



**Property
Info Pack**

Property Info Pack

243 Lyttelton Street, Spreydon

OFFICE ROAD
REAL ESTATE



PROPERTY DETAILS

ADDRESS:

243 Lyttelton Street, Spreydon

LEGAL DESCRIPTION:

Lot 3 Deposited Plan 15363

RATEABLE VALUE:

\$790,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE

1950-1959

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=1151722

PROPERTY DESCRIPTION

PRIME DEVELOPMENT PLOT - 1404M2 OR 2584M2 RSTD

Deadline Sale 25th July (Unless sold Prior)

Perfectly primed for development, this generously proportioned property, zoned RSTD, presents an unparalleled opportunity for developers, land bankers, and astute renovators aiming to capitalise on the immense potential and desirability of this sought-after location.

Thoroughly enthralling, 243 Lyttelton Street occupies a 1404m² (approx) section. However, visionaries can acquire a trifecta of dwellings (243, 243B and 243C), giving you a highly prized plot of 2584m² (approx) destined for development.

A unique calling card to this listing is that while 243B isn't exclusively on the market, it is available in conjunction with 243 and 243C, making it an ideal proposition for buyers with grand plans.

243 Lyttelton St

An evident work in progress, the site comprises four bedrooms, an expansive open-plan living layout, a double garage and an additional workshop-style garage.

243B Lyttelton St

As it stands, it features six bedrooms and a fully consented sleepout, ensuring it can rake in generous rental returns while you formulate your ultimate plan of action.

243C Lyttelton St

Currently on the market, this is an ideal three-bedroom entry-level or investment property that's neatly appointed with all the bells and whistles, ensuring it can also be profitable while you finalise your strategy for the section.

Having evolved over the past decade, Spreydon is now home to a mixture of character homes and contemporary developments, making it a desirable neighbourhood for families, first-time buyers, couples and downsizers wanting to enjoy suburban calm near the Port Hills and within 10 minutes of the central city.

Vendors have serious motivation to sell. Properties of this size are few and far between, and interested parties are instructed to act quickly. Contact Richie for more information.

(Please contact agent if you require full EQC files, Titles and Insurance for 243B and 243C Lyttelton Street.)

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



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Certificate
Of Title

Certificate
Of Title

OFFICE ROAD
REAL ESTATE



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

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




R.W. Muir
Registrar-General
of Land

Identifier CB3A/338
Land Registration District Canterbury
Date Issued 05 July 1963

Prior References
CB550/25

Estate Fee Simple
Area 1404 square metres more or less
Legal Description Lot 3 Deposited Plan 15363
Registered Owners
Eric Murray Connor

Interests

348493 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Part Lot 2 Deposited Plan 15363 - CT CB544/274	Blue DP 15363	Lot 3 Deposited Plan 15363 - herein	
Right of way and electric current	Lot 3 Deposited Plan 15363 - herein	Yellow DP 15363	Lot 2 Deposited Plan 15363 - CT CB544/274	

354716 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Sewage	Lot 2 Deposited Plan 15363 - CT CB544/274	part	Lot 3 Deposited Plan 15363 - herein	

7231732.1 Mortgage to Southland Building Society - 20.2.2007 at 12:36 pm

Land Transfer Office
Received:
Title Ref:
Referred to Draughtsman:

Deposited this 14th day
of December 1950
District Land Registrar.

The content of the Title, Conditions and
Covenants of the City of Christchurch is hereby
given to the said registered right of way,
subject to the conditions imposed in respect of
private title and registered right of way. The
conditions of the City of Christchurch are
given by the Christchurch City Council.

In witness whereof the Common Seal of the
Corporation of the City of Christchurch was
hereby affixed this 14th day of December
1950.

James L. Davis & Son
Solicitors
Town Clerk.

In pursuance of the provisions of Section 225
of the Land Transfer Act, 1924,
The Christchurch City Council hereby approves
of the plan of subdivision shown hereon.

IN WITNESS WHEREOF the Common Seal
of the Corporation of the City of Christchurch
was hereon affixed this 14th day of December
1950, in the presence of

James L. Davis & Son
Solicitors
Town Clerk.

PLAN OF SUBDN OF PT LOT 25 D.P. 1621 PT R.S. 76

Comprised in Bal. C.T. 440/208

SURVEY DIST. 6 BLK. CITY OF CHRISTCHURCH
LAND DIST. CANTERBURY LOCAL BODY CHRISTCHURCH CITY COUNCIL
Scale: 60 Links to an inch Surveyed by J.L. Davis & Son Date: Oct. 1950

L. James L. Davis & Son
of Christchurch, Registered Surveyor and a holder of an annual practising certificate do
solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accord-
ance with the regulations under the Surveyors Act, 1928.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927
Declared at Christchurch, this 14th day of October, 1950
before me:
James L. Davis & Son
Solicitors

Approved as to Survey
Chief Surveyor
L.T. Draughtsman
Received 23.11.50
Reference plans 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Approved as to Survey
Chief Surveyor
L.T. Draughtsman
Received 23.11.50
Reference plans 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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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	790,000	0.211685	\$1,698.94
Uniform Annual General Charg	Separately Used Inhabited Part	Per Unit	1	153.000000	\$153.00
Water Connected	No Differential	Capital Value	790,000	0.067836	\$504.55
Land Drainage	No Differential	Capital Value	790,000	0.035731	\$279.45
Sewerage	No Differential	Capital Value	790,000	0.075347	\$582.49
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	790,000	0.001886	\$14.96
Heritage Arts Centre	No Differential	Capital Value	790,000	0.000416	\$3.30
Total for Christchurch City Council					\$3,444.35

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) \$3,444.35

- 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

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 House Policy

Customer

Mr E Connor

Insured asset

The house situated at 243 Lyttelton Street, Spreydon, Christchurch
Floor area of dwelling including basement/attached garage - 145m²
Floor area of detached garage and outbuildings - 39m²
Number of dwellings - 1

AMI reference

5670039D07

Period of cover

01/12/2022 to 01/12/2023

House sum insured

\$692,100

Total sum insured

\$692,100

Optional covers also available but not selected by you

No excess for glass or sanitary fixtures claims

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.

\$400

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

SBS Bank

PO Box 835, Invercargill 9840, 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 243 Lyttelton Street, Spreydon, Christchurch

Policy type

Premier House

Policy number

5670039D07

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 \$400.

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

GST No. 51-860-403

AMI premium	\$879.40
Government charges	
Fire Service Levy	\$106.00
Earthquake Commission Levy	\$480.00
Total premium excluding GST	\$1,465.40
Goods and Services Tax	\$219.81
Total premium including GST	\$1,685.21

The instalment amount of **\$140.26** 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: 5670039D07
Customer reference: 5670039
Amount due: \$140.26
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	5670039D07	The house situated at 243 Lyttelton Street	\$140.26	\$140.26
01/01/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/02/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/03/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/04/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/05/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/06/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/07/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/08/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/09/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/10/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45
01/11/2023	5670039D07	The house situated at 243 Lyttelton Street	\$140.45	\$140.45

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.

EQC



EQC

OFFICE ROAD
REAL ESTATE

9 February 2023

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

Kia ora Mr Eggelton,

Information request – CLM/2011/160130 - 243 Lyttelton Street, Spreydon, Christchurch 8024.

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

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2011/160130	Cash settled	

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

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake EQC documentation relating to the assessments and repairs carried out at the property, which contains information held on an unassigned claim number. The claim owner has not provided authority for you to have access to the claim; 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,



Robin Attenborough
OIA Advisor/Kaitohutohu OIA

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 243 LYTTTELTON STREET, SPREYDON, CHRISTCHURCH 8024 on 15/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1400.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 50.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 50.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Foundations

Element	Damage	Repair
No Damage		

Roof

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Bedroom (On right from lounge)

Room Size: 3.20 x 4.70 = 15.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Opposite lounge)

Room Size: 3.80 x 3.90 = 14.82 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Left on lounge)

Room Size: 3.30 x 3.30 = 10.89 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Kitchen (inc lounge)

Room Size: 7.50 x 7.70 = 57.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 57.75 m2)	Cosmetic Damage	Rake out, plaster and paint 10.00 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Bare floor boards - 45.00 m2)	No Earthquake Damage	
Floor (T&G - Tiles - 10.00 m2)	No Earthquake Damage	
Kitchen joinery (Standard Spec - Laminate - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 72.96 m2)	Cosmetic damage	Rake out, plaster and paint 15.00 m2
Window (Aluminium Sliding - Pane single glazed - 2.00 No of)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 3.50 l/m)	No Earthquake Damage	

Ground Floor - Bedroom (Next to bathroom)

Room Size: 2.70 x 2.70 = 7.29 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 2.70 x 2.80 = 7.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Hallway

Room Size: 1.10 x 10.50 = 11.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Ground Floor - Laundry

Room Size: 1.80 x 2.70 = 4.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Garage**Exterior****Elevation (North)**

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

No Damage

Elevation (South)

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

No Damage

Elevation (West)

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

No Damage

Elevation (East)

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

No Damage

Foundations

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

No Damage

Roof

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

No Damage

Interior**Ground Floor - Internal Garage**

Room Size: 4.00 x 9.00 = 36.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 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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Released under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/160130
Claimant: Eric Connor
Property Address: 243 LYTTTELTON STREET
SPREYDON
CHRISTCHURCH 8024

Assessment Date: 15/11/2011 11:40
Assessor: Glasier, Matthew
Estimator: Bennett, Corey
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		Yes	

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
Southland Building Society

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:

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	1935 - 1960	Rectangular	133.00
Garage	1	Standard	1935 - 1960	Rectangular	36.65

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 (East)

Damage: No damage
Require Scaffolding? No
General Comments: 12m x 2.4m stucco on timber frame.
 Owner purchased house in bad state and in state of renovation.

Elevation (North)

Damage: No damage
Require Scaffolding? No
General Comments: 6.5m x 2.4m stucco on timber frame.
 6.5m x 2.4m shiplap on timber frame.
 Owner purchased house in bad state and in state of renovation.

Elevation (West)

Damage: No damage
Require Scaffolding? No
General Comments: 12m x 2.4m stucco on timber frame.
 Owner purchased house in bad state and in state of renovation.

Elevation (South)

Damage: No damage
Require Scaffolding? No
General Comments: 13.5x 2.6m stucco on timber frame.
 Owner purchased house in bad state and in state of renovation.

Foundations

Damage: No damage
Require Scaffolding? No
General Comments: Concrete ring, concrete pile

Roof

Damage: No damage
Require Scaffolding? No
General Comments: Low pitch, framed, corrugate roof, roof inc soffits 160m2.
 Roof needs maintainance.

Ground Floor - Bedroom (On right from lounge)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Bedroom (Opposite lounge)

Damage: No damage
Require Scaffolding? No

General Comments:

holes in gib ceiling and gib removed above ranchslider not eq damage

Paint on gib ceiling. Wallpaper on gib walls. Carpet on T G floor. Sliding al window. Al external ranchslider
Two wardrobes single doors. Hollow timber internal door

Ground Floor - Bedroom (Left on lounge)

Damage: No damage

Require Scaffolding? No

General Comments:**Ground Floor - Kitchen (inc lounge)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.00 m2	27.00	270.00
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Bare floor boards	No Earthquake Damage			
Floor	T&G	Tiles	No Earthquake Damage			
Kitchen joinery	Standard Spec	Laminate	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	15.00 m2	27.00	405.00
Window	Aluminium Sliding	Pane single glazed	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Kitchen area only secon of finished ceiling and walls, repair kitchen only.
Ceiling over lounge is damaged not due to earthquake.

Ground Floor - Bedroom (Next to bathroom)

Damage: No damage

Require Scaffolding? No

General Comments:**Ground Floor - Bathroom**

Damage: No damage

Require Scaffolding? No

General Comments:**Ground Floor - Hallway**

Damage: No damage

Require Scaffolding? No

General Comments: Bare floor boards, gib walls and ceiling unpainted unfinished plastering, 1 x ext timber door.
Under renovation.

Ground Floor - Laundry

Damage: No damage

Require Scaffolding? No

General Comments: paint on gib walls and ceiling. Tiles on T G floor. Plastic tub unit. No door. Al awning window no trim

Garage**Exterior****Elevation (North)**

Damage: No damage

Require Scaffolding? No

General Comments: 9m x 2.4m stucco on timber frame.
Owner purchased house in bad state and in state of renovation.

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: 9m x 2.4m stucco on timber frame.
Owner purchased house in bad state and in state of renovation.

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: 4m x 2.4m stucco on timber frame.
Owner purchased house in bad state and in state of renovation.

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: 4m x 2.4m stucco on timber frame.
Owner purchased house in bad state and in state of renovation.

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Concrete slab, small amount of movement in found owner about 2 extend and said dont worry, garage is very old un maintained.

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Pitched, framed, corrugate, roof no soffits 40m2

Ground Floor - Internal Garage

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	54.00
Margin	72.90
GST	120.29

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

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

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (Left on lounge)	0.00
	Bedroom (Next to bathroom)	0.00
	Bedroom (On right from lounge)	0.00
	Bedroom (Opposite lounge)	0.00
	Hallway	0.00
	Kitchen (inc lounge)	675.00
	Laundry	0.00
		675.00

675.00

Garage

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

Floor	Description	Estimate
Ground Floor	Internal Garage	0.00
		0.00

0.00

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	54.00
Margin	72.90
GST	120.29
	247.19

Total Estimate	922.19
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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)

- Nil

File Notes

Date Created: 15/11/2011 17:15
Created : Bennett, Corey
Subject: 243 lyttleton st
Note: House is under an ongoing renovation. It needs maintenance inside and out.
 Concrete ring, concrete pile,
 Stucco on timber frame outside but alot of patches were t has been stripped off.
 Low pitch, framed, corrugate roof,
 Mostly Unfinished gib on walls and ceilings.
 Minor cosmetic damage.
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:243 LYTTELTON STREET, CHRISTCHURCH CITY, CHRISTCHURCH
 To:243 LYTTELTON 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.

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

REAL ESTATE

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