



**Property
Info Pack**



Property Info Pack

243C Lyttelton Street, Spreydon

OFFICE ROAD
REAL ESTATE



100m²



0m²



3



1



1



2

PROPERTY DETAILS

ADDRESS:

243C Lyttelton Street, Spreydon

LEGAL DESCRIPTION:

Lot 2 Deposited Plan 54347

RATEABLE VALUE:

\$590,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE

1990-1999

PRICING:

Deadline Sale (Unless Sold Prior)

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 021 0896 5594

LISTING:

https://www.officeroad.co.nz//property?property_id=1151973

PROPERTY DESCRIPTION

FIRST HOME- WITH FLAIR

Deadline Sale 25th July (Unless sold Prior)

An extensive list of modern essentials has introduced distinctive flair to this charming 1990s home, making it an ideal option for buyers pursuing their first property.

Tucked away from the road on a rear site, this peacefully positioned home reveals lively interiors beyond its classic brick façade, with colourful hues and refined finishes defying convention and exuding striking style.

This is showcased superbly in the kitchen, which eases around to the casual study, dining area and lounge, creating a superb setting for relaxed day-to-day living. Furthermore, a streamlined deck extends from this social hub and sits within the easy-care grounds, rendering it a brilliant backdrop for outdoor entertaining.

Three well-proportioned bedrooms supply accommodation and are assisted by a practical bathroom and accompanying w/c.

Everyday comfort is well and truly delivered by a heat pump and an HRV system, while a visually pleasing laundry and detached double garage complete this functional package.

This prime location grants effortless access to a plethora of amenities. Nestled just minutes away from Barrington Mall and Lincoln Road, it is also a little over five minutes from the inner city for heightened convenience.

This outstanding entry-level option is sure to attract considerable attention.

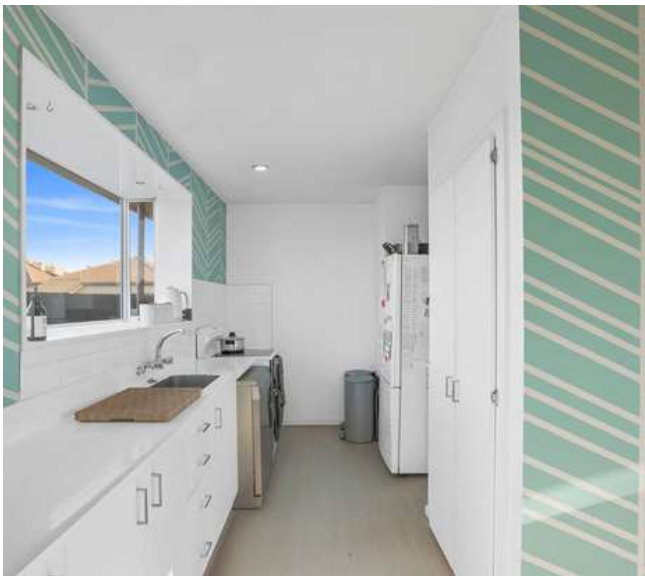
Vendors have serious motivation to sell, Contact me for more information.

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.

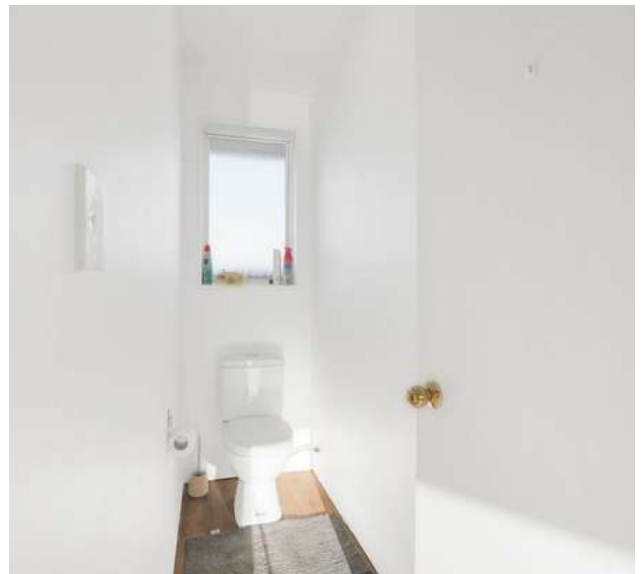
PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



Certificate
Of Title



Certificate
Of Title

OFFICE ROAD
REAL ESTATE



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

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



R.W. Muir
Registrar-General
of Land

Identifier **CB42C/1094**

Land Registration District **Canterbury**

Date Issued 17 June 1997

Prior References

CB33K/860

Estate Fee Simple - 1/2 share
Area 1180 square metres more or less
Legal Description Lot 2 Deposited Plan 54347
Registered Owners
Eric Murray Connor

Estate	Leasehold	Instrument	L A302906.4
		Term	993 years and three months commencing on 20.5.1997
Legal Description	Flat 2 Deposited Plan 73863 and Garage with Flat 2 Deposited Plan 73863		
Registered Owners	Eric Murray Connor		

Interests

348493 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 54347 - herein	FE DP 54347	Lot 3 Deposited Plan 15363 - CT CB3A/338	
Right of way and electricity	Lot 3 Deposited Plan 15363 - CT CB3A/338	Yellow DP 15363	Lot 2 Deposited Plan 54347 - herein	

354716 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Lot 2 Deposited Plan 54347 - herein	Part herein	Lot 3 Deposited Plan 15363 - CT CB3A/338	

897247.3 Lease of Flat 1 and Garage 1 DP 56250 Term 999 years commencing on 20.8.1990 Composite CT CB33F/512 issued (affects fee simple)

834836.6 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
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Right of way and
rights to drain
water and sewage,
to convey water,
electric power and

Lot 2 Deposited Plan
54347 - herein

EF DP 54347

Lot 1 Deposited Plan
54347 - CT CB32F/622

telephonic
communications

Right of way,
rights to drain
water and sewage,
to convey water,
electric power and
telephonic
communications

Lot 1 Deposited Plan
54347 - CT CB32F/622

CDG DP 54347

Lot 2 Deposited Plan
54347 - herein

The easements reserved by Transfer 834836.6 are subject to Section 243(a) Resource Management Act 1991

Fencing Covenant in Transfer 834836.6 (affects fee simple)

834836.7 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage and water	Lot 5 Deposited Plan 30929 - CT CB18A/570	Part	Lot 2 Deposited Plan 54347 - herein	
Drain sewage and water	Lot 5 Deposited Plan 30929 - CT CB18A/571	Part	Lot 2 Deposited Plan 54347 - herein	
Drain sewage and water	Lot 1 Deposited Plan 45542 - CT CB32F/1187	Part	Lot 2 Deposited Plan 54347 - herein	

The easements specified in Transfer 834836.7 are subject to Section 243(a) Resource Management Act 1991

A302906.4 Lease of Flat 2 and Garage with Flat 2 DP 73863 Term 993 years and three months commencing on 20.5.1997
Composite CT CB42C/1094 issued - 17.6.1997 at 12.44 pm (affects fee simple)

5836117.3 Mortgage to (now) The Co-operative Bank Limited - 12.12.2003 at 9:00 am

7586382.2 Variation of Mortgage 5836117.3 - 23.10.2007 at 9:00 am

[illegible]

95117

Guaranteed Search Copy Dated 24/01/23 1:09 pm, Page 5 of 5
Register Only



**Council
Rates & Fees**

Council Rates & Fees

OFFICE ROAD
REAL ESTATE

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	590,000	0.211685	\$1,268.83
Uniform Annual General Charg	Separately Used Inhabited Part	Per Unit	1	153.000000	\$153.00
Water Connected	No Differential	Capital Value	590,000	0.067836	\$376.82
Land Drainage	No Differential	Capital Value	590,000	0.035731	\$208.71
Sewerage	No Differential	Capital Value	590,000	0.075347	\$435.02
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	590,000	0.001886	\$11.17
Heritage Arts Centre	No Differential	Capital Value	590,000	0.000416	\$2.47
Total for Christchurch City Council					\$2,663.68

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) \$2,663.68

- 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**

A bright, modern interior space, likely a dining or living area. It features a long wooden table with a dark metal frame and two matching wooden benches. To the left, there is a white shelving unit with open shelves holding books and a display of small framed pictures or photos. A large window with dark curtains is on the right, and a glass door on the left leads to a wooden deck with a chair. The room has a light-colored carpet and a white ceiling with a recessed light.

**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE

AMI Insurance

PO Box 3233
Wellington 6140

03 November 2022

Mr E Connor
243 Lyttelton Street
Spreydon
Christchurch 8024

Phone 0800 100 200



Dear Mr Connor

Your policy is due for renewal on 01 December 2022

Thanks for insuring with AMI. Your policy is due to renew soon, so we've enclosed your new policy documents with all the details of your cover. Pop these in a safe place, so you can find them easily if you need to make a claim.

What you need to do now

- Check your Policy Schedule for any changes we've made and ensure your specific needs are covered. Any changes that have been made will apply once your policy renews.
- Check your total sum insured is up-to-date and truly reflects the cost to rebuild your home. It's important you're not underinsured, so use our Home Sum Insured calculator at ami.co.nz/house-insurance/sum-insured.
- Let us know if anything's changed at your end so we can talk about your needs and update your cover.
- **Simply pay your premium by the due date** – your new policy will automatically begin to cover you once you've paid. You can find all the details of your premium in your Premium Advice.

What's affecting insurance prices?

Insurance premiums are influenced by factors like where you live, the construction and age of your house and the increasing number of extreme weather events due to climate change. At this renewal, there are two main reasons your premium is likely to change:

- Costs to rebuild and repair homes have increased by the highest amount in years.
- The government applies levies to all New Zealand home insurance premiums, and the Earthquake Commission (EQC) levy and cover amount are changing. Learn more at ami.co.nz/eqc.

We remain focused on providing fair pricing and protecting you when little things go wrong or disasters strike. Find out more about insurance prices at ami.co.nz/premiums.

Ways to save

Everyone's situation is unique. There are a few different ways you can save on your premiums while ensuring you stay insured should the worst happen. Our team can review your insurance with you and find tailored solutions to suit your needs. Find out more at ami.co.nz/ways-to-save, or please call us on **0800 100 200**, if you're having difficulty making ends meet.

We've stood alongside our customers in the face of many events for over 90 years, and we want to assure you we're here to support you, now and into the future.

If you've got any questions or would like more information, visit ami.co.nz or call us on **0800 100 200**.

The team at AMI

Policy schedule

Premier Rental Property Policy

Customer

Mr E Connor

Insured asset

The house situated at 243C Lyttelton Street, Spreydon, Christchurch

Floor area of dwelling including basement/attached garage - 100m²

Floor area of detached garage and outbuildings - 40m²

Number of dwellings - 1

AMI reference

5670039D06

Period of cover

01/12/2022 to 01/12/2023

House sum insured

\$495,600

Total sum insured

\$495,600

Optional covers also available but not selected by you

No excess for glass or sanitary fixtures claims

Cover for theft or deliberate damage by tenants

Cover for tenants vacating without notice

Cover for landlord's contents

Lost rent cover

Excesses applicable

Your excess is the first amount you must pay towards the cost of any claim you make.

Excess

Excess on any claim unless specifically mentioned below or in your policy wording.

\$550

Claims under Cover for your house for natural disaster damage (as defined in the Earthquake Commission Act 1993) to items not covered by the Earthquake Commission.

\$5,000

No excess applies to certain sections of your policy, please refer to your policy wording and any Special Terms included in this Policy Schedule.

Interested parties

The Co-Operative Bank (Auckland)

PO Box 105059, Auckland City, Auckland 1143, NEW ZEALAND

IMPORTANT: This schedule forms part of your policy and replaces any previous schedule. Please refer to www.ami.co.nz/policy-documents for a copy of the policy wording that accompanies this contract.

Please keep it with your policy. If any of the above details are incorrect, please contact us.

Premium advice

Tax invoice

Mr E Connor
243 Lyttelton Street, Spreydon, Christchurch 8024

Insured asset

The house situated at 243C Lyttelton Street, Spreydon, Christchurch

Policy type

Premier Rental Property

Policy number

5670039D06

Payment frequency

Monthly

Payment method

Direct Debit

Period of cover

From 12.00am 01/12/2022 to 12.00am 01/12/2023

Please note:

This document sets out the details of the premium for this policy and becomes a tax invoice when paid.

Discounts included in AMI premium:

- Multisaver 3 discount

Premium based on an excess of \$550.

Please read your Policy Schedule for further details of insured assets, their sums insured and excesses.

GST No. 51-860-403

AMI premium	\$723.00
<hr/>	
Government charges	
Fire Service Levy	\$106.00
Earthquake Commission Levy	\$480.00
Total premium excluding GST	\$1,309.00
Goods and Services Tax	\$196.35
Total premium including GST	\$1,505.35

The instalment amount of **\$125.29** will be Direct Debited on **01 December 2022**.

Note: This document may not account for any overdue amount owing on this policy, nor any credits on this policy.

AMI Payment Advice

Mr E Connor
243 Lyttelton Street
Spreydon
Christchurch 8024

Policy number: 5670039D06
Customer reference: 5670039
Amount due: \$125.29
Due date: 01 December 2022
Amount paid: \$

Keep us in the loop

You'll need to tell us if there is anything that may affect this policy that we don't already know about. If you don't tell us, then your insurance may not be valid and you may not be covered if you ever need to make a claim.

Example of things you should tell us about are:

Any instance of insurance being declined, cancelled, refused or having special conditions imposed in the last 5 years;

Accidents or losses over the last 5 years and convictions in the last 7 years;

Any change in circumstances that may increase the risk of a claim.

Please call us on **0800 100 200**, if you're not sure what issues might affect your insurance. We treat all information you give us in accordance with the Privacy Act 2020.

Easy way to pay

It's simple to pay your premium by direct debit or online banking. With direct debit you can choose to pay by either bank account or credit/debit card. And with online banking your bank already has our account details, so all you'll need is your Customer reference. Just visit ami.co.nz/ways-to-pay to find out more.

Insurer financial strength rating

Your insurance is underwritten by AMI Insurance, a business division of IAG New Zealand Limited (IAG). IAG has received a Standard & Poor's (Australia) Pty Ltd. Insurer financial strength rating of **AA-** 'Very Strong'. The rating scale is:

AAA (Extremely Strong)	BB (Marginal)	SD (Selective Default)
AA (Very Strong)	B (Weak)	D (Default)
A (Strong)	CCC (Very Weak)	R (Regulatory Supervision)
BBB (Good)	CC (Extremely Weak)	NR (Not Rated)

Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories. A full description of this rating scale can be obtained from www.standardandpoors.com.

AMI abides by the Insurance Council of New Zealand 'Fair Insurance Code'. Call us toll free on **0800 100 200** for a copy.

03 November 2022

Instalment schedule

Customer name
Mr Eric Connor

Payment method
Direct Debit

Monthly instalments

Future instalment date	Policy number	Insured asset	Policy instalment amounts	Total for instalment date
01/12/2022	5670039D06	The house situated at 243C Lyttelton Street	\$125.29	\$125.29
01/01/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/02/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/03/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/04/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/05/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/06/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/07/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/08/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/09/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/10/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46
01/11/2023	5670039D06	The house situated at 243C Lyttelton Street	\$125.46	\$125.46

The instalment amounts may vary slightly. This occurs when the premium cannot be divided equally by the number of instalments over the period of cover.

The total instalment amount will be deducted from your account on the instalment date.

Note: This form shows the details of your remaining individual premium instalments and is not an invoice.



OFFICE ROAD
REAL ESTATE

9 January 2023

Mr R Eggelton
Sent by email to: richie@officeroad.co.nz

Kia ora Mr Eggelton,

Information request – CLM/2011/160125 - 243C Lyttelton Street, Spreydon, Christchurch 8024

Thank you for your information request received on 25 January 2023. You asked for standard property pack in relation to 243C Lyttelton Street. 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.

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

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners under section 9(2)(a) of the OIA and section 53(b) of the PA.

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

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,



Sharna O'Neil
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: Eric Connor

Assessment of Property at 243C LYTTTELTON STREET, SPREYDON, CHRISTCHURCH 8024 on 17/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 400.00 m2)		
Main Access (Drive - Stone aggregate - 40.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 40.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 40.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 35.00 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
Wall framing (Timber Frame - Timber - 35.00 m2)	No Earthquake Damage	

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 35.00 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
Wall framing (Timber Frame - Timber - 35.00 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
Deck (Below 1m - Timber - 18.00 m2)	No Earthquake Damage	
Wall Cladding (Brick Veneer - Brick - 18.00 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
Wall framing (Timber Frame - Timber - 18.00 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
No Damage		

Foundations (Concrete)

Element	Damage	Repair
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No Damage

Roof (Metal)

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

No Damage

Interior**Ground Floor - Lounge**

Room Size: 4.40 x 6.80 = 29.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Stipple - 29.92 m2) No Earthquake Damage

Door (External) (Single glass door - Aluminium - 1.00 No of) No Earthquake Damage

Door (Internal) (Single Hollow Core - MDF - 1.00 No of) Cosmetic damage Ease door 1.00 No of

Floor (Chipboard - Carpet - 29.92 m2) No Earthquake Damage

Heating (Wood - Wood burner - 1.00 item) No Earthquake Damage

Wall covering (Gib - Paint - 53.76 m2) Cosmetic damage Rake out and stop 0.80 l/m
Cosmetic damage Paint wall 43.68 m2

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Kitchen

Room Size: 6.80 x 2.30 = 15.64 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Stipple - 15.64 m2) No Earthquake Damage

Floor (Chipboard - Vinyl - 15.64 m2) No Earthquake Damage

Kitchen joinery (Standard 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 - 43.68 m2) Cosmetic damage Paint wall 5.52 m2

Window (Aluminium Awning - Pane single glazed - 3.00 No of) No Earthquake Damage

Work top (Kitchen work top - Laminate - 48.00 l/m) No Earthquake Damage

Ground Floor - Hallway

Room Size: 0.90 x 4.30 = 3.87 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Stipple - 3.87 m2) No Earthquake Damage

Floor (Chipboard - Carpet - 3.87 m2) No Earthquake Damage

Wall covering (Gib - Paint - 24.96 m2) Cosmetic damage Rake out and stop 0.40 l/m
Cosmetic damage Paint wall 24.96 m2

Ground Floor - Laundry

Room Size: 1.60 x 1.80 = 2.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.88 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.88 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 16.32 m2)	Cosmetic damage	Paint wall	9.60 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.80 x 2.30 = 1.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 1.70 x 2.30 = 3.91 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Stipple - 3.91 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 3.91 m2)	No Earthquake Damage		
Shower (Over Bath with Curtain - Acrylic shower - 1.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 19.20 m2)	Cosmetic damage	Rake out, plaster and paint	3.00 m2
Window (Aluminium Awning - Obscure glass - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Next to bathroom)

Room Size: 3.30 x 2.20 = 7.26 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Next to lounge)

Room Size: 2.70 x 3.40 = 9.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Main)

Room Size: 3.40 x 3.20 = 10.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Garage

Exterior

Roof (Rib)

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

No Damage

Elevation (East)

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

No Damage

Elevation (West)

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

No Damage

Elevation (North)

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

No Damage

Elevation (South)

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

No Damage

Foundations (Concrete)

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

No Damage

Interior

Ground Floor - Room (Other)

Room Size: 6.00 x 6.00 = 36.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

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

No Damage

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/160125
Claimant: Eric Connor
Property Address: 243C LYTTTELTON STREET
 SPREYDON
 CHRISTCHURCH 8024

Assessment Date: 17/11/2011 17:19
Assessor: Davies, Mark
Estimator: Bracey, Adam
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	Eric, Connor				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

Insurance Details - Comments

Correct policy number recorded from policy

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
PSIS

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	Rectangular	88.11
Garage	1	Standard	Post 1980	Rectangular	36.60

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Main Access	Drive	Stone aggregate	No Earthquake Damage			
General Comments: One of several on section, strata titled						

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)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	30.00	30.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer 14x2.5
Cracking to corner bricks above window

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	30.00	30.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer 14x2.5
Cracking to corner bricks above window

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	Below 1m	Timber	No Earthquake Damage			
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	30.00	30.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer 7.2x2.5
Cracking to corner bricks above window

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer 7.2x2.5

Foundations (Concrete)

Damage: No damage

Require Scaffolding? No

General Comments: concrete ring timber piles

Roof (Metal)

Damage: No damage

Require Scaffolding? No
General Comments: Rib metal, 500mm eaves, 20 degree pitch, truss frame

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Wood	Wood burner	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.80 l/m	10.00	8.00
			Cosmetic damage			
			Paint wall	43.68 m2	24.00	1,048.32
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Comments: Open plan to kitchen not all wall painted, kitchen has feature walls						

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Kitchen joinery	Standard 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			
			Paint wall	5.52 m2	24.00	132.48
Window	Aluminium Awning	Pane single 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	Stipple	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.40 l/m	10.00	4.00
			Cosmetic damage			
			Paint wall	24.96 m2	24.00	599.04

General Comments:

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	9.60 m2	24.00	230.40

Wash tub Single Stainless Steel No Earthquake Damage
 Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Part wall not stopped or painted

Ground Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Painted walls , stipple ceiling over gib, hollow core door, aluminium window, single glazed obscure glass, vinyl over chipboard, toilet,

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Over Bath with Curtain	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	3.00 m2	27.00	81.00
Window	Aluminium Awning	Obscure glass	No Earthquake Damage			

General Comments: Small section of wall to psint

Ground Floor - Bedroom (Next to bathroom)

Damage: No damage

Require Scaffolding? No

General Comments: painted walls , stipple ceiling over gib walls, carpet over chipboard floors, built in robe, aluminum single glazed window, hollow core door

Ground Floor - Bedroom (Next to lounge)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old damage under window

General Comments: painted walls , stipple ceiling over gib walls, carpet over chipboard floors, built in robe, aluminum single glazed window, hollow core door

Ground Floor - Bedroom (Main)

Damage: No damage

Require Scaffolding? No

General Comments: painted walls , stipple ceiling over gib walls, carpet over chipboard floors, built in robe, aluminum single glazed window, hollow core door

Garage

Exterior

Roof (Rib)

Damage: No damage

Require Scaffolding? No

General Comments: rib metal, 15 degree pitch, truss frame, steel gutters/fascia

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: Steel weather sheet walls 6x2.2

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: Steel weather sheet walls 6x2.2

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: Steel weather sheet walls 6x2.2

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: Steel weather sheet walls 6x2.2

Foundations (Concrete)

Damage: No damage

Require Scaffolding? No

General Comments: solid concrete slab 6x6

Ground Floor - Room (Other)

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	182.66
Margin	264.59
GST	436.57

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete)	0.00
	Elevation (East)	30.00
	Roof (Metal)	0.00
	Elevation (North)	30.00
	Elevation (South)	30.00
	Elevation (West)	0.00
		90.00

Floor	Description	Estimate
Ground Floor	Bathroom	81.00
	Bedroom (Main)	0.00
	Bedroom (Next to bathroom)	0.00
	Bedroom (Next to lounge)	0.00
	Hallway	603.04
	Kitchen	132.48
	Laundry	230.40
	Lounge	1,146.32
	Toilet	0.00
		2,193.24

2,193.24

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete)	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Roof (Rib)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other)	0.00
		0.00

0.00

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	182.66
Margin	264.59
GST	436.57

	883.82
Total Estimate	3,347.06

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?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- N/A

File Notes

Date Created: 17/11/2011 16:20
Created : Davies, Mark
Subject: Dwelling overview
Note: 3 bed, single storey, brick veneer exterior, concrete ring, timber piles, ribbed metal roof, exterior garage, Access via narrow lane and driveway to level section at rear, Minor steocracking to exterior cladding, Minor cracking interior lining, Nil damage to garage, Weatherproof, Adequate heating
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:243C LYTTTELTON STREET, CHRISTCHURCH CITY, CHRISTCHURCH
To:243C LYTTTELTON STREET, SPREYDON, CHRISTCHURCH
Next Action:

Urgent Works Items



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.

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