



**Property
Info Pack**

Property Info Pack

8 Earl Street, Hillsborough

OFFICE ROAD
REAL ESTATE



1036m²



180m²



4



2



1



2

PROPERTY DETAILS

ADDRESS:

8 Earl Street, Hillsborough

LEGAL DESCRIPTION:

Lot 15 DP 6204 and Part Lot 6 DP 3281

RATEABLE VALUE:

\$850,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE:

1940-1949

PRICING:

By Negotiation

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0225475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1306382

PROPERTY DESCRIPTION

RENOVATED, JUST FOR YOU!

Welcome to your dream family home located at 8 Earl Street, in the picturesque neighborhood of Hillsborough. This beautifully renovated property offers the perfect blend of comfort, space, and convenience for your growing family.

Featuring 4 bedrooms and 2 bathrooms, there's plenty of room for everyone to have their own space. The large separate lounge provides a cozy retreat for relaxation and entertainment, not to mention the support of multiple heatpumps and a fireplace, whilst the addition of a separate garage and off-street parking ensures that you'll never have to worry about finding a parking spot.

Situated on a generous land size of 1036m², there's ample space for outdoor activities and enjoyment. The property also boasts additional storage or workshop space, providing flexibility and convenience for your family's needs.

Another highlight of this property is its proximity to the stunning Port Hills. Embrace the natural beauty of the surrounding area and explore the numerous walking and biking trails that offer breathtaking views and a chance to connect with nature.

Don't miss out on this incredible opportunity to make 8 Earl Street your new home. Contact us today to arrange a viewing and start creating memories in this family-friendly haven.

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



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



**Certificate
of Title**



**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



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




R.W. Muir
Registrar-General
of Land

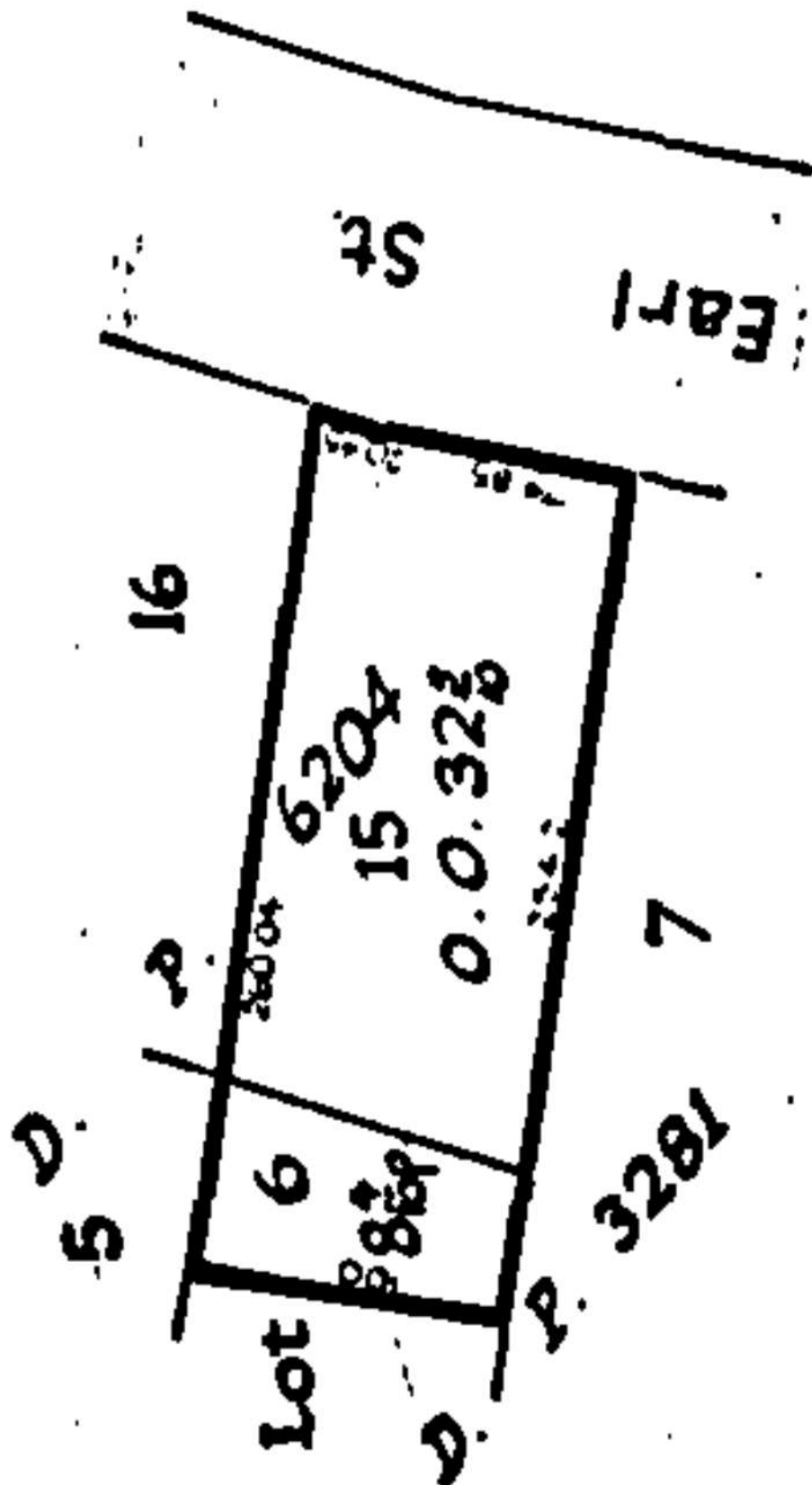
Identifier **CB531/54**
Land Registration District **Canterbury**
Date Issued 01 August 1950

Prior References
CB335/330 CB341/219

Estate Fee Simple
Area 1034 square metres more or less
Legal Description Lot 15 Deposited Plan 6204 and Part Lot 6
Deposited Plan 3281

Registered Owners
W2NZ Limited

Interests



A modern kitchen interior featuring light green cabinetry, a white countertop, and a stainless steel range hood. The ceiling has exposed dark wood beams. A window on the right side provides a view of the outdoors. The floor is made of light-colored wood.

**Proof
of Insurance**

**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE

CLIENT REFERENCE:
BROKER:232- 0JJQP
Julia Wills

Policy Schedule

Onesurance Landlord's

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

THE INSURED	CLIENT NO.	COVER NO.
W2NZ Ltd	232-0JJQP	2027410-001-02
THE INSURER	% OF COVER	INSURER POLICY NO.
Monument Insurance (NZ) Ltd as underwriting agent for IAG New Zealand Ltd	100	
THE INSURER	% OF COVER	INSURER POLICY NO.
Monument Insurance (NZ) Ltd as underwriting agent for:		
IAG New Zealand Ltd	80	PL67EW3V-1
Vero Insurance New Zealand Ltd	20	PL67EW3V-1
PERIOD OF INSURANCE	From 19/10/23 to 19/04/2024 at 4:00pm; Local Standard Time	

POLICY DETAILS

Policy Wording **Crombie Lockwood Onesurance Landlord's Insurance Policy LLDONE2**

To obtain a copy of this policy wording please visit ajg.co.nz/policy-documents and enter the following code in the search engine **LLONE0719** or call us to arrange a copy to be sent to you.

COVER OPTIONS

Landlord's Home Cover	Selected
Landlord's Contents Cover	Not Selected

LOCATION SUMMARY

Actual Insured Name	W2NZ Ltd
Insured's Date of Birth	20/06/1977
Home Location	8 Earl Street, Hillsborough, Christchurch, 8022
Home Usage	Vacant

Tenancy Occupancy Details

Is the home inspected internally and externally at least every 4 months by you or your property manager?	Yes
Who manages the property?	Owner
Does more than one tenancy agreement operate at the property?	No
Is any part of the property ordinarily available for periods of less than 28 days?	No

HOME COVER SUMMARY

Type of Home	House
Number of Self Contained Units Insured	1
Year Built	1940
Construction Type	Timber/weatherboard

Home Area	Total Dwelling Area	180	(sqm)
	Total Garage/Outbuilding Area	45	(sqm)
	Total Decking Area	20	(sqm)
Total Floor Area		245	(sqm)

Basis of Cover on Home Repair or Rebuild to the Total Sum Insured as shown below.

Home Sum Insured \$670,000

Including the following policy limits:

Retaining Walls	\$75,000
Recreational Features	\$75,000

Special Features Total \$0

EQC Sum Insured \$300,000

Total Sum Insured \$670,000

This amount excludes GST which is payable in addition to the Total Sum Insured. You need to be satisfied this amount is sufficient to rebuild your home.

Special Features None advised

Special Features – Important Note:

The Special Features below are automatically covered provided the replacement cost is less than the amounts noted. There is no cover for any such item that has a higher replacement cost unless it is specifically shown above as a Special Feature.

Private utility plant and associated equipment e.g. wind or water mills, diesel generators	\$10,000
Bridge, culvert, permanent ford or dam	\$15,000
Well or bore hole including pump, lining or casing	\$25,000

The items below are not covered unless noted above as a Special Feature:

Cable car and associated equipment
Wharf, pier, landing or jetty

LIMITS YOU'VE CHOSEN

The following items are covered up to the limits noted below

Home Cover Only

Landscaping	\$5,000
Increase Landscaping Limit to	

OPTIONAL BENEFITS

Landlords Optional Benefits (Home Cover)

Breakage Extension (Excess on glass, bathroom fixtures and fittings etc.)	Standard Excess
Home Replacement Guarantee	Not Taken
Valuation Type	
Valuation Date	
Valuation Estimate	
Methamphetamine Contamination	Not Taken
Sustainability Upgrade	Not Taken

Landlords Optional Benefits (Home and/or Contents Cover)

Hidden Gradual Damage	\$2,500
Include Intentional Acts (an additional excess of \$500 applies per incident)	Not Taken
Loss of Rent	Not Taken
Increase Loss of Rent limit to	
Rent Protection	Not Taken
Weekly Rental Amount	

Landlords Optional Benefits – Important Note:

Hidden Gradual Damage & Intentional Acts optional benefits only apply to the Home or Contents if those covers are shown as selected above.

POLICY DISCOUNTS

Voluntary Excess - Home	\$0
Multi Policy Discount	Yes

EXCESSES

Home Cover

Standard	\$1,000
Voluntary	\$0
Total	\$1,000

Excess on Methamphetamine claims	
Excess on Natural Disaster claims for parts of the home not covered by the Earthquake Commission Act 1993.	\$5,000

Refer to the Endorsements and/or Clauses and General Comments sections as there may be other imposed excesses applicable to this cover.

ENDORSEMENTS AND / OR CLAUSES

We will not pay for any costs of additional materials, work or expense required solely to comply with Government or local authority bylaws and regulations, if those costs are required solely to meet the requirement of Government or local authorities to reduce the exposure to a natural hazard at the home.

An excess of \$1,000 applies to any claim for water entering the Home as a result of flood, or inundation by seawater, replacing the excess shown in the schedule.

For the purpose of this endorsement, flood means the covering of normally dry land:

i. by water that has escaped or been released from the normal confines of:

a. any lake, or any river, creek or other natural watercourse, whether or not altered or modified, or

b. any reservoir, canal or dam,

ii. by rain water pooling or failing to drain away

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) Ltd as underwriting agent for:			
IAG New Zealand Ltd	80	AA-	SP
Vero Insurance New Zealand Ltd	20	AA-	SP

IAG and Vero have received the above financial strength rating from Standard and Poor's (Australia) Pty Ltd, an approved rating agency.

The Standard & Poor's financial strength rating scale is:

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

Note: The 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.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website www.standardandpoors.com.

REFERRAL REMUNERATION

We sometimes pay a share of our remuneration to others who refer you to us. Remuneration is brokerage from insurers with whom your insurance is placed and/or fee income for our services.

FAIR INSURANCE CODE 2020

If you have a personal insurance policy or are a small to medium (SME) business and your insurance policy is underwritten by a member of the Insurance Council of New Zealand (ICNZ), a new version of the Fair Insurance Code will apply from 1st April 2020.

A list of [ICNZ members](#) and a copy of the [Fair Insurance Code 2020](#) can be found at www.icnz.org.nz.

DUTY OF DISCLOSURE

The insurance cover that has been arranged for you is based on the information you provided. Because that information is material to the insurer providing your insurance, you must advise any changes or any information that could affect the insurer's acceptance of your insurance. If you don't disclose or you misrepresent any material information your insurance could be invalidated and any claim may not be paid.

While your duty of disclosure applies before you take out an insurance policy or when you renew a policy, you should also advise us of any material change or circumstance if something comes to light during the period of your insurance. Examples of such disclosures could include structural alterations to a building, un-occupancy of insured premises, the installation of new equipment; a change in business operations or many other such changes.

Your duty of disclosure is crucial in maintaining your insurance protection. If you are unsure about any aspect of it please contact us for guidance.

**Additional
Documentation**



**Additional
Documentation**

OFFICE ROAD
REAL ESTATE

Code Compliance Certificate

Section 95, Building Act 2004

Form 7 – Building (Forms) Regulations 2004

Building consent number	BCN/2018/1604	Date issued	4 June 2020
The building			
Street address of building	8 Earl Street Opawa	Location of building within site/block number	
Legal description of land where building is located	Lot 15 DP 6204		
Building name		Level/unit number	-
Year first constructed	Circa 1940	Current, lawfully established use	Housing – Alteration to Dwelling

The owner

Name of owner	M J Gardner and A L Deeming	Phone number	
Contact person	Mary Gardner	Landline	960 8579
Mailing address	8 Earl Street Christchurch 8022	Mobile	
		Daytime	
Street address/ registered office	8 Earl Street Christchurch 8022	After hours	
		Fax	
Email address	Mary.gardner@ara.ac.nz	Website	

First point of contact for communications with the building consent authority:

Name	M J Gardner	Phone	960 8579
Contact person	Mary Gardner	Mobile	
Mailing address	8 Earl Street Christchurch 8022	Fax	
		Email address	

Building work

Building consent number **BCN/2018/1604**

Alteration to Dwelling - Installation of a Harris Ferva Saturn, Freestanding, DRY Woodburner - CAC169888

Issued by: Christchurch City Council

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.



Andrea Morton
Code Compliance Assessor
03 941 6427

On behalf of: Christchurch City Council

Date: 4 June 2020

10th April 2012

Mr Mark Booth
8A Earl Street
Hillsborough
Christchurch
8022

EARTHQUAKE RECOVERY

Central Office
11 Deans Avenue, Riccarton
PO Box 80 105, Riccarton
Christchurch 8440, New Zealand
Tel +64 3 341 9900 Fax +64 3 343 4167
www.eqr.co.nz

Dear Mark,

Re:- EQC CLM/2011/107505- Damaged property - 8A Earl Street, Christchurch.

This letter is to inform you that all the damage sustained, by the 2010 & 2011 Earthquakes, to the above property has been completed and signed off by Fletcher Construction (EQR).

This programme of works has been managed by EQR's Beckenham Hub, under the direction of an EQR Supervisor **Maurice Clark** who was assigned to manage your project, **Builders Inc** who was appointed as the contractor to carry out the repair work.

On completion of the repairs to your property and obtaining sign off by yourself, the contractor and Fletcher EQR, a 3 month maintenance period begins, during this time any defects or faults discovered can be brought to Fletcher EQR attention by ringing the managing hub on the number below.

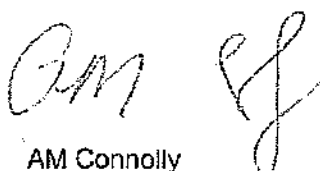
Enclosed is a customer survey and postage envelope, please could you take the time to complete and email to [claimsadmin.beckenham@eqr.co.nz]

or mail to:-

Fletcher EQR – Beckenham Hub
66 Colombo Street
Beckenham
Christchurch 8022.

If you have any questions or comments, please contact Beckenham Hub on 03 341 9934

Yours sincerely



AM Connolly
Senior Administrator
The Fletcher Construction Company Limited



AGREEMENT OF WORK

Approved AOW

Date	13-Sep-2016
Address	8 EARL STREET, HILLSBOROUGH, CHRISTCHURCH 8022
Claim Number	CLM/2011/107505
Customer Name	MARK BOOTH
Original Contractor	
Estimator	
Tech Supervisor	

No.	Element	Item Identified	Category	Repair Strategy	Qty.	Cost (GST excl.)
1	Lounge	Wall Covering	IR	Rake out & stop plasterboard joint cracks & paint	50m2	\$2,284.77
		Trim	IR	Paint trim	21.4lm	
2	Kitchen	Work Top	IR	Tradesman Required - Carepenter	4hr	\$213.84
3	Bedroom	Electrical Power	IR	Remove dispose replace wall fitting	1ea	\$242.04
		Fees	IR	Small job fee	1ea	
4	Bedroom	Wall Covering	IR	Rake out & stop plasterboard joint cracks & paint	10m2	\$390.85
5	Bedroom	Wall Covering	IR	Rake out & stop plasterboard joint cracks & paint	6m2	\$234.51
6	En Suite	Wall Covering	IR	Rake out & stop plasterboard joint cracks & paint	12m2	\$469.02
7	External Walls					\$3,308.82

	Wall Cladding	IR	Gap fill, sand and paint weatherboards to manufacturers specifications	56.4m2	
	Scaffolding	IR	Scaffold tower/platform erect & dismantle (up to 5m high)	1ea	
8	External Walls				\$3,186.22
	Wall Cladding	IR	Gap fill, sand and paint weatherboards to manufacturers specifications	54m2	
	Scaffolding	IR	Scaffold tower/platform erect & dismantle (up to 5m high)	1ea	
9	External Walls				\$817.34
	Wall Cladding	IR	Gap fill, sand and paint weatherboards to manufacturers specifications	16m2	
10	External Walls				\$510.84
	Wall Cladding	IR	Gap fill, sand and paint weatherboards to manufacturers specifications	10m2	
11	Foundations				\$222.75
	Patio	IR	Paint patio	5m2	
12	Piling				\$1,577.07
	Piles	SO	Jack and pack piles access under house	10ea	

Damage Type Categories	Total (GST excl.)	P&G Portion (GST excl.)
ND - New Damage	\$0.00	\$0.00
SO - Scope Omission	\$1,470.87	\$106.20
IR - Incorrect Repair Strategy	\$10,899.62	\$981.38
Total New Damage	\$12,370.49	(GST excl.) Includes 10% margin
WQ - Work Quality	\$0.00	\$0.00
WC - Work Contractor	\$0.00	\$0.00
Total EQC Remedial Works	\$0.00	(GST excl.) Includes 10% margin
P&G/Fees	\$1,087.58	
Total as priced	\$13,458.07	
Total GST	\$2,018.72	

Total inc GST	\$15,476.79
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Statement of Claim Checklist / Repair Strategy

CLM/2010/042391

Date: 2.2.11

Author: SHANE MEIGER

M BOOTH
8 EARL STREET
HILLSBOROUGH
CHRISTCHURCH 8022
H: 03-980-6296
W: 03-366-1242
M: 027-435-8668

LA: SHANE MEIGER

Estimator: BRETT SWITZER

Room	Earthquake Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy
Lounge 7 x 3.6	Y	—	✓	—	BAFON & RE GIB. STOP & PAINT CEILING & REPLACE CORNICE & PAINT.
Dining Room 3 x 4	Y	—	✓	—	RAKE, STOP & PAINT CEILING.
Kitchen 3 x 6	Y	✓	✓	—	RAKE, STOP & PAINT CEILING & WALLS.
Family Room 3 x 3	N	—	—	—	
Bedroom 1 4 x 4	N	—	—	—	
Ensuite	N	—	—	—	
Bedroom 2 2.5 x 3	N	—	—	—	
Bedroom 3 6 x 3	Y	✓	—	—	RAKE STOP & PAINT WALLS

Released under the Official Information Act 1982

SOC / Repair Strategy - Page 2

M BOOTH
 12 EARL STREET
 HILLSBOROUGH
 CHRISTCHURCH 8022
 H: 03-980-6296
 W: 03-366-1242
 M: 027-435-8668

Repair Strategy

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4 6 x 3	Y	✓			RAKE, STOP & PAINT WALLS
Bathroom 3 x 2	N				
Toilet 1	N				
Toilet 2	N				
Office / Study	N/A				
Rumpus	N/A				
Entry / Hall(s) 3 x 3	Y		✓		STRIP PAPER, RAKE, STOP, RE PAPER & PAINT CEILING.
Stairwell	N				
Laundry 2.5 x 2	N				
Garage 4 x 14	N				
Other	N/A				

M BOOTH
 13
 8-131 STREET
 HILLSBOROUGH
 CHRISTCHURCH 8022
 H: 03-980-6296
 W: 03-366-1242
 M: 027-435-8668

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SOC / Repair Strategy - Page 3

Item		Event Damage Y / N	
Roof		Y	REPLACE CRACKED TILES.
CLAY TILES			
EXTERNAL WALLS	North	Y	FILL & PAINT CRACKS TO WEATHERBOARDS, PAINT WALL.
	South	N	
	East	Y	FILL & PAINT CRACKS TO WEATHERBOARDS
	West	N	
Decks		N	
TIMBER			
CHIMNEY	Base	N	
	Ceiling Cavity	N	
	Above Roof	Y	REBUILD FROM CEILING LINE.
	Fireplace	N.	

[Signature]
 (Initials)

M BOOTH
 9 EARL STREET
 HILLSBOROUGH
 CHRISTCHURCH 8022
 H: 03-980-6296
 W: 03-366-1242
 M: 027-435-8668

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SOC / Repair Strategy - Page 4

Item	Event Damage	
	Y / N	
Foundations	Y	GRIND OUT CRACKS & EPOXY FILL. N WALL
Piling	N	
Services	N	
Other Dwelling Items	N/A	
Outbuildings SHED	N	
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

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

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

Signature of Claimant:  Dated: 2.2.2011

.....
 (Initials)

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

Date:

Claim Number: 2010

Estimator Name:

2/2/11

042381

Brett Smith

Dwelling Inspection Checklist: Show measurements indicate damage

1
BATHROOM & REAR
CEILING, STOP &
PAINT
NEW CORNICES?

Lounge

3

✓

Family Room

3

3
RAKE, STOP AND
PAINT CEILING
WALL & PLASTER

Dining Room

4

✓

Bed 1

4

2
RAKE STOP & PAINT
CEILING & WALLS

Kitchen

2

✓

Ensuite

3

2.5
✓

Bed 2

3

6
RAKE, STOP & PAINT
WALLS

Bed 3

4

6
RAKE STOP & PAINT
WALLS

Bed 4

3

3
✓

Bathroom

2

1
✓

Toilet 1

1

✓

Toilet 2

✓

Office/Study

✓

Rampus

3
RAKE, STOP & PAINT
CEILING

Entry/Hall(s)

3

Date:

Claim Number: 20174

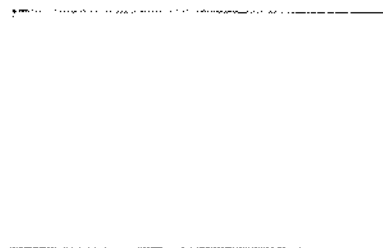
Estimator Name:

2/2/11

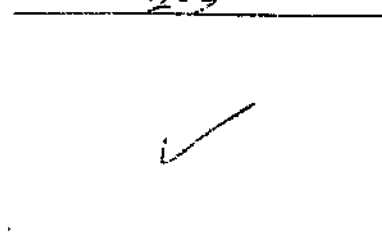
C42391

BARRY SWITZER

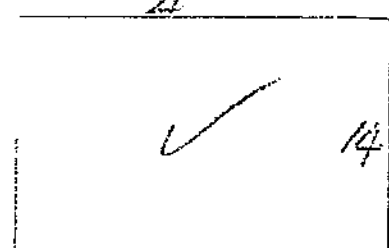
Dwelling Inspection Checklist: Show measurements indicate damage



Stairwell



Laundry



Outbuilding/Garage

REBUILT FROM
CEILING
EXTERIOR.

CHIMNEY

FILL & PAINT
CRACKS TO
WEATHERBOARD WALL

BAT LATH

FILL & PAINT
WALL

MORTAR WALL

GLASS, EXIST
AND REPAIR
CRACKS 2m

FOUNDATION
MORTAR WALL

REPLACE CRACKED
TILES 4m²

ROOF

Legend

	Crack to ceiling (show length)
	Crack to wall (show length)
	External damage
	Foundation damage

Date:

Claim Number: 2010/

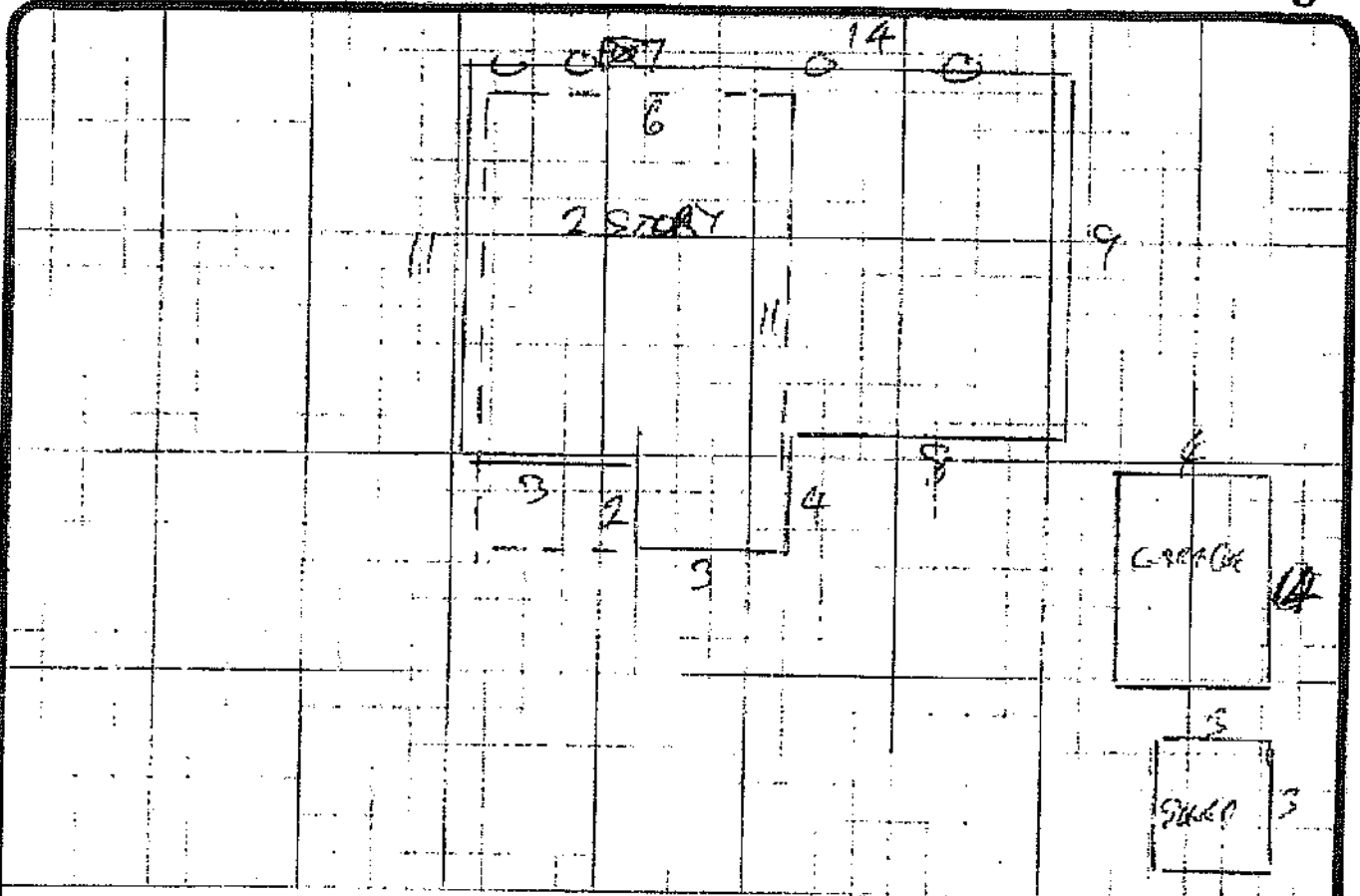
Estimator Name:

2/2/11

042391

BRETT SWITZER

Dwelling Inspection Checklist: Show measurements indicate damage



Area m2:

28.5

Stud Heights:

2.7

Wall Finish:

Wallpaper

Plastered

Paint Finish

Other:

Services:

Specify Damage:

Chimneys:

Construction Type: BRICK

Height

1.5

Damage Description: Above Roof Below Roof Total Repair

Foundations
Damage:

Timber Concrete Ring Concrete Slab Other (Specify):

Minor Moderate Severe

House Moved off Foundations?

Concrete Slab Cracked? Crack Width: Crack Length:

Roof:

Framed Trussed

Type: Clay Tiles Concrete Tiles Rolled Metal Other

Damage: CRACKED TILES

Cladding Type:

Weatherboard

Brick Veneer

Hardi Plank

Other

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date 2/4/11

Claim Number 2010/042381

Loss Adjuster SHANE PIERCE

Costing Estimate

\$3500-00

Lounge

\$1000-00

Dining Room

\$2000-00

Kitchen

\$

Family Room

\$

Bed 1

\$

Ensuite

\$

Bed 2

\$1400-00

Bed 3

\$1400-00

Bed 4

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$800-00

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$

Outbuildings/Garage

1488

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 2/2/11

Claim Number: 042391

Loss Adjuster: SHANI MOER

<div>\$3200-00 /</div> <div>CHIMNEY</div>	<div>\$1000-00 /</div> <div>EAST WALL</div>	<div>\$1000-00 /</div> <div>NORTH WALL</div>
<div>\$600-00 /</div> <div>FOUNDATION</div>	<div>\$300-00 /</div> <div>ROOF</div>	<div>\$ /</div>
<div>\$ /</div>	<div>\$ /</div>	<div>\$ /</div>

Column Totals:

\$7300-00

\$3700-00

\$5200-00

Sub Total: \$16200-00

P&G, Margin, GST: \$ 5932-44

TOTAL: \$ 22132-44

EQC Full Assessment Report

Released under the Official Information Act 1982

Claim Number:	CLM/2011/107505	Assessment Date:	31/08/2011 12:04
Claimant:	M.S BOOTH	Assessor:	Jenkins, Geoff
Property Address:	8 EARL STREET HILLSBOROUGH CHRISTCHURCH 8022	Estimator:	Woods, Greg
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	M.S. BOOTH	03 9806296	027 4358668	03 3661242	

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	4617975D03	Yes	
AMI Insurance	Dwelling	4617975C02	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

ANZ BANK LENDING SERVICES CENTRE

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: Large friendly dog

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	2	Standard	1935 - 1960	L Shape	162.82
Garage	1	Standard	1961 - 1980	Rectangular	48.24

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Garden Shed	Garden	Timber	No Earthquake Damage			
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	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: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Porch / Veranda	External	Timber	Cosmetic damage			
			Paint surface	5.40 m2	29.00	156.60
			Cosmetic damage			
			Grind out and epoxy fill	1.50 l/m	30.00	45.00
			Structural damage			
			Remove and replace	3.15 m2	300.00	945.00
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	47.88 m2	38.00	1,819.44
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	31.64 m2	38.00	1,202.32
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Can be painted from roof

Elevation (West)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	47.88 m2	38.00	1,819.44
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (North)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			

Wall Cladding	Weatherboard	Timber	Gap fill and paint weatherboards	31.64 m2	38.00	1,202.32
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments:						
Roof						
Damage:	Earthquake damage					
Require Scaffolding?	No					
Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Clay tile	Impact damage			
			Realign roof tiles	4.00 m2	15.00	60.00
			Impact damage			
			Remove, dispose, supply and install concrete tiles	3.00 m2	95.00	285.00
Roof framing	Framed	Timber	No Earthquake Damage			
General Comments:						
Foundations						
Damage:	Earthquake damage					
Require Scaffolding?	No					
Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	Floor has moved less than 100mm			
			Jack and pack piles	35.00 No of	100.00	3,500.00
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	5.00 l/m	30.00	150.00
General Comments:						
Elevation (First floor south)						
Damage:	Earthquake damage					
Require Scaffolding?	Yes					
Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	27.12 m2	38.00	1,030.56
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments:						
Elevation (First floor north)						
Damage:	Earthquake damage					
Require Scaffolding?	Yes					
Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	27.12 m2	38.00	1,030.56
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments:						
Elevation (First floor west)						
Damage:	Earthquake damage					
Require Scaffolding?	Yes					
Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	13.92 m2	38.00	528.96
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments:						
Elevation (First floor east)						
Damage:	Earthquake damage					
Require Scaffolding?	No					

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	9.44 m2	38.00	358.72
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:**Chimney (Exterior) (East)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
One story chimney	Single Pot	Brick	Bricks			
			Remortar 2 x bricks	50.00 \$	0.00	50.00
			Collapsed chimney			
			EXT - Brick - Ceiling - 1 POT	1.00 item	3,210.00	3,210.00

General Comments:**Ground Floor - Dining Room (Off kitchen)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Stipple	Cosmetic Damage			
			Paint Ceiling	14.79 m2	24.00	354.96
			Structural damage			
			Remove, dispose, replace Gib and re-stipple	14.79 m2	124.00	1,833.96
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	38.40 m2	43.00	1,651.20
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Kitchen (Large kitchen with two types of ceiling materials)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	8.99 m2	50.00	449.50
Floor	T&G	Vinyl tiles	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	High spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	48.00 m2	34.00	1,632.00
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	2.56 m2	99.00	253.44
Window	Timber Large	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	9.00 l/m	12.00	108.00
			Cosmetic damage			
			Ease window	1.00 No of	90.00	90.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: Kitchen involves an extension which then gives two different ceiling materials, one being lath and plaster and the other half is gib. Half of ceiling requires re-stipple but the other half of Gib has no damage.

Ground Floor - Room (Other) (Sunroom next to stairwell)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	11.70 m2	34.00	397.80
Door (Internal)	Concertina	Other	No Earthquake Damage			
Door (Internal)	Glass panel door	Glass	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	33.12 m2	34.00	1,126.08
Wall framing	Timber Frame	Timber	No Earthquake Damage			
Window	Bay Window	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Lounge (East side of house next to sunroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Stipple	Cosmetic Damage			
			Paint Ceiling	26.27 m2	24.00	630.48
			Structural damage			
			Remove, dispose, replace Gib and re-stipple	26.27 m2	124.00	3,257.48
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Other	-	-	Fire surround/ hearth			
			other	150.00 \$	0.00	150.00
Wall covering	Lath & Plaster	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	51.84 m2	43.00	2,229.12
Window	Timber Large	Pane single glazed	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Hallway (Includes entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Painted Wallpaper	Cosmetic Damage			
			Paint Ceiling	7.36 m2	24.00	176.64
			Structural damage			
			Remove, dispose, replace Gib and re-stipple	7.36 m2	124.00	912.64
Door (External)	Single glass door	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	29.76 m2	43.00	1,279.68

General Comments:

Ground Floor - Bedroom (Master bedroom first on left from front door)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	37.44 m2	43.00	1,609.92

Window Timber medium Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Bedroom (Second on left from entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath and Plaster	Painted Wallpaper	Cosmetic Damage			
			Remove, supply, replace wall paper and paint	9.75 m2	67.00	653.25

Door (Internal) Single Solid Core Timber

Floor T&G Carpet No Earthquake Damage

Wall covering	Lath & Plaster	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	30.72 m2	43.00	1,320.96

Window Timber medium Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Bathroom (On left from entry between bedrooms)

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	Lath and Plaster	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber				
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower				

Toilet Standard Standard Spec No Earthquake Damage

Wall covering Lath & Plaster Wallpaper No Earthquake Damage

Window Timber medium Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Laundry (Access either via bathroom or outside door)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
			Cosmetic damage			
			Gap fill and paint jambs / sills	5.00 l/m	25.00	125.00
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint				

Wall covering Gib Paint
Wash tub Single Stainless Steel
Window Timber medium Pane single glazed No Earthquake Damage

General Comments:

First Floor - Stairwell (Timber stairs with high ceiling and large windows)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Timber	T+G polished timber	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	Rimu	No Earthquake Damage			
Wall covering	Gib	Other	Cosmetic damage			
Rake out, plaster and paint				55.00 m2	34.00	1,870.00

Window Timber Large Pane single glazed No Earthquake Damage

General Comments: High ceiling in stairwell at 5.5 meters high in an area 3 x 2 meters

First Floor - Bedroom (Left at top of stairs)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	MDF				
Floor	T&G	Bare floor boards	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
Rake out, plaster and paint				52.80 m2	34.00	1,795.20

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Cathedral ceilings, average taken

First Floor - En Suite (Upstairs ensuite servicing both bedrooms with double access)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint				

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

First Floor - Bedroom (Upstairs bedroom to the right of stairs, shares ensuite.)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
Rake out, plaster and paint				39.84 m2	34.00	1,354.56

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

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Released under the Official Information Act 1982

Garage**Exterior****Elevation (East)**

Damage: No damage
Require Scaffolding? No
General Comments: All walls metal sheet painted 4.2 x 2.2

Elevation (West)

Damage: No damage
Require Scaffolding? No
General Comments: 4.2 x 2.2 pergola 3.5 x 3.7 plastic sheet roof n/d

Elevation (South)

Damage: No damage
Require Scaffolding? No
General Comments: 13.3 x 2.2

Elevation (North)

Damage: No damage
Require Scaffolding? No
General Comments: 13.3 x 2.2

Roof

Damage: No damage
Require Scaffolding? No
General Comments: Long run coloursteel

Foundations

Damage: No damage
Require Scaffolding? No
General Comments: Concrete slab

Ground Floor - Room (Other)

Damage: No damage
Require Scaffolding? No
General Comments: Metal tilt a door/ 2 x timber doors / 2 x large timber windows / 3 x small timber windows

Fees**Fees**

Name	Duration	Estimate
Scaffold - Weekly Rental	2.00	400.00
Small Job Fee	1.00	180.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,895.00

Overheads

Name	Estimate
Preliminary and general	3,434.06
Margin	4,877.49
GST	8,047.85

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Released **Scope Of Works Estimate** Act 1982

Property		
Description		Estimate
Site		0.00
Services		0.00
		0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	3,650.00
	Roof	345.00
	Chimney (Exterior) (East)	3,260.00
	Elevation (East)	2,966.04
	Elevation (First floor east)	358.72
	Elevation (First floor north)	1,030.56
	Elevation (First floor south)	1,030.56
	Elevation (First floor west)	528.96
	Elevation (North)	1,202.32
	Elevation (South)	1,202.32
	Elevation (West)	1,819.44
		17,393.92
First Floor	Bedroom (Left at top of stairs)	1,795.20
	Bedroom (Upstairs bedroom to the right of stairs, shares ensuite.)	1,354.56
	En Suite (Upstairs ensuite servicing both bedrooms with double access)	0.00
	Stairwell (Timber stairs with high ceiling and large windows)	1,870.00
		5,019.76
Ground Floor	Bathroom (On left from entry between bedrooms)	0.00
	Bedroom (Master bedroom first on left from front door)	1,609.92
	Bedroom (Second on left from entry)	1,974.21
	Dining Room (Off kitchen)	3,840.12
	Halfway (Includes entry)	2,458.96
	Kitchen (Large kitchen with two types of ceiling materials)	2,532.94
	Laundry (Access either via bathroom or outside door)	215.00
	Lounge (East side of house next to sunroom)	5,267.08
	Room (Other) (Sunroom next to stairwell)	1,613.88
		20,512.11

25,531.87

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

Ground Floor

Description
Room (Other)

10

Released under the Official Information Act 1982

Estimate

0.00

0.00

0.00

Fees

Description

Estimate

Scaffold - Weekly Rental

400.00

Small Job Fee

180.00

Scaffold - Erect and Dismantle Scaffold - Per side of elevation

1,835.00

2,415.00

Overheads

Description

Estimate

Preliminary and general

3,434.06

Margin

4,877.49

GST

8,047.85

16,359.40

Total Estimate

61,700.19

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?	No	Too high and too steep. Able to inspect roof via scattered windows
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/042391

File Notes

Date Created: 06/09/2011 21:42
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 06/09/2011
Note: COMET sent to EQR on 06/09/2011
Next Action:

Urgent Works Items

13 May 2013

Mr M Booth and Mrs E Booth
8 Earl Street
Hillsborough
Christchurch, 8022

Dear Mr and Mrs Booth

Your land claim settlement

The Earthquake Commission (EQC) has a record of the following claim/s relating to land damage at 8 Earl Street, Hillsborough:

- Claim No. CLM/2011/107505 on report date 24/03/2011 caused by 22/02/2011 event

Settlement Decision

Your land claim has been accepted. We have assessed the condition of your land and confirm evidence of earthquake-related damage.

Payment

EQC has calculated the amount of your natural disaster damage for the land insured under the Earthquake Commission Act 1993. EQC is settling your claim/s by cash payment.

Item	Amount	Excess deducted	Balance
Land settlement	\$1,497.35	(\$500.00)*	\$997.35
Total payment incl GST (if any)			\$997.35

*We have deducted a minimum excess of \$500 on each claim for land damage you have with EQC, or 10% of the amount payable, whichever is greater, to a maximum of \$5,000 per claim. The excess is multiplied by the number of dwellings situated on the land.

A breakdown of your payment amount is provided in the Settlement Calculation Sheet enclosed with this letter.

This land payment represents EQC's calculation of the full amount due for your land damage under the claim number/s listed earlier in this letter.

In settling land claims, EQC pays the value of your damaged land at the time of the earthquake, or the repair cost, whichever is lower.

Payment by cheque

The payment cheque is enclosed with this letter.

Queries

If you believe there are outstanding aspects of your claim, please contact EQC. Accepting your settlement payment does not affect your current or any future entitlement(s).

Your obligations

By accepting this payment from EQC, you are agreeing that the claim information that you submitted is true and accurate and that you have not withheld any material information. Please inform EQC if you are or become aware that the claim information you provided is no longer accurate or you have new information.

What to do with your payment

It is important that the payment is used for the purpose of repair or replacement of damaged property. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose.

Supporting documents

Enclosed with this settlement advice are some documents to explain how EQC calculated your settlement amount and your next steps. These documents are:

- Flat Land Sketch
- Legend Sheet (to above Flat Land Sketch)
- Settlement Calculation Sheet
- Guide to Canterbury Land Claims
- Guide to Settlement of Canterbury Flat Land Claims
- Council publication 'Land Repair'

EQC is unable to recommend tradespeople to do your repairs, but we do suggest you get two or three quotes for the work, if you don't plan to do the repairs yourself.

For further information about your settlement

If you have further queries about your settlement please email info@eqc.govt.nz or call 0800 DAMAGE (0800 32 62 43). The international number is +64 4 978 6400.

For further information about land repair

Your land repair may require a resource consent, so please contact your local council for more information. Before you do this, you'll need to talk to your private insurer, mortgagee and also, where necessary, the contractor you will engage to make the repairs. When you contact the council, please have the information about the type of land damage and the way it is proposed to repair it.

Environment Canterbury and your local council have worked together to streamline this consent process to make it as easy as possible for you. If you live in the Christchurch City Council area visit the land repair page on the website, www.ccc.govt.nz/landrepair to find out more about the intended process and to understand what may, or may not be, required as you continue with your land repair. If you live in the Waimakariri District Council or Selwyn District Council areas then you will need to contact them directly for more information. For a full list of council contact details, please refer to the leaflet in this settlement pack.

Yours sincerely

BRUCE EMSON

General Manager, Customer Services



Land Settlement Calculation

Claim Number: CUM/2011/107505
Damage Address: 8 EARL STREET, HILLSBOROUGH, CHRISTCHURCH 8022
Claimant: MARK BOOTH

Land Settlement Amount*: \$1,497.35
*Incl GST (if any)

Excess deduction**: \$500.00
** To be deducted from Land Settlement Amount

Land Settlement Amount Breakdown

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

Damage Element	Cost of Repair	Valuation	Settlement Decision ^a
Land Damage	\$1,497.35	\$28,650.00	Cost of Repair

THE

EARTHQUAKE COMMISSION

Kōmihana rūwhenua

Author: Leo Dolan

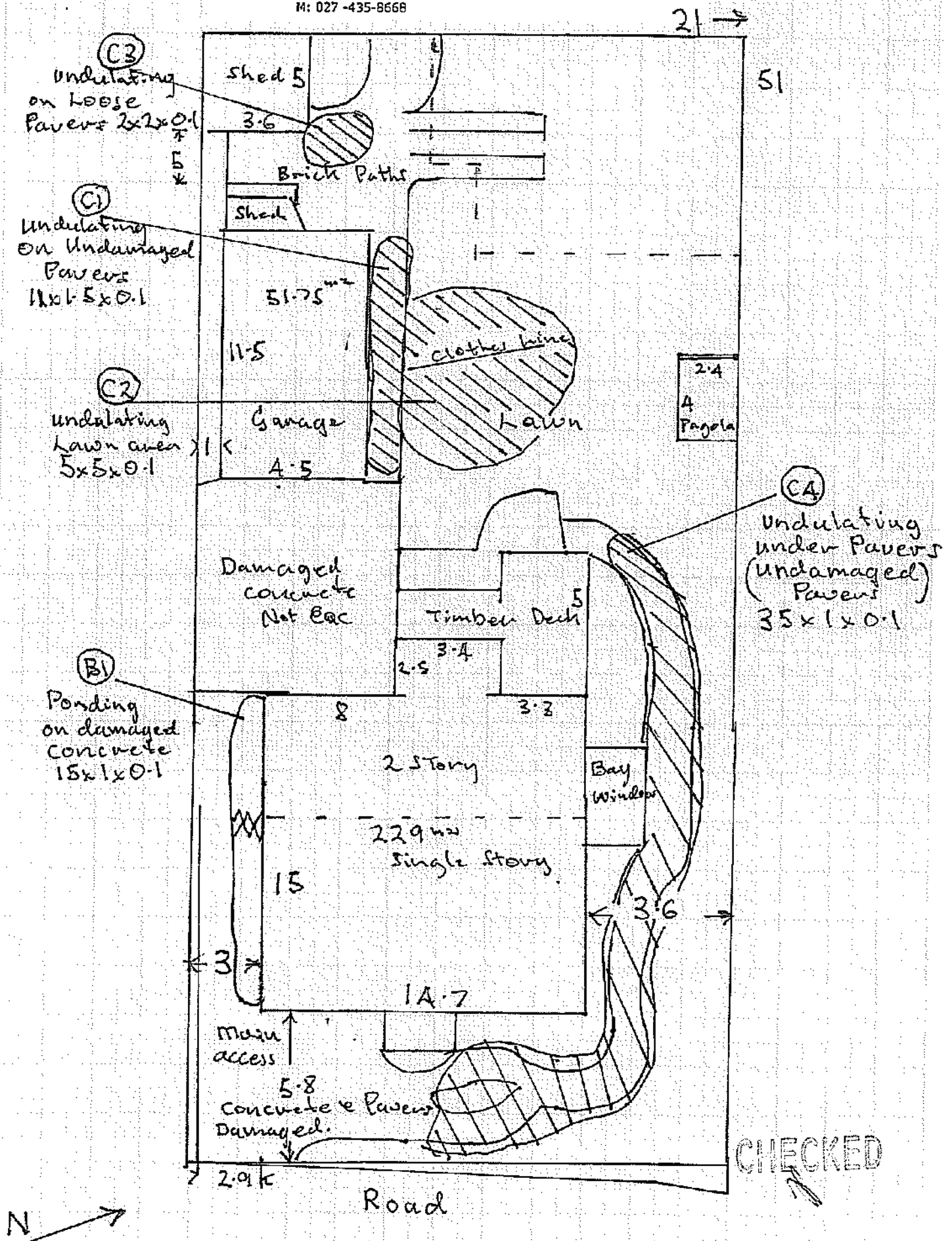
CHICK





MARK BOOTH
8 EARL STREET
HILLSBOROUGH
CHRISTCHURCH
H: & W: 03-980-6296 03-366-1242
M: 027 -435-8668

Geoff Dalgleish
26-02-013





A BIT ABOUT ANDY

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

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

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

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

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

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



A BIT ABOUT RICHIE

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

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

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

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

PASSING OVER OF INFORMATION

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

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OFFICE ROAD

REAL ESTATE

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