

**Property
Info Pack**



Property Info Pack

118 Metehau Street, Marshland

OFFICE ROAD
REAL ESTATE



446m²



173m²



3



2



1



2

PROPERTY DETAILS

ADDRESS:

118 Metehau Street, Marshland

LEGAL DESCRIPTION:

LOT 1424 DP 481368

RATEABLE VALUE:

\$870,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE:

2010-2019

PRICING:

Enquiries over \$859,000

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing:

Andy Williams, andy@officeroad.co.nz, 0225475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1515197

PROPERTY DESCRIPTION

ELEGANCE AND COMFORT AT 118 METEHAU

This beautifully designed family home, built in 2015, offers a perfect blend of modern living and outdoor enjoyment. The property boasts a freehold 466sqm (approx) section and a spacious house size of 173sqm.

Step inside to find three double bedrooms, two bathrooms, all designed with comfort and style in mind. The open plan kitchen and dining area flow seamlessly onto the outside patio, creating an ideal space for entertaining guests or enjoying a quiet morning coffee. The kitchen features modern amenities, including a breakfast bar, walk-in pantry, and the property offers a heat pump for year-round comfort.

The beautifully presented gardens are a highlight, providing a serene retreat with plenty of space for kids and pets to play. The tiled bathrooms add a touch of elegance, and the full double glazing ensures a peaceful and energy-efficient home.

Outside, the secure fencing offers peace of mind, while the double garage with internal access offers storage and convenience. The patio is perfect for outdoor dining and relaxation, and the nearby Lakeside@Prestons shops, New World Prestons, and local eateries make this location incredibly convenient.

With close proximity to local reserves, parks, and Bottle Lake, as well as close proximity to education options such as Marshlands School and Beststart Prestons, this property is ideal for families.

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

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



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PROPERTY PHOTOGRAPHY





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

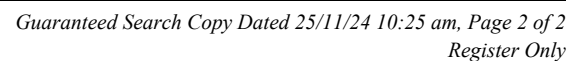
Identifier **679434**
Land Registration District **Canterbury**
Date Issued 09 February 2015

Prior References
666408

Estate Fee Simple
Area 466 square metres more or less
Legal Description Lot 1424 Deposited Plan 481368
Registered Owners
Kirsten Maree Wright

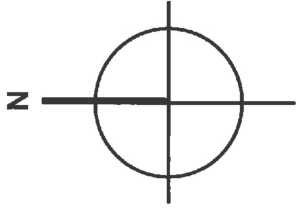
Interests

9852276.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.2.2015 at 9:47 am
Land Covenant in Easement Instrument 9852276.6 - 9.2.2015 at 9:47 am
11595732.3 Mortgage to Westpac New Zealand Limited - 6.11.2019 at 8:57 am





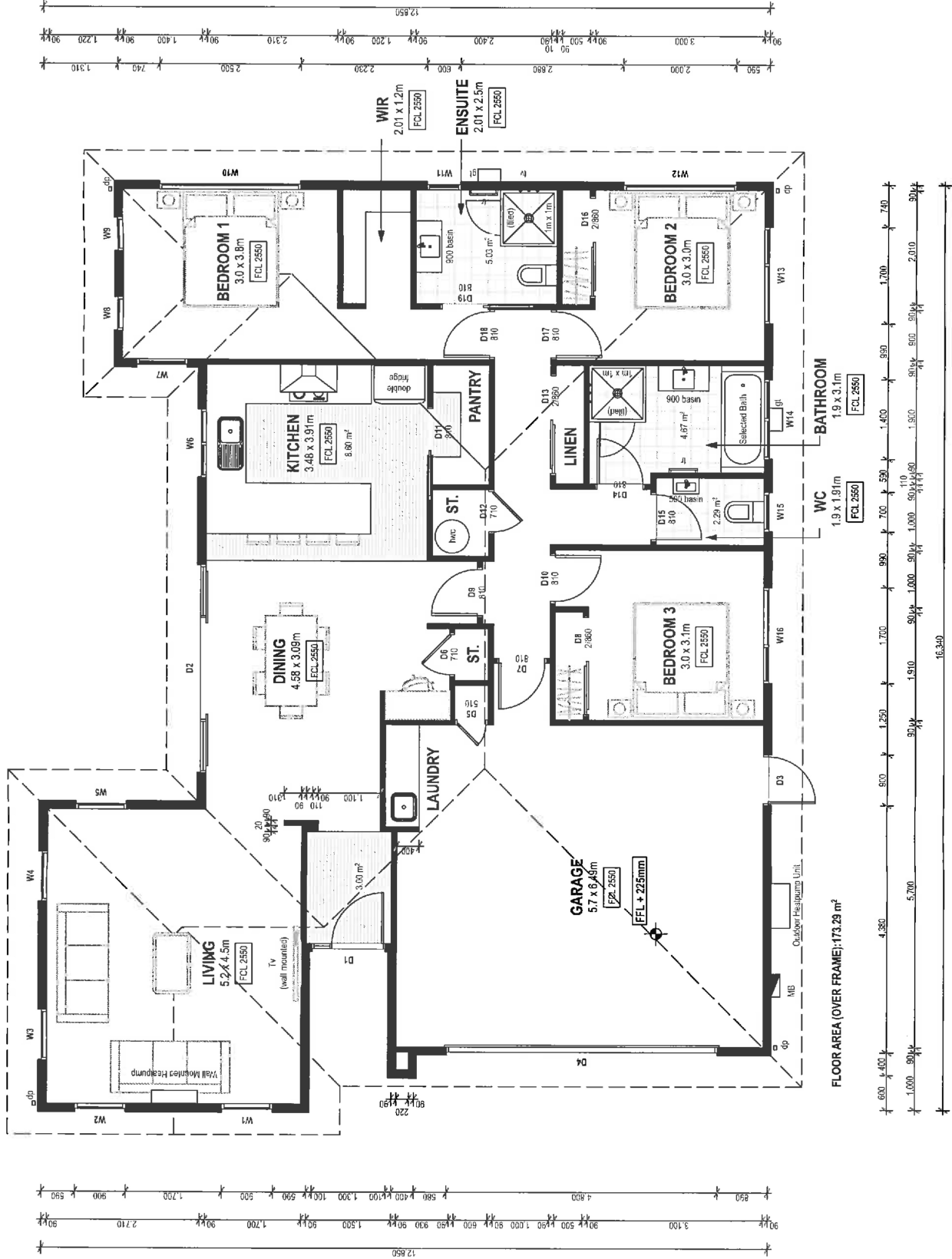
OFFICE ROAD
REAL ESTATE



GENERAL NOTES:	
FLOOR AREA: (over found):	173.29m ²
TYPICAL CEILING HEIGHT:	2.55m
RAISED CEILINGS:	N/A
INTERNAL DOOR HEIGHT:	STANDARD
INTERNAL DOOR WIDTH:	STANDARD
UNDERTILE HEATING TO AREAS:	TBA
WALL CLADDING MATERIALS	
SELECTED JAMES HARDIE LINEA WEATHERBOARD OVER 20mm VENTILATED CAVITY	
ROOF CLADDING MATERIALS	
SELECTED COLORSTEEL LONGRUN CORRUGATE 25°	

WINDOW SCHEDULE			
No.	HEAD HEIGHT	SILL HEIGHT	SIZE (W x H)
W1	2,100	0	900x2,100
W2	2,100	0	900x2,100
W3	2,100	0	900x2,100
W4	2,100	0	900x2,100
W5	2,100	0	900x2,100
W6	2,100	1,000	1,200x1,100
W7	2,100	1,100	900x1,000
W8	2,100	0	600x2,100
W9	2,100	0	600x2,100
W10	2,100	1,600	2,500x500
W11	2,100	1,000	600x1,100
W12	2,100	1,600	2,000x500
W13	2,100	1,000	1,700x1,100
W14	2,100	1,000	1,400x1,100
W15	2,100	1,000	700x1,100
W16	2,100	1,000	1,700x1,100

DOOR SCHEDULE:		
No.	HEAD HEIGHT	SIZE (WxH)
D1	2,100	1,300x2,100
D2	2,100	3,670x2,100
D3	2,100	900x2,100
D4	2,100	4,800x2,100



PROPOSED FLOOR PLAN
1:100



EQC

OFFICE ROAD
REAL ESTATE

FIRST REPORT - INITIAL ASSESSMENT - EARTHQUAKE

To: IAG New Zealand
Attn: Claims Officer

Date: 21/02/2018
Claim Ref: XCD0320548
Gallagher Bassett Ref: C66015

CLAIMS DETAILS

Insured Name: Mrs. Kirsten Maree Wright
Situation of Loss: 118 Metehau Street
Suburb: Marshland
City: Christchurch
Date of Loss: 14/11/2016

Sum Insured: \$
Excess: 200

Reserve

	Previous Reserve	Current Reserve	Previous Payment	Payments This Report	Outstanding Reserve
Building	0.00	4,023.07	0.00	0.00	4,023.07
Contents	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Professional Fees	0.00	0.00	0.00	0.00	0.00
Excess					
Less Building Excess	200.00	200.00	0.00	0.00	200.00
Less Contents Excess	0.00	0.00	0.00	0.00	0.00
Totals	0.00	3,823.07	0.00	0.00	3,823.07

DESCRIPTION OF RISK

Property Occupancy	: Owner Occupied
Design Type	: Single Storey
Building Type	: House
Construction Type	: Weather Board
Roof Type	: Corrugated
Square Meters	: 173
Age of Property	: 2 years
Time Of Occupancy	: 2 years
Property Condition	: Excellent
Claims History	: No Previous Claims Declared

LAND AND PROPERTY

Is the Property Safe and Secure From Further Damage	: Yes
Are There Flats Or Is This A Multiple Dwelling	: House
Is There Any Damage To The Land	: No
Is There Damage To The Building Platform	: No
Is The Land Damage Significant	: No
Is It Likely That The EQC Will Re-Instate The Land	: No

OCCUPANTS

Number Of People Residing At The Property	: 2
Occupant Category	: Two Adults
Oldest Occupant	: 30-40
Are There Any Special Needs For Consideration?	: No

TEMPORARY ACCOMMODATION

Is The House Uninhabitable	: No
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OTHER ASSETS

Are There Other Assets In Immediate Peril	: No
Are Further Steps Required	: No

SECURITY ISSUES OF UNOCCUPIED HOUSES

Is The House Secure	: Yes
Are Further Steps Required	: No

INTRODUCTION

As per your instructions we attended the above address on 25 October 2017 where we met with the Insured, Mrs Kirsten Wright.

GENERAL LOSS DETAILS

On Monday, 14 November 2016, a magnitude 7.8 earthquake struck the Kaikoura region causing widespread damage to the area, other South Island regions and the lower North Island.

FOUNDATIONS

The dwelling is constructed on a conventional concrete slab on grade and has suffered no visible event related damage.

BUILDING ENVELOPE

The building envelope consists of Linea weatherboard cladding with a corrugated Coloursteel roof.

There is no visible event related damage.

INTERIOR

The dwelling interior displays multiple areas of event related superficial damage.

These areas are isolated to:

- Bedroom 1
- Walk-in Wardrobe
- Living Room
- Kitchen/Dining

These will respond to targeted repair options.

OUTBUILDINGS

No visible event related damage.

DRIVEWAYS, PATHS, RETAINING WALLS AND SWIMMING POOLS

We note, damage to the exposed aggregate concrete patio on the north elevation.

However repairs to this will not exceed the applicable \$5000.00 excess for Non-EQC covered items. This has therefore not been included within our attached Scope of Works.

COMMON AREA PROPERTY AND BOUNDARY FENCES

No visible event related damage.

BUILDING PLATFORM

No damage identified.

REINSTATEMENT OPTIONS

As mentioned, the dwelling is approximately 173m² and given the location and specification, it is

estimated that this is a repair only and will not exceed the EQC cap.

CONTENTS

No damage.

GENERAL COMMENTS

All damage within the attached Scope of Works, is consistent with the claimed event and falls within the EQC coverage.

With the exception of the Non-EQC element discussed above, all event related damage indicated by the Insured is captured within the attached Scope of Works. The Insured stated there is no further damage to the property.

The estimated repair time is two weeks and the property would not need to be vacant during repairs and reinstatement.

NEXT ACTIONS

Insured	: Await policy response.
Gallagher Bassett	: Close file.
Your Office	: Total claim value: \$4,023.07
	Less the applicable EQC excess: \$ 200.00
	Recommended settlement value: \$3,823.07

Jeffrey Sherman

Damage Scope Report														
Name	Kirsten Wright			Claim	C66015			Assessment Company	Gallagher Bassett Ltd.					
Address	118 Metehau Street, Marshland Christchurch, 8083			Policy	XCD 0320548			Loss Adjuster	Jeff Sherman					
				Brand	IAG NZ AMI			Assessment Date	25/10/2017					
				Tranche				External Specialist						
Category	Location	Treatment	Length	Width	Stud Height	Total Quant	Unit	Rate	Materials/ Subcontractor Rate	Labour Constant	Labour Rate	Total Rate	Total	Notes
Rooms														
	Bedroom 1		3.8	3	2.4									
	Ceiling	CTL1 - Gib Board. Rake out joints, Refix as required, Tape and stop L4				2	m²	\$ 16.20			\$ -	\$ 16.20	\$ 32.40	
	Ceiling	CTD2 - Ceiling. Paint 3 coat system				13.4	m²	\$ 22.60			\$ -	\$ 22.60	\$ 302.84	
	FloorCov	FCT1 - Protect floor coverings. All types				13.4	m²	\$ 3.24			\$ -	\$ 3.24	\$ 43.43	
	Electric	EL1e - Electrician. Remove fixture or fitting, store and refit				4	No	\$ 38.98			\$ -	\$ 38.98	\$ 155.93	
	Service	SCU1 - Curtains/Blinds remove, store and refit (per set)				3	No	\$ 55.00			\$ -	\$ 55.00	\$ 165.00	
	Walkin Wardrobe		2.1	1.4	2.4									
	Ceiling	CTD2 - Ceiling. Paint 3 coat system				2.94	m²	\$ 22.60			\$ -	\$ 22.60	\$ 66.44	common ceiling with Bedroom 1
	FloorCov	FCT1 - Protect floor coverings. All types				2.94	m²	\$ 3.24			\$ -	\$ 3.24	\$ 9.53	
	Electric	EL1e - Electrician. Remove fixture or fitting, store and refit				2	No	\$ 38.98			\$ -	\$ 38.98	\$ 77.96	
	Lounge		4.6	5.2	2.4									
	AllWalls	WTD1 - Walls. Paint 3 coat system				41	m²	\$ 21.80			\$ -	\$ 21.80	\$ 893.80	
	AllWalls	WTL1 - Plasterboard. Re-screw, rake, tape, minor Gib stop, small areas under 100m2				2	m²	\$ 11.10			\$ -	\$ 11.10	\$ 22.20	
	FloorCov	FCT1 - Protect floor coverings. All types				23.92	m²	\$ 3.24			\$ -	\$ 3.24	\$ 77.52	
	Electric	EL1e - Electrician. Remove fixture or fitting, store and refit				4	No	\$ 38.98			\$ -	\$ 38.98	\$ 155.93	
	Service	SCU1 - Curtains/Blinds remove, store and refit (per set)				5	No	\$ 55.00			\$ -	\$ 55.00	\$ 275.00	
	Kitchen/Dining		7.7	5.2	2.4									
	Wall1	WTD1 - Walls. Paint 3 coat system				18.48	m²	\$ 21.80			\$ -	\$ 21.80	\$ 402.86	
	Wall1	WTL1 - Plasterboard. Re-screw, rake, tape, minor Gib stop, small areas under 100m2				1	m²	\$ 11.10			\$ -	\$ 11.10	\$ 11.10	
	FloorCov	FCT1 - Protect floor coverings. All types				20	m²	\$ 3.24			\$ -	\$ 3.24	\$ 64.81	
	Electric	EL1e - Electrician. Remove fixture or fitting, store and refit				2	No	\$ 38.98			\$ -	\$ 38.98	\$ 77.96	
	Service	SCU1 - Curtains/Blinds remove, store and refit (per set)				2	No	\$ 55.00			\$ -	\$ 55.00	\$ 110.00	
Totals														

Damage Scope Report

<div>Name</div>	Kirsten Wright	<div>Claim</div>	C66015	<div>Assessment Company</div>	Gallagher Bassett Ltd.			
	<div>Address</div>		118 Metehau Street, Marshland Christchurch, 8083		<div>Policy</div>	XCD 0320548	<div>Loss Adjuster</div>	Jeff Sherman
					<div>Brand</div>	IAG NZ AMI	<div>Assessment Date</div>	25/10/2017
					<div>Tranche</div>		<div>External Specialist</div>	

Category	Location	Treatment	Length	Width	Stud Height	Total Quant	Unit	Rate	Materials/ Subcontractor Rate	Labour Constant	Labour Rate	Total Rate	Total	Notes			
										Treatment Subtotal		\$	2,944.71				
										Treatment and Travel Subtotal		\$	2,944.71				
										P&G		\$	235.58				
										P&G	8.00%	P&G Inclusive Subtotal			\$	3,180.29	
										Fees	8.00%	Fees			\$	-	
										Margin	10.00%	Margin			\$	318.03	
										GST	15.00%	Total Before GST			\$	3,498.32	
										Labour Rate	\$	51.78	GST		\$	524.75	
										Total		\$	4,023.07				



2nd March 2018

Mr D & Mrs K Wright
kirstenwright2016@yahoo.com

Dear David & Kirsten

Your residential building claim is complete and has been settled

Your IAG claim number:	CD0320548
Insured name:	Mr & Mrs David & Kirsten Wright
Address of damaged property:	118 Metehau St, Marshland, Christchurch, 8083

IAG is acting on behalf of EQC to assess and settle your EQC claim for residential building damage in accordance with the Earthquake Commission Act 1993 (EQC Act).

Your claim for natural disaster damage from the Kaikoura earthquake, which occurred on 14 November 2016, was assessed by Gallagher Bassett on 25th October 2017.

Our assessment has been reviewed and completed. We can confirm that your claim will be cash settled based on our assessment of the costs.

The table overleaf outlines how your payment has been calculated. If you think there are any aspects to your residential building claim still outstanding, please contact us as soon as possible to discuss.

Yours sincerely,

Emma Hoadley
Claims Case Manager
Phone: 03 9773417
Email: Emma.Hoadley@iag.co.nz



Your residential building claim settlement.

Item	Amount	Excess deducted*	Less amounts already paid**	Amount to pay
Residential building EQ Cover	\$4,023.07	\$200.00		\$3,823.07
Total payment including GST				\$3,823.07

How your insurance excess is calculated and deducted*

An excess is the amount that you contribute towards each insurance claim you lodge.

If you have an EQC residential building claim only, your excess per claim is either \$200 multiplied by the number of dwellings in the residential building or 1% of the amount payable, whichever is greater.

If you have both an EQC residential building claim and EQC contents claim, your excess will be calculated as one claim providing the contents are in or on the same residential building and the damage is caused by the same natural disaster. In this case, the excess deducted per EQC claim is the greater of either \$200 multiplied by the number of dwellings in the residential building or 1% of the amount payable for the residential building damage and the contents damage.

If you have an IAG claim(s) for residential building, contents and or Non EQC Act damage, you'll only pay one excess, whichever excess amount is the greatest as per your policy schedule.

Less amounts already paid to you**

This amount includes the cost of urgent works (if any) already paid or reimbursed to you. Any other prior payments (e.g. interim payments) will also be included here. Any prior payments shown in this column are net of any excess deducted at the time that the prior payment was made.

House policy Non EQC Act damage***

Some examples of parts of your property that are not covered under the EQC Act are:

- any fence, driveway, path, swimming pool or spa pool which is not an integral part of the residential building
- any paving or other artificial surface
- any tennis court, whether inside or outside and whether lawn or not.

Information about cash settling your claim

Payment

Your payment method is: Cheque

Your payment will be posted to you shortly.

Supporting documents

To help explain how we've calculated your settlement amount for the earthquake damage to your home, we've enclosed,

- The Scope of Works
- Gallagher Bassett Report



Your residential building EQ Cover settlement

Your residential building EQ Cover settlement is not full and final and you will not be required to sign a discharge.

Asbestos testing

An allowance for asbestos testing may have been included with your settlement. If the test returns a negative result, then there is nothing more you need to do as your cash settlement will not be affected. If the test returns a positive result, you will need to provide a copy of the asbestos test certificate, as your settlement figure may need to be reviewed.

Your obligations

By accepting this payment from us, you are confirming your previous declaration that the claim information that you submitted is true and accurate and that you have not withheld any material information. Please inform IAG 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 to repair or replace the damaged property. In some instances, your future entitlement for insurance cover may be affected if your payment is not used for this purpose. We strongly recommend that you proceed with your repair or replacement promptly to minimise the risk of inflation increasing the cost of your repair or replacement.

Your EQC land claim

If you have a residential land claim, EQC will be in touch with you separately (if they have not already been) regarding the assessment and settlement of your land claim.

Who can you speak to next

Before you begin any repairs on your home, it's a good idea to speak to a licensed building professional about the process and best next steps. This could save money and time in the long run. Depending on which region you're in, your local council might provide support to homeowners affected by earthquake damage.

How to contact us

You can call us on 0800 424411 or email us on disasterclaims@iag.co.nz. Our claims handlers are available from 8am – 5pm Monday to Friday.





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.

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.

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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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