

**Property
Info Pack**



Property Info Pack

7/224 Hills Road, Mairehau

OFFICE ROAD
REAL ESTATE



80m2



0m2



2



1



1



1

PROPERTY DETAILS

ADDRESS:

7/224 Hills Road, Mairehau

LEGAL DESCRIPTION:

Unit 7 Deposited Plan 398840

RATEABLE VALUE:

\$445,000

PROPERTY TITLE TYPE:

Unit

PROPERTY AGE

2000-2009

PRICING:

Enquiries over \$419,000

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0275475232

LISTING:

https://www.officeroad.co.nz/property?property_id=1217136

PROPERTY DESCRIPTION

SOLID STYLE - OVER 60S

Enjoy a relaxed pace of living at this neatly appointed over-60s unit embracing modern convenience in a prime yet private location.

Thoughtfully settled away from the roadside for heightened peace and quiet, this solidly constructed, single-level unit prioritises low-maintenance living and embraces contemporary comforts, including solar, double glazing, under-tile heating and a heat pump, for ultimate year-round contentment.

Neutral décor creates an inviting backdrop for daily life, with the focal point being the open-plan kitchen, lounge, and dining area, which is seamlessly configured and extends outdoors to the courtyard and easy-care garden.

Both bedrooms are well-lit doubles, supported by an attractive bathroom, while an internal access single garage is another advantage.

Despite the feeling of restfulness, it is a light stroll from the busy Shirley Shopping Centre and local parks and is an effortless drive from Edgware Village, The Palms, Homebase Shirley, and the city centre, ensuring day-to-day amenities are all incredibly close to home.

The estate has issued a clear directive to sell, instructing your earliest viewing. Contact me for more information.

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

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



**Certificate
Of Title**



**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **394256**
Land Registration District **Canterbury**
Date Issued 05 March 2008

Prior References
288932

Supplementary Record Sheet
411821

Estate Stratum in Freehold
Legal Description Unit 7 Deposited Plan 398840
Registered Owners
Trustees Executors Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

7443161.1 Encumbrance to Christchurch City Council - 2.7.2007 at 9:00 am

[illegible]

**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972****Search Copy**

Identifier **411821**
Land Registration District **Canterbury**
Date Issued 05 March 2008
Plan Number

Subdivision of

Lot 3 Deposited Plan 7874 and Section 1 Survey Office Plan 363151

Prior References

288932

Unit Titles Issued

394250	394251	394252	394253
394254	394255	394256	394257
394258	394259		

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Excepting the coal and other minerals in prior CT CB469/207

7303318.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) - 2.4.2007 at 9:00 am

7738258.6 Change of rules of the Body Corporate - 5.3.2008 at 9:00 am



Council Rates & Fees

Property Information

Proposed Rates Details
For the Rating Year 1 July 2023 to 30 June 2024

Christchurch City Council

Description of Rates	Category for Differential	Factor For Calculation	Value of Factor	Rate/Charge	Amount (GST incl)
General Rate: Standard	Standard	Capital Value	445,000	0.211685	\$957.00
Uniform Annual General Charg	Separately Used Inhabited Part	Per Unit	1	153.000000	\$153.00
Water Connected	No Differential	Capital Value	445,000	0.067836	\$284.21
Land Drainage	No Differential	Capital Value	445,000	0.035731	\$157.41
Sewerage	No Differential	Capital Value	445,000	0.075347	\$328.11
Waste Minimisation	Provision of Service-	Per Unit	1	184.750000	\$181.14
Active Travel Rate	Separately Used Inhabited Part	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Separately Used Inhabited Part	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	No Differential	Capital Value	445,000	0.001886	\$8.43
Heritage Arts Centre	No Differential	Capital Value	445,000	0.000416	\$1.86
Total for Christchurch City Council					\$2,097.68

Canterbury Regional Council - not available

Description of Rates	Category for Differential	Factor For Calculation	Value of Factor	Rate/Charge	Amount (GST incl)
Total for Canterbury Regional Council					\$0.00

TOTAL PROPOSED RATES FOR 2023/2024 YEAR (GST inclusive) \$2,097.68

- Please note that:
- These are draft figures - final figures will be approved in late June, and on this website in early July.
 - Rates decimals are those proposed in Council’s Draft Annual Plan, published in March 2023.
The alternative low Uniform Annual General Charge option described in that Draft Annual Plan is not shown here.
 - The capital values shown here are the new capital values determined in late January 2023 and posted to owners/ratepayers in February 2023. Those valuations apply to rates from 1 July 2023.
 - If rating information for your property changes in the period from February–June 2023 (inclusive), this page won’t reflect that change. For example, if you object to your valuation and the valuation changes, this page won’t reflect that change.
 - All figures include GST.

Receive your rates invoice by email

Find out more

Expand all | Collapse all

- How your valuation is assessed
- Objecting to your valuation
- Changing your valuation
- Due dates for instalments



**Proof
of Insurance**

**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE

Mrs M M Gebbie
c/- Mrs K McConachy
22 Anaru Road
LINCOLN 7608

In account with

D J Waller Limited
C/- Patient & Williams
Barristers & Solicitors
PO Box 25 276
CHRISTCHURCH 8144

TAX INVOICE

RE UNITS 1-10/224 HILLS ROAD, CHRISTCHURCH


Owners 8.78% share of the Body Corporate
insurance premium of \$12,791.55 pa. at \$1,123.10
7/224 Hills Road for the period of 21.12.2022 to
21.12.2023 (1 year)

Balance **\$1,123.10**

Balance payable immediately **\$1,123.10**

E & OE
PATIENT & WILLIAMS

Per



14/12/2022
Body Corporate: 398840
4117/01

Payment Terms:

Account name: Patient & Williams Trust Account
ASB Bank: 12-3191-0027188-02
Particulars: Body Corporate: 398840
Code: Unit Number Reference: 4117/01

EQC



EQC

OFFICE ROAD
REAL ESTATE

26 April 2023

Mr V Phillips

Sent by email to: vernon.phillips@trustees.co.nz

Kia ora Mr Phillips

Information request – CLM/2011/077323 – 224I Hills Road, Mairehau, Christchurch 8013

Thank you for your information request received on 29 March 2023. You asked for the “*property pack*” in relation to 224I Hills Road. Your request has been considered under the Official Information Act (OIA) and Privacy Act (PA).

Please find the enclosed documentation in response to your request.

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

Please note, the documents provided to you relate to Unit 7.

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/098463	Cash settled	<ul style="list-style-type: none"> Contents.
CLM/2010/145646	Cash settled	<ul style="list-style-type: none"> Dwelling – apportioned under the master claim.
CLM/2011/077323 **Master Claim	Cash settled	<ul style="list-style-type: none"> Dwelling. Land – Declined. Damage was less than excess.
CLM/2011/114376	Cash settled	<ul style="list-style-type: none"> Contents.

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

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

If you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,

Deborah Tuiloma

Deborah Tuiloma
OIA Advisor

IN CONFIDENCE-CUSTOMER

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

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

CASH SETTLED CLAIM(S)

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



Scope of Works



Document explanatory note:

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

Customer: M M GEBBIE

Assessment of Property at 224I HILLS ROAD, MAIREHAU, CHRISTCHURCH 8013 on 9/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 220.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 80.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 80.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (South 7.5m)

Element	Damage	Repair
No Damage		

Elevation (West 12.2m)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 28.06 m2)	Structural damage	Remove, dispose and replace bricks 5.06 m2
Wall framing (Timber Frame - Timber - 29.28 m2)	No Earthquake Damage	

Elevation (North 5.5m)

Element	Damage	Repair
No Damage		

Elevation (East 17m)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 39.10 m2)	Structural damage	Remove, dispose and replace bricks 18.40 m2
Wall framing (Timber Frame - Timber - 40.80 m2)	No Earthquake Damage	

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Steel - 90.00 m2)	Damage to flashings	Remove, dispose and install steel ridge capping	4.00 l/m
Roof framing (Framed - Timber - 90.00 m2)	No Earthquake Damage		

Interior**Ground Floor - Kitchen (Living)**

Room Size: 7.50 x 3.60 = 27.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 27.00 m2)	Cosmetic Damage	Rake out, plaster and paint	27.00 m2
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 27.00 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.28 m2)	Cosmetic damage	Rake out, plaster and paint	53.28 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 5.20 l/m)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 2.10 = 1.89 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.89 m2)	Cosmetic Damage	Rake out, plaster and paint	1.89 m2
Floor (Concrete - Carpet - 1.89 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 14.40 m2)	Cosmetic damage	Rake out, plaster and paint	14.40 m2

Ground Floor - Bedroom (West)

Room Size: 2.80 x 3.10 = 8.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.68 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	Cosmetic damage	Repaint total door surround	2.00 No of
Floor (Concrete - Carpet - 8.68 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.32 m2)	Cosmetic damage	Rake out, plaster and paint	28.32 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage

Room Size: 5.50 x 3.70 = 20.35 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.35 m2)	Cosmetic Damage	Rake out, plaster and paint	20.35 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Concrete - 20.35 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm)	4.00 l/m
Garage door (Sectional Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.16 m2)	Cosmetic damage	Rake out, plaster and paint	44.16 m2

Ground Floor - Bathroom

Room Size: 1.80 x 1.90 = 3.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Vanity single specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 3.42 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Tiles - 3.42 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .72 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 17.76 m2)	Cosmetic damage	Rake out, plaster and paint	17.76 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (East)

Room Size: 2.80 x 2.30 = 6.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.44 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 6.44 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 24.48 m2)	Cosmetic damage	Rake out, plaster and paint	24.48 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/077323
Claimant: M M GEBBIE
Property Address: 224I HILLS ROAD
 MAIREHAU
 CHRISTCHURCH 8013

Assessment Date: 09/09/2011 17:37
Assessor: williams, steve
Estimator: Jones, Garret
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	M M, GEBBIE	03 3252217	021 2255636		

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	1843796		

Insurance Details - Added in COMET

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

Family deal with insurance, didn't have copy

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
No Mortgage

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Other	69.70

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (South 7.5m)

Damage: No damage
Require Scaffolding? No
General Comments: 7.5x3.5m shared fire wall

Elevation (West 12.2m)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage Remove, dispose and replace bricks	5.06 m2	154.00	779.24
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (North 5.5m)

Damage: No damage
Require Scaffolding? No
General Comments: 5.5x3.5m shared block fire wall

Elevation (East 17m)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage Remove, dispose and replace bricks	18.40 m2	154.00	2,833.60
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Foundations

Damage: No damage
Require Scaffolding? No
General Comments: 70m concrete slab crack repaired in garage floor

Roof

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	Damage to flashings Remove, dispose and install steel ridge capping	4.00 l/m	55.00	220.00
Roof framing	Framed	Timber	No Earthquake Damage			
General Comments: 90m colour steel roof						

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	27.00 m2	27.00	729.00
Door (Internal)	Cavity Slider	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	53.28 m2	27.00	1,438.56
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	1.89 m2	27.00	51.03
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	14.40 m2	27.00	388.80

General Comments:**Ground Floor - Bedroom (West)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	2.00 No of	90.00	180.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.32 m2	27.00	764.64
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	20.35 m2	27.00	549.45
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	4.00 l/m	60.00	240.00

Garage door	Sectional Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.16 m2	27.00	1,192.32

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Tiles	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	17.76 m2	27.00	479.52
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (East)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	24.48 m2	27.00	660.96
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Fees****Fees**

Name	Duration	Estimate
Contents movement fee	1.00	278.78
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	869.37
Margin	1,219.53
GST	2,012.22

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	220.00
	Elevation (East 17m)	2,833.60
	Elevation (North 5.5m)	0.00
	Elevation (South 7.5m)	0.00
	Elevation (West 12.2m)	779.24
		3,832.84

Floor	Description	Estimate
Ground Floor	Bathroom	569.52
	Bedroom (East)	750.96
	Bedroom (West)	944.64
	Hallway	439.83
	Internal Garage	2,071.77
	Kitchen (Living)	2,257.56
		7,034.28
		7,034.28

Fees

Description	Estimate
Contents movement fee	278.78
Small Job Fee	180.00
	458.78

Overheads

Description	Estimate
Preliminary and general	869.37
Margin	1,219.53
GST	2,012.22
	4,101.12
Total Estimate	15,427.02

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/145646

File Notes

Date Created: 09/09/2011 17:33
Created : williams, steve
Subject: General
Note: Attached unit brick veneer on concrete slab. Colour steel roof.
Some brick work being rebuilt and otherwise cosmetic
Weathertight and habitable
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:224G HILLS ROAD, EDGEWARE, CHRISTCHURCH
To:224G HILLS ROAD, MAIREHAU, CHRISTCHURCH
Next Action:

Date Created: 14/05/2016 06:59
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:224G HILLS ROAD, MAIREHAU, CHRISTCHURCH
To:224I HILLS ROAD, MAIREHAU, CHRISTCHURCH
Next Action:

Urgent Works Items

REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

You might request a review of your building queries if you're concerned that:

- EQC's settlement did not include all earthquake damage
- EQC's repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- EQC's cash settlement wasn't or isn't sufficient to meet the reasonable costs of undertaking EQC's repair strategy



SBS**CONTRACTING**

Simon Bassett-Smith
P.O Box 8376
Riccarton 8440
Christchurch

Email :
Cellphone:

Quote

simon@sbscontracting.co.nz
0274-386-688

Date : **5.9.2022**

EQC0014 LPB104582

Description	QTY	Rate	Total
EQC Claim #2011/077323 224 I (Unit 7) Hills Rd Christchurch			
Site visit on 30th August 2022 and TM Consultants report 27th January 2022 form this Quote to repair Earthquake Damage			
Hallway,uplift,relay carpet for concrete slab access	1	\$ 280.00	\$ 280.00
Apply floor leveling compound (FLC) to concrete slab	1	\$ 600.00	\$ 600.00
Doors,bathroom & bedrooms,check for function & ease if required	3	\$ 180.00	\$ 540.00
sub total			\$ 1,420.00
contractors margin			\$ 142.00
P&G 8%			\$ 124.96
		Sub Total	\$ 1,686.96
		GST	\$ 253.04
		Total	\$ 1,940.00



TM CONSULTANTS LTD.
03 348 6066
info@tmco.co.nz
CHRISTCHURCH
5 Burdall Street
P.O. Box 8874
AUCKLAND
70 Shortland Street, L3
QUEENSTOWN
41 Glenda Drive, Frankton

27 January 2022

File No.: 211256

[REDACTED]
[REDACTED]
[REDACTED]

RE: 224 HILLS ROAD, SHIRLEY PRE-PURCHASE INSPECTION FOR UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

Dear David,

We have performed a pre-purchase inspection at the above address for units 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10. Unit 2 [REDACTED]

[REDACTED] The inspections consisted of inspecting the following:

- Weather tightness
- Floor levels and wall verticality's
- Structural damage

The units are generally constructed from timber-framed walls clad with brick veneer. The roof construction is timber trusses supporting light-weight metal profile sheeting. The ground floor is concrete slab supported on concrete perimeter and internal thickenings.

On 16th December 2021, TM Consultants visited the site and provided a walkthrough visual inspection for structural damage on units 2, 3, 4, 5, 6, 9 and 10. Floor levels were measured using a Zip Level altimeter and wall verticalities were taken using a laser level. The site measurements are contained in Appendix A1.

The results of the inspection and any proposed repair methodology are contained in Appendix B.

- The floor levels are found to be within MBIE Canterbury Technical Guidance criteria of less than 0.5% slope, and floor level difference maximums are less than 50mm, therefore floor levels are satisfactory and no re-levelling is required.
- Wall verticalities were measured to be within 10mm and are within acceptable construction tolerations therefore condition of walls are satisfactory.
- Unit 2 [REDACTED]
- Units 3 [REDACTED]
- Unit 6 [REDACTED]
- [REDACTED] unit 4 [REDACTED]

On 19th January 2022, TM Consultants visited the site and provided a walkthrough visual inspection for structural damage on units 1, 7 and 8. Floor levels were measured using a Zip Level altimeter and wall verticalities were taken using a laser level. The site measurements are contained in Appendix A2.


- The floor levels are found to be within MBIE Canterbury Technical Guidance criteria of less than 0.5% slope, other than one location in unit 7 and one location in unit 8. The floor level difference maximums are less than 50mm. Minor levelling of the flooring to units 7 and unit 8 may be completed using floor levelling compound under the carpet to bring the floor

levels inside the 0.5% threshold in these spaces. We note this is a cosmetic issue only and is not reducing the structural performance of these units.

- Wall verticalities were measured to be within 10mm and are within acceptable construction tolerations therefore condition of walls are satisfactory.
- Unit 7 western concrete patio path was observed to fall towards the house by 10mm and we understand from the tenants that water ponds when it rains. Refer Appendix B for proposed repair options.

• [REDACTED]
[REDACTED].

Letter prepared by:



Arlen Yung
Structural Engineer

Letter reviewed by:



Matt Blyth
Senior Structural Engineer

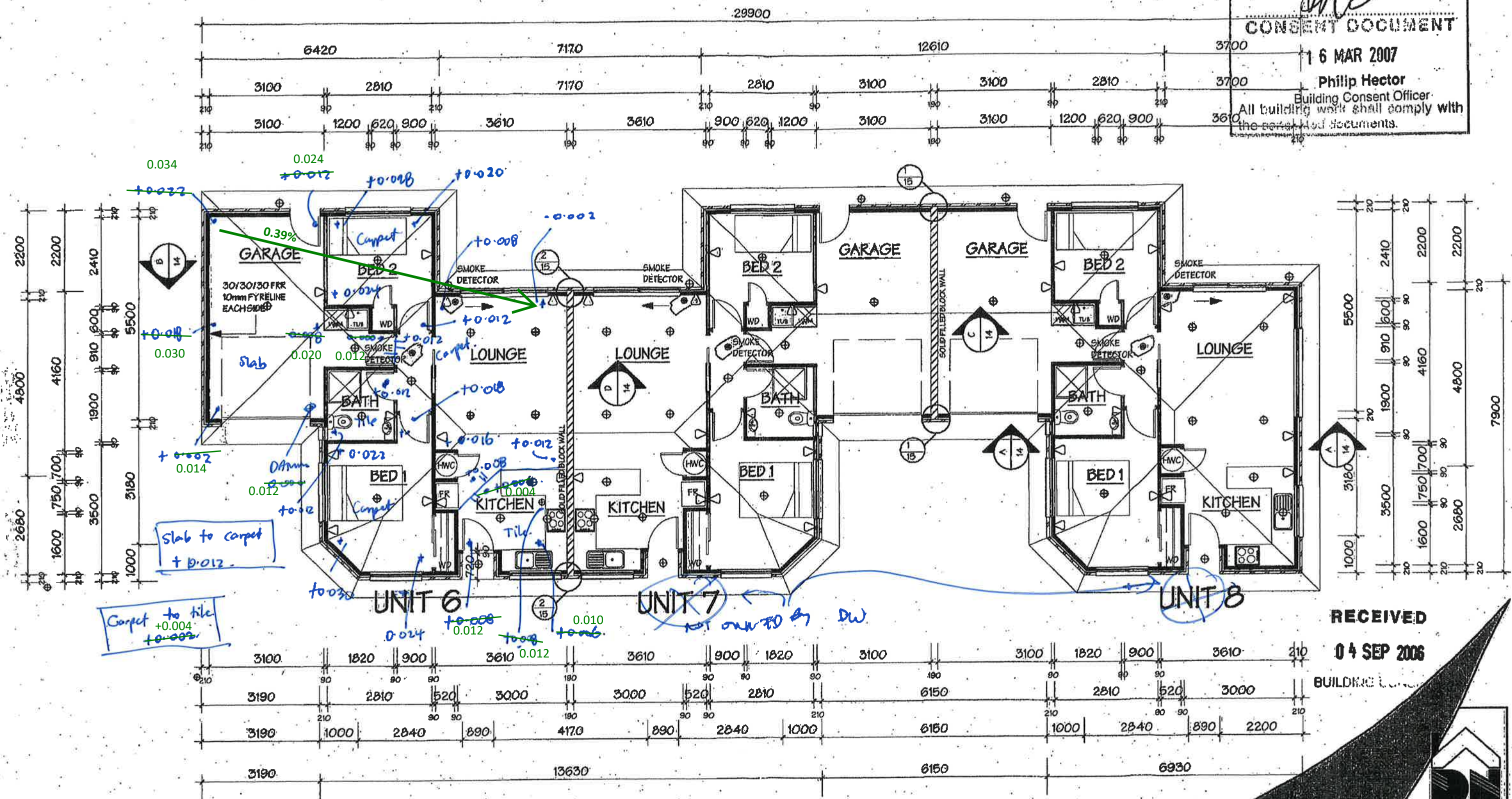
Appendix A1 – Site Measurements Units 2, 3, 4, 5, 6, 9 and 10 (Floor Level, Wall Verticality and Damage Survey)

CHRISTCHURCH CITY COUNCIL

CONSENT DOCUMENT

16 MAR 2007

Philip Hector

Building Consent Officer
All building work shall comply with the relevant documents.

RECEIVED

04 SEP 2006

BUILDING DEPARTMENT

**DENNIS NEILL
DESIGN LTD**
ARCHITECTURAL
DESIGNERS

BOX 5188, PAPANUI, CHRISTCHURCH
Telephone or Fax: CHCH. (03) 352 5174
email: dennisneill@xtra.co.nz

PLAN No. SHEET No. ISSUE No.

8814 9 E of 18

Proposed Conversion of Elderly Housing Units to
Residential Units - July 2021

The Contractor shall verify all dimensions on site before commencing construction and all work to comply with N.Z.S 3604 and the NZ Building Code

FOR David Waller

224 Hills Road

Lot 3, DP 7874 & Sec 1 SO 363151

DRAWN

DATE June '06

UNITS 6, 7 & 8

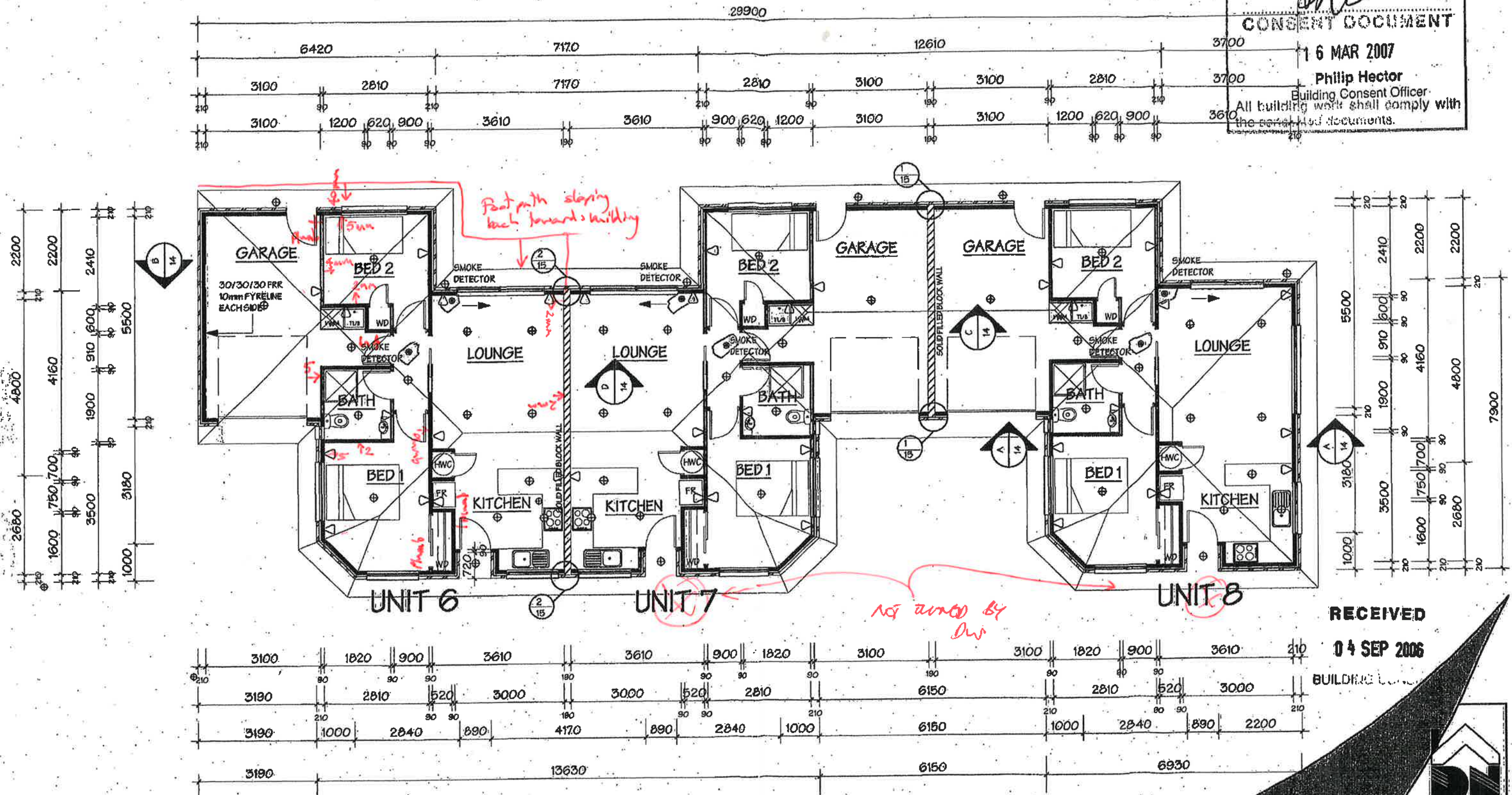
CHRISTCHURCH CITY COUNCIL

CONSENT DOCUMENT

16 MAR 2007

Philip Hector

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RECEIVED

04 SEP 2006

BUILDING

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The Contractor shall verify all dimensions on site before commencing construction and all work to comply with N.Z.S 3604 and the NZ Building Code

FOR David Waller

224 Hills Road

Lot 3, DP 7874 & Sec 1 SO 363151

DRAWN

DATE June 06

UNITS 6, 7 & 8

DENNIS NEILL
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 ARCHITECTURAL
 DESIGNERS

BOX 5188, PAPANUI, CHRISTCHURCH
 Telephone or Fax: CHCH. (03) 352 5174
 email: dennisneill@xtra.co.nz

PLAN No. SHEET No. ISSUE No.
8814 **9** **E**

Appendix A2 – Site Measurements Units 1, 7 and 8 (Floor Level, Wall Verticality and Damage Survey)

— Floor levels
— Verticality

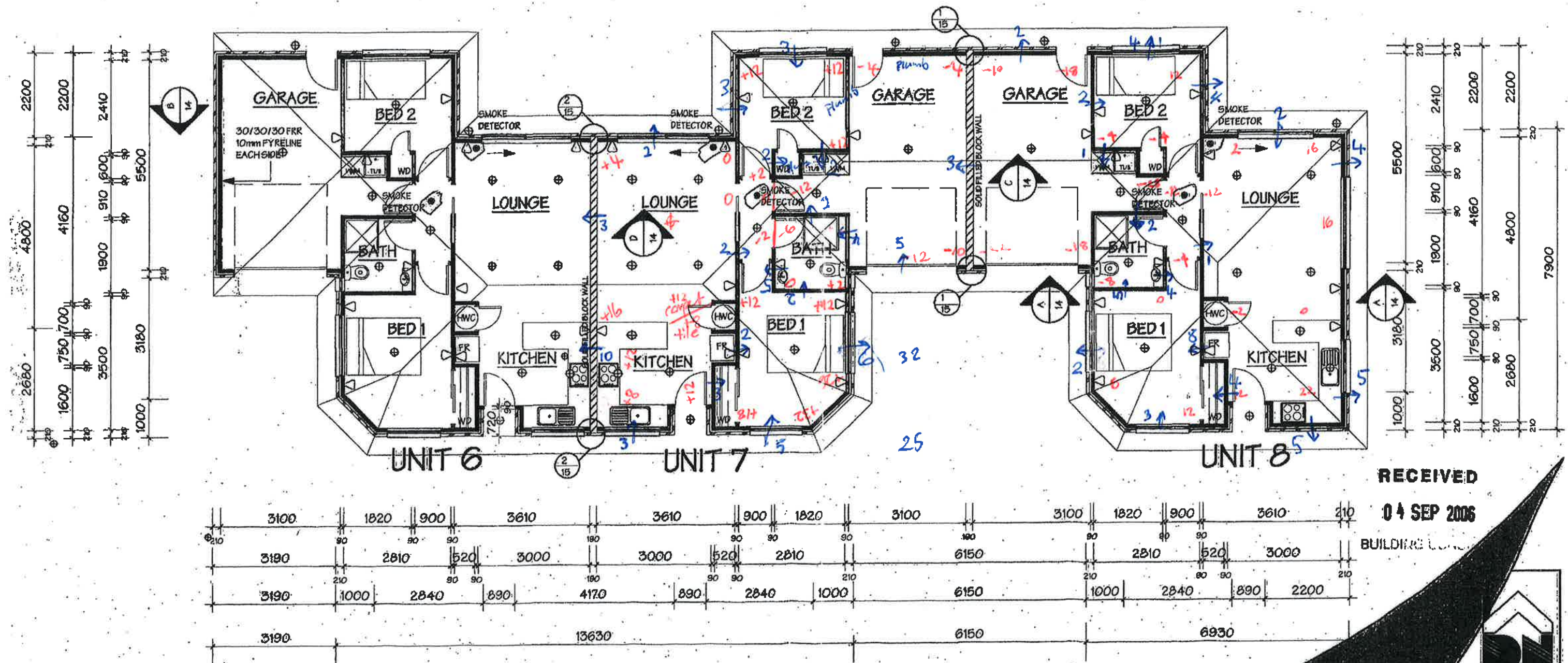
CHRISTCHURCH CITY COUNCIL

CONSENT DOCUMENT

16 MAR 2007

Philip Hector
Building Consent Officer

All building work shall comply with the relevant documents.



RECEIVED

04 SEP 2006

BUILDING CONSENT

UNITS 6, 7 & 8

Proposed Conversion of Elderly Housing Units to
Residential Units - July 2021

The Contractor shall verify all dimensions on site before commencing construction and all work to comply with N.Z.S 3604 and the NZ Building Code

FOR David Waller
224 Hills Road
Lot 3, DP 7874 & Sec 1 SO 363151
DRAWN DATE June 06

**DENNIS NEILL
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BOX 5188, PAPANUI, CHRISTCHURCH
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PLAN No. SHEET No. ISSUE No.
8814 9 E of 16

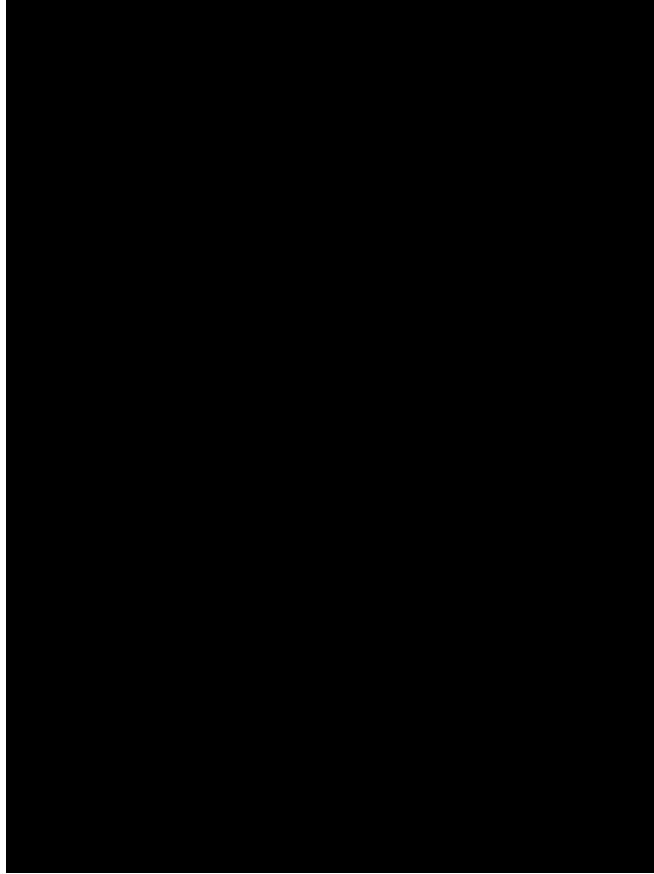
Appendix B – Inspection Results and Proposed Repair Methodology

Unit	Status	Weather tightness observations	Structural damage	Floor levels				Wall verticalities	Proposed repair methodology	
1										
2										
3										
4										
5										
6										
7	Inspected	Ridge capping to apex of roof lifted	No signs of structural damage to internal linings. Concrete patio sloping back towards the house by 10mm (high in the west and low in the east). Roofing in good condition other than the ridge flashing rising between units 6 & 7 at the inter tennancy wall. One crack observed in the mortar of the brick veneer to top brick on the corner of the bedroom window.	-0.002	0.032	0.034	4.9	-0.69%	Within 10mm	Floor slopes exceeding 0.5% may be corrected using floor leveling compound in the hallway / living / bedroom space to bring slopes inside 0.5%. Cracked mortar supporting the brick veneer to the corner of the window to be repointed. Lifted roof flashing to be realigned and refixed to seal. Concrete patio slope not of structural concern but may be realigned by repouring the patio of with a levelling screed.
8										
9										
10										

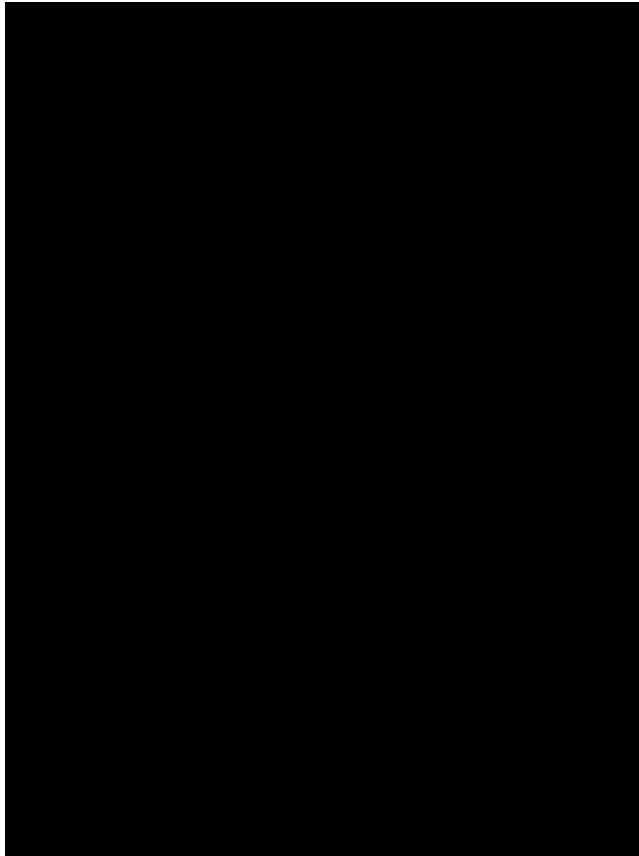
Floor level adjustments	
Carpet to tiled	-4 mm
Carpet to slab	-12 mm

Criteria for re-levelling	
Slope	0.5%
Difference max	50 mm

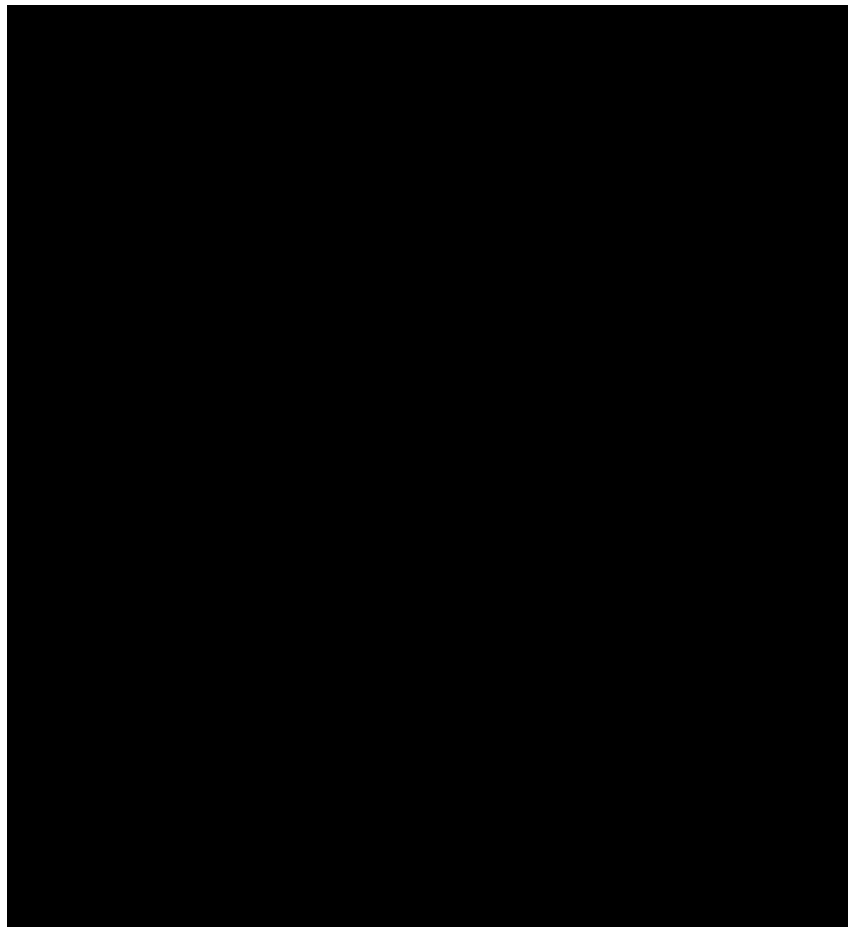
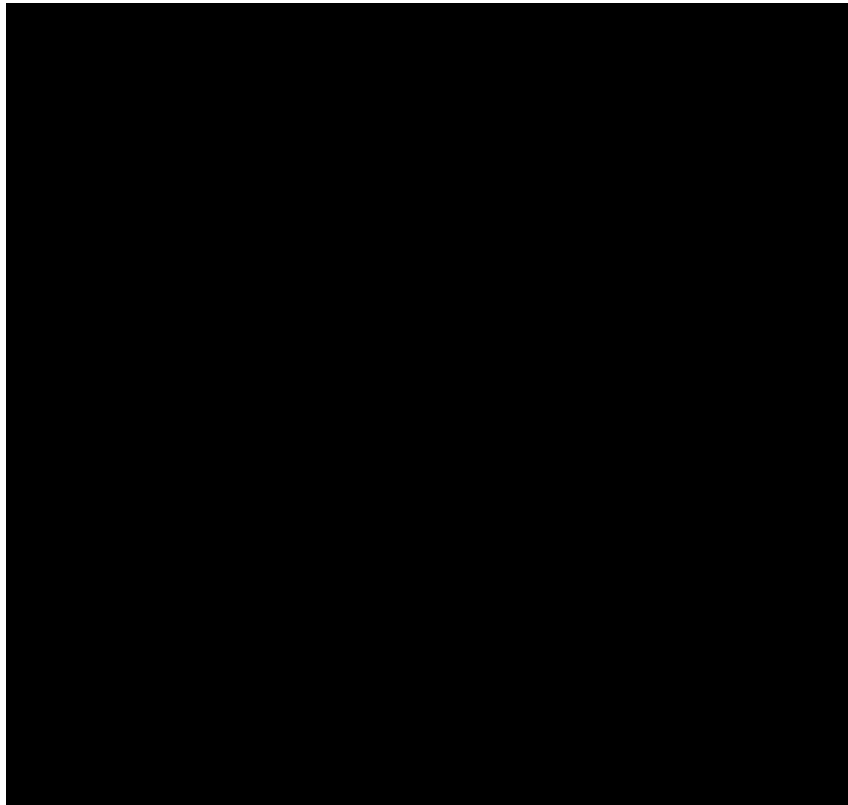
Appendix C – Site Photos

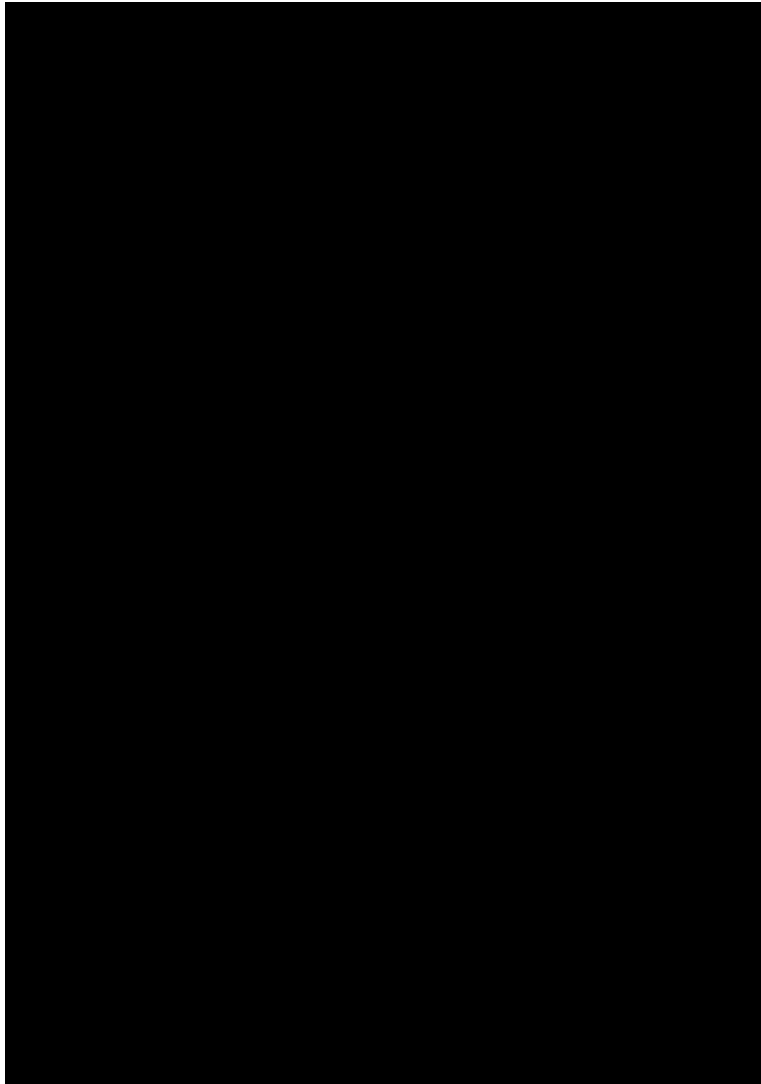


[REDACTED]



[REDACTED]







**Additional
Documentation Link**

**Additional
Documentation**

OFFICE ROAD
REAL ESTATE

FILENOTE

Author: Tracey Patient
Date: 18 January 2023
Client: Body Corporate 398840

Minutes of Body Corporate 398840:

- held at the offices of Patient and Williams, 192 Barbadoes Street, Christchurch;
- on Wednesday 18 January 2023
- at 11am.

Introduction and Welcome

Present, apologies and apologies with proxies.

Steven Rothwell (owner of unit 1) was present.

David Waller, Director of DJ Waller LTD (owner of units 2,3,4,6 and 10) was present.

Karen McConnachy – Enduring Power of Attorney for Margaret Gebbie (occupier of unit 7) was present.

No proxies were received.

No apologies were received.

Minutes of the previous general meeting:

The minutes of the meeting held on 18.1.22 were read to the attendees of the meeting and were approved by David Waller, seconded by Steve Rothwell.

The minutes were accepted as a true and correct record of the meeting held.

Financial year accounts:

It was determined that at this stage:

no accounts had been prepared for the Body Corporate to date;

that the only expense the body corporate has incurred and paid for is the insurance renewal.

All owners paid their share of the insurance premium renewed in December 2022 and this insurance premium was paid in full.

Accounts will need to be prepared in the future and the Body Corporate will have to decide who will prepare these accounts. It was decided that these will be simple accounts.

Appointment of auditor:

It was resolved by attendees that no auditor be appointed for the financial year 31 March 2022 to 31 March 2023 in accordance with section 132 (8) of The Unit Title Act 2010.

This motion was passed by Steve Rothwell and seconded by Karen McConnachy.

Financial year to 31 January 2023 – the attendees considered what the budget for the year to 31 January 2023 will need to cover. It was decided that it is important to get clarity as to what the common property at the complex consists of. David Waller believes that it consists of the underground services located down the driveway and the driveway itself. The underground services are electricity, water, sewage, telecommunications and drainage.

There was discussion as to whether the roofs are common property. Some units are attached and some are detached. Steve Rothwell said he would be surprised if the roofs were common property.

Tracey Patient is to check and endeavour to identify common property versus separate property of each owner.

The attendees agreed there was no point in rushing into a budget until the common property versus separate property is clarified. They want to be sure that when levies are sent to owners that it is justified in what the reason for the levies will be.

There was discussion as to whether a levy of \$200 per unit could be issued and it was decided that the repair and maintenance budget will be deferred until the next meeting.

It was agreed the next meeting will be held around October 2023 to ensure that decisions made relating to financial expenditure, levies and insurance renewal are made well prior to Christmas.

Steve Rothwell will contact Apex insurance and arrange to realign the renewal of the insurance to October of each year.

Electing a chairperson:

David Waller resigned as chairperson and Steven Rothwell nominated himself as chairperson. This was seconded by David Waller.

Steven Rothwell is accordingly appointed Body Corporate Chairperson.

Body Corporate Manager:

There was a general discussion as to whether a Body Corporate Manager is required, but it was decided that at this stage it is not necessary.

General Business:

Health and safety – no issues to raise.

Long term maintenance plan:

It was decided by the attendees that it is too early to put a long-term maintenance plan in place which will be relevant. Steven Rothwell said he would rather not spend money on professional reports at this stage.

It was decided a long-term maintenance plan is required and that the amount of the long-term maintenance plan can be decided at the next meeting to be held in October 2023.

It was reported that DJ Waller Ltd started repairs to the driveway but they need to address the repairs again and complete the repairs. Once the repairs were started, problems became apparent. David Waller reported the driveway was tested by Powell Fenwick and it is 150mm thick. This means the repairs can be completed by epoxy. David Waller will check with his crew and report back on the timeframe to complete repairs.

David Waller agreed to check the dip in the kerb and channel as raised by Karen McConnachy. Karen believes it needs a skim coat of epoxy and David Waller agreed to take a look at this.

Karen McConnach reports the driveway at the property is sometimes clogged and obstructed by either visitors or tradies at the property. She said in particular the property which she believes to be unit 9 has a lot of cars parked there which makes it very difficult for some of the elderly owners to get their cars out.

There was a discussion as to whether the Body Corporate would be involved in this and put a notice on the driveway that says no parking or whether Karen can put this notice up herself. It was agreed that Karen will put this notice up herself or chat to the unit owner in question.

David Waller confirmed the driveway has cracks, a section has been cut out and epoxy rods are being put in. The main part of the drive was not yet completed as the section that is cut out needs to be wider. It will be cut out wider and black grout put in. Karen asked if this was earthquake related and could a claim be made to EQC and David Waller confirmed it is not earthquake related and a claim cannot be made to EQC.

In terms of the budget there was discussion about the roof. It is long run steel and has a 25-year guarantee. It is about 12 years old.

There is discussion as to where the boundary fences are common property or separate property. Karen said that the boundary fence between unit 6 and 7 has a large conifer that is growing about a metre over the height of the fence and intruding in the yards of 6 and 7. It was agreed that Karen will discuss this with the owner of the property that contains the tree and if she has no joy with them then she is able to raise this with David Waller and he will assist.

David Waller reports the fire wall goes up to the roofline and he believes the roof is common.

David said all houses have their own gutter system and he thinks this is separate property but once the system enters through the rises then it becomes common property and that the firewalls will be common property.

It was agreed a bank account is required to be opened for the Body Corporate to collect future levies and pay repairs and maintenance. There was discussion as to who opened the account and how it will operate. It was agreed that Steve Rothwell as chairperson will arrange for the bank account to be opened and that

Steve Rothwell and Dave Waller will contact BNZ to find out their requirements to open an account. It was agreed most Body Corporate transactions will be completed by internet banking and whilst Steve will be able to complete the transactions, the access to the account will be by Steve Rothwell and David Waller.

NOTICE OF MEETING

THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE 398840
1-10 224 HILLS ROAD, MAIREHAU, CHRISTCHURCH
WILL BE HELD AT 11:00am ON WEDNESDAY 18 JANUARY 2023 AT
THE OFFICES OF PATIENT & WILLIAMS, 192-198 BARBADOES STREET, CHRISTCHURCH

AGENDA

1. Introduction and Welcome;
2. Present, Apologies and Apologies with Proxies;
3. Minutes of the Previous General Meeting;
Minutes of the Annual General Meeting held on 13 January 2022 and Matters Arising from the Minutes (Not included in other Agenda items)

That the minutes of the Annual General Meeting held on 13.1.22 be accepted as a true and correct record of that meeting.

4. Financial Year Accounts

- 4.1 Accounts for the year to 31.3.22

That Accounts for the period 1.4.21 to 31.3.22 should be prepared and circulated. To date the Body Corporate has not had financial accounts.
Consider who will prepare the accounts.

- 4.2 Appointment of Auditor – Special Resolution

That no auditor be appointed for the Financial Year to 31.3.22 and to 31.3.23 in accordance with S132 (8) of the Unit Titles Act 2010.

5. Financial Year to 31 January 2023

Budget for year to 31 January 2023.

That the 2022 / 2023 budget be drafted;

Consider the date levies per unit based on the Ownership Interests, as prescribed by the Unit Title Plan be payable in full (this should be a date prior to the insurance renewal period which is around 21 December each year to avoid having to issue multiple invoices).

6. Election of Chairperson

Check if David John Waller wishes to continue as the Body Corporate Chairperson and if there are any other nominations for the position.

7. Body Corporate Manager

Consider should there be an appointment of a Body Corporate Manager.

8. General Business

- 8.1 Health and Safety;

- 8.2 Long Term Maintenance Plan; and

- 8.3 Any other general business.

NOTES:

1. To be passed, a Resolution requires the approval of 50+% of the eligible voters at a general meeting.
2. To be passed, a Special Resolution requires the approval of 75+% of the eligible voters at a general meeting.
3. Section 101 (3) of the Unit Titles Act 2010 provides that any matter not on the agenda may be discussed at the meeting but unless all eligible voters are present at the meeting, no resolution may be voted on and made in respect of that matter except to include that matter on the agenda for a subsequent general meeting.
4. As provided for by Sections 97(2) and 98(2) of the Unit Titles Act 2010 unless a poll is properly requested one vote only may be exercised by each principal unit.
5. A poll may be requested by an eligible voter in person at the meeting. As provided for by Sections 100(3) and 100(4) of the Unit Titles Act 2010, the basis of the voting is the ownership interest represented by those voting.
6. To be eligible to vote an owner or the owner's representative or proxy, all body corporate levies and other amounts that are from time to time payable to the body corporate in respect of the unit must have been paid.
7. **QUORUM:**
 - 7.1 Sections 95(1) and 95(2) of the Unit Titles Act 2010 provides that at a general meeting a quorum will comprise the persons entitled to exercise the voting power in respect of not less than 25% of the principal units or their proxies and that no business may be transacted unless a quorum is present.
 - 7.2 Regulation 13(1) of the Unit Titles Regulations 2011 provides that the persons who have cast postal ballots together with those present and entitled shall be counted for the purposes of determining whether there is a quorum.

Regulation 13(2) of the Unit Titles Regulations 2011 requires that if a quorum is not reached the meeting must be adjourned until the same day 1 week later, that the reconvened meeting must be held at the same time and place, unless the chairperson has notified all unit owners of a change to the time or place (or both) at least 3 days before the reconvened meeting is due to take place and the reconvened meeting must proceed whether a quorum exists or not.

Pre-contract disclosure statement for existing units

This is a sample template for providing the information required under Regulation 33(1) of the Unit Titles Regulations 2011 (the Regulation) for a pre-contract disclosure statement for existing units. There is currently no prescribed form for this statement, the specific wording and layout used in this template are not requirements of the Regulation.

Important: If the information required under Regulation 33(1) of the Unit Titles Regulations 2011 is not provided, or is inaccurate but is not corrected as the information required to complete this pre-contract disclosure statement or to correct the inaccuracy does not exist or cannot be found despite reasonable efforts, then this must be noted in this pre-contract disclosure statement.

If the requirements of Section 146 of the Unit Titles Act 2010 (the Act) are not met, the settlement date agreed to in an agreement for sale and purchase may be delayed in accordance with Section 149 of the Act, or the agreement may be cancelled in accordance with Section 149A of the Act.

For more information on delaying a settlement or cancelling an agreement for sale and purchase, refer to the pre-disclosure disclosure delay or cancel flowchart on the Unit Title Services website: unittitles.govt.nz

Pre-contract disclosure statement for existing units

Section 146, Unit Titles Act 2010

Unit number:	Unit [number] and accessory unit(s) [number(s)]	7
Unit Plan:	Deposited Plan [number]	398840
Body Corporate number:	[number]	398840

Year ended *[insert financial year]*

Two years prior to the immediate past financial year.

The body corporate financial statement *(select one)*

☐ is attached

☐ is not attached because *(select one)* **it does not exist / it cannot be found**

The body corporate audit report *(select one)*

☐ is attached

☐ is not attached because *(select one)* **it does not exist / it cannot be found / at the AGM on [date] the Body Corporate resolved not to appoint an auditor**

[Attach the relevant financial statements and audit reports]

Maintenance, weathertightness and related matters

For the purposes of this statement, a unit title is considered to have a **weathertightness issue** if water has penetrated it because of some aspect of its design, construction, alteration, or of materials used in its construction or alteration, and the penetration of water is likely to cause or has caused damage to it.

6 Select the statement that applies:

☐ The long-term maintenance plan is attached

☒ The long-term maintenance plan is not attached because *(select one)* **it does not exist / it cannot be found**

[Attach the long-term maintenance plan]

7 The next review date for the long-term maintenance plan is *[insert date]* **next AGM**

8 The body corporate proposes to carry out or begin the following works under the long-term maintenance plan in the next three years:

[Set out details of proposed maintenance under the long-term maintenance plan and the estimated cost of the works - attach an extra sheet if required]

9 The body corporate proposes to carry out the following maintenance on the unit title development in the year following the date of the disclosure statement:

[Set out details of maintenance that the body corporate proposes to carry out and how the cost of that maintenance will be met - attach an extra sheet if required. This includes maintenance whether or not it is set out in the long-term maintenance plan - so there may be some overlap with the answer to question 9]

Pre-contract disclosure statement for existing units

- 1 This pre-contract disclosure statement is provided to prospective buyers of the property in accordance with Section 146(1) of the Unit Titles Act 2010.

Financial information

- 2 The amount of the contribution levied by the body corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is \$[amount] **NIL (at present - to be considered at next AGM)**
- 3 The period covered by the contribution in paragraph 2 is [period]
- 4 The body corporate has the following accounts: **NONE**

[Set out details of every account held by the body corporate, including the details of every fund or bank account held or operated by or on behalf of the body corporate together with the balance of every fund or bank account as at the last financial statement – attach an extra sheet if required]

- 5 The body corporate financial statements and audit reports for the last three years.

Year ended [insert financial year]

The immediate past financial year.

The body corporate financial statement (select one)

☐ is attached

☐ is not attached because (select one) it does not exist / it cannot be found

The body corporate audit report (select one)

☐ is attached

☐ is not attached because (select one) it does not exist / it cannot be found / at the AGM on [date] the Body Corporate resolved not to appoint an auditor

Year ended [insert financial year]

One year prior to the immediate past financial year.

The body corporate financial statement (select one)

☐ is attached

☐ is not attached because (select one) it does not exist / it cannot be found

The body corporate audit report (select one)

☐ is attached

☐ is not attached because (select one) it does not exist / it cannot be found / at the AGM on [date] the Body Corporate resolved not to appoint an auditor

10 Select the statement that applies:

- ☐ The body corporate or committee has actual knowledge that any part of the unit title development has weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.
- ☒ The body corporate or committee has no knowledge of any part of the unit title development currently, or ever having had, weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.

[Provide details of the claims if any]

11 Select the statement that applies:

- ☐ The body corporate or committee has actual knowledge that any part of the unit title development had weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.
- ☒ The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.

[Provide details of the weathertightness issues, if any, and remediation]

12 Select the statement that applies:

- ☐ The body corporate or committee has actual knowledge that any part of the unit title development has weathertightness issues that have not been remediated.
- ☒ The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have not been remediated.

[Provide details of the weathertightness issues, if any]

13 Select the statement that applies:

- ☐ The body corporate or committee has actual knowledge that any part of the unit title development has earthquake-prone issues.
- ☒ The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.

[Provide details of the earthquake-prone issues, if any. The Building Act defines what an earthquake-prone building is, and whether a building or part of it is earthquake-prone is determined by the local authority]

14 Select the statement that applies:

- ☐ The body corporate or committee has actual knowledge that any part of the unit title development has any other significant defects in the land (including the unit title development) that may require remediation.
- ☒ The body corporate or committee has no knowledge of the unit title development having any other significant defects in the land (including the unit title development) that may require remediation.

[Provide details of the significant defects, if any]

15 Select the statement that applies:

- ☐ The remediation report/s commissioned by the body corporate in the last three years is attached.
- ☒ No remediation report/s commissioned by the body corporate in the last three years are attached, because (select one) **no such reports have been commissioned / they cannot be found.**

Governance information

16 The notices and minutes of body corporate general meetings and body corporate committee meetings for the last three years.

Year ended [insert financial year]

The immediate past financial year

The body corporate and committee meeting notices, minutes and supporting documentation (select one)

☐ are attached

☒ are not attached because (select one) **it does not exist / it cannot be found**

Year ended [insert financial year]

One year prior to the immediate past financial year.

The body corporate and committee meeting notices, minutes and supporting documentation (select one)

☐ are attached

☒ are not attached because (select one) **it does not exist / it cannot be found**

Year ended [insert financial year]

Two years prior to the immediate past financial year.

The body corporate and committee meeting notices, minutes and supporting documentation (select one)

☐ are attached

☒ are not attached because (select one) **it does not exist / it cannot be found**

[Attach the relevant notices of general meetings prepared under regulations 5, 6, 7, 8 and 8A and 9, and all supporting documentation, and minutes prepared for general meetings and body corporate committee meetings, and all supporting documentation (includes agendas or similar) Note any information that is not available.]

Note: information may be excluded if disclosing the information would breach the Privacy Act 2020 or any other enactment, if the information is subject to legal professional privilege or the confidentiality of the information must be protected because of commercial sensitivity. It should be noted if information has been excluded.

17 Select the statement that applies:

☐ The body corporate manager(s) is/are **[organisations and individuals]** and their contact details are **[contact details]**.

☒ The body corporate has not currently engaged a body corporate manager.

18 The body corporate holds the following insurance cover for the unit title development:

Select the statement that applies:

☒ The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement.

☐ The body corporate is involved in proceedings in a court or tribunal. Details of the proceedings are:

[Set out or attach details of any proceedings brought by or against the body corporate. This could include any kind of dispute where the body corporate is a complainant or a defendant. It could also include any instance where the body corporate is suing or being sued – attach extra sheets if required]

General information

19 The following section contains a brief explanation of important matters relevant to the purchase of a unit in a unit title development. You should read and understand the information contained in this section and this statement before signing a contract to buy a unit in a unit title development.

Further information on buying, selling a unit and living in a unit title development can be obtained by:

- reading the publication "Short guide to unit titles", which is available on the Unit Title Services website: unittitles.govt.nz
- contacting the Ministry of Business, Innovation & Employment service centre: 0800 UNIT TITLES (0800 864 884)

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing a unit or your prospective rights and obligations as a member of a body corporate.

Unit title property ownership. Unit titles are a common form of multi-unit property ownership. They allow owners to privately own an area of land or part of a building and share common property with other unit owners. Unit title developments may also be structured in varied ways including staged unit title developments and layered unit title developments.

This combination of individual and shared ownership of land and buildings, often in an intensive built environment, means owning a unit title involves a different set of rights and responsibilities than traditional house and land ownership.

Unit title developments have a body corporate management structure to ensure decisions affecting the development can be made jointly by the unit owners. The creation and management of unit title developments is governed by the Unit Titles Act 2010 and supporting regulations.

Unit plan. Every unit title development has a unit plan, which shows the location of the principal units as well as any accessory units and common property in the development. The unit plan is the formal record of all of the boundaries of the units, and the common property.

Ownership and utility interests. Each unit is allocated an ownership interest and a utility interest and such interests are relevant to the determination of many of the unit owner's rights and responsibilities under the Unit Titles Act 2010.

Ownership interest is a number that reflects the relative value of each unit to the other units in the development, and is used to determine a range of matters including the unit owners' beneficial share in the common property, and share in the underlying land if the unit plan is cancelled.

By default, the utility interest of a unit is the same as the ownership interest (unless it is otherwise specified on the deposit of the unit plan or subsequently changed), and is used to calculate how much each owner contributes to the operational costs of the body corporate.

Body corporate operational rules. The body corporate for a unit title development can make its own operational rules on the use of the development, and governance of the body corporate. These operational rules are subject to the provisions of the Unit Titles Act 2010 and regulations made under that Act.

All unit owners, occupiers, tenants and the body corporate must follow the body corporate operational rules that apply to their unit title development.

Pre-settlement disclosure statement. Before settlement of the sale of a unit, the seller must provide a pre-settlement disclosure statement to the purchaser, which includes information on:

- the unit number and body corporate number
- the amount of the contribution levied by the body corporate for that unit
- the period covered by the contribution
- how the levy is to be paid
- the date on or before which the levy must be paid
- whether any amount of the levy is currently unpaid and, if so, how much
- whether legal proceedings have commenced in respect of any unpaid levy
- whether any metered charges (eg, for water) are unpaid and, if so, how much
- whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, how much

- the rate of interest accruing on any unpaid amounts
- whether there are any legal proceedings pending against the body corporate
- whether there are any legal proceedings initiated by the body corporate or intended to be initiated by the body corporate
- whether there is any written claim by the body corporate against a third party that has not been resolved
- whether there have been any changes to the body corporate rules since the pre-contract disclosure statement was provided.

There are legal consequences on the seller for failing to provide the pre-settlement disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Records of title. Previously known as a computer register or certificate of title, for a unit title development this document records the ownership of a unit, contains a legal description of the unit boundaries and records any legal interest which is registered against the title to the unit (for example a mortgage or easement). A copy of the record of title for a unit should come with:

- the unit plan attached. Unit title plans were discussed earlier in this section.
- a supplementary record sheet attached. A supplementary record sheet records the ownership of the common property, any legal interests registered against the common property or base land, and other information such as the address for service of the body corporate and the body corporate operational rules.

The common property in a unit title development does not have a record of title.

Land Information Memorandum. A land information memorandum (LIM) is a report which provides information held by the local council about a particular property. You must order and pay for a LIM from the applicable local council. Delivery times vary between councils. The information contained in a LIM will vary between councils, but is likely to include details on:

- rates information
- information on private and public stormwater and sewerage drains
- any consents, notices, orders or requisitions affecting the land or buildings
- District Plan classifications that relate to the land or buildings
- any special feature of the land the local council knows about including the downhill movement, gradual sinking or wearing away of any land, the falling of rock or earth, flooding of any type and possible contamination or hazardous substances
- any other information the local council deems relevant

Full details of what a local council is obliged to provide in a LIM is contained in section 44A of the Local Government Official Information and Meetings Act 1987.

Easements and covenants. An easement is a right given to a landowner over another person's property (for example, a right of way, or right to drain water). A land covenant is an obligation contained in a deed between two parties, usually relating to the use of one or both properties (for example a covenant to restrict one party using their property in a certain way).

Easements or covenants may apply to:

- a unit and are usually recorded on the record of title for that unit.
- common property and will be recorded on the supplementary record sheet for the unit title development.

Further information about the matters set out above can be obtained from:

Unit title property ownership	Ministry of Business, Innovation and Employment www.unittitles.govt.nz 0800 UNIT TITLES (0800 864 884)
Unit plan Ownership and utility interests Record of title Easements and covenants	Land Information New Zealand www.linz.govt.nz 0800 ONLINE (0800 665 463)
Body corporate operational rules Pre-settlement disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Ministry of Business, Innovation and Employment recommends you obtain independent legal advice from your lawyer.

Corrections

20

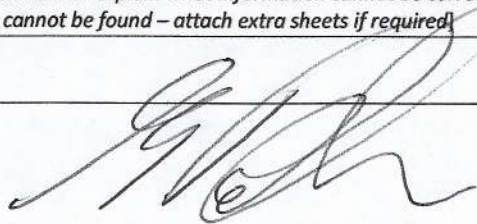
Select the statement that applies:

- ☒ This disclosure statement, including any additional information that forms part of this disclosure, does not have any known inaccuracies.
- ☒ This disclosure statement, including any additional information that forms part of the disclosure, does have any known inaccuracies. Details of the known inaccuracies are:

[If you have included any information in this disclosure statement that is inaccurate, you must explain where and what the known inaccuracies are below and add a correction here or explain what information cannot be corrected because either it does not exist, or despite reasonable efforts, cannot be found – attach extra sheets if required]

Signed by seller or person
authorised by seller:

[signature]



Name:

[name]

Stephen James Rothwell

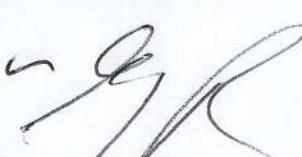
Date:

[day, month, year]

16/06/23

Current Body Corp

This form has been created by the Ministry of Business, Innovation and Employment as an example of a pre-contract disclosure statement that complies with the requirements of regulation 33(1) The information contained in the form is intended as an example of how these sections may be completed, and the specific wording used is not a requirement of the Unit Titles Regulations 2011.

Chairman 



A BIT ABOUT ANDY

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

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

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

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

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

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



A BIT ABOUT RICHIE

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

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

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

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

PASSING OVER OF INFORMATION

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

WARNING:

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

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

OBTAINING ADVICE:

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

OFFICE ROAD

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