\$26,849.40	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2010/121188	Defects Liability Certificate	Burnside Hub	03/07/2014
CLM/2010/121188	Construction Completion Inspection	Burnside Hub	30/10/2013
CLM/2010/121188	Practical Completion Certificate	Burnside Hub	03/07/2014
CLM/2010/121188	Practical Completion Certificate	Burnside Hub	03/07/2014
CLM/2010/121188	Final Account Agreement	Burnside Hub	30/10/2013
Property Total			Finalisation Documents Present: 5

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		
2010013262	21 CROFTWOOD LANE, HAREWOOD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-C & LA Gray Builders Limited ***** (S828)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	22-12-2014
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	22-12-2014

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/121188	21 CROFTWOOD LANE	No	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S828 CLOSED OUT-C & LA Gray Builders Limited *****	Accredited	EQRC0745	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

C & L A Gray Builders Ltd

Accreditation No. EQRC0745

16 Kent Lodge Avenue
Christchurch 8042
E mail: grayones@xtra.co.nz

Cell: 0275 315825
Home: (03) 342 4419
Fax: (03) 342 4431

Tax Invoice

GST No. 95-579-523
Date: 16 October 2013
Invoice No: 0183

Bill To: Fletchers Construction Co Ltd (EQC Work)

Details	Total
CLAIM NO: CLM/2010/121188	
Order No. E016-01362	
21 Croftwood Lane, Harewood	
Client Name: [REDACTED]	
Payment for work carried out at 21 Croftwood Lane, Harewood	\$26,849.40
GST @ 15%	\$4,027.41
TOTAL	\$30,876.81

Please pay by cheque to **C & L A Gray Builders Ltd**, 16 Kent Lodge Avenue, Christchurch or alternatively payment may be made to **Westpac** 03 1700 0255180-00.

Guinside Park	
Received	16-10-13
Entered	23-10-13
Checked	23-10-13

EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2010 121188

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

PROPERTY ADDRESS:

21 Croftwood Lane
Harewood

DATE

HUB Burnside

PROPERTY CONTACT NAME:

David Mercer

CONT. SUPERVISOR

Geoff Paterson

CONTACT DETAILS:

PH.(1)

PH.(2)

CONTRACTOR:

C & LA Gray

SITE SUPERVISOR NAME:

CONTACT DETAILS: PH.

EMAIL:

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

Cosmetic interior / Exterior

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

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

Provided to homeowner/agent Name: Geoff Paterson

Date:

16/10/13

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

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

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

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

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

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

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

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

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

CLM/2010/121188 - Appointment Booking Form

Property Details

Claim Number	CLM/2010/121188	Hub Zone	Burnside Hub
Contractor Name	C & LA Gray Builders Limited	Supervisor	Geoff Paterson
Property Address	21 CROFTWOOD LANE, HAREWOOD	Main Contact Name	DAVID MERCER
Customer name	[REDACTED]	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Anne Cairns (EQR)	Form Completed	17/07/2013 03:06:17 p.m.

Appointment Booking Details

Good Morning / Afternoon, my name is I am ringing on behalf of Fletcher EQR. We have been appointed by EQC to manage repairs at your property caused by the Earthquakes.

I would just like to confirm that I am speaking to DAVID MERCER	Yes
Are you the owner of 21 CROFTWOOD LANE, HAREWOOD and are you authorised to make decisions regarding repairs?	Yes

I would like to make an appointment for Geoff Paterson to meet with you to look at the repairs required to your property. Firstly I would like to ask you a few questions for our records.

Is there anyone other than yourself authorised to make decisions regarding the repair of the property?	No
Can I get their contact details?	
Customer Representative Name	
Customer Representative Phone	
Who can provide access to the property?	Homeowner
Other Comments:	
Can I get their contact details?	
Access Provider Name	
Access Provider Phone Number	

I will need to send you an "Authorised Representative" Form to complete. We will be unable to work with this person until you have signed and returned this form.

Did you receive a copy of the homeowner guide?	
If no, would you like one sent to you?	
Can I confirm that you are happy to remain in the Fletcher EQR managed repair program and use a Fletcher accredited contractor?	Yes - Fletcher nominated contractor

If homeowner nominated contractor: Please be aware that your nominated contractor must go through the Fletcher EQR accreditation process.

Who is your nominated contractor?	
-----------------------------------	--

Thank you, I will need to make sure your contractor is accredited and available to start the work. We will call you back once we have confirmed your contractor's details and availability.

CLM/2010/121188 - Appointment Booking Form

Has any payment been made by EQC for damage to this property?		
Can you tell me which claim that was on and what the payment was for?		
<i>If yes: "We need to go check with EQC the current status of your claims before we proceed. We will call you back once we have clarified the situation with EQC."</i>		
Is there any reason the repair process may be delayed?		
Comments:		
Dates that home owner not available	From:	To:
Has there been any liquefaction on the property?	No	
Comments:		
Does your property have any special heritage status?		
Comments:		
Is there anyone living at the property with health concerns or other issues that we may need to be aware of?	No	
Comments:		
Are there any dogs on the property? If so, they will need to be controlled during the scope visit for health and safety reasons.	No	
Are there Hazards present on the Property?		
Comments:		
Has the Property Lost a source of Heating?		
Comments:		
Date/Time of scope	23/07/2013 01:30:00 p.m.	
Can I just verify that your preferred method of contact is still [post/email]	Email	
Postal Address	<div style="background-color: black; width: 150px; height: 20px;"></div>	
Email Address		

Thank you for your time and assistance. We will send you confirmation of the time & date of the appointment. This letter will include the name of your supervisor and contractor. Now is a good time to contact your insurance company and let them know that a contractor is coming to your property, as it is a requirement of most insurance policies that they are notified when construction works are undertaken.

Office Use Only;	
Confirm nominated accreditation	
Accreditation No.	

CLAIM FILE REVIEW

CLAIM NUMBER 2010 121188

Property Address

21 Croftwood Lane
Harewood

Date

Hub

Burnside

- The steps of this *Claim File Review* align with the Quality Checks shown in the Claim Process diagram. Reviews for each section should be carried out at the step of the claim process shown.
- It is intended for use with Claims processed using current procedures - Older Claims may have differing document requirements.
- Where possible all hardcopy documents should be scanned into Sharepoint prior to ticking that they are present.

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CONTRACTS ADMIN

DATE

QUALITY CHECK

The following documents are required for all claims

- ☒ EQC Claim Assessment
- ☐ EQC Estimate*
- ☒ Appointment Booking Form
- ☒ Letter - Confirmation of Appointment
- ☐ Site Scope Meeting Record
- ☒ Scope Change Summary (EQC Approved)
- ☐ Asbestos Scoping Checklist
- ☐ Electrical Assessment Checklist

The following additional documents are required if the associated criteria are present

New Primary Contact Required = YES

☐ Authorised Contact Form

Relocation required = YES

☐ Insurance Advice Note☐ Relocation Initiation☐ Letter - Relocation of Contents

Asbestos Test Req'd = YES

☐ Asbestos Test Report

Electrical Assessment Req'd = YES

☐ Electrical Assessment

Technical Input = NO

☒ Exempt Building Work Record

Technical Input Required = YES

☐ Building Consent☐ GeoTech Reports / Specifications☐ Engineers Reports / Specifications☐ Specialist Contractor Reports☐ Architects Reports / Specification☐ Producer Statement - Design (PS1)

Any File Notes

☐ EQC File Note☐ EQR File Note

17

QS ADMIN

DATE

QUALITY CHECK

The following documents are required for all claims

- ☒ Contractor Quote*
- ☒ SSSP
- ☐ SSSP-Evaluation
- ☒ Works Order*

The following additional documents are required if the associated criteria is present

High Risk Work = YES

☐ Task Analysis☐ Task Analysis Evaluation

File Notes

☐ EQC File Note☐ EQR File Note

Documents with * are financial documents and are filed in the Commercial Folder

CLAIM FILE REVIEW

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CONTRACTS ADMIN

DATE

QUALITY CHECK

The following documents are required for all claims

- ☐ Site Commencement Meeting Record
- ☐ Specification of Finishes
- ☐ Project Monitoring Checklist
- ☒ Construction Completion Inspection
- ☐ Practical Completion Certificate
- ☒ Contractor Performance Evaluation

The following additional documents are required if the associated criteria is present

- ☐ Health and Safety Site Audit [if completed]
- ☐ Repair Management Assessment [if completed]

Variations = YES

- ☐ Variation Submittal(s)
- ☐ File Note (if completed)

Asbestos Test = POSITIVE

- ☐ Air Clearance Certificate

Chimney Replacement Programme = YES

- ☐ Installer Declaration PS3
- ☐ Building Consent
- ☐ Installer / Supplier Warranties
- ☐ Chimney Audit
- ☐ Homeowner Declaration

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QS ADMIN

DATE

QUALITY CHECK

The following documents are required for all claims

- ☒ Construction Budget*
- ☐ Contractor Payment Claim*
- ☒ Final Account Agreement*
- ☐ Payment Certificate

The following additional documents are required if the associated criteria is present

Payment Schedule Required = YES

- ☐ Payment Schedule*

Building Consent = YES

- ☐ Producer Statement (PS3) - Const.

File Notes

- ☐ EQC File Note
- ☐ EQR File Note

Documents with * are financial documents and are filed in the Commercial Folder

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OFFICE CO-ORDINATOR

DATE

QUALITY CHECK

The following documents are required for all claims

- ☐ Defects Liability Certificate

The following additional documents are required if the associated criteria is present

If any defects during DLP

- ☐ Corrective Action

Technical Input Required = YES

- ☐ Prod. Statement - Const. Review(PS4)

FINAL HUB FILE CHECK - Check of Complete Claim File to ensure all required documents are present

- ☐ All Required documents present
- ☐ All additional documents present

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ARCHIVE MANAGER - CENTRAL OFFICE

DATE

QUALITY CHECK

- ☐ Final File Check Complete
- ☐ Claim transferred to Archive

CONSTRUCTION BUDGET



The purpose of this form is to compare actual costs with the EQC reserve

** All amounts are GST EXCLUSIV/E unless otherwise noted

Claimant:	DJ & P.J Mercer	Contractor:	C & L A Gray Builders Ltd
Claim No.	2010/121188	Accreditation No	EORC0745
Site Address	21 Croftwood Lane	GST No.	95-570-523
	Burnside	Phone:	PH: 356 1844 MOB: 0275 315835
Hub	Burnside	QS	Ishari S
EQC Site Supervisor:	Geoff Paterson	Date	28 Aug 2013

Construction Budget	EQC	Contractor	PA CODING	EQC Sign	Date
EQC Reserve and Substantive Work Cost/Quote EXCL GST	\$ 13,662.00	\$ 26,849.40			
Add COMET calculation error	\$ -		OB		
Add COMET rate recalculation	\$ -		OB		
Minus for Non-contractor related	\$ -	\$ -			
Minus Chimney Reserve (for CRP jobs)	\$ -	\$ -			
Minus 2nd Stage Works	\$ -	\$ -			
Minus Negative Scope Alternatives	\$ -		OB		
Minus Scope Deletions	\$ -		OB		
Substantive Budget and Builder Quote	\$ 13,662.00	\$ 11,216.78	OB		
Add Scope Additions	\$ 11,721.59	\$ 11,721.59	BV		
Add Positive Scope Alternatives	+\$3,911.05	\$ 3,911.05	BV		
Add Asbestos	\$ -	\$ -	BV		
Other	\$ -	\$ -			
Other	\$ -	\$ -			
Add Heat Source Specialist Contractor		\$ -	OB		
Add Primary Contractor Quote		\$ 26,849.40	Check Works Order Value		
Approved Construction Budget	\$ 29,294.64	\$ 26,849.40	91.65%		

Contractor Quote is within EQC Mandate ☒ EXCL GST

Construction Budget to be submitted to EQC for review

☐ End GWT

Non-contractor costs	EQC	Costs	%	EQC Sign	Date
Consultants	\$ -	\$ -			
Consents	\$ -	\$ -			
Removals	\$ -	\$ -			
Content Movement Fees	\$ -	\$ -			
Electrical Assessment					
Asbestos Test					
Other	\$ -	\$ -			
Electrical					
EQC approved increases for above non contractor costs					
Total Non-contractor costs	\$ -	\$ -			

Chimney Replacement Program	EQC	Actual
COMET CRP Reserve	\$ -	
CRP Budget Increase	\$ -	
CRP Builders Work Quote		\$ -
CRP Heat Appliance Quote		\$ -
Historic CRP Unit \$		\$ -
Historic CRP Builders Works \$		\$ -
CRP Budget	\$ -	\$ -

Emergency Work Historical	EQC	Actual
Historical Emergency Works Costs		
1 Emergency Works E2		
2 Emergency Works E3		
3 Emergency Works E4		
4 Emergency Works E5		
Total Emergency Works Costs:	\$ -	\$ -

Variation Orders (VO)	EQC	Contractor	%	EQC Sign	Date
VO 1	\$ -				
VO 2	\$ -				
VO 3	\$ -				
VO 4	\$ -				
VO 5	\$ -				
Revised Construction Budget	\$ 29,294.64	\$ 26,849.40	91.65%		

TOTAL ADJUSTMENTS	EQC	Actual
	\$ 29,294.64	\$ 26,849.40

QS Name: Ishari S

Start: [Enter start]

Finish: [Enter finish]

Signature:

Date:

Contractor Performance Evaluation Assessment



Contractor Company Name: C&H Gray Builders

Claim number: 2010/121188 Address: 21 Croftwood Lane

Start Date: 2/10/13 Finish Date: 16/10/13

1. Pricing and Invoicing

QUANTITY SURVEYOR Name ishavi

Date 16/10/13

More than 50% of pricing required reworking. 2 or more rounds of negotiations.	Less than 25% of pricing required reworking. 1 round of negotiations.	No pricing required reworking. No negotiations required.
--	---	--

1	2	3	4	5
---	---	---	---	---

Comment:

2. Health and Safety

CONTRACTS SUPERVISOR Name Geoff

Date 16/10/13

Safety procedures did not meet EQR minimum standards.	Effective safety procedures were established and enforced.	Safety is clearly a priority.
---	--	-------------------------------

1	2	3	4	5
---	---	---	---	---

Comment:

3. Quality

Requires remedial work.	Finish done to a tradesman-like manner.	Finish done to a tradesman quality plus takes care of minor defects voluntarily.
-------------------------	---	--

1	2	3	4	5
---	---	---	---	---

Comment:

4. Performance of Subcontractors

Subcontractors were poorly managed. EQR intervention required on more than 1 occasion.	Management of subcontractors was satisfactory. EQR intervention required.	Subcontractors were well managed. No EQR intervention required.
--	---	---

1	2	3	4	5
---	---	---	---	---

Comment:

5. Homeowner Feedback

Dissatisfactory result. Valid complaint received from homeowner and/or poor resolution of issue.	Homeowner generally satisfied with results. Minor issues only.	Homeowner is very happy with result. Positive feedback given.
--	--	---

1	2	3	4	5
---	---	---	---	---

Comment:

6. Timeliness

PLANNER Name Helen Smith

Date 16/10/13

The contractor lacked a sense of urgency. Homeowner inconvenienced by delays.	Best endeavours made to keep on schedule.	A sense of urgency existed. Repairs were delivered on time or early.
---	---	--

1	2	3	4	5
---	---	---	---	---

Comment:

Once this form has been completed, please hand in this form to your CPE champion for inputting.

Form Completion Date: 18/10/13

EQC signoff: _____

COMPLETED

EQR Adjustment Line Management Listing: ALL EQR PA Adjustments (including CRP Budgets)

CLM/2010/121188 – 21 CROFTWOOD LANE, HAREWOOD

Resource	Project/ Hub	Agreement	Line Type	Value	Approval Type	Approval Status	ECM Assignment	Date	Description	Works Order Number
S000	E016		EQC OB	14261.8400	EQC Original Budget	Approved	Substantive Works - Primary - 30 Jan 2011	26 Aug 2013	EQC - Original Budget	E016-01362
S000	E016		EQC OB	-599.8400	Newer EQC Assessment	Approved	Substantive Works - Primary - 30 Jan 2011	26 Aug 2013	21 CROFTWOOD LANE, HAREWOOD	E016-01362
S000	E016		EQC OB	-11216.7600	EQC Budget Spend	Approved	Substantive Works - Primary - 30 Jan 2011	26 Aug 2013	21 CROFTWOOD LANE, HAREWOOD	E016-01362
S828	E016	C & LA Gray Builders Limited (S828) - Hub 14 Burnside (E016)	Subst OB	11216.7600	Substantive Works	Approved	Substantive Works - Primary - 30 Jan 2011	26 Aug 2013	21 CROFTWOOD LANE, HAREWOOD	E016-01362
S828	E016	C & LA Gray Builders Limited (S828) - Hub 14 Burnside (E016)	Subst BV	11721.5900	Scope Addition	Approved	Substantive Works - Primary - 30 Jan 2011	26 Aug 2013	21 CROFTWOOD LANE, HAREWOOD	E016-01362
S828	E016	C & LA Gray Builders Limited (S828) - Hub 14 Burnside (E016)	Subst BV	3911.0500	Scope Alternative	Approved	Substantive Works - Primary - 30 Jan 2011	26 Aug 2013	21 CROFTWOOD LANE, HAREWOOD	E016-01362
S000	E016		EQC OB	-2445.2400	Final Account Adjustment	Approved	Substantive Works - Primary - 30 Jan 2011	22 Dec 2014	Final Account Balancing Line	E016-01362

Generated Date: 22-05-2018 08:58:28 PM

Project Activity By EQR Property

Property / EQC Claim Number / Address

Printed Date: 25-04-2018

EQC Property ID		2010013262	21 CROFTWOOD LANE, HAREWOOD					
Selected Claim		CLM/2010/121188	21 CROFTWOOD LANE, HAREWOOD					
Project		E016 - Hub 14 Burnside Contract Works						
Adj Type (Status)		EQC Claim (F3)						
Line	Res	Agreement	Line Type	Approval Type	Status	Line Date	Line Value	Description
1	S000		EQC OB	EQC Original Budget	Approved	26-Aug-2013	\$14,261.84	EQC - Original Budget
			ECM Assignment			CC + Hub Status		
			Substantive Works - Primary - 30-Jan-2011 - Burnside Hub			Transmitted To Hub Claim File Review Complete		
2	S000		EQC OB	Newer EQC Assessment	Approved	26-Aug-2013	-\$599.84	21 CROFTWOOD LANE, HAREWOOD
			ECM Assignment			CC + Hub Status		
			Substantive Works - Primary - 30-Jan-2011 - Burnside Hub			Transmitted To Hub Claim File Review Complete		
3	S000		EQC OB	EQC Budget Spend	Approved	26-Aug-2013	-\$11,216.76	21 CROFTWOOD LANE, HAREWOOD
			ECM Assignment			CC + Hub Status		
			Substantive Works - Primary - 30-Jan-2011 - Burnside Hub			Transmitted To Hub Claim File Review Complete		
4	S828	C & LA Gray Builders Limited (S828)	Subst OB	Substantive Works	Approved	26-Aug-2013	\$11,216.76	21 CROFTWOOD LANE, HAREWOOD
			Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
			31	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,216.76	INV 0183
			Claim No	Claimed By	Remaining	Claim Date	This Claim	
			32	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,216.76	
			ECM Assignment			CC + Hub Status		
			Substantive Works - Primary - 30-Jan-2011 - Burnside Hub			Transmitted To Hub Claim File Review Complete		
5	S828	C & LA Gray Builders Limited (S828)	Subst BV	Scope Addition	Approved	26-Aug-2013	\$11,721.59	21 CROFTWOOD LANE, HAREWOOD
			Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
			31	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,721.59	INV 0183
			Claim No	Claimed By	Remaining	Claim Date	This Claim	
			32	EQR\JamesWa	\$0.00	23-Oct-2013	\$11,721.59	
			ECM Assignment			CC + Hub Status		
			Substantive Works - Primary - 30-Jan-2011 - Burnside Hub			Transmitted To Hub Claim File Review Complete		
6	S828	C & LA Gray Builders Limited (S828)	Subst BV	Scope Alternative	Approved	26-Aug-2013	\$3,911.05	21 CROFTWOOD LANE, HAREWOOD
			Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
			31	EQR\JamesWa	\$0.00	23-Oct-2013	\$3,911.05	INV 0183
			Claim No	Claimed By	Remaining	Claim Date	This Claim	
			32	EQR\JamesWa	\$0.00	23-Oct-2013	\$3,911.05	

Project Activity By EQR Property

Property / EQC Claim Number / Address										Printed Date: 25-04-2018							
										ECM Assignment				CC + Hub Status			
										Substantive Works - Primary - 30-Jan-2011 - Burnside Hub							
7	S000	EQC OB	Final Account Adjustment	Unapproved	22-Dec-2014	-\$2,445.24	Final Account Balancing Line										
										ECM Assignment				CC + Hub Status			
										Substantive Works - Primary - 30-Jan-2011 - Burnside Hub							
Claim Subtotals - CLM/2010/121188					Claims	\$26,849.40	Certs	\$26,849.40	Payables	\$0.00	Budget	\$26,849.40					
Property Totals - 21 CROFTWOOD LANE, HAREWOOD					Claims	\$26,849.40	Certs	\$26,849.40	Payables	\$0.00	Budget	\$26,849.40					

Project Transactions By EQC Claim Number

Company Fletcher EQR (division of FCC) as agent for EQC
Profit Centre 350 - Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 24-04-2018

EQC Claim Number / Address

Vendor (Payables)	Source	Period	Date	Batch	Voucher No	Invoice No	Order No	Description	Value
CLM/2010/121188 - 21 CROFTWOOD LANE, HAREWOOD									
Project	E016 - Hub 14 Burnside Contract Works								
Resource	S828 - CLOSED OUT-C & LA Gray Builders Limited *****								
	Subcontractors	Oct-2013	23-Oct-2013	6191	23-Oct-2013	SubsClaim No. 32		21 CROFTWOOD LANE, HAREWOOD	\$11,216.76
	Subcontractors	Oct-2013	23-Oct-2013	6191	23-Oct-2013	SubsClaim No. 32		21 CROFTWOOD LANE, HAREWOOD	\$11,721.59
	Subcontractors	Oct-2013	23-Oct-2013	6191	23-Oct-2013	SubsClaim No. 32		21 CROFTWOOD LANE, HAREWOOD	\$3,911.05
S828 Resource Total									\$26,849.40
E016 Project Total									\$26,849.40
CLM/2010/121188 - 21 CROFTWOOD LANE, HAREWOOD Total									\$26,849.40

TENDER ANALYSIS



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant: Claim No: Site Address: Hub: EQR Site Supervisor:	DJ & PJ Mercer 2010-121188 21 Croftwood Lane Burnside Burnside Geoff Paterson	Contractor: Accreditation No: GST No: Phone: QS: Date:	C & L A Gray Builders Ltd EQRC0745 05-570-523 PH: 356 1844 MOB: 0275 315825 Ishari S 26 Aug 2013
---	--	---	---

Area	Alt. description	EQC Budget	Contractor Quote	Scope Change Quote	EQR Scope Changes	EQR COMET Recalc	Calculation Check
Services							
Site							
Exterior: Elevation N	External Walls	4,000.00		993.60	-2,994.81	NOT IN BUDGET	-\$11.59
Exterior: Elevation S				1,780.00	1,557.50	NOT IN BUDGET	\$222.50
Exterior: Elevation E				960.00	840.00	NOT IN BUDGET	\$120.00
Exterior: Elevation W							
Exterior: Foundations							
Exterior: Roof							
Exterior: Chimney							
Lounge				1,747.50	1,772.83	NOT IN BUDGET	-\$25.33
Kitchen							
Dining Room		2,400.00		5,289.60	5,831.93	NOT IN BUDGET	-\$2,942.33
Family Room							
Office or Study		400.00		450.00	55.25	NOT IN BUDGET	-\$5.25
Toilet 1				930.00	940.85	NOT IN BUDGET	-\$10.85
Bathroom 1							
Laundry		900.00	1,069.20				\$169.20
Entry							
Hallway	Entry	1,700.00	753.60	1,814.40	993.17	NOT IN BUDGET	-\$125.17
Stairwell							
Bedroom 1		1,100.00		600.00	-493.00	NOT IN BUDGET	-\$7.00
Bedroom 2							
Bedroom 3		150.00	156.00				\$6.00
Bedroom 5		100.00		637.20	518.51	NOT IN BUDGET	\$16.69
Ensuite		750.00	939.60				\$189.60
Bathroom 2							
Internal Garage				4,489.60	4,506.24	NOT IN BUDGET	-\$16.64
Garage: Elevation N							
Garage: Elevation S							
Garage: Elevation E							
Garage: Elevation W							
Garage: Foundations							
Garage: Roof							
Asbestos							
Heat Source							
Other 1	Hallway 2			1,506.60	1,524.18	NOT IN BUDGET	-\$17.58
Other 2							
Sub-Total		11,500.00	2,918.40	21,198.50	15,052.64	0.00	

P&G and fees	EQC Budget	Quotes / Costs	Scope Change Quote	EQR Scope Changes	EQR COMET Recalc	Non Contractor?
Consultants						<input checked="" type="checkbox"/> Is non-contractor cost
Consents						<input checked="" type="checkbox"/> Is non-contractor cost
Removals						<input checked="" type="checkbox"/> Is non-contractor cost
Small Job Fee			200.00	180.00	NOT IN BUDGET	<input type="checkbox"/> Is non-contractor cost
Scaffold						<input checked="" type="checkbox"/> Is non-contractor cost
Content Movement Fees						<input checked="" type="checkbox"/> Is non-contractor cost
Project Management		675.00				<input type="checkbox"/> Is non-contractor cost
Builders Clean		337.50				<input type="checkbox"/> Is non-contractor cost
Commercial Clean		270.00				<input type="checkbox"/> Is non-contractor cost
Floor Protection		750.00				<input type="checkbox"/> Is non-contractor cost
Electrical Assessment						<input type="checkbox"/> Is non-contractor cost
Asbestos Test						<input type="checkbox"/> Is non-contractor cost
Other Rubbish Removal		100.00				<input type="checkbox"/> Is non-contractor cost
Other						<input type="checkbox"/> Is non-contractor cost
Other						<input type="checkbox"/> Is non-contractor cost
Electrical			400.00	400.00	NOT IN BUDGET	<input type="checkbox"/> Is non-contractor cost
Total Contractor P&G Costs	0.00	2,132.50	600.00	580.00	0.00	
Total Non-Contractor P&G Costs	0.00	0.00	0.00	0.00	0.00	
Total P&G and fees	0.00	2,132.50	600.00	580.00	0.00	

Chimney Replacement Programme	EQC Budget	Contractor Quote
CRP Builders Work Quote		
CRP Heat Appliance Quote		
Historic CRP Unit \$		
Historic CRP Builders Works \$		
CRP Budget ex P&G / P		
CRP P&G / Profit	0.00	
Total Chimney Replacement Programme	0.00	0.00

EQC File Note	EQR COMET Recalc
0.00	0.00
0.00	0.00

Percentages	EQC Budget
P & G at 8%	920.00
Contractors Margin at 10%	1,242.00
Total Percentages	2,162.00

EQR COMET Recalc
0.00
0.00
0.00

	EQC Budget	Total Contractor Costs/Quotes	Scope Change Quote	EQR Scope Changes	EQR COMET Recalc
Total (ex GST)	13,662.00	5,050.90	21,798.50	15,632.64	0.00
Total Contractor Quote to EQC Budget Percentage		36.97%			

Rate Build Up - SCOPE CHANGES



** All amounts are GST EXCLUSIVE unless otherwise noted

			Totals	
Date:	19 Aug 2013	Scope Addition	\$11,721.59	
Contractor:	C & L A Gray Builders Ltd	Scope Deletion	\$0.00	
Site Address:	21 Croftwood Lane	Scope Alternative	\$3,911.05	
	Burnside	Asbestos	\$0.00	
Claim No:	2010/121188	Total as Priced:	\$15,632.64	
QS:	Ishari S	Total inc GST:	\$17,977.54	

[Go back to Analysis Summary form](#) ☒ Hide blank rows and set print area

Enter values in these cells only

Component	Length	Width	Height	Measure	UOM	Total	Change Type	Repair Strategy		
								Strategy	Rate	Sub total
Lounge				0.0	$\frac{W \times H}{C/P} = 0.0$	1,772.83				1,772.83
Walls	30.4			55.0	m2		Scope Addition	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	1,669.25
Doors	13.8			7.5	m		Scope Addition	Door (External) - Gap fill, sand and paint jambs/sills	13.81	103.58
Dining Room				0.0	$\frac{W \times H}{C/P} = 0.0$	5,831.93				5,831.93
Walls				115.0	m2		Scope Alternative	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	3,490.25
Ceiling	21.7			87.6	m2		Scope Alternative	Ceiling - Paint ceiling	21.70	1,900.92
Walls				93.6	m2		Scope Alternative	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	2,840.76
Walls				-1.0	Item		Scope Alternative	Deleted	2,400.00	- 2,400.00
Bedroom 1				0.0	$\frac{W \times H}{C/P} = 0.0$	493.00				493.00
Walls				-1.0	Item		Scope Alternative	Deleted	1,100.00	- 1,100.00
Walls				20.0	m2		Scope Alternative	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	607.00
Toilet 1				0.0	$\frac{W \times H}{C/P} = 0.0$	940.85				940.85
Walls				31.0	m2		Scope Addition	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	940.85
Office or Study				0.0	$\frac{W \times H}{C/P} = 0.0$	55.25				55.25
Walls				-1.0	Item		Scope Alternative	Deleted	400.00	- 400.00
Walls				15.0	m2		Scope Alternative	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	455.25
Hallway				0.0	$\frac{W \times H}{C/P} = 0.0$	993.17				993.17
Walls				-1.0	Item		Scope Alternative	deleted	1,700.00	- 1,700.00
Walls				60.5	m2		Scope Alternative	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	1,835.57
Ceiling				25.6	m2		Scope Alternative	Ceiling - Rake out and stop plasterboard joint cracks and paint	33.50	857.60
Other 1				0.0	$\frac{W \times H}{C/P} = 0.0$	1,524.18				1,524.18
Walls				50.2	m2		Scope Addition	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30.35	1,524.18
Internal Garage				0.0	$\frac{W \times H}{C/P} = 0.0$	4,506.24				4,506.24
Floor				18.0	m		Scope Addition	Floor - Grind out and epoxy concrete floor up to 4mm wide	120.00	2,160.00
Floor				66.6	m2		Scope Addition	Floor - Paint concrete floor	35.25	2,346.24
Bedroom 5				0.0	$\frac{W \times H}{C/P} = 0.0$	518.51				518.51
Walls				-1.0	Item		Scope Alternative	Deleted	100.00	- 100.00
Walls				31.8	m2		Scope Alternative	Wall Covering - Paint wall	19.45	618.51
Exterior: Elevation S				0.0	$\frac{W \times H}{C/P} = 0.0$	1,557.50				1,557.50

ECM – CRM Report

Claim Number

CLM/2010/121188

Claimant Name

Claimant Address

21 CROFTWOOD LANE, HAREWOOD 8051

Additional Clean Heat Information:

Is Clean Heat Claim

No

Urgent Clean Heat Repair

No

Is Primary Heat Source

No

At Imminent Risk of Collapse

No

Claimant in Vulnerable Category

No

Claimant Has Medical Issues

No

Clean Heat:

Date of Contact

Description

Cost Summary:

Work Type

Substantive Works

Current Budget Cost

\$30,876.81

Payment Status

Partial

Total Actual

\$30,876.81

Payment Details (Incl. GST):

Work Type	Repair Value	Total Value	Payment Status	Invoice Date
Substantive Works	\$30,876.81	\$31,957.51	Partial	25/10/2013

ECM – CRM Report

Assignment:

Actual Start	2/10/2013	Actual Finish	16/10/2013
Assigned Contractor	CLOSED OUT-C & LA Gray Builders Limited *****		
Assigned Supervisor	Geoff Paterson		
Assignment Type	Substantive Works - Primary		
Hub	Burnside Hub		
Hub Comments	DLC ISSUED NO DEFECTS OR DEFERRED WORKS 03-Jul-2014 HM EBV-02768		
Status	Completed		
Exception Reason			
Claim Status Date	5/01/2015		
Central Office Status	Transmitted To Hub		
Hub Status	Claim File Review Complete		
EQR Received Date	30/01/2011		
Hub Received Date			
Scoped Date	23/07/2013		
Quote Received Date	16/08/2013		
WO Issued Date	26/08/2013		
Planned Start	2/10/2013		
Planned Finish	18/10/2013		

ECM – CRM Report

File Notes:			
Note	27/5 Anne LM 13/6 LM 25/6 LM on cell 25/6 sent email requesteding contact..requesteding contact. 17/7/13 Anne LM on Home Phone and Cell. [REDACTED]	9/10/2013	ECMSystem
Note	From Comments: CONFIRMED OPT IN ADVISED VIA EQC-GCOR-003578 RECOVERIES RECEIVED. EQC approved S.C.S. 13/8/13.AWAITING SSSP16-Aug-2013. SSSP SIGNED 19-Aug-2013	3/07/2014	EQR\HelenMa
Note	FINALISATION CLOSE OFF: Substantive Primary assignment moved to Claim File Review Complete; all related PA Adjustments are F3	5/01/2015	ClaimsMgmt



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.

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