

MCRAE & KNOWLER

PROPERTY BROCHURE

7 MANOR DRIVE, ROLLESTON



7 MANOR DRIVE, ROLLESTON

Deadline Sale Thursday 2nd October at 2pm
(unless sold prior)

ROOM FOR EVERYONE, INSIDE AND OUT

 4  2  2  280 m²  1772 m²

Set on an impressive 1772sqm section, 7 Manor Drive offers 280sqm of thoughtfully designed living – the perfect blend of space, comfort, and functionality for modern family life.

Built in 2005, this substantial home features two large living areas, a dedicated dining room, and a well-appointed kitchen, creating multiple options for everyday living and entertaining. The master suite is a private retreat with walk-in robe and ensuite, while three further double bedrooms are generously sized and serviced by a family bathroom and separate toilet. A separate laundry with large linen/storage cupboard adds practicality, and an office provides the ideal space to work from home.

Year-round comfort is assured with a heat pump and pellet fire, while excellent storage, a double internal-access garage, and plenty of off-street parking ensure convenience for busy families. Outdoors, the expansive section includes an entertainment area, established gardens, and a garden shed – all set within a sought-after location.

With its generous proportions, flexible layout, and timeless design, this home is perfectly suited to families looking for both space and lifestyle. Within walking distance from the Selwyn Sports Centre, Aquatic Centre and Clearview Primary School.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TANYA MARILLIER

tanya@mkrealestate.co.nz

027 383 3844



LEGALS

Land area	1772 sqm
Floor area	280 sqm
Tenure	Freehold
Rateable value	\$880000
Land value	\$490000
Improvements value	\$390000
Rates	\$5141.70
Council zone	Residential Zone A
Technical category	Rural / Unmapped

ENERGY

Heating	Heat Pump, Pellet Fire, Panel Heater, Underfloor Heading in Living Spaces
Insulation	Yes
Windows	Aluminium, Double Glazed
Water heating	Electricity
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2005
Exterior	Brick Cladding
Roof	Tile
EQ repairs	CLM2010/086374 & CLM/2011/213051

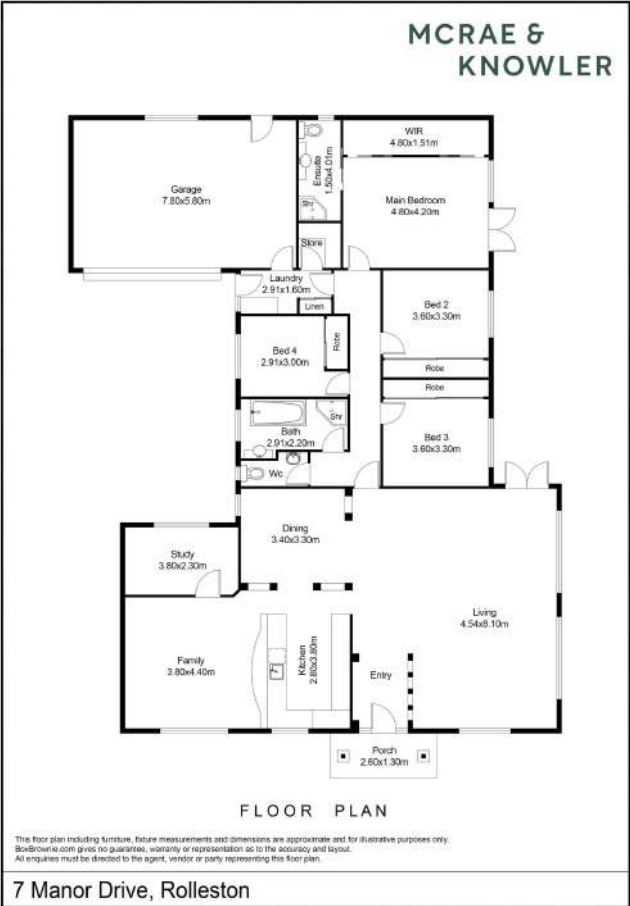
EDUCATION

Early childhood	Three Trees Learning Centre, Neemo Childcare Centre
Primary	Clearview Primary
Secondary	Rolleston College

CHATTELS

Auto Garage Door Opener & 2 x Remotes, Blinds/Drapes, Clothesline, Dishwasher, Gas Cooktop, Extractor Fans, Fixed Floor Coverings, Garden Shed, 2 x Heated Towel Rails, Heat Pump, Light Fittings, Rangehood, Security System (unmonitored), Smoke Detectors, Panel Heater, Pellet Fire, Wall Oven, Underfloor Heating (front of house)

NOTES





**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 1057776
Land Registration District Canterbury
Date Issued 17 August 2022

Prior References
700050

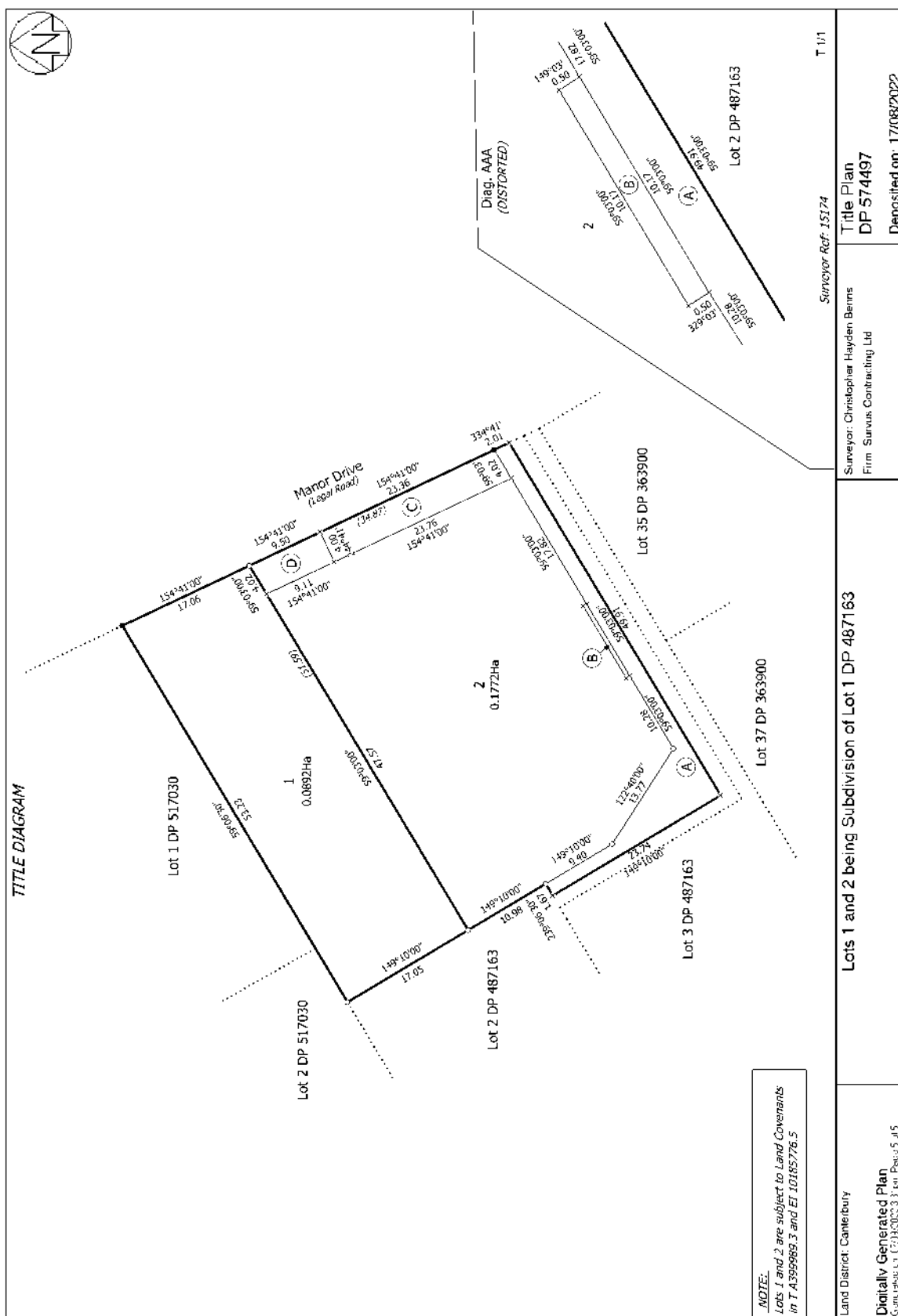
Estate Fee Simple
Area 1772 square metres more or less
Legal Description Lot 2 Deposited Plan 574497

Registered Owners

David Grant Maitland as to a 1/2 share
Justine Margaret Maitland as to a 1/2 share

Interests

Land Covenant in Transfer A376159.3 - 5.11.1998 at 1.40 pm
Land Covenant in Transfer A399989.3 - 15.4.1999 at 12.10 pm
5121041.1 Mortgage to Bank of New Zealand - 10.12.2001 at 9:00 am
Appurtenant hereto is a right of way, rights to drain water and sewage and rights to convey water, electricity, telecommunications and computer media created by Easement Instrument 10185776.3 - 2.10.2015 at 9:01 am
The easements created by Easement Instrument 10185776.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way, rights to drain water and sewage and rights to convey water, electricity, telecommunications and computer media over part marked A and a right to drain water over part marked B all on DP 574497 created by Easement Instrument 10185776.3 - 2.10.2015 at 9:01 am
Subject to a right (in gross) to convey telecommunications and computer media over part marked A on DP 574497 in favour of Chorus New Zealand Limited created by Easement Instrument 10185776.4 - 2.10.2015 at 9:01 am
Land Covenant in Easement Instrument 10185776.5 - 2.10.2015 at 9:01 am (limited as to duration)
Subject to a right (in gross) to convey telecommunications over parts marked C and D on DP 574497 in favour of Enable Networks Limited created by Easement Instrument 12450191.2 - 17.8.2022 at 12:40 pm
Subject to a right to convey water and telecommunications over parts marked C and D and a right to drain sewage over part marked D all on DP 574497 created by Easement Instrument 12450191.3 - 17.8.2022 at 12:40 pm
The easements created by Easement Instrument 12450191.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12450191.4 - 17.8.2022 at 12:40 pm (limited as to duration)



A 376159.3 T

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

43BB

559

All

Transferor Surnames must be underlined

KENNETH JOHN SHEARER, Company Director and JENNIFER JANE SHEARER, Married Woman,
both of Christchurch

Transferee Surnames must be underlined

KENNETH JOHN SHEARER, Company Director and JENNIFER JANE SHEARER, Married Woman,
both of Christchurch

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

Fee simple subject to a land covenant (continued on pages to annexure schedule)

Consideration

\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 14th day of October 19 98

Attestation

Signed in my presence by the Transferor
Signature of Witness

Witness to complete in BLOCK letters
(unless typewritten or legibly stamped)

Witness name

R. J. ALDOUS

Occupation

SOLICITOR

Address

CHRISTCHURCH

Signature, or common seal of Transferor

Certified correct for the purposes of the Land Transfer Act 1952

Cert. that no conveyance duty is payable by virtue of Sect on 24(1) of the Stamp and Cheque Duties Act 1977
(DELETE INAPPLICABLE CERTIFICATE)

REF 4135

Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

14th October 1998

Page

2

of

3

Pages

Continuation of "Estate or Interest or Easement to be Granted"

The transferor when registered proprietor of the land formerly contained in Certificate of Title 25K/302 subdivided the land into residential lots in the manner shown and defined on DP75160 AND WHEREAS it is the transferor's intention to create for the benefit of the land described in Schedule A (hereinafter referred to as the "dominant lots") the land covenant set out in Schedule B over the land in Certificate of Title ~~25K/302~~^{43B}/559 (hereinafter referred to as the "servient lot") TO THE INTENT that the servient lot shall be bound by the stipulations and restrictions set out in Schedule B hereto and the owners and occupiers for the time being of the dominant lots may enforce the observance of such stipulations against the owners for the time being of the servient lots.

AND AS INCIDENTAL to the transfer of the fee simple so as to bind the servient lot and for the benefit of the respective dominant lots as described in Schedule A, the transferee DOETH HEREBY COVENANT and AGREE in the manner set out in Schedule B hereto so that the covenants run with the servient lot for the benefit of and to be forever appurtenant to the respective dominant lots as described in Schedule A and the transferor hereby request that such covenants be noted against the servient title.

Schedule A

Lot 2 DP75160

Certificate of Title 43B/560

Schedule B

- 1 Not to use or permit to be used in any building on the property second-hand materials (other than bricks) or fibrolite nor use or permit to be used any building material other than brick, stone, concrete block, concrete, cement or plaster type finishes, or timber weather boards for any outer wall facings without first obtaining the written approval of the transferor or their nominees in accordance with Clause 2(c) hereof. New colour steel cladding may be permitted for any auxiliary building but excluding always any garages associated with a dwelling.
- 2 Not to erect or place or cause to be erected or placed on the property:-
 - a) Any caravan, hut, garage or shed or storage container (other than one storage container temporarily placed on the property for the purposes of construction) or transportable home for any kind of permanent or temporary residential use, provided that this clause shall not affect the right of the registered proprietor to have and to keep a caravan on the property; or
 - b) Any dwelling house other than a new dwelling house and having a floor area of not less than ~~200m²~~^{164m²} (excluding any garage) nor any separate garage (not being part of the dwelling house), having a floor area of less than 36m² nor any separate garage which is not built of matching materials in accordance with the house design. Plans and specifications of any dwelling house and garage (which shall include any letter box for the property) are to be approved in writing by the transferors or their nominee in accordance with Clause 2(c) hereof;
 - c) Any building, any dwelling-house, any entranceway (meaning sealed vehicular access ways) to the property, any front gate, any letter box, any wall or fence on road boundary nor any wall or fence at the entranceway unless the transferee has first submitted the plans and specifications or design to the transferor or their nominees for approval. The transferor or their nominee will inform the transferee in writing whether such plans and specifications or design are approved and the decisions of the transferor or the nominees shall be final. In giving such approval the transferor or their nominee shall take into account any one or more the following matters relating to the proposed building, dwelling house, front gate, letter box or wall or fence on road boundary or wall or fence at the entranceway of the land:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 14th October 1998

Page 3 of 4 Pages

Continuation of "Estate or Interest or Easement to be Created"

- i) height;
- ii) siting on the land;
- iii) external design (including materials, roofs, fences or screens);
- iv) aesthetic standards including style, bulk, location and the environment in which such proposed building, dwelling house, front gate, letter box or wall or fence on road boundary, or wall or fence at the entranceway on the land shall be situated having regard to the adjacent properties.

The transferee may, if unable to locate the transferor after making reasonable efforts to do so, submit the plan and specifications or design to a nominee of the President of the Canterbury District Law Society.

The effect of this Clause 2(c) shall continue until 31 December 2007 and then shall cease and be extinguished.

- 3 The transferee shall not erect any corrugated or flat metal fences.
- 4 The transferee shall not use the property for the boarding of animals or as a commercial kennel or cattery nor keep any pigs on the property nor permit nor suffer any rubbish, noxious substances, noxious livestock and/or birds or animals likely to cause nuisance or annoyances to the neighbouring occupier to accumulate or be brought to or placed by the land nor carry out any factory farming.
- 5 Where grazing animals are kept the transferee must adequately fence the boundary tree lines to protect them from grazing animals.
- 6 The transferee shall not without consent in writing of the transferor (which consent shall be at the transferor's discretion) remove nor allow to be removed the existing trees or hedgerow along any boundary but shall cause them to be maintained in the present condition and in due course replaced when it shall be necessary to do so and shall maintain the hedgerow in a trimmed and tidy condition.
- 7 The transferee shall not erect any tower radio, television, telecommunication aerials or satellite dishes on the land other than standard broadcast radio or television reception aerials attached to the dwelling house.
- 8 The transferee shall not erect any tunnel house, glass house or shade house other than for private use and not exceeding 40m², nor any combination or number of tunnel houses glass houses or shade houses which together have a total area exceeding 40m².
- 9 The transferee shall not sub-divide the property unless the lots which will result from such subdivision shall have an average area of not less than 1200m² or as permitted by the Selwyn District Council.
- 10 The transferee shall not remove nor paint the stone entrance way to the servient lot.
- 11 The transferee shall not remove nor paint in any colour other than black the steel fence running from the road entrance to stone entrance of the servient lot.
- 12 The transferee shall maintain at its own expense the steel fencing and stone entrance way to the servient lot located between the road entrance and the stone entrance way to the servient lot.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Auckland District Law Society
REF 4122

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

14th October 1998

Page

4

of


4

Pages

Continuation of "Estate or Interest or Easement to be Created"

- 13 Where any consent is required from the transferor it shall be sufficient if the transferee obtains such consent in writing from either Kenneth John Shearer or Jennifer Jane Shearer without being required to obtain such consent from any other person who may become registered proprietor of the dominant tenement or any derivative title from the dominant tenement.
- 14 The transferee will not cut down nor damage the ash tree growing near the north east boundary of the servient tenement without the consent of the transferor provided that such consent of the transferor shall not be unreasonably withheld if the tree becomes a danger to people or property. This covenant shall cease on 31 December 2007.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.


Rucklens District Law Society
REF 4128

TRANSFER

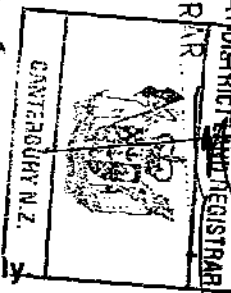
Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4135

This page is for Land Registry Office use only
(except for "Law Firm Acting")

3.19 on back C.s.1 +
(Print limited as to
Duration)



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBURY
ASSISTANT REGISTRAR

1.40 05.NOV98 A 376159.3



A 399989.3 T

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER**Land Transfer Act 1952**

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. **All or Part?** **Area and legal description -- Insert only when part or Stratum, CT**

43B

560

All

Transferor Surnames must be underlinedKENNETH JOHN SHEARER and JENNIFER JANE SHEARER**Transferee Surnames must be underlined**KENNETH JOHN SHEARER and JENNIFER JANE SHEARER**Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.**

Fee simple subject to a Land Covenant (continued on Page 2 annexure schedule)
Subject to Caveat No. A386060. *[initials]*

Consideration

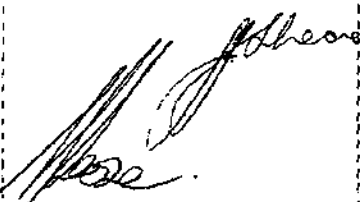
\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 31 day of March 19 99

Attestation

	Signed in my presence by the Transferor
	Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name Katherine Anne Ewer
	Occupation Solicitor
	Address Christchurch
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE IN APPLICABLE CERTIFICATE)

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 31 March 1999

Page 1 of 5 Pages

SCHEDULE B

1. The Transferee shall not use nor permit to be used in any building on the property any second-hand materials (other than bricks) or fibrolite or similar product nor use or permit to be used any building material other than brick, stone, concrete block, concrete, cement or plaster type finishes, or timber weatherboards for any outer wall facings. New colour steel cladding may be permitted for any auxiliary building but excluding always any garage associated with a dwelling.
2. The Transferee of the property shall not erect or place or cause to be erected or placed on the property:-
 - (a) Any caravan, hut, garage or shed or storage container (other than one storage container temporarily placed on the property for the purposes of construction) or transportable home for any purpose whatsoever (provided that this clause shall not affect the right of the registered proprietor to have and keep a caravan on the property) nor use old bath tubs as stock water troughs nor establish overhead electric wiring or overhead telephone lines on the property.
 - (b) Any dwelling house other than a new dwelling house and having a floor area of not less than 200m² (including any garage) nor any separate garage (not being part of the dwelling house) having a floor area of less than 36m² nor any separate garage which is not built of matching materials in accordance with the house design. Plans and specifications of any dwelling house and garage (which shall include any letter box for the property) are to be approved in writing by Kenneth John Shearer and Jennifer Jane Shearer ("the Shearers") or their nominee (as appointed in writing by the Shearers) in accordance with Clause 2(c) hereof.
 - (c) Any building, any dwelling house, any entranceway (meaning sealed vehicular accessway) to the property, any front gate, any letter box, any wall or fence on road boundary nor any wall or fence at the entranceway unless the Transferee has first submitted the plans and specifications and design to the Shearers or their nominee for approval (which approval shall be at the discretion of the Shearers or their nominee). The Shearers or their nominee will inform the Transferee in writing whether such plans and specifications or design are approved such approval to be given within 21 days and the decisions of the Shearers or their nominee shall be final. In giving such approval the Shearers or their nominee shall take into account any one or more of the following matters relating to the proposed building, dwelling

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 31 March 1999

Page 2 of 5 Pages

house, front gate, letter box or wall or fence on road boundary or wall or fence at the entranceway on the land:

- (i) height;
- (ii) siting on the land;
- (iii) external design (including materials, roofs, fences or screens);
- (iv) aesthetic standards including style, bulk, location and the environment in which such proposed building, dwelling house, front gate, letter box or wall or fence on road boundary or wall or fence at the entranceway on the land shall be situated having regard to adjacent properties;
- (v) such other matters as the Shearers or their nominee shall think appropriate in the circumstances.

The Transferee may, if unable to locate the Shearers or their nominee after making reasonable efforts to do so, submit the plans and specifications or design to a nominee of the President of the Canterbury District Law Society, who shall then be entitled to approve the plans, specifications and design.

In the event that no written decision is received by the Transferee within the 21 day period, then it shall be deemed that approval has been given by the Shearers or their nominee to the plans and specifications as submitted by the Transferee.

In the event that the plans and specifications or design are not approved in accordance with the provisions of sub-clause (c) the Transferee shall be prohibited from proceeding with the construction of any of the items specified in Clause 2(c) until such plans, specifications or designs have been approved in the manner provided in Clause 2(c).

- (d) The Transferee will not undertake any roadside or roadside boundary planting without presenting a landscape plan to the Shearers or their nominee for the Shearers' approval and the provisions of sub-clause (c) above shall apply to this sub-clause with the necessary changes.
- (e) The Transferee shall not allow any damage to the road, footpaths, roadside irrigation or berms or to any right of way serving the property (if any) or to any property of

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 31 March 1999

Page 3 of 5 Pages

the Transferor or any other party incurred during the course of construction of any dwelling house or other improvements or any other work on the property, to remain unrepaired. If unrepaired by the Transferee within 30 days of notification of such damage by the Transferor then the Transferor may repair such damage, but the cost of which shall and will be met in full by the Transferee. All vehicular movements on and off the site are confined to the position of the one entranceway to the property approved by the Shearers or their nominee.

- (f) The Transferee shall remove or have removed all surplus soils and building waste from the site immediately it becomes surplus or waste; or if soil is to be used on site for landscaping or other purposes, then it must be used for that purpose within 6 months from the date of excavation.

The effect of these sub-clauses 2(c), 2(d), 2(e) and 2(f) shall continue until the 31st day of December 2009 and then shall cease and be extinguished.

3. The Transferee shall not erect any corrugated or flat metal fences.
4. The Transferee shall not use the property for the boarding of animals or as a commercial kennel or cattery nor for farming of poultry nor keep any pigs on the property nor permit nor suffer any rubbish, noxious substances, noxious livestock and/or birds or animals likely to cause nuisance or annoyances to the neighbouring occupiers to accumulate or be brought to or placed upon the land nor carry out any factory farming nor permit any excessive growth of grass so that the grass exceeds 150mm in height or otherwise becomes unsightly or a fire risk.
5. Where grazing animals are kept the Transferee must adequately fence the boundary tree lines to protect them from grazing animals.
6. The Transferee shall not without consent in writing of the Shearers or their nominee remove nor allow to be removed the existing trees nor the hedgerow along any boundary, but shall cause them to be maintained in their present condition and in due course replaced when it shall be necessary to do so and shall maintain the hedgerow in a trimmed and tidy condition but this clause shall cease to have effect on further subdivision provided that such subdivision shall result in lots with areas less than 1,500m².

The Transferee will not neglect nor injure, top, lop, remove (wholly or partially), poison, ringbark or wilfully destroy any trees or landscaping which are within the boundaries of the property or on the legal road frontage at the time of purchase.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 31 March 1999

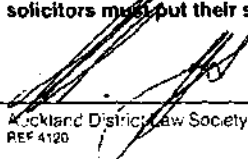
Page 4 of 5 Pages

7. The Transferee shall not erect any tower radio, television, telecommunication aerials or satellite dishes on the land other than standard broadcast radio or TV reception aerials attached to the dwelling house.
8. The Transferee shall not erect any tunnel house, glasshouse or shade house other than for private use and not exceeding 40m².
9. The Transferee will not subdivide the property unless each lot which will result from such subdivision shall have a minimum area of 750m² with an average area of not less than 1200m².
10. The Transferee of Lots 4, 5, 25 and 26 shall not further subdivide their respective lots into more than a total of three allotments while right of way access is limited by the Selwyn District Council (or any other local authority having jurisdiction) to not more than six allotments being served by the right of way.
11. The Transferee will not object or cause or encourage any objection to be made to any application for resource consent to subdivision by the Transferor or their assignees in respect of further subdivision into smaller lots of any of the lots in DP 74684⁷⁹⁶⁸⁴ being undertaken by the Transferor nor to any application for resource consent to subdivide any other land contiguous to DP 79684 which may be acquired by the Transferor and if called upon by the Transferor or their assignees give written consent to any such application provided that any such subdivision will be of land for rural residential or residential or reserve purposes only.
12. Nothing contained in these covenants shall make it obligatory for the Transferor to enforce any of the covenants contained herein against any other owner of the land in the subdivision of which the land forms part for itself or on behalf of any other owner or owners.

* "Continuation of Clause 2(c)"

All costs and expenses associated with obtaining consent or approval from the Shearers or their nominee or any nominee of the Canterbury District Law Society pursuant to Clauses 2(b), (c) and (d) and 6 shall be the sole responsibility of the purchaser who shall accept liability for the payment of all such costs and expenses.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.


Auckland District Law Society
REF 4120

Annexure Schedule

TRANSFER

Dated 31 March 1999

Page 5 of 5 Pages

Continuation of "Estate or Interest or Easement to be Created"

The Transferors when registered proprietor of the land formerly contained in Certificate of Title 43B/560 subdivided the land into the lots in the manner shown and defined on DP 79684 AND WHEREAS it is the intention of the transferor to create for the benefit of the land in the Certificates of Title set out in Schedule "A" (the "dominant lots") the land covenants set out in Schedule "B" over the land in Schedule "C" (the "servient lots") TO THE INTENT that the servient lot shall be bound by the stipulations and restrictions set out in Schedule "B" hereto and the Transferor, his heirs, successors, assigns or transferees as owners of the dominant lots or any part thereof may enforce the observance of such stipulations and restrictions against the owners for the time being of the servient lots.

AND INCIDENTAL HERETO to the transfer of the fee simple so as to bind the servient lot forever (unless otherwise stipulated herein) for the benefit of the respective dominant lots the transferees, his heirs, successors, assigns or transferees as owners of the servient lots or any part thereof DOTH HEREBY COVENANT and AGREE in the manner set out in Schedule "B" so that the covenant will run forever with the servient lot (unless otherwise stipulated herein) for the benefit of the dominant lots as described in Schedule "A".

The Transferor hereby requests the District Land Registrar to have the covenants respectively noted.

Schedule A

Certificates of Title 45C/1242 to 45C/1259

("the dominant lots")

Schedule B

Land Covenant see attached page.

Schedule C

Certificates of Title 45C/1242 to 45C/1259

("the servient lots")

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF 4135

This page is for Land Registry Office use only
(except for "Law Firm Acting")



REGISTER
1210 15.APR99 A 399989.3
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTERBURY
for REGISTRAR-GENERAL OF LAND



View Instrument Details



Instrument No 10185776.3
Status Registered
Date & Time Lodged 02 October 2015 09:01
Lodged By Kennedy, Gillian Ann
Instrument Type Easement Instrument



Affected Computer Registers Land District

700050	Canterbury
700051	Canterbury
700052	Canterbury

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 5121041.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Gerard Patrick Richardson as Grantor Representative on 02/10/2015 08:51 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Gerard Patrick Richardson as Grantee Representative on 02/10/2015 08:52 AM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Grantor

David Grant MAITLAND and Justine Margaret MAITLAND

Grantee

David Grant MAITLAND and Justine Margaret MAITLAND

Grant of easement or *profit à prendre* or creation of covenant

The Grantor, being the registered proprietor of the Servient Tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule if required.*

Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Easement Land Shown (plan reference)	Servient tenement (Computer Register)	Dominant tenement (Computer Register) or in gross
Right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media	A on DP 487163	Lot 1 DP 487163 CR 700050	Lots 2 & 3 DP 487163 CRs 700051 & 700052
	B on DP 487163	Lot 2 DP 487163 CR 700051	Lots 1 & 3 DP 487163 CRs 700050 & 700052
	C on DP 487163	Lot 3 DP 487163 CR 700052	Lots 1 & 2 DP 487163 CRs 700050 & 700051
Right to drain water	D on DP 487163	Lot 1 DP 487163 CR 700050	Lots 2 & 3 DP 487163 CRs 700051 & 700052

Easements or *profit à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required. Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007.

The implied rights and powers are [varied] ~~[negative]~~ [added to] or ~~[substituted]~~ by:

~~Memorandum number _____, registered under section 155A of the Land Transfer Act 1952.~~

[the provisions set out in Annexure Schedule 2.]

Covenant provisions

Delete phrases in [] and insert memorandum number as required. Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

[Annexure Schedule 2]

Form L
Annexure Schedule

Page 2 of 2 pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

"ANNEXURE SCHEDULE 2"

Terms, conditions, covenants or restrictions in respect of any of the above easements

1. The cost of maintaining, repairing or replacing any easement facility or part thereof shall be borne by the registered proprietors for the time being of the lots affected in the same proportion to which they have the actual use and enjoyment thereof, but no registered proprietor shall be liable to contribute to the cost of any such maintenance or repair which is in respect of any part thereof which is not used by him/her/it or in respect of which use has not commenced **PROVIDED THAT** where any damage is caused to any easement facility or fencing and/or hedges along the right of way during building construction or any works being carried out on the servient or dominant lots or as a result of any act or omission on the part of the registered proprietors of the servient or dominant lots or those persons for whom they are responsible, then such damage shall be immediately remedied in full and all costs of repair borne by the party responsible.
2. No building or other improvements shall be erected or constructed and no trees or shrubs are to be planted in any position that is likely to interfere with the exercise of the rights and powers contained or implied in any easement created herein.
3. Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and Schedule Five of the Property Law Act 2007, the provisions of Schedule Five shall prevail.

Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007 and the modifications in this Easement Instrument, the modifications shall prevail.

BNZ FaxServer

8/09/2015 11:55:42 a.m. PAGE 2/003 Fax Server

BNZ FaxServer

Approved by Registrar-General of Land under No. 2003/6150
Annexure Schedule - Consent Form
 Land Transfer Act 1952 section 238(2)

Insert type of instrument
 "Caveat", "Mortgage" etc

Plan 487163

Page 1 of 1 pages

Consentor
 Surname must be underlined

Capacity and Interest of Consentor
 (eg. Caveator under Caveat no./Mortgagee under
 Mortgage no.)

BANK OF NEW ZEALAND

Mortgagee under Mortgage 5121041.1

Consent
 Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
 Delete words in [] if inconsistent with the consent.
 State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section of the Act]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of all documents required to deposit plan 487163 and issue new titles for the lots shown on that plan,
 including, but not by way of limitation, creation of easements shown on that plan and any land covenants or
 Council Consent Notices required.

Dated this 8 day of SEPTEMBER 2015

Attestation

Signed for and on behalf of
 BANK OF NEW ZEALAND by its Attorney:

Angela Grace Young-Sherry

Signature of Consentor

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

ANGELA GRACE YOUNG-SHERRY

Address

Bank Officer
 Bank of New Zealand
 Wellington

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration
 under the Land Transfer Act 1952, or other enactments, under which no form is prescribed

REF: 7028 - AUCKLAND DISTRICT LAW SOCIETY

BNZ FaxServer

8/09/2015 11:55:42 a.m. PAGE

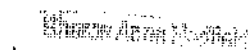
3/003


Fax Server

BNZ FaxServer



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

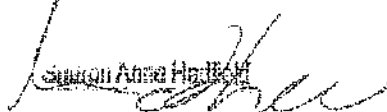

Simon Anne Hodgson

I,  Quality Support Lending Fulfilment of Wellington, New Zealand
certify:

1. That by deed dated 8 May 2015, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the Hamilton registration district of Land Information New Zealand as dealing No. 10097085.2
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Wellington this

8 SEPTEMBER 2015


Simon Anne Hodgson

[Full name]

View Instrument Details



Instrument No 10185776.4
Status Registered
Date & Time Lodged 02 October 2015 09:01
Lodged By Kennedy, Gillian Ann
Instrument Type Easement Instrument



Affected Computer Registers Land District

700050	Canterbury
700051	Canterbury
700052	Canterbury

Annexure Schedule: Contains 6 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 5121041.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Gerard Patrick Richardson as Grantor Representative on 02/10/2015 08:52 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Gerard Patrick Richardson as Grantee Representative on 02/10/2015 08:52 AM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Grantor		<i>Surname(s) must be <u>underlined</u>.</i>	
David Grant MAITLAND and Justine Margaret MAITLAND			
Grantee		<i>Surname(s) must be <u>underlined</u>.</i>	
CHORUS NEW ZEALAND LIMITED			
Grant of easement or <i>profit à prendre</i> or creation of covenant			
<p>The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or <i>profit(s) à prendre</i> set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).</p>			
Schedule A		<i>Continue in additional Annexure Schedule if required.</i>	
Purpose (nature and extent) of easement, <i>profit(s) à prendre</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to convey telecommunications and computer media	A on DP 487163	Lot 1 DP 487163 (CFR 700050)	Chorus New Zealand Limited (In gross)
	B on DP 487163	Lot 2 DP 487163 (CFR 700051)	
	C on DP 487163	Lot 3 DP 487163 (CFR 700052)	
Easements or <i>profits à prendre</i> rights and powers (including terms, covenants, and conditions)		<i>Delete phrases in [] and insert memorandum number as required. Continue in additional Annexure Schedule if required.</i>	
<p>Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.</p> <p>The implied rights and powers are varied/negated/added to or substituted by:</p> <p>Memorandum number _____, registered under section 155A of the Land Transfer Act 1952.</p> <p>The provisions set out in the Annexure Schedule.</p>			
Covenant provisions		<i>Delete phrases in [] and insert memorandum number as required. Continue in additional Annexure Schedule if required.</i>	
<p>The provisions applying to the specified covenants are those set out in:</p> <p>Memorandum number _____, registered under section 155A of the Land Transfer Act 1952.</p> <p>Annexure Schedule 2.</p>			

Annexure Schedule**Insert type of instrument**

Easement

Dated

7-9-15

Page

2

of

4

Pages

*Continue in additional Annexure Schedule, if required.***Continuation of "Easement rights and powers":**

- 1 The rights and powers in this easement are in addition to those rights and powers contained in Schedule 4 to the Land Transfer Regulations 2002 ("the Fourth Schedule") and where the terms of this easement are in conflict with either the Fourth Schedule or any of the statutory rights and authorities which the Grantee may have in respect of the Servient Tenement, the terms of this easement shall prevail.

2 Grant of Easement

- 2.1 In addition to the above rights and powers the Grantor grants to the Grantee as an easement in gross the following rights and powers at all times and in any quantity:

- (a) to lay, install (including construct), locate, upgrade, add to, inspect, maintain, replace, repair, renew, enlarge, alter, retain, remove any Lines and Works on, in, over and under the Easement Land;
- (b) subject to clauses 4.1 and 4.2, to enter with all necessary equipment and remain upon the Servient Tenement for the purposes of laying, installing (including constructing), locating, upgrading, adding to, inspecting, maintaining, replacing, repairing, renewing, enlarging, altering, retaining or removing Lines or Works and make any accessways, cuttings, fillings, grades, batters and to re-open the same and generally to do and perform such acts or things upon the Servient Tenement as may be necessary or desirable (or incidental thereto) to enable the Grantee to receive, enjoy and give effect to the full free use and enjoyment of the rights and powers granted under this easement; and
- (c) to use and operate Lines and Works (such use and operation may include the granting of such use to third party telecommunications service providers) for the purpose of conveying telecommunications and computer media without interruption or impediment,

provided however that nothing shall compel the Grantee to exercise the above rights at any time or in a particular way.

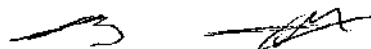
3 Grantee's Covenants

- 3.1 The Grantee shall be responsible for:

- (a) the installation of and maintenance of the Lines and Works located on the Easement Land; and
- (b) using its best endeavors to prevent the Lines and Works located on the Easement Land becoming a danger to any user or occupier of the Servient Tenement.

- 3.2 The Grantee will, in exercising the rights granted to the Grantee under this easement cause as little damage as reasonably possible to the Servient Tenement and to any building or building improvement (including, without limitation, any interior fitout) located on the Servient Tenement.

- 3.3 The Grantee will at the Grantee's own cost repair and make good any damage to the Servient Tenement (including without limitation any damage to any building(s), fences or other improvements) caused by the Grantee in exercising the Grantee's rights and powers under this



Annexure Schedule**Insert type of instrument**

Easement

Dated

7-9-15

Page

3

of

4

Pages

Continue in additional Annexure Schedule, if required.

easement as reasonably close as possible to the original condition of the Servient Tenement prior to such damage and to the reasonable satisfaction of the Grantor.

4 Access

- 4.1 The Grantee may, at any time (but subject to clause 4.2) from time to time enter the Servient Tenement (including, for the avoidance of doubt, any areas of Common Property on the Servient Tenement) using such routes as prescribed by the Grantor (acting reasonably) and with or without its employees, contractors and agents and with or without vehicles, machinery and implements of any kind for purposes associated with the creation and exercise of its rights and powers under this easement. If relevant, the Grantor shall invoke its rights pursuant to section 80 of the Unit Titles Act 2010 (or procure that such rights are invoked) as may be necessary to allow the Grantee access to its Lines and Works as agent of the body corporate.
- 4.2 In exercising the rights granted to the Grantee under this easement, the Grantee shall use reasonable efforts to give the Grantor prior notice that the Grantee intends to enter upon the Servient Tenement (except in the case of an Emergency, when notice will not be required). Without limitation to the preceding provisions, the Grantor shall not at any time restrict or impede access to the Easement Land (including by way of subdivision of the Land) by the Grantee and, upon request by Grantee, will provide the Grantee with all necessary keys and / or access cards required from time to time to gain access to the Servient Tenement and the Easement Land.

5 Grantor's Covenants

- 5.1 The Grantor will not without the written permission of the Grantee (not to be unreasonably withheld or delayed):
- (a) grow or permit to be grown any natural or cultivated vegetation (including trees and shrubs) on or in the near vicinity, or encroaching on the Easement Land. The Grantee may at all times at the Grantor's cost remove any natural or cultivated vegetation or improvement on the Easement Land which may interfere with the rights granted by this easement; or
 - (b) erect or permit to be erected any improvement (including but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or
 - (c) do anything on the Easement Land that may damage or endanger the Grantee's Lines or Works; or
 - (d) do any act which will interfere with the rights granted by this easement and will not at any time do permit or suffer any act whereby the full and free use and enjoyment by the Grantee of the rights and privileges granted by this are interfered with.

6 Removal

- 6.1 The Lines and Works are and shall remain the sole property of the Grantee and the Grantee shall not be required to remove the Lines and/or Works at any time. No person shall have any interest in such Lines and Works by reason only of having an interest or estate in the Servient Tenement.




Annexure Schedule**Insert type of Instrument**

Easement

Dated

7-9-15

Page

4

of

4

Pages

Continue in additional Annexure Schedule, if required.

- 6.2 No power is implied for the Grantor to determine this easement for any breach of covenant or for any other cause whatsoever. The parties intend this easement to subsist forever or until it is duly surrendered or extinguished at the election of the Grantee.

7 Further Assurances

- 7.1 Each party shall make all applications, including executing and delivering any documents, and doing all acts and things, as may reasonably be required by the other party to obtain the full benefit of this easement according to its true intent.

8 Telecommunications Act 2001 and End User Terms

- 8.1 Notwithstanding anything to the contrary in this easement, the terms contained in this easement shall be without prejudice to, and do not reduce or limit, the rights and powers of the Grantee under the Telecommunications Act 2001 or any other document or arrangement conferring rights or powers on the Grantee in relation to Lines and Works at the Servient Tenement, and the Grantee may, in its discretion, rely on or exercise any of its rights and powers, whether in addition to or instead of the rights and powers granted by this easement.

9 Definitions and interpretation

- 9.1 In this easement:

- (a) **"Common Property"** has the same meaning ascribed to that term under the Unit Titles Act 2010.
- (b) **"Easement Land"** means that part of the Servient Tenement identified in Schedule A in this easement as Easement Land and those other parts of the Servient Tenement (including buildings) on which the Grantee has installed and located its Lines and Works.
- (c) **"Emergency"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply of telecommunications.
- (d) **"Grantee"** means Chorus New Zealand Limited and includes all its subsidiaries (within the meaning of Sections 5 and 6 of the Companies Act 1993) and its successors, assigns, personal representatives, employees, contractors, agents, licensees and invitees.
- (e) **"Grantor"** includes the successors in title, assigns, tenants, transferees and personal representatives of the Grantor.
- (f) **"Line"** and **"Works"** shall have the meanings ascribed to those terms under the Telecommunications Act 2001;



BNZ FaxServer

8/09/2015 11:55:42 a.m. PAGE 2/003 Fax Server

BNZ FaxServer

Approved by Registrar-General of Land Under No. 2003/8150
Annexure Schedule - Consent Form
Land Transfer Act 1952 section 238(2)

Insert type of instrument
 "Caveat", "Mortgage" etc.

Plan 487163

Page 1 of 1 pages

Consentor
 Surname must be underlined

Capacity and Interest of Consentor
 (eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

BANK OF NEW ZEALAND

Mortgagee under Mortgage 5121041.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
Delete words in [] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section of the

Act 1

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

registration of all documents required to deposit plan 487163 and issue new titles for the lots shown on that plan, including, but not by way of limitation, creation of easements shown on that plan and any land covenants or Council Consent Notices required.

Dated this 8 day of SEPTEMBER 2015

Attestation

Signed for and on behalf of
 BANK OF NEW ZEALAND by its Attorney:

Sharon Anne Richmond

Signature of Consentor

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness Name

Occupation

ANGELA GRACE YOUNG-SHERRY

Address

Bank Officer
 Bank of New Zealand
 Wellington

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

BNZ FaxServer



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

I, _____, Quality Support Lending Fulfilment of Wellington, New Zealand
certify:

1. That by deed dated 8 May 2015, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the Hamilton registration district of Land Information New Zealand as dealing No. 10097085.2
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Wellington this

8 SEPTEMBER 2015

Sharon Anne Hendrick

[Full name]

View Instrument Details



Instrument No 10185776.5
Status Registered
Date & Time Lodged 02 October 2015 09:01
Lodged By Kennedy, Gillian Ann
Instrument Type Easement Instrument



Affected Computer Registers Land District

700050	Canterbury
700051	Canterbury
700052	Canterbury

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 5121041.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Gerard Patrick Richardson as Grantor Representative on 02/10/2015 08:53 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Gerard Patrick Richardson as Grantee Representative on 02/10/2015 08:53 AM

*** End of Report ***

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

David Grant MAITLAND and Justine Margaret MAITLAND

Grantee

David Grant MAITLAND and Justine Margaret MAITLAND

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenants as set out in Annexure Schedules	DP 487163	Lots 1, 2 & 3 DP 487163 CRs 700050, 700051 & 700052	Lots 1, 2 & 3 DP 487163 CRs 700050, 700051 & 700052

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)*Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby [varied] [negatived] [added to] or [substituted] by:

[Memorandum number , registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule 2]

Covenant provisions*Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in:

[Memorandum number , registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2]

Form L
Annexure Schedule

Page 2 of 2 pages

insert instrument type

Land Covenant Instrument

*Continue in additional Annexure Schedule, if required***"ANNEXURE SCHEDULE 2"****COVENANT PROVISIONS**

1. The Grantor hereby covenants and agrees with the Grantee in the manner set out below so that such covenants shall:
 - 1.1 burden and run with each of the lots comprised in the Servient Tenements referred to above.
 - 1.2 be for the benefit of and appurtenant to each of the lots comprised in the Dominant Tenements.
2. For the purposes of this instrument the terms "land" and "lot" mean any of the Servient Tenements described above.
3. The Grantor shall not erect, grow or permit to be erected, grown or placed on the Property any fence or boundary wall other than:
 - (a) wooden board and batten at a height of 1.8 metres above natural ground level; or
 - (b) soft hedging (self care) to a maximum height of 2.4 metres above natural ground level.
4. The Grantor and Grantee further covenant that any fence to be erected, grown or placed along the driveway boundary of Lot 1 Deposited Plan 487163 shall be of the material or hedging and relevant heights as set out in clause 1 above.
5. The Grantor shall be bound by a fencing covenant within the meaning of Section 2 of the Fencing Act 1978.
6. The Grantor shall not:
 - (a) Keep pigs or poultry on the land; or
 - (b) Use any part of the land as commercial kennels and/or catteries; or
 - (c) Suffer any livestock, birds, animals, dog or other pet to be kept in or about the land, which livestock, birds, animal, dog or other pet is likely to cause a nuisance or annoyance to other neighbouring occupiers, or detract from the subdivision shown on Deposited Plan 487163 and in particular, without otherwise limiting this restriction, not to keep on or about the land any dog which appears to be a Pit-bull Terrier, Rottweiler, Doberman Pinscher, or is classified as a dangerous breed. The keeping of pigeons is also expressly prohibited.
7. Any person having the benefit of these restrictive covenants shall be entitled, in the event of any default, breach of non-observance of any one or more of them without having to establish that any loss has been or will be suffered, to either an immediate injunction prohibiting such use or an order that such breach be remedied forthwith notwithstanding that such an order may necessitate the demolition either in whole or in part or removal of any fence/structure/building or the closure of any business.

In any such case, the owner of the Lot who is in breach of these covenants shall pay all legal costs (on a solicitor and client basis) of the other parties and all other costs and expenses of those parties in relation to any enforcement or attempted enforcement of any of these covenants.

These restrictions shall all apply for a period of fifty (50) years from the date of deposit of plan 487163 (Canterbury Land Registration District).

The restrictions shall be for the benefit of the residential Lots shown on Deposited Plan 487163 (Canterbury Land Registration District). The residential Lots shall not include any roads, reserves or utility Lots.

BNZ FaxServer

8/09/2015 11:55:42 a.m. PAGE 2/003 Fax Server

BNZ FaxServer

Approved by Registrar-General of Land under No. 2003/6150
Annexure Schedule – Consent Form
 Land Transfer Act 1952 section 238(2)

Insert type of instrument
 "Caveat", "Mortgage" etc

Plan 487163

Page 1 of 1 pages

Consentor
 Surname must be underlined

Capacity and interest of Consensor
 (eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

BANK OF NEW ZEALAND

Mortgagee under Mortgage 5121041.1

Consent
 Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
 Delete words in [] if inconsistent with the consent.
 State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section of the Act]

[Without prejudice to the rights and powers existing under the interest of the Consensor]

the Consensor hereby consents to:

registration of all documents required to deposit plan 487163 and issue new titles for the lots shown on that plan, including, but not by way of limitation, creation of easements shown on that plan and any land covenants or Council Consent Notices required.

Dated this 8 day of SEPTEMBER 2015

Attestation

Signed for and on behalf of
 BANK OF NEW ZEALAND by its Attorney:

Sharon Anne Hildfield

Signed in my presence by the Consensor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

ANGELA GRACE YOUNG-SHERRY

Address

Bank Officer
 Bank of New Zealand
 Wellington

Signature of Consensor

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

REF: 7029 – AUCKLAND DISTRICT LAW SOCIETY

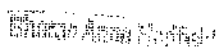
BNZ FaxServer

8/09/2015 11:55:42 a.m. PAGE 3/003 Fax Server

BNZ FaxServer



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**


I,
certify:

, Quality Support Lending Fulfilment of Wellington, New Zealand

1. That by deed dated 8 May 2015, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the Hamilton registration district of Land Information New Zealand as dealing No. 10097085.2
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Wellington this

8 SEPTEMBER 2015


[Full name]

View Instrument Details



Instrument No 12450191.2
Status Registered
Date & Time Lodged 17 August 2022 12:40
Lodged By France, Madeline Laura Sinclair
Instrument Type Easement Instrument



Affected Records of Title	Land District
1057776	Canterbury

Annexure Schedule Contains 6 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 5121041.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Olivia Claire Johnston as Grantor Representative on 22/06/2022 03:01 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Andrew John Kirk as Grantee Representative on 03/06/2022 04:19 PM

*** End of Report ***

Form 22

Easement instrument to grant easement or profit à prendre*(Section 109 Land Transfer Act 2017)***Grantor****DAVID GRANT MAITLAND AND JUSTINE MARGARET MAITLAND****Grantee****ENABLE NETWORKS LIMITED****Grant of Easement or Profit à prendre**

The Grantor, being the registered owner of the burdened land set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of Easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Telecommunications	Areas C and D on DP 574497	Lot 2 DP 574497 (RT 1057776)	Enable Networks Limited (in gross)

Easements or profits à prendre rights and powers (Including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007.

The implied rights and powers are hereby ~~varied~~ ~~(negative)~~ [added to] or ~~substituted~~ by:

~~Memorandum number~~ _____, registered under section 209 of the Land Transfer Act 2017,

the provisions set out in Annexure Schedule 1.

Annexure Schedule 1

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

1. Definitions

1.1 In this Easement Instrument unless the context otherwise requires:

Act means the Telecommunications Act 2001.

Burdened Land means the land owned by the Grantor and described in Schedule A.

Easement means the easement granted in this Easement Instrument.

Easement Land means those parts of the Burdened Land marked "C" and "D" on Deposited Plan 574497

Grantee means Enable Networks Limited and includes the successors, assigns, servants and agents of the Grantee.

Grantor means David Grant Maitland and Justine Margaret Maitland and includes the successors, assigns, servants and agents of the Grantor.

Line has the meaning given to that word in the Act and **Lines** has the same meaning.

Telecommunication has the meaning given to that word in the Act.

Works has the meaning given to that word in the Act.

2. Grants

2.1 The Grantor grants to the Grantee the full free right, liberty and licence for all time from the date of registration of this Easement Instrument for the Grantee, its engineers, surveyors, servants, agents, employees, contractors and invitees from time to time and at all times:

2.1.1 to lay and maintain a Line or Lines in, over and under the soil of the Easement Land and to use such Line or Lines for the purposes of Telecommunication without interruption or impediment; and

2.1.2 subject to clause 3.3, to enter upon the Burdened Land with or without vehicles and with or without materials, machinery and implements and to remain there for the purposes of laying, maintaining, inspecting, repairing, renewing, replacing, upgrading or altering any Line or Lines and to open up the soil for the Easement Land and to make any cuttings, fillings, grades, batters or trenches and to reopen the same and generally to do and perform such acts or things upon the Easement Land as may be necessary to enable the Grantee to receive the full free use and enjoyment of the rights and privileges granted under this instrument;

on the terms and conditions set out in this Easement Instrument.

3. Grantee's Rights and Obligations

- 3.1 This Easement is not in substitution for, and is without prejudice to, such statutory rights and authorities as the Grantee may have from time to time in respect of the Burdened Land.
- 3.2 The ownership of all Lines and Works installed in, over or under the Burdened Land from time to time by the Grantee shall at all times remain vested in the Grantee and no person shall have any estate or interest in such Lines or Works by reason only of having an interest or an estate in the Burdened Land.
- 3.3 The Grantee will on each occasion give the Grantor reasonable prior notice of its intention to enter on the Burdened Land for the purposes described in clause 2.1 provided that in the event of an emergency the Grantee may enter the Easement Land without notice to the extent necessary to deal with the emergency.

4. Grantor's Obligations

- 4.1 The Grantor will not without the Grantee's written permission:
- 4.1.1 erect or permit to be erected any improvements on the Easement Land including buildings and fences;
 - 4.1.2 grow or permit to be grown any vegetation (including trees and shrubs) on the Easement Land;
 - 4.1.3 excavate or deposit material on the Easement Land; or
 - 4.1.4 grant any easement, right or interest in the Easement Land to any third party,
- if such actions will or may interfere with, impede, restrict or adversely affect the rights of the Grantee under this Easement Instrument or the efficient operation of its Works or endanger the continuity or safety of the supply of Telecommunications.

5. Surrender

The Grantee shall be entitled to surrender the Easement at any time by giving to the Grantor three months' notice in writing to that effect and forthwith upon receipt of such notice the Grantor shall join with the Grantee in executing and registering a surrender of the Easement evidenced by the Easement Instrument.

6. Miscellaneous

- 6.1 Where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the modifications in this Easement Instrument, the modifications prevail. The rule of construction known as the contra proferentem rule does not apply to this Easement Instrument.
- 6.2 The Grantee may assign, transfer, lease or licence all or any part of its rights under this Easement Instrument without requiring the consent of the Grantor.
- 6.3 There is no power in this Easement Instrument for the Grantor to terminate any of the Grantee's rights due to the Grantee breaching any term of this Easement Instrument or for any other reason.
- 6.4 Clause 14(c) of the Fifth Schedule of the Land Transfer Regulations 2018 is amended by

deleting the reference to 14 working days and replacing it with 60 days.

7. Default Provisions

7.1 Without prejudice to any other liability the Grantor may have to the Grantee, if there is any breach or non-observance on the part of the Grantor of any provision of this Easement Instrument, the Grantor will:

7.1.1 cure the breach or non-observance complained of by the Grantee; and

7.1.2 if demanded by the Grantee, pay liquidated damages to the Grantee in the sum of \$250.00 per day for every day that such breach or non-observance continues after the date upon which written demand to cure the breach or non-observance has been given.

8. Arbitration

8.1 Without prejudice to the rights of the Grantee under clause 7, if any dispute arises concerning this Easement, the parties to the dispute will enter into negotiations in good faith to resolve that dispute.

8.2 If the dispute is not resolved within 20 working days from the date on which the parties begin their negotiations the parties will submit to the arbitration of an independent arbitrator appointed jointly by the parties. If the parties agree, the person appointed may act as an expert and not as an arbitrator.

8.3 If the appointment of a single arbitrator cannot be agreed upon within a further period of 10 working days an independent arbitrator will be appointed by the President for the time being of the New Zealand Law Society or his/her nominee on the application of either party.

8.4 The arbitrator will determine the dispute in accordance with the provisions of the Arbitration Act 1996 (and its amendments) or any enactment passed in substitution.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent
*Surname must be underlined***Capacity and Interest of Person giving consent**
eg. Mortgagee under Mortgage no.)

BANK OF NEW ZEALAND	Mortgagee under Mortgage 5121041.1
---------------------	------------------------------------

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

Pursuant to Section 242 Resource Management Act 1991,

the **Person giving consent hereby consents to:**

registration of all documents required to deposit plan 574497 and Issue new titles for the lots shown on that plan, including, but not by way of limitation, creation of easements shown on that plan, registration of land covenants and any Council Consent Notice/s if required.

Dated this 16th day of May 2022

AttestationSigned on behalf of
Bank of New Zealand by
its AttorneyJudith Reid
Digitally signed by Judith Reid
Date: 2022.05.16
15:54:22 +12'00'

Signature of Person giving consent

Signed in my presence by the Person giving consentCatherine Trindade
Digitally signed by Catherine Trindade
Date: 2022.05.16 15:59:39 +12'00'

Signature of Witness

*Witness to complete in BLOCK letters (unless legibly printed):***Witness name** Catherine Trindade**Occupation** Bank Officer**Address** Auckland¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

I, **Judith Reid**, **Quality Support Lending Services** Officer of Auckland, New Zealand, certify:

1. That by deed dated 8 May 2015, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the Hamilton registration district of Land Information New Zealand as dealing No. 10097085.2
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Auckland 16 May 2022

Judith Reid Digitally signed by Judith Reid
Date: 2022.05.16 15:54:40
+12'00'

View Instrument Details



Instrument No 12450191.3
Status Registered
Date & Time Lodged 17 August 2022 12:40
Lodged By France, Madeline Laura Sinclair
Instrument Type Easement Instrument



Affected Records of Title	Land District
---------------------------	---------------

1057775	Canterbury
---------	------------

1057776	Canterbury
---------	------------

Annexure Schedule Contains 5 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 5121041.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Olivia Claire Johnston as Grantor Representative on 22/06/2022 03:01 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Olivia Claire Johnston as Grantee Representative on 22/06/2022 03:01 PM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

David Grant Maitland and Justine Margaret Maitland

Grantee

David Grant Maitland and Justine Margaret Maitland

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey water and telecommunications	C on DP 574497	Lot 2 DP 574497 RT 1057776	Lot 1 DP 574497 RT 1057775
Right to drain sewage, right to convey water and telecommunications	D on DP 574497	Lot 2 DP 574497 RT 1057776	Lot 1 DP 574497 RT 1057775

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negative]** **[added to]** or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule]

Form L
Annexure Schedule

Page 2 of 2 pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

"ANNEXURE SCHEDULE 2"

Terms, conditions, covenants or restrictions in respect of any of the above easements

1. The cost of maintaining, repairing or replacing any easement facility or part thereof shall be borne by the registered owners for the time being of the lots affected in the same proportion to which they have the actual use and enjoyment thereof, but no registered owner shall be liable to contribute to the cost of any such maintenance or repair which is in respect of any part thereof which is not used by him/her/it or in respect of which use has not commenced.
2. No building or other improvements shall be erected or constructed and no trees or shrubs are to be planted in any position that is likely to interfere with the exercise of the rights and powers contained or implied in any easement created herein.
3. Where there is a conflict between the provisions of Schedule Five of the Land Transfer Regulations 2018 and the modifications in this Easement Instrument, the modifications shall prevail.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent*Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)*

BANK OF NEW ZEALAND

Mortgagee under Mortgage 5121041.1

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

Pursuant to Section 242 Resource Management Act 1991,

the Person giving consent hereby consents to:

registration of all documents required to deposit plan 574497 and issue new titles for the lots shown on that plan, including, but not by way of limitation, creation of easements shown on that plan, registration of land covenants and any Council Consent Notice/s if required.

Dated this 16th day of May 2022

Attestation

Signed on behalf of

Bank of New Zealand by
its Attorney**Judith
Reid**Digitally signed
by Judith Reid
Date:
2022.05.16
15:54:22 +12'00'

Signature of Person giving consent

Signed in my presence by the Person giving consent

Catherine Trindade

Digitally signed by Catherine
Trindade
Date: 2022.05.16 15:59:39 +12'00'

Signature of Witness

*Witness to complete in BLOCK letters (unless legibly printed):***Witness name** Catherine Trindade**Occupation** Bank Officer**Address** Auckland

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

I, **Judith Reid**, **Quality Support Lending Services** Officer of Auckland, New Zealand, certify:

1. That by deed dated 8 May 2015, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the Hamilton registration district of Land Information New Zealand as dealing No. 10097085.2
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Auckland 16 May 2022

Judith Reid Digitally signed by Judith Reid
Date: 2022.05.16 15:54:40
+12'00'

View Instrument Details



Instrument No 12450191.4
Status Registered
Date & Time Lodged 17 August 2022 12:40
Lodged By France, Madeline Laura Sinclair
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
---------------------------	---------------

1057775	Canterbury
---------	------------

1057776	Canterbury
---------	------------

Annexure Schedule Contains 6 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Olivia Claire Johnston as Covenantor Representative on 22/06/2022 03:01 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Olivia Claire Johnston as Covenantee Representative on 22/06/2022 03:01 PM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

David Grant Maitland and Justine Margaret Maitland

Covenantee

David Grant Maitland and Justine Margaret Maitland

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	DP 574497	Lot 1 DP 574497 RT 1057775	Lot 2 DP 574497 RT 1057776

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedules].

Form L
Annexure Schedule

Page 2 of 4 pages

Insert instrument type
 Land Covenant Instrument

Continue in additional Annexure Schedule, if required

COVENANT PROVISIONS

The registered owner of Lot 1 on Deposited Plan 574497 and their successors in title **SHALL NOT:**

1. Use or permit or suffer to be used in any residential building or garage on the Property, any second-hand materials, fibrelite, sheathing plywood, any corrugated iron, or non-permanent building material for outer wall facings for any building on the Property without first obtaining the written consent of the Covenantee.
2. Use the Property for any other purpose other than residential.
3. Erect, place or cause to be erected or placed or to store on the Property:
 - (a) Any flat, caravan, hut, garage or shed for any kind of permanent or temporary residential use; or
 - (b) Any dwelling-house or unit or garage other than a new dwelling-house, unit or garage. A relocated dwelling or garage is not permitted.
4. Erect or permit to be erected or placed on the Property any boundary fence (including any live hedge) or boundary wall which is:
 - (a) not in keeping with existing fences/plantings within Manor Drive. Street facing fencing is to be soft plantings and/or a ¾ post and rail fence to a maximum height of 1.2 metres; or
 - (b) constructed of corrugated iron, colour steel or similar product wire, wire mesh fencing or cemented board sheeting; or
 - (c) greater in height than the Selwyn District Council fencing restrictions set out in a registered Consent Notice on the title to the property.
5. Begin construction of any building without first receiving the written approval of the Covenantees of the plans and specifications for that building.
6. Erect or permit to be erected or placed on the Property any dwelling and/or garaging other than a single storey dwelling and/or garaging with a maximum roof pitch of 25 degrees.
7. Erect any dwelling that does not include attached fully enclosed garaging, with such garaging to be constructed and completed at the same time as the construction and completion of the dwelling and in similar materials to the dwelling.
8. Erect, construct or permit to be placed on the Property more than one building to be used as a residence.
9. Begin landscaping the Property without first receiving the written approval of the Covenantees of the landscape plans and specifications.

Cont.

Form L
Annexure Schedule

Page 3 of 4 pages

Insert instrument type

Land Covenant Instrument

Continue in additional Annexure Schedule, if required

COVENANT PROVISIONS CONT.

10. Permit or suffer any rubbish, noxious substances, noxious livestock and/or birds or animals likely to cause nuisance or annoyance to the neighbouring occupiers, to accumulate and/or be placed upon and/or be on the Property or permit grass and/or weeds to grow to such height so as to become unsightly.
11. Suffer any dog or other pet to be kept in or about the Property, which dog or other pet is likely to cause a nuisance or annoyance to other neighbouring occupiers, or detract from the subdivision and in particular, without otherwise limiting this restriction, not to keep on or about the property any dog which in whole or in part appears to be a Pit-bull Terrier, Rottweiler or Doberman Pinscher. The keeping of pigeons is also expressly prohibited.
12. Place or allow to be placed on the Property or buildings any washing line which is visible from any part of any public road or street.
13. Plant or grow or permit to be planted or grown any tree, shrub or bush on the Property in excess of 4 metres in height from the natural ground level.
14. The Grantor shall not occupy or permit any dwelling on the Property to be occupied as a residence until after;
 - (a) all landscaping in the area between any public street or road which adjoins the Property; and
 - (b) the new dwelling on the Property has been completed; and
 - (c) the driveway and the entry path(s) (if any) have been formed and completed; and
 - (d) a Code Compliance Certificate(s) has been used by the local authority or an approved Building Certificate; and
 - (e) all exterior work, exterior decoration and final interior window coverings are finished and, in the case of window coverings, have been completely installed on all windows that can be seen from a public road or street.
15. Further subdivide the Property. Subdivide shall have the meaning "subdivision of land" as set out in section 218 of the Resource Management Act 1991 and shall include (but not by way of limitation) any cross lease, fee simple or unit title subdivision.
16. **Interpretation**
 - 16.1 In these covenants, the terms "Property" and "Lot" includes the original residential Lot 1 shown on Deposited Plan 574497 (which is described as the burdened land lot).

Cont.

Form L
Annexure Schedule

Page 4 of 4 pages

Insert instrument type

Land Covenant Instrument

Continue in additional Annexure Schedule, if required

COVENANT PROVISIONS CONT.

Enforcement

If there should be any breach of non-observance of any of the foregoing covenants and without prejudice to any other liability which the owner of a Lot may have to any person having the benefit of these covenants, the owner of that Lot will upon demand being made by any of the registered owners of any of the Lots having the benefit of these covenants:

- (a) Remove or cause to be removed from the Property any dwelling house, garage, building, fence or other structure erected or placed on the Property in breach or non-observance of the foregoing covenants; or
- (b) Replace any building materials used in breach or non-observance of the foregoing covenants.
- (c) Strictly comply with all the requirements of these covenants.

In any such case, the owner of the Lot who is in breach of these covenants shall pay all legal costs (on a solicitor and client basis) of the other parties and all other costs and expenses of those parties in relation to any enforcement or attempted enforcement of any of these covenants.

Dispute Resolution

Without prejudice to the Enforcement provisions of this document, if any dispute arises between or among the parties concerning the covenants above, then the party shall enter into negotiations in good faith to resolve their dispute.

If the dispute is not resolved within 20 working days from the date on which the parties begin their negotiations, then the parties shall submit to the arbitration of an independent arbitrator appointed jointly by the parties. If the parties agree, that person appointed may act as an expert and not an arbitrator.

If an arbitrator cannot be agreed upon within a further ten (10) days then an independent arbitrator will be appointed by the President for time being of the Canterbury District Law Society at the request of either party.

Such arbitration will be determined in accordance with the Arbitration Act 1996 (and its amendments) or any enactment passed in its substitution.

The Covenantor and any future registered owners of the Land will be liable to observe and perform the Land Covenants only while they are registered as owners of the property. A transfer of the property by them will not however relieve them from any liability which has arisen before the date of the transfer.

These restrictions shall all apply for a period of fifteen (15) years from the date of deposit of plan 574497 (Canterbury Land Registration District). The restrictions shall not include any roads, reserves or utility Lots.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent
*Surname must be underlined***Capacity and Interest of Person giving consent**
eg, Mortgagee under Mortgage no.)

BANK OF NEW ZEALAND

Mortgagee under Mortgage 5121041.1

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

Pursuant to Section 242 Resource Management Act 1991,

the **Person giving consent hereby consents to:**

registration of all documents required to deposit plan 574497 and issue new titles for the lots shown on that plan, including, but not by way of limitation, creation of easements shown on that plan, registration of land covenants and any Council Consent Notice/s if required.

Dated this 16th day of May 2022

AttestationSigned on behalf of
Bank of New Zealand by
Its AttorneyJudith
Reid
Digitally signed
by Judith Reid
Date:
2022.05.16
15:54:22 +12'00'

Signature of Person giving consent

Signed in my presence by the Person giving consentCatherine Trindade
Digitally signed by Catherine
Trindade
Date: 2022.05.16 15:59:39 +12'00'

Signature of Witness

*Witness to complete in BLOCK letters (unless legibly printed):***Witness name** Catherine Trindade**Occupation** Bank Officer**Address** Auckland¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.



**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

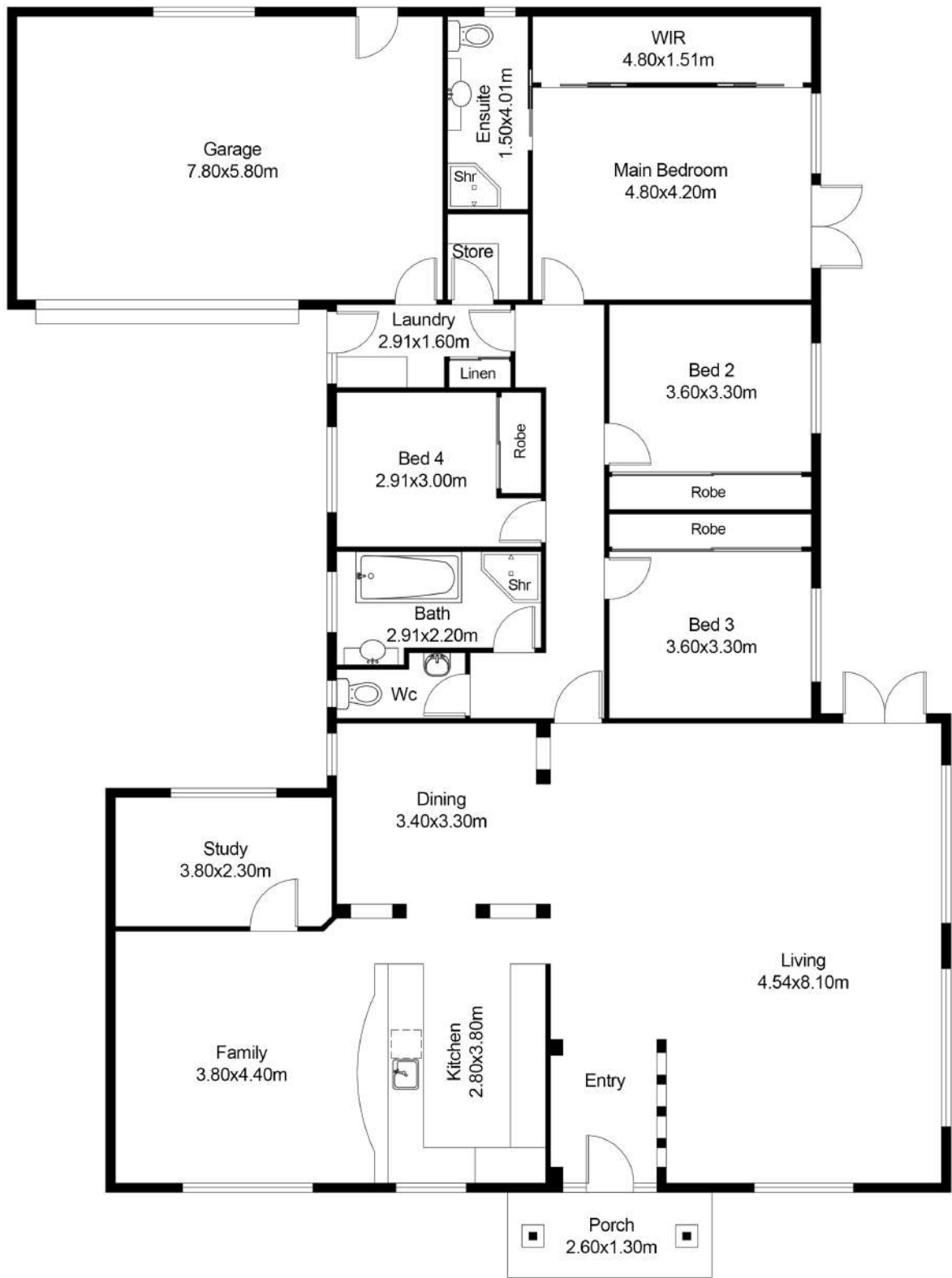
I, **Judith Reid**, Quality Support Lending Services Officer of Auckland, New Zealand, certify:

1. That by deed dated 8 May 2015, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the Hamilton registration district of Land Information New Zealand as dealing No. 10097085.2
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Auckland 16 May 2022

Judith Reid Digitally signed by Judith Reid
Date: 2022.05.16 15:54:40
+12'00'

MCRAE & KNOWLER



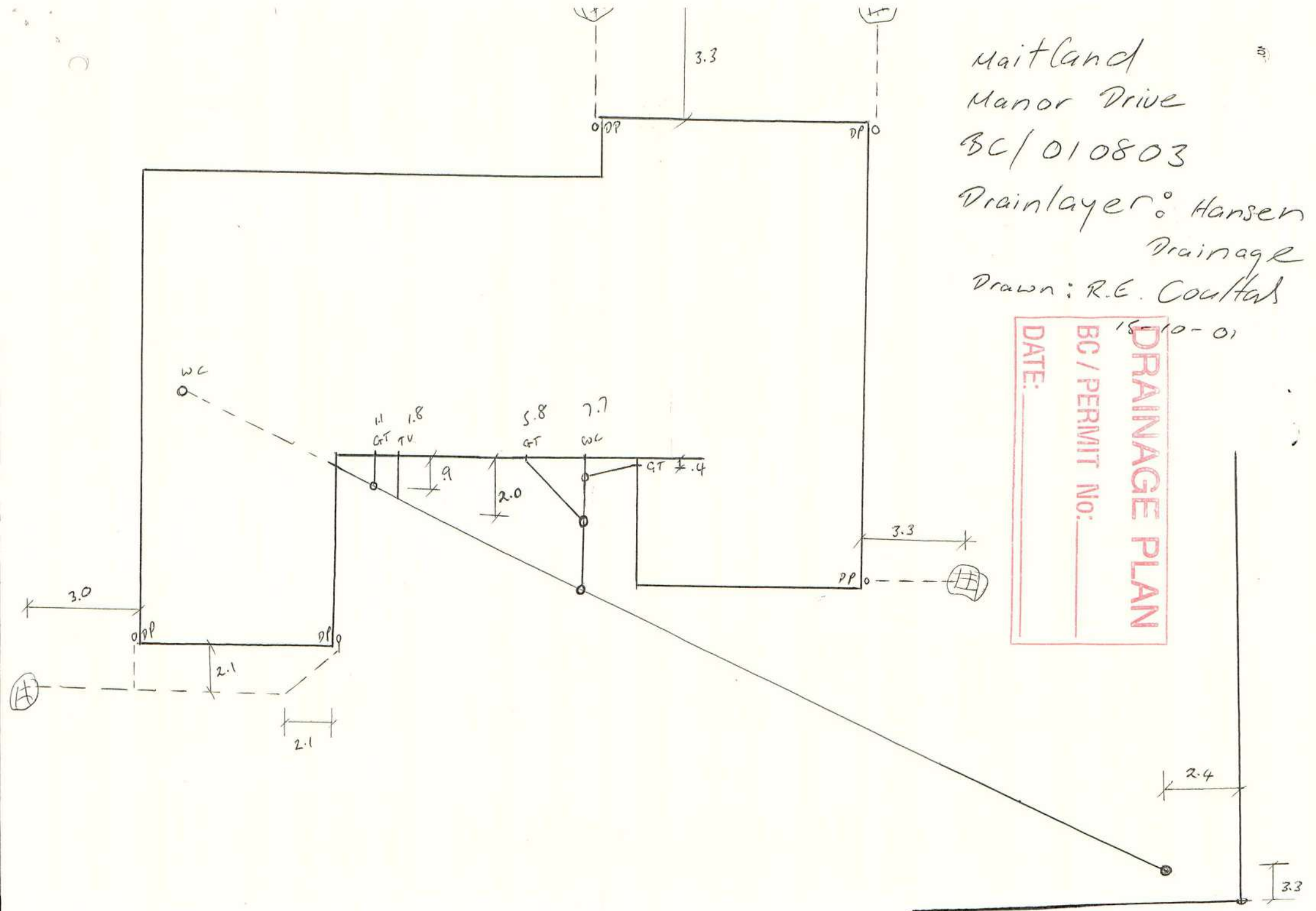
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

7 Manor Drive, Rolleston

Maitland
 Manor Drive
 BC/010803
 Drainlayer: Hansen
 Drainage
 Drawn: R.E. Coulter

18-10-01
DRAINAGE PLAN
 BC/PERMIT No. _____
 DATE: _____





CODE COMPLIANCE CERTIFICATE NO: 01/186
Section 56 (3), Building Act 1991

Issued by: KELVIN NEWMAN
 currently approved and registered as a Building Certifier-Rego No: 11

To: Selwyn District Council

Building Consent No: 010803

PROJECT	PROJECT LOCATION
New or Relocated Building <input checked="" type="checkbox"/>	Street Address:
Alteration <input type="checkbox"/>	Manor Drive
Logfire Fire <input type="checkbox"/>	Legal Description:
Intended use (s):	Lot No: 16 Dp: 79684
Domestic Living <input checked="" type="checkbox"/>	
Out Buildings <input type="checkbox"/>	
Intended life:	
Indefinite but not less than	
50 years. <input checked="" type="checkbox"/>	
Specified as years.	
Demolition <input type="checkbox"/>	
Being stage one of intended one stages.	

This is:

- ☒ A Final Code Compliance Certificate issued in respect of all of the building work under the above consent.
- ☐ An Interim Code Compliance Certificate in respect of part only of the building work under the above building consent as specified in the attached page (s) headed "Scope and Conditions of Code Compliance Certificate No: 01/186 " (being this certificate).

Signed by or on behalf of the Building Certifier:

Name: Kelvin Newman
 Position: Certifier

K. Newman
 Date: 14/12/01

Code Compliance Certificate**080798****Section 95, Building Act 2004****The Owner**

Name of Owner: Maitland David Grant & Maitland Justine Margaret
Mailing address: 7 Manor Drive, Rolleston 7614
Street address/registered office:
Phone number:
Landline: Daytime: 347 4115
Mobile: 0274 544 250 After hours: 347 4115
Facsimile number:
Email address:
Website:

The Building Work

Street Address of Building: 7 MANOR DRIVE, ROLLESTON
Legal Description of land where building is located: LOT 16 DP 79684 BLK III LEESTON SD
Valuation Number: 2405523002
Type of Work: SOLID FUEL HEATER
Intended Use: Heating - Natures Flame Enviro EF5 Evolution freestanding Pellet Fire-dry
Estimated Value: \$5,500
Location of building within site/block number:
Building Name: Year Construction Commenced: 2008

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that-
the Building work complies with the Building Consent



Selwyn District Council Building Consent Authority Signatory

Issue Date: 27/07/08

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

Released Under the Official Information Act 1982

EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010086374	7 MANOR DRIVE, ROLLESTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Natural Living Homes Limited ***** (SA50)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	22-04-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2010/086374 7 MANOR DRIVE	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLM/2011/213051 7 MANOR DRIVE	E005	F3	0	25,771.31	25,771.31	0.00	7,764.56	7,764.56	0.00	31,828.90	31,828.90
Property Total			0	25,771.31	25,771.31	0.00	7,764.56	7,764.56	0.00	31,828.90	31,828.90

Assignments

EQC Claim Number + Address		Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified
CLM/2010/086374	7 MANOR DRIVE	Substantive Works - Primary	CLOSED OUT-Natural Living Homes Limited ***** (SA50)	COMPLETIONS	24,482.14	0	0.00
	Transmitted To Hub -> Awaiting Claim File Review		DLC COMPLETED - 19/08/2014 - KP				
CLM/2010/086374	7 MANOR DRIVE	Emergency Works - Primary	CLOSED OUT-P O'Neill Construction Limited ***** (S078)	COMPLETIONS	0.00	0	0.00
	Transmitted To Hub -> Claim File Review Complete						
CLM/2011/213051	7 MANOR DRIVE	Substantive Works - Primary	CLOSED OUT-Natural Living Homes Limited ***** (SA50)	COMPLETIONS	24,482.14	11	31,828.90
	Transmitted To Hub -> Claim File Review Complete		COMPLETED FILE HAS BEEN HCC'D - 19/08/2014 - KAREN SIM				
			CLAIM HAS BEEN CLOSED AS PER CRM - 19/09/2014				
Property Total				48,964.28	11	31,828.90	31,828.90

No Works Orders on this Property

Released Under the Official Information Act 1982

EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010086374	7 MANOR DRIVE, ROLLESTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Natural Living Homes Limited ***** (SA50)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	22-04-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Claims / Certs / Payables

SA50 CLOSED OUT-Natural Living Homes Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/213051	Subst OB	Substantive Works	25	EQR\EoinM	\$0.00	20-Dec-2012	\$24,482.14			
CLM/2011/213051	Subst BV	Variation	25	EQR\EoinM	\$0.00	20-Dec-2012	\$6,650.00			
CLM/2011/213051	Subst BV	Variation	25	EQR\EoinM	\$0.00	20-Dec-2012	\$436.76			
CLM/2011/213051	Subst BV	Variation	25	EQR\EoinM	\$0.00	20-Dec-2012	\$260.00			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/213051	Subst OB	Substantive Works	25	EQR\EoinM	\$0.00	20-Dec-2012	\$24,482.14	INV 400		
CLM/2011/213051	Subst BV	Variation	25	EQR\EoinM	\$0.00	20-Dec-2012	\$6,650.00	INV 400		
CLM/2011/213051	Subst BV	Variation	25	EQR\EoinM	\$0.00	20-Dec-2012	\$436.76	INV 400		
CLM/2011/213051	Subst BV	Variation	25	EQR\EoinM	\$0.00	20-Dec-2012	\$260.00	INV 400		
SA50	CLOSED OUT-Natural Living Homes Limited ***** Total					Claims	\$31,828.90	Certs	\$31,828.90 Payables	\$0.00
M000		Materials								
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No		
CLM/2011/213051			Creditors Invoices	EQ1302020LB-13	4619	12-Dec-2012	\$843.86	81315		
CLM/2011/213051			Creditors Invoices	EQ1302020LB-14	4619	12-Dec-2012	\$863.11	81314		
M000	Materials Total					Claims	\$0.00	Certs	\$0.00 Payables	\$1,706.97
Property Total						Claims	\$31,828.90	Certs	\$31,828.90 Payables	\$1,706.97

No Open Complaints / Remedial Issues on this Property

Released Under the Official Information Act 1982

EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010086374	7 MANOR DRIVE, ROLLESTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Natural Living Homes Limited ***** (SA50)		Property F2'd By:	Lorcan Grogan	F2 Completed Date:	22-04-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/213051	Construction Completion Inspection	Blenheim	19/08/2014
CLM/2011/213051	Final Account Agreement	Blenheim	20/08/2014
CLM/2011/213051	Practical Completion Certificate (PCC)	Blenheim	19/08/2014
CLM/2011/213051	Final Account Agreement	Blenheim	19/08/2014
CLM/2011/213051	Defects Liability Certificate	Blenheim	19/08/2014
CLM/2010/086374	Final Account Agreement	Blenheim	19/08/2014

Property Total Finalisation Documents Present: 6

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/086374	7 MANOR DRIVE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/213051	7 MANOR DRIVE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 2

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SA50 CLOSED OUT-Natural Living Homes Limited *****	Accredited	EQRC0891	Main Contractor	Substantive Works
S078 CLOSED OUT-P O'Neill Construction Limited *****	Rationalised	EQRC0677	Main Contractor	Emergency Works

Property Total Number of Contractors: 2



Statement of Claim Checklist

Date: 01/12/2010Author: TERRY KEATING

CLM/2010/086374

DG MAITLAND
7 MANOR DRIVE
ROLLESTON 7614H: [REDACTED]
W: [REDACTED]
M: [REDACTED]LA: TERRY KEATINGEstimator: ANTONY WAINWRIGHT

Room	Damage	Walls	Ceiling	Floor	Description of Damage
	Y/N	✓	✓	✓	
Lounge	Y	✓	✓		Cracking to paint around doors - and windows tiles lifted in lounge area
Dining Room	Y	✓			Cracking around windows -
Kitchen	Y				
Family Room	N/A				
Bedroom 1	Y	✓			Cracking to paint doors - cracking to walls with wallpaper
En Suite	Y	✓			Cracking around doors + windows
Bedroom 2	Y	✓			Cracking to paint around doors
Bedroom 3	Y	✓			Cracking to paint around doors Paint cracking around windows
Half Bedroom 4	Y	✓			Cracking to paint around doors
Bathroom	Y	✓			Cracking to paint around windows
Toilet 1	Y	✓			Cracking to paint around doors + also to walls
Office/laundry Toilet 2	Y	✓			Cracking to paint around door + windows
Bedroom 4 Dining Study	Y	✓			Cracking to paint around windows - cracking towards
Rumpus	Y	✓			Cracking to paint around doors
Entry/Hall(s)	Y	✓			Cracking to paint around doors
Stairwell	N/A				
Laundry	N				
Garage Other	Y	✓	✓		Cracking to wall, around window - + ceiling

Item		Event Damage	Description of Damage	Appoint Engineer
		Y / N	Y / N	
Roof		Y	Loose capping tiles	
External Walls	North	Y	Loose top layer bricks	
	South	Y	Loose bricks on gable	
	East	Y	Stop cracking + loose brick on gable	
	West	Y	Loose bricks top layer	
Decks		N		
Chimney	Base	N		
	Ceiling Cavity	N		
	Above Roof	N		
	Fireplace	N		
Foundations		N		
Piling		N/A		
Services		N		
Other Dwelling Items		N		
Outbuildings		N		
Land & Retaining Walls		N		
(Discuss with Supervisor)				

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:



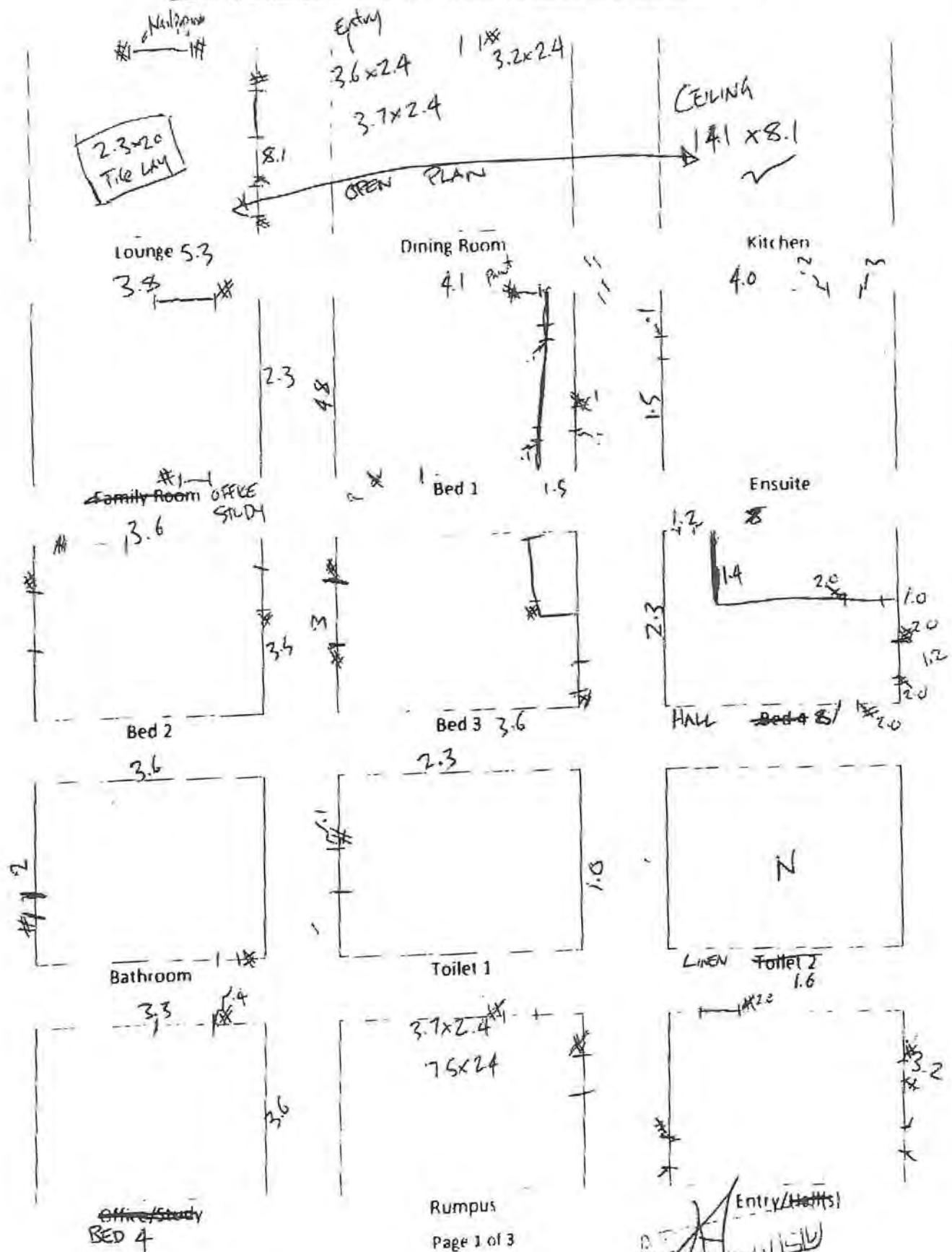
Dated: 01/12/2010

Date 1/12/2010

Claim Number 2010/056 374

Estimator Name ANTON WAINWRIGHT

Dwelling Inspection Checklist: Show measurements indicate damage





Rumpus

Page 1 of 3

Date 1/12/20

Claim Number 2010 086 374

Estimator's Name Anthony WAINWRIGHT

 <p>Stairwell</p>	 <p>Laundry</p>	 <p>Outbuildings/Garage</p>
<p>SEE PLAN</p>		
<p>EXTERNAL WALLS</p>		

Legend

#	PAINT CRACKING AROUND DOORS/WINDOWS

(2 hrs to scope up.)



Pitrus Copy

Statement of Claim Checklist

Date: 01/12/2010

Author: TERRY KEATING

 OR MAILLAND
 7 MANOR DRIVE
 ELLINGTON 0614
 E:
 W:
 M:

EQM/0010/086374

LA: TERRY KEATING

Estimator: ANTONY WAINWRIGHT

Room	Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Description of Damage
Lounge	Y	✓	✓		Cracking to paint around doors - and windows tiles lifted in lounge area
Dining Room	Y	✓			Cracking around windows -
Kitchen	Y				
Family Room	N/A				
Bedroom 1	Y	✓			Cracking to paint around doors - cracking to walls when white
En Suite	Y	✓			Cracking around doors + windows
Bedroom 2	Y	✓			Cracking to paint around doors
Bedroom 3	Y	✓			Cracking to paint around doors and cracking around windows
High Bedroom 4	Y	✓			Cracking to paint around doors
Bathroom	Y	✓			Cracking to paint around windows
Toilet 1	Y	✓			Cracking to paint around doors + doors to walls
offensive Toilet 2	N/A	✓			Cracking to paint around door + windows
Bedroom 4 Wine Study	Y	✓			Cracking to paint around windows - cracking to wall
Rumpus	Y	✓			Cracking to paint around doors
Entry/Hall(s)	Y	✓			Cracking to paint around doors
Stairwell	N/A				
Laundry	N				
Garage Other 1	Y	✓	✓		Cracking to wall around windows + ceiling

Item		Event Damage Y/N	Description of Damage	Appoint Engineer Y/N
Roof		Y	Loose capping tiles + Valley	
External Walls	North	Y	Loose top layer bricks	
	South	Y	Loose bricks on gable	
	East	Y	Stop cracking + loose brick on gable	
	West	Y	Loose bricks top layer	
Decks		N		
Chimney	Base	N		
	Ceiling Cavity	N		
	Above Roof	N		
	Fireplace	N		
Foundations		N		
Piling		N		
Services		N		
Other Dwelling Items		N		
Outbuildings		N		
Land & Retaining Walls		N		
(Discuss with Supervisor)				

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: 01/12/2010



Scope of Works

Completed By: ANTHONY WAINWRIGHT

PM/2010/056374

Date: 1/12/2000

DE MAITLAND
7 MANOR DRIVE
ROSELTON 7614

Page 3 of 6

R: [REDACTED]
W: [REDACTED]
M: [REDACTED]

Element Details:

Land	Building	Bridges/culverts	Retaining walls	Other
Lounges	Dining	Kitchen	Family Room	Bedroom <u>23</u> ✓
Other/Study	Rumpus	Hallway	Stairwell	W.C.
Laundry	Bathroom	Ensuite	Chimney	Foundations
Shed	Services	Kitchen Over	Hot Water Cylinder	Header tank
Glazing/windows	Fencing/woodfurnit	Floor	External Walls	Roof
Outbuildings	Other			

DESCRIPTION:

REPAIR STRATEGY:

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
<u>RED 2: 3.6 x 3.3</u>							
* CRACKING TO PAINT AROUND DOORS							Can't see any damage.
* FILL, PREPARE, PAINT							
<u>RED 3: 3.6 x 3</u>							(vo) bottom trim to skirting
* CRACKING TO PAINT AROUND DOORS							to be renovated + paint
* FILL, PREPARE, PAINT							(vo) paint to all walls
<u>HALL 11.3 x 1.2</u>							
* CRACKING TO PAINT AROUND DOORS							
* FILL, PREPARE, PAINT							
<u>BATHROOM 3.6 x 2</u>							(vo) paint all walls
* CRACKING TO PAINT AROUND DOORS							stop above window.
* FILL, PAINT DOOR LININGS							(vo) stop & paint ceiling
(vo) cracking to window wall							nails popped
Junction							

ADDITIONAL

* Unit categories to be used as follows:
Each, Sheet, Kilogram, Litre, metre, Square metre, Cubic metre,
Per Hour, Per Day, Per Week, Cubic metre calculations must include
length, breadth and depth figures. Square metre calculations must
include length and breadth figures.

or TSC Margin & GST Figure

TOTAL

EQC 0119 - Revised 05/01/01

Scope of Works

Completed By: Anthony Wainwright

CLM/2010/086J14

Date: 1/12/200DC MITTLAND
7 MANOR DRIVE
ROSELTON 7614Page 4 of 6H:
W:
M:

Element Details:

Land	Building	Bridge/overls	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom <u>4</u> ✓
Office/Study	Rumpus	Hallway	Store/room	Toilet ✓
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Overhang	Hot Water Cylinders	Heater tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuilding	Other			

DESCRIPTION:

REPAIR STRATEGY:

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
<u>TOILET 1 2.3x1.0</u>							
* CRACKING to WALLS							
* CRACKING TO PAINT AROUND DOORS							
* RAKEOUT GIBBER, PAINT							
* PREPARE, FILL, PAINT							
<u>BED 4 3.6x3.3</u>							
* CRACKING TO PAINT AROUND WALLS							
* CRACKING TO WALLS ABOVE DOORS							
* PREPARE FILL, PAINT							
* RAKEOUT, GIBBER, PAINT							

(no) work to room.

only sit on to window
revel + paint

* List categories to be used in following
each sheet: Kilogram, Linear metre, Square metre, Cubic metre,
Per Hour, Per Day, Per Week, Cubic metre calculations must include
length, breadth and depth figures. Square metre calculations must
include length and breadth figures.

Subtotal

+ P.A.C. Margin & T.S.T. Figure

TOTAL

EQC 406 - Revised 17-08

Scope of Works

Completed By: ANTONY WAINWRIGHTDate: 1/12/2010Page 5 of 6

ECLM/2010/086374

 PG MAITLAND
 7 MANOR DRIVE
 ROLLESTON 3114
 H:
 W:
 M:

Element Details:

Land	Building	Bridges/culverts	Retaining walls	Other
Lounge	Lining	Kitchen	Family Room	Bedroom
Office/study	Rumpus	✓ Highway / ENTRY ✓	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header tanks
Glazing/windows	Fireplaces/woodburners	Floor	External Walls	Road
Outbuildings	✓ Other			

DESCRIPTION:

REPAIR STRATEGY:

LINE ITEMS:

DESCRIPTION:

Units Length Breadth Depth Qty Rate Cost

~~RUMPUS 3.7 x 2.4 + 7.5 x 2.4~~

no rumpus now it's called lounge kitchen

* CRACKING & PAINT AROUND DOORS

* PREPARE, FILL, PAINT

ENTRY 1.6 x 3.2

* CRACKING TO PAINT AROUND DOORS

* CRACKING TO WALLS ABOVE DOORS

* PREPARE, FILL, PAINT

* PAPER, GIPSTER, PAINT

OUTBUILDINGS/GARAGE 5.8 x 7.3

* CRACKING TO WALLS ABOVE AND BELOW WINDOW/DOORS

* CRACKING TO CEILING (MODERATE)

(VO) plaster board & combine has come loose & you stop

(VO) handy for cracking to doors x4.

* Unit Categories to be used as follows:

 Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre,
 Per Hour, Per Day, Per Week. Cubic metre calculations must include
 length, breadth and depth figures. Square metre calculations must
 include length and breadth figures.

Subtotal

+ P&G Margin & GST Figure

TOTAL

EQC 014 - Revised 11/4/09

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date 1/12/2010Claim Number 2010/086374Loss Adjuster Terry RogersCosting Estimate

\$ →

Lounge

\$ →

Dining Room

\$6,200.00

Kitchen

\$

Family Room

\$2085.00

Bed 1

\$725.00

Ensuite

\$325.00

Bed 2

\$385.00

Bed 3

\$1000.00

Bed 4

\$325.00

Bathroom

\$440.00

Toilet 1

\$

Toilet 2

\$250.00

Office/Study

\$740.00

Rumpus

\$1685.00

Entry/Hall(s)

\$630.00

Stairwell
ENTRY

\$

Laundry

\$3550.00

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date

11/2/2020Claim Number 2010/086374

Loss Adjuster

TERRY WATKINS

\$1700.00

EXTERNAL WALLS

\$

\$

\$

\$

\$

\$

\$

\$

Sub Totals:

\$3230.00\$3650.00\$13,160.00Total Estimate: \$ 20,040.00 x 1.3662 = 27,378.65minus gst = 23,807.52

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date 11/2/2010Claim Number 2010/086374Loss Adjuster TERRY ROATINGCosting Estimate

\$ →

Lounge

\$ →

Dining Room

\$6,200.00

Kitchen

\$

Family Room

\$2085.00

Bed 1

\$725.00

Ensuite

\$325.00

Bed 2

\$385.00

Bed 3

\$1000.00

Bed 4

\$325.00

Bathroom

\$440.00

Toilet 1

\$

Toilet 2

\$250.00

Office/Study

\$740.00

Rumpus

\$1685.00

Entry/Hall(s)

\$630.00

Stairwell
ENTRY

\$

Laundry

\$3550.00

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 11/12/2010Claim Number 2010/ 086374Loss Adjuster: TERRY RATTALL

\$1700.00

EXTERNAL WALLS

\$

\$

\$

\$

\$

\$

\$

\$

Sub Totals:

\$ 3230.00\$ 3650.00\$ 13,160.00Total Estimate: \$ 20,040.00

10% - \$26,188.27



EQC/FLETCHER Earthquake Repairs Programme			
Subcontractor:			
Claim No:	2010/086374	Sheet #:	1 of 2
Claimant:	D.G. Maitland	Date:	9/02/2011
Address:	7 Manor Drive Rolleston [REDACTED]		
Work Description - All prices exclude GST			Quote
Lounge - Dining - Kitchen - Family			
All these rooms are open plan living and the ceilings run into one.			
To fix cracking down beside window and door reveals is not practical, without having to paint the complete wall.			
<i>Plasterer</i> : Extra screwing around popped nails to ceiling, hammer back nails to brace line to south wall, minor cracks to other walls. No work to walls in dining.			
<i>Painter</i> : Paint all walls to lounge, that is the north room and the kitchen walls from the internal corner by the cupboards around the three walls to the column and around into the dining room to the internal corner. Apply MS to top of columns.			
<i>Tiler</i> : Scope of works only allows to relay 4.6m ² of floor tiles. The owner has pulled up approximately that number of tiles. These tiles cannot be reused. Therefore all the other tiles have to be lifted, prep floor, provide new tiles @ \$40.00m ² and lay new tiles, a total of 32m ² . Old tiles will be removed from site.			\$11,823.00
Office /study			
<i>Plasterer</i> : No work to this room.			
<i>Painter</i> : Paint all walls. No work to ceiling.			\$617.00
Bedroom No1			
<i>Plasterer</i> : Fix cracks to walls. No work to ceiling.			
<i>Painter</i> : Paint all walls. No work to ceiling.			\$1,346.00
Ensuite:			
<i>Plasterer</i> : No work to this room.			
<i>Painter</i> : Paint all walls. No work to ceiling.			\$533.00
Bedroom No2			
Have checked room with owner and found no faults.			
Bedroom No3			
<i>Plasterer</i> : Fix cracks to walls. No work to ceiling.			
<i>Painter</i> : Paint all walls. No work to ceiling.			
<i>Builder</i> : Nail back skirting.			\$845.00
Total			
Signature:			
Please follow the above instructions. Any contractor who undertakes extra work outside this specification will incur all costs related to that work, including any work by another contractor, that will be required to bring it to a finished state			
			\$15,164.00



EQC/FLETCHER Earthquake Repairs Programme			
Subcontractor:			
Claim No:	2010/086374	Sheet #:	2 of 2
Claimant:	D.G. Maitland	Date:	9/02/2011
Address:	7 Manor Drive Rolleston [REDACTED]		
Work Description - All prices exclude GST			Quote
SUBTOTALS FROM SHEET No1			\$15,164.00
Hall			
Plasterer: No work to this room.			
Painter: Paint all walls. No work to ceiling.			\$1,438.00
Bathroom			
Plasterer: Fix cracks to walls. No work to ceiling.			
Painter: Paint all walls and ceiling.			\$461.00
Toilet			
Plasterer: Fix cracks to walls. No work to ceiling.			
Painter: Paint all walls. No work to ceiling.			\$362.00
Bedroom No4			
Plasterer: Fix cracks to walls. No work to ceiling.			
Painter: Paint all walls. No work to ceiling.			\$698.00
Rumpus - no such room			
Entry			
Plasterer: No work to this room.			
Painter: Paint all walls and ceiling.			\$349.00
Garage			
Plasterer: Screw fix ceiling gib-bd along the front of the garage doors. Fix cracks to ceiling and walls.			
Painter: Paint all walls and ceiling.			\$2,987.00
Bricks			
Walked around with owner found no bricks to fixed.			
Total			
Signature:			
Please follow the above instructions. Any contractor who undertakes extra work outside this specification will incur all costs related to that work, including any work by another contractor, that will be required to bring it to a finished state			
			\$21,459.00

18,660

BUILDER

CONTRACTORS FULL QUOTATION

Claim #	2010/086374	Business	Lockwood Canterbury
Address	7 Manor Drive, Rolleston	Business Address	431 Main South Road Hornby, Christchurch
Claimant		Accreditaion no.	EQRC0981
EQR Supervisor/Hub	Owen, Rolleston	Phone#	03 3440299
EQC visit required		Mobile #	027 2424 747
Date	21-May-12	email	canterbury@lockwood.co.nz

All Prices Exclude GST

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these documents covers the full scope of the work for the property and will be covered in your quotation. Please sign and send this document through.

Room		No of walls	ceilings	floor	Contractors Quote	Scope Change
1	External				600.00	0.00
2	Lounge (Dining,kitchen open plan)	4	YES		5,960.57	6,910.00
3	Office / Study	4			790.56	0.00
4	Bed1	4			0.00	1,153.44
5	Ensuite	4			712.80	188.73
6	Bed2	4			894.24	0.00
7	Bed3	4			855.36	0.00
8	Entry (Hallway)	4			1,620.00	0.00
9	Bathroom	4			466.56	1,190.50
10	Toilet	4			427.68	0.00
11	Bed4	4			894.24	0.00
12	Other (Rumpus)	4			1,451.52	0.00
13	Entry	4			622.08	0.00
14	Garage	4	YES		2,984.04	0.00
15					0.00	0.00
16					0.00	0.00
17					0.00	0.00
18					0.00	0.00
19					0.00	0.00
20					0.00	0.00
21	Roof				0.00	120.00
22		0			0.00	0.00
23		0			0.00	0.00
24		0			0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clean Covers Rubbish Scaffolding Margin	6	40	240.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>		4	150	600.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1	365	365.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1	1171	1,171.00	0.00
<input type="checkbox"/>	<input type="checkbox"/>		7.50%		1,370.97	717.20
		Subtotal excluding GST			22,026.62	10,279.87
		ADD 15% GST			\$3,303.99	\$1,541.98
		Total Including GST			\$25,330.62	\$11,821.85
Total	\$37,152.47					
1	External	QTY	Unit	Rate	Contract Quote	Scope Change



Scope of Works



Customer: DAVID MAITLAND

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.

Assessment of Property at 7 MANOR DRIVE, ROLLESTON 7614 on 10/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 5046.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North wall)

Element	Damage	Repair
Patio (Concrete - Pavers slab - 9.45 m2)	Cracked surface	Grind out and regrout tiles 2.10 l/m
Wall Cladding (Brick Veneer - Brick - 36.08 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 39.36 m2)	No Earthquake Damage	

Elevation (East wall)

Element	Damage	Repair
No Damage		

Elevation (South wall)

Element	Damage	Repair
No Damage		

Elevation (West wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 49.28 m2)	Cracking	Relay and re-bed loose bricks 1.76 m2
	Cracking	Grind out and repoint mortar 1.60 l/m
Wall framing (Timber Frame - Timber - 53.76 m2)	No Earthquake Damage	

Roof (Concrete tile)

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 415.36 m2)	Damage to flashings	Repoint ridge capping	5.00 l/m
	Impact damage	Realign roof tiles	6.00 m2
Roof framing (Framed - Timber - 415.36 m2)	8 strap braces stretched	8 new tensioners	

Foundations (Concrete floor)

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Family Room (Off kitchen)**

Room Size: 4.40 x 4.40 = 19.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 19.36 m2)	Cosmetic Damage	Rake out, plaster and paint	19.36 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 19.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 42.24 m2)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen

Room Size: 4.60 x 3.20 = 14.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.72 m2)	Cosmetic Damage	Rake out, plaster and paint	14.72 m2
Floor (Concrete - Tiles - 14.72 m2)	Impact damage	Remove, dispose and replace tiles	14.72 m2
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.44 m2)			
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 15.00 l/m)	No Earthquake Damage		

Ground Floor - Office/Study (Off family room)

Room Size: 3.80 x 2.30 = 8.74 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.74 m2)	Cosmetic Damage	Paint Ceiling	8.74 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 8.74 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 29.28 m2)	Cosmetic damage	Rake out, plaster and paint	29.28 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Dining Room

Room Size: 3.30 x 3.70 = 12.21 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.21 m2)	Cosmetic Damage	Rake out, plaster and paint	12.21 m2
Floor (Concrete - Tiles - 12.21 m2)	Cosmetic damage	Lift and relay existing carpet	12.21 m2
	Impact damage	Remove, dispose and replace tiles	9.00 m2
Wall covering (Gib - Paint - 33.60 m2)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 5.40 x 8.10 = 43.74 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 43.74 m2)	Cosmetic Damage	Rake out, plaster and paint	43.74 m2
Door (External) (French doors - Aluminium - 1.00 item)	Cosmetic damage	Ease door	1.00 No of
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)			
Floor (Chipboard - Carpet - 43.74 m2)			
Wall covering (Gib - Paint - 64.80 m2)	Cosmetic damage	Rake out, plaster and paint	64.80 m2
Window (Aluminium Casement - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Entry (Main door at north end)

Room Size: 1.80 x 8.10 = 14.58 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.58 m2)	Cosmetic Damage	Rake out, plaster and paint	14.58 m2
Door (External) (Single solid Door - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Concrete - 14.58 m2)	Impact damage	Remove, dispose and replace tiles	14.58 m2
Wall covering (Gib - Paint - 47.52 m2)	Cosmetic damage	Rake out, plaster and paint	47.52 m2

Ground Floor - Toilet

Room Size: 2.30 x 1.20 = 2.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.76 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.76 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 16.80 m2)	Cosmetic damage	Rake out, plaster and paint	16.80 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom (Off hallway)

Room Size: 2.22 x 3.60 = 7.99 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		

Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 8.00 m2)	Cosmetic Damage	Rake out, plaster and paint	7.99 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 7.99 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.94 m2)	Cosmetic damage	Rake out, plaster and paint	27.94 m2
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bed one at end of hall south end)

Room Size: 4.80 x 4.20 = 20.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.16 m2)	Cosmetic Damage	Rake out, plaster and paint	20.16 m2
Door (External) (Bi Fold doors - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 20.16 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 43.20 m2)	Cosmetic damage	Rake out, plaster and paint	43.20 m2
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Walk In Wardrobe

Room Size: 4.80 x 1.50 = 7.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - En Suite

Room Size: 1.50 x 4.00 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.00 m2)	Cosmetic Damage	Rake out, plaster and paint	6.00 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 6.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.40 m2)	Cosmetic damage	Rake out, plaster and paint	26.40 m2
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bed two of hallway on left)

Room Size: 3.60 x 3.30 = 11.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Ground Floor - Bedroom (Bed three first room on right from lounge)

Room Size: 3.60 x 3.30 = 11.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (Bed four)

Room Size: 3.00 x 3.60 = 10.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 10.80 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 10.80 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 31.68 m2)	No Earthquake Damage	
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills 10.00 l/m

Ground Floor - Laundry

Room Size: 3.20 x 1.60 = 5.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 5.12 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 2.00 No of)	Cosmetic damage	Repaint total door surround 2.00 No of
Floor (Chipboard - Vinyl - 5.12 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 23.04 m2)	No Earthquake Damage	
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage	
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Internal Garage

Room Size: 6.00 x 7.80 = 46.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 46.80 m2)	Cosmetic Damage	Rake out, plaster and paint 46.80 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Concrete - 46.80 m2)	Cosmetic damage	Grind out and epoxy fill (up to 5mm) 8.00 l/m
Garage door (Sectional Metal - Steel - 1.00 No of)	Impact damage	Adjust door 1.00 No of
Wall covering (Gib - Paint - 66.24 m2)	Cosmetic damage	Rake out, plaster and paint 55.20 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Hallway

Room Size: 1.00 x 10.30 = 10.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 10.30 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 7.00 No of)	Cosmetic damage	Repaint total door surround 7.00 No of
Floor (Chipboard - Carpet - 10.30 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 54.24 m2)	No Earthquake Damage	

Ground Floor - Room (Other)

Room Size: 1.50 x 1.80 = 2.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Garden shed**Exterior****Elevation (All elevations no damage)**

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Room (Other) (Garden shed)**

Room Size: 3.00 x 3.00 = 9.00 (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
-----------------------	---

EQC Full Assessment Report

Claim Number: CLM/2011/213051
Claimant: DAVID MAITLAND
Property Address: 7 MANOR DRIVE
 ROLLESTON 7614

Assessment Date: 10/09/2011 10:34
Assessor: Wall, Mike
Estimator: Renall, Ernie

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	DAVID, MAITLAND				

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
---------	-------------	---------------	-------------------	-----------------

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

BANK OF NEW ZEALAND

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	263.83
Garden shed	1	Standard	Post 1980	Rectangular	9.30

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 (North wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Pavers slab	Cracked surface			
			Grind out and regrout tiles	2.10 l/m	30.00	63.00
Wall Cladding	Brick Veneer	Brick	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Concrete floor, brick veneer, concrete tile roof
Grout damage to tiled entry 4.5x2.1

Elevation (East wall)

Damage: No damage

Require Scaffolding? No

General Comments: brick 22.4 x. 2.2

Elevation (South wall)

Damage: No damage

Require Scaffolding? No

General Comments: brick. 16.4 x 2.2

Elevation (West wall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Relay and re-bed loose bricks	1.76 m2	85.00	149.60
			Cracking			
			Grind out and repoint mortar	1.60 l/m	50.00	80.00
			No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick 22.4 x 2.2

Roof (Concrete tile)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Damage to flashings			
			Repoint ridge capping	5.00 l/m	30.00	150.00
			Impact damage			
Roof framing	Framed	Timber	Realign roof tiles	6.00 m2	15.00	90.00
			8 strap braces stretched			
			8 new tensioners	200.00 \$	0.00	200.00

General Comments: mortar cracks. Tiles slid down in valley. Roof cavity. 8 strap braces need tensioners

Foundations (Concrete floor)

Damage: No damage

Require Scaffolding? No

General Comments: garage floor crack in garage

Ground Floor - Family Room (Off kitchen)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	19.36 m2	27.00	522.72
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.72 m2	27.00	397.44
Floor	Concrete	Tiles	Impact damage			
			Remove, dispose and replace tiles	14.72 m2	170.00	2,502.40
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Office/Study (Off family room)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	8.74 m2	24.00	209.76
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	29.28 m2	27.00	790.56
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Dining Room

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	12.21 m2	27.00	329.67
Floor	Concrete	Tiles	Cosmetic damage			
			Lift and relay existing carpet	12.21 m2	12.00	146.52
			Impact damage			
			Remove, dispose and replace tiles	9.00 m2	170.00	1,530.00
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	43.74 m2	27.00	1,180.98
Door (External)	French doors	Aluminium	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Door (Internal)	Single Hollow Core	MDF				
Floor	Chipboard	Carpet				
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	64.80 m2	27.00	1,749.60
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Entry (Main door at north end)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.58 m2	27.00	393.66
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	Impact damage			
			Remove, dispose and replace tiles	14.58 m2	170.00	2,478.60
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	47.52 m2	27.00	1,283.04

General Comments:**Ground Floor - Toilet****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	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.80 m2	27.00	453.60
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom (Off hallway)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	7.99 m2	27.00	215.78
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	27.94 m2	27.00	754.27
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bed one at end of hall south end)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	20.16 m2	27.00	544.32
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	43.20 m2	27.00	1,166.40
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Walk In Wardrobe****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - En Suite****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	6.00 m2	27.00	162.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	26.40 m2	27.00	712.80
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bed two of hallway on left)**

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Bed three first room on right from lounge)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Bed four)

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	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Casement	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	10.00 l/m	12.00	120.00

General Comments:

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Repaint total door surround	2.00 No of	90.00	180.00
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	46.80 m2	27.00	1,263.60
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	Cosmetic damage			
			Grind out and epoxy fill (up to 5mm)	8.00 l/m	60.00	480.00
Garage door	Sectional Metal	Steel	Impact damage			
			Adjust door	1.00 No of	120.00	120.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	55.20 m2	27.00	1,490.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Minor cracks floor Ceiling and walls

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			

Door (Internal)	Single Hollow Core	Timber	Cosmetic damage				
			Repaint total door surround	7.00	No of	90.00	630.00
Floor	Chipboard	Carpet	No Earthquake Damage				
Wall covering	Gib	Paint	No Earthquake Damage				

General Comments:**Ground Floor - Room (Other)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Garden shed****Exterior****Elevation (All elevations no damage)****Damage:** No damage**Require Scaffolding?** No**General Comments:** tin shed**Ground Floor - Room (Other) (Garden shed)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Fees****Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,092.52
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,817.66
Margin	2,581.09
GST	4,258.80

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete floor)	0.00
	Roof (Concrete tile)	440.00
	Elevation (East wall)	0.00
	Elevation (North wall)	63.00
	Elevation (South wall)	0.00
	Elevation (West wall)	229.60
		732.60

Floor	Description	Estimate
Ground Floor	Bathroom (Off hallway)	970.06
	Bedroom (Bed four)	120.00
	Bedroom (Bed one at end of hall south end)	1,710.72
	Bedroom (Bed three first room on right from lounge)	0.00
	Bedroom (Bed two of hallway on left)	0.00
	Dining Room	2,006.19
	En Suite	874.80
	Entry (Main door at north end)	4,155.30
	Family Room (Off kitchen)	612.72
	Hallway	630.00
	Internal Garage	3,354.00
	Kitchen	2,899.84
	Laundry	180.00
	Lounge	3,020.58
	Office/Study (Off family room)	1,000.32
	Room (Other)	0.00
	Toilet	453.60
	Walk In Wardrobe	0.00
		21,988.13

21,988.13

Garden shed

Name	Description	Estimate
Exterior	Elevation (All elevations no damage)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Garden shed)	0.00
		0.00
		0.00

Fees

Description	Estimate
Contents movement fee	1,092.52
Small Job Fee	180.00
	1,272.52

Overheads

Description	Estimate
Preliminary and general	1,817.66
Margin	2,581.09
GST	4,258.80
	8,657.55
Total Estimate	32,650.80

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/086374

File Notes

Date Created:	10/09/2011 10:51
Created :	Wall, Mike
Subject:	Above address
Note:	Brick house with concrete tile roof, minor damage to roof Four bedroom home , loinge , familynroom kittchen,tiles in kitchen, hallway and dining room cracked and need replacing Well maintained No land damage
Next Action:	Fyi
Date Created:	22/10/2012 06:49
Created :	Administrator, Alchemy
Subject:	Assessment Address Changed
Note:	From:7 MANOR DRIVE, ROLLESTON, CHRISTCHURCH To:7 MANOR DRIVE, , ROLLESTON
Next Action:	

Urgent Works Items

<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repair brickwork	8	ea	\$75.00	600.00	0.00
<input type="checkbox"/>	<input type="checkbox"/>						

ROOM TOTAL 600.00 0.00

2	Lounge		QTY	Unit	Rate	Contract Quote	Scope Change	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	106.6	m2	\$5.00	532.80	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	106.6	m2	\$22.00	2,344.32	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Ceiling	114.2	m2	\$5.00	571.05	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Ceiling	114.2	m2	\$22.00	2,512.40	0.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replace tiles	Floor	35	m2	\$190.00	0.00	6,650.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ease door	Aluminim	1	ea	\$260.00	0.00	260.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL						5,960.57	6,910.00	

3		Office		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	29.28	m2	\$5.00	146.40	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	29.28	m2	\$22.00	644.16	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
					ROOM TOTAL		790.56	0.00

4		Bed1		QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rake & Plaster	Walls	42.72	m2	\$5.00	0.00	213.60
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Paint	Walls	42.72	m2	\$22.00	0.00	939.84
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							0.00	1,153.44

5	Ensuite		QTY	Unit	Rate	Contract Quote	Scope Change
---	---------	--	-----	------	------	----------------	--------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	26.4	m2	\$5.00	132.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	26.4	m2	\$22.00	580.80	0.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rake & Plaster	Ceiling	6.99	m2	\$5.00	0.00	34.95
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Paint	Ceiling	6.99	m2	\$22.00	0.00	153.78
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							

ROOM TOTAL	712.80	188.73
------------	--------	--------

6		Bed2		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	33.12	m2	\$5.00	165.60	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	33.12	m2	\$22.00	728.64	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							

ROOM TOTAL	894.24	0.00
------------	--------	------

7		Bed3		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	31.68	m2	\$5.00	158.40	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	31.68	m2	\$22.00	696.96	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							

ROOM TOTAL	855.36	0.00
------------	--------	------

8	Hallway		QTY	Unit	Rate	Contract Quote	Scope Change	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	60	m2	\$5.00	300.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	60	m2	\$22.00	1,320.00	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							

ROOM TOTAL	1,620.00	0.00
------------	----------	------

9	Bathroom		QTY	Unit	Rate	Contract Quote	Scope Change
---	----------	--	-----	------	------	----------------	--------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	17.28	m2	\$5.00	86.40	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	17.28	m2	\$22.00	380.16	0.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rake & Plaster	Ceiling	6.5	m2	\$5.00	0.00	32.50
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Paint	Ceiling	6.5	m2	\$22.00	0.00	143.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replace vinyl		6.5	m2	\$109.00	0.00	708.50
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vanity to be removed & reinstalled			ea	\$306.50		306.50
ROOM TOTAL							466.56	1,190.50
10	Toilet			QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	15.84	m2	\$5.00	79.20	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	15.84	m2	\$22.00	348.48	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							427.68	0.00
11	Bed4			QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	33.12	m2	\$5.00	165.60	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	33.12	m2	\$22.00	728.64	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							894.24	0.00
12	Other			QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	53.76	m2	\$5.00	268.80	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	53.76	m2	\$22.00	1,182.72	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							1,451.52	0.00
13	Entry			QTY	Unit	Rate	Contract Quote	Scope Change

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	23.04	m2	\$5.00	115.20	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	23.04	m2	\$22.00	506.88	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							622.08	0.00

14	Garage			QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	65.28	m2	\$5.00	326.40	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	65.28	m2	\$22.00	1,436.16	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Ceiling	45.24	m2	\$5.00	226.20	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Ceiling	45.24	m2	\$22.00	995.28	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							2,984.04	0.00

15				QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
ROOM TOTAL							0.00	0.00

16			QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
ROOM TOTAL						0.00	0.00

17			QTY	Unit	Rate	Contract Quote	Scope Change
----	--	--	-----	------	------	----------------	--------------

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Align ridge tiles	4	L/m	\$30.00	0.00	120.00
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
					ROOM TOTAL	0.00	120.00
22			QTY	Unit	Rate	Contract	Quota
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
					ROOM TOTAL	0.00	0.00
23			QTY	Unit	Rate	Contract	Quota
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
					ROOM TOTAL	0.00	0.00
24			QTY	Unit	Rate	Contract	Quota
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
					ROOM TOTAL	0.00	0.00

BUILDER

CONTRACTORS FULL QUOTATION

Claim #	2010/086374	Business	Lockwood Canterbury
Address	7 Manor Drive, Rolleston	Business Address	431 Main South Road Hornby, Christchurch
Claimant		Accreditaion no.	EQRC0981
EQR Supervisor/Hub	Owen, Rolleston	Phone#	03 3440299
EQC visit required		Mobile #	027 2424 747
Date	8-May-12	email	canterbury@lockwood.co.nz

All Prices Exclude GST

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these documents covers the full scope of the work for the property and will be covered in your quotation. Please sign and send this document through.

Room		No of walls	ceilings	floor	Contractors Quote	Scope Change
1	External				600.00	0.00
2	Lounge (Dining,kitchen open plan)	4	YES		5,960.57	7,610.00
3	Office / Study	4			790.56	0.00
4	Bed1	4			0.00	1,153.44
5	Ensuite	4			712.80	188.73
6	Bed2	4			894.24	0.00
7	Bed3	4			855.36	0.00
8	Entry (Hallway)	4			1,620.00	0.00
9	Bathroom	4			466.56	1,190.50
10	Toilet	4			427.68	0.00
11	Bed4	4			894.24	0.00
12	Other (Rumpus)	4			1,451.52	0.00
13	Entry	4			622.08	0.00
14	Garage	4	YES		2,984.04	0.00
15	NOTE: EXTRA COSTING TO				0.00	0.00
16	FLOOR TILES DUE TO				0.00	0.00
17	SKIRTING TILES AROUND				0.00	0.00
18	PERIMETER OF ROOM AND				0.00	0.00
19	CHROME STRIP FITTED				0.00	0.00
20	TO TOP OF SKIRTING TILES.				0.00	0.00
21	Roof				0.00	120.00
22		0			0.00	0.00
23		0			0.00	0.00
24		0			0.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clean Covers Rubbish Scaffolding Margin	6	40	240.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>		4	150	600.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1	365	365.00	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1	1171	1,171.00	0.00
<input type="checkbox"/>	<input type="checkbox"/>		7.50%		1,370.97	769.70
		Subtotal excluding GST			22,026.62	11,032.37
		ADD 15% GST			\$3,303.99	\$1,654.86
		Total Including GST			\$25,330.62	\$12,687.23
Total	\$38,017.84					
1	External		QTY	Unit	Rate	Contract Quote
						Scope Change

[illegible]

		Room	QTY	Unit	Rate	Contract Quote	Scope Change
21	<input type="checkbox"/> <input checked="" type="checkbox"/>	Align ridge tiles	4	L/m	\$30.00	0.00	120.00
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
ROOM TOTAL						0.00	120.00
22	<input type="checkbox"/> <input type="checkbox"/>		QTY	Unit	Rate	Contract Quote	Scope Change
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
ROOM TOTAL						0.00	0.00
23	<input type="checkbox"/> <input type="checkbox"/>		QTY	Unit	Rate	Contract Quote	Scope Change
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
ROOM TOTAL						0.00	0.00
24	<input type="checkbox"/> <input type="checkbox"/>		QTY	Unit	Rate	Contract Quote	Scope Change
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
	<input type="checkbox"/> <input type="checkbox"/>						
ROOM TOTAL						0.00	0.00

16/3/

NATURAL LIVING HOMES
INDEPENDENT FRANCHISE
BUILDER

CONTRACTORS FULL QUOTATION

Claim #	2010/086374	Business	Lockwood Canterbury
Address	7 Manor drive, Rolleston	Business Address	431 Main South Road Hornby, Christchurch
Claimant		Accreditaion no.	EQRC0981
EQR Supervisor/Hub	Owen, Rolleston	Phone#	03 3440299
EQC visit required		Mobile #	027 2424 747
Date	19-Mar-12	email	canterbury@lockwood.co.nz

All Prices Exclude GST

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these documents covers the full scope of the work for the property and will be covered in your quotation. Please sign and send this document through.

Room	No of walls	ceilings	floor	Contractors Quote	Scope Change
1 External				600.00	0.00
2 Lounge (Dining,kitchen open plan)	4	YES		13,420.96	260.00
3 Office / Study	4			805.20	0.00
4 Bed1	4			1,174.80	0.00
5 Ensuite	4			726.00	192.23
6 Bed2	4			910.80	0.00
7 Bed3	4			871.20	0.00
8 Entry (Hallway)	4			1,650.00	0.00
9 Bathroom	4			475.20	1,193.75
10 Toilet	4			435.60	0.00
11 Bed4	4			910.80	0.00
12 Other (Rumpus)	4			1,478.40	0.00
13 Entry	4			633.60	0.00
14 Garage	4	YES		3,039.30	0.00
15	0			0.00	0.00
16	0			0.00	0.00
17	0			0.00	0.00
18	0			0.00	0.00
19	0			0.00	0.00
20	0			0.00	0.00
21 Roof				0.00	120.00
22	0			0.00	0.00
23	0			0.00	0.00
24	0			0.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/> Preliminary & General	Clean	6	40	240.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Covers	4	150	600.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Rubbish	1	365	365.00	0.00
<input checked="" type="checkbox"/> <input type="checkbox"/>	Scaffolding	1	1171	1,171.00	0.00
<input type="checkbox"/> <input type="checkbox"/>	Margin	7.50%		2,034.89	132.45
Subtotal excluding GST				31,542.74	1,898.42
ADD 15% GST				\$4,731.41	\$284.76
Total Including GST				\$36,274.16	\$2,183.19
Total	\$38,457.34				

1	External		QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input checked="" type="checkbox"/>	Repair brickwork		8	ea	\$75.00	600.00	0.00
<input type="checkbox"/>							
ROOM TOTAL						600.00	0.00
2	Lounge		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	Rake & Plaster	Walls	106.6	m2	\$5.50	586.08	0.00
<input checked="" type="checkbox"/>	Paint	Walls	106.6	m2	\$22.00	2,344.32	0.00
<input checked="" type="checkbox"/>	Rake & Plaster	Ceiling	114.2	m2	\$5.50	628.16	0.00
<input checked="" type="checkbox"/>	Paint	Ceiling	114.2	m2	\$22.00	2,512.40	0.00
<input checked="" type="checkbox"/>	Replace tiles	Floor	35	m2	\$210.00	7,350.00	0.00
<input type="checkbox"/>	Ease door	Aluminim	1	ea	\$260.00	0.00	260.00
<input type="checkbox"/>	Extra costing to tiles	due to					
<input type="checkbox"/>	skirting tiles being	required					
ROOM TOTAL						13,420.96	260.00
3	Office		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	Rake & Plaster	Walls	29.28	m2	\$5.50	161.04	0.00
<input checked="" type="checkbox"/>	Paint	Walls	29.28	m2	\$22.00	644.16	0.00
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
ROOM TOTAL						805.20	0.00
4	Bed1		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	Rake & Plaster	Walls	42.72	m2	\$5.50	234.96	0.00
<input checked="" type="checkbox"/>	Paint	Walls	42.72	m2	\$22.00	939.84	0.00
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
<input type="checkbox"/>							
ROOM TOTAL						1,174.80	0.00

Address: 7 Manor Drive
Contractor: Lockwood Canterbury

CLM# 10/086374
Date: 31/01/2012

Item	EQC \$	Quote \$	Variations \$	Difference \$
Open Plan	7,365.60	6,852.96	-\$	512.64
Living Room			\$	-
Lounge			\$	-
Kitchen/Dining			\$	-
Study			\$	-
Bedroom 1	2,476.98	1,174.80	-\$	1,302.18
Bedroom 2	386.10	910.80	\$	524.70
Bedroom 3	457.38	871.20	\$	413.82
Bedroom 4	1,188.00	910.80	-\$	277.20
Bedroom 5			\$	-
Ensuite	861.30	726.00	-\$	135.30
Ensuite 2			\$	-
Bathroom	386.10	475.20	\$	89.10
Conservatory			\$	-
Toilet1	522.72	435.60	-\$	87.12
Entry		633.60	\$	633.60
Hallway	2,001.78	1,650.00	-\$	351.78
Office/Study	297.00	805.20	\$	508.20
W/C			\$	-
Rumpus	879.12	1,478.40	\$	599.28
Laundry			\$	-
WIR			\$	-
Roof			\$	-
External Wall	2,019.60	600.00	-\$	1,419.60
Internal Garage	4,217.40	3,039.30	-\$	1,178.10
Fees			\$	-
H&S			\$	-
Piling			\$	-
Foundations			\$	-
P&G		3,918.29	\$	3,918.29
Garage			\$	-
Seal wdws / paint soffits			\$	-
Total	23,059.08	24,482.15	-	\$ 1,423.07

Action Taken:

NATURAL LIVING HOMES
INDEPENDENT FRANCHISE
BUILDER

CONTRACTORS FULL QUOTATION

Claim #	2010/086374	Business	Lockwood Canterbury
Address	7 Manor drive, Rolleston	Business Address	431 Main South Road Hornby, Christchurch
Claimant		Accreditaion no.	EQRC0981
EQR Supervisor/Hub	Owen, Rolleston	Phone#	03 3440299
EQC visit required		Mobile #	027 2424 747
Date	23-Jan-12	email	canterbury@lockwood.co.nz

All Prices Exclude GST

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these documents covers the full scope of the work for the property and will be covered in your quotation. Please sign and send this document through.

Room		No of walls	ceilings	floor	Contractors Quote	Scope Change
1	External				600.00	0.00
2	Lounge (Dining,kitchen open plan)		4	YES	6,852.96	0.00
3	Office / Study		4		805.20	0.00
4	Bed1		4		1,174.80	0.00
5	Ensuite		4		726.00	0.00
6	Bed2		4		910.80	0.00
7	Bed3		4		871.20	0.00
8	Entry (Hallway)		4		1,650.00	0.00
9	Bathroom		4		475.20	0.00
10	Toilet		4		435.60	0.00
11	Bed4		4		910.80	0.00
12	Other (Rumpus)		4		1,478.40	0.00
13	Entry		4		633.60	0.00
14	Garage		4	YES	3,039.30	0.00
15	0				0.00	0.00
16	0				0.00	0.00
17	0				0.00	0.00
18	0				0.00	0.00
19	0				0.00	0.00
20	0				0.00	0.00
21	0				0.00	0.00
22	0				0.00	0.00
23	0				0.00	0.00
24	0				0.00	0.00
<div><input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></div> <div>Prelimnary & General</div>		Clean	6	40	240.00	0.00
		Covers	4	150	600.00	0.00
		Rubbish	1	365	365.00	0.00
		Scaffolding	1	1171	1,171.00	0.00
		Margin	7.50%		1,542.29	0.00
		Subtotal excluding GST			24,482.14	0.00
Total	\$28,154.47	ADD 15% GST			\$3,672.32	\$0.00
		Total Including GST			\$28,154.47	\$0.00

1	External		QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repair brickwork	8	ea	\$75.00	600.00	0.00
<input type="checkbox"/>	<input type="checkbox"/>						
ROOM TOTAL						600.00	0.00
2	Lounge		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	106.6	m2	\$5.50	586.08	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	106.6	m2	\$22.00	2,344.32	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	114.2	m2	\$5.50	628.16	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	114.2	m2	\$22.00	2,512.40	0.00
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replace tiles	4.6	m2	\$170.00	782.00	0.00
<input type="checkbox"/>	<input type="checkbox"/>						
ROOM TOTAL						6,852.96	0.00
3	Office		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	29.28	m2	\$5.50	161.04	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	29.28	m2	\$22.00	644.16	0.00
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
ROOM TOTAL						805.20	0.00
4	Bed1		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	42.72	m2	\$5.50	234.96	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	42.72	m2	\$22.00	939.84	0.00
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/>	<input type="checkbox"/>						
ROOM TOTAL						1,174.80	0.00

13		Entry		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	23.04	m2	\$5.50	126.72	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	23.04	m2	\$22.00	506.88	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	633.60	0.00
14		Garage		QTY	Unit	Rate	Contract Quote	Scope Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Walls	65.28	m2	\$5.50	359.04	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Walls	65.28	m2	\$22.00	1,436.16	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rake & Plaster	Ceiling	45.24	m2	\$5.50	248.82	0.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	Ceiling	45.24	m2	\$22.00	995.28	0.00
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	3,039.30	0.00
15				QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	0.00	0.00
16				QTY	Unit	Rate	Contract Quote	Scope Change
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>							
						ROOM TOTAL	0.00	0.00

WORKS ORDER



TO: Lockwood Canterbury

ORDER NUMBER

EQW 01225

Please quote on all invoices,
correspondences etcAuthorised by: Mark ThompsonDate: 4/8/11

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
			E	

EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN - THE SCOPE OF WORKS SHALL NOT BE INCREASED OR VARIED IN ANY MATERIAL MANNER WITHOUT FLETCHER CONSTRUCTION'S PRIOR CONSENT	EST. TIME (WKS)
------------------	--	-----------------

2010/086374 MATT LAND, 7 MANOR DRIVE, \$24,482.14 (13/2/12)

PRICING (excl GST)	
AGREED FIXED PRICE	\$ or refer attachment
SCHEDULE OF RATES refer attachment	
HOURLY RATES	
TRADE QUALIFIED	(i.e. carpenter) \$ p/h
EXPERIENCED	(not trade qualified) \$ p/h
LABOURER	\$ p/h
APPRENTICE	\$ p/h

on behalf of Fletcher Construction
agent for Earthquake Commission

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
Leans Avenue, PO Box 80105, Riccarton, CHRISTCHURCH 8440.

Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V1.0. 6/12/10

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY AS AGENT
OF EQC

Claim Number	2010/08657	Contractor Name	NATHAN LIVING LINES
Customer Name	DAVID MURPHY	Supervisor	STU BOYLE
Main Contact	IN ABOVE	Date	7 MAR 12
Property Address	7 MARGINAL	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1	Completed by Contractor
------------------	--------------------------------

Reason for Submitting a Variation
BEDROOM 1 WALLS HAS CRACKS IN INTERNAL CORNER

Item	Description	Quantity	Unit	Rate	Amount
1	PLATE & PLASTER WALLS	42.72	m ²	5	213:60
2	PAINT WALL	42.72	m ²	22	939:84
3	MARGIN 7.5% of 81153:44				86:50
	+ 86:50.				12
Total					1239:94

Section 2	Completed by Contract Supervisor
------------------	---

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes

Name _____ Date _____ Signature _____

Section 4	Completed by Quantity Surveyor
------------------	---------------------------------------

Claimed \$ _____ Hub Name _____
Variation Total \$ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ Date _____ Signature _____

Section 5	Completed by EQC Representative
------------------	--

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes

Name _____ Date _____ Signature _____

Variation to Works Order

Helping the recovery in
CANTERBURYAS AGENT
OF EQC

Claim Number	2010/186374	Contractor Name	2 DORWOOD CANTERBURY
Customer Name	DAVE MAITLAND	Supervisor	STU BOYLE
Main Contact	ALONE	Date	21 FEB 2012
Property Address	7 MASON DRIVE	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

ITEM 1 TILES: ORIGINAL ESTIMATE OF TILES DID NOT ALLOW TO REPLACE ALL TILES
IN DINING, HALL, LOUNGE & KITCHEN.
ALL OTHER WORK OMITTED FROM ORIGINAL INSPECTION & SCOPE

Item	Description	Quantity	Unit	Rate	Amount
1	REPLACE TILES & SKIRTING TILE TO DINING, HALL, KITCHEN & LOUNGE. EXTRA COST IS DUE TO SKIRTING TILES NEEDING TO BE FITTED	35	m ²	210.00	\$7350.00
2	MAIN BATHROOM: REMOVE VINYL, FILL GASK & INSTALL NEW VINYL, VANITY WILL HAVE TO BE MOVED	6.5	m ²	1015.00 156.00	\$1015.00
3	RAKE & PLASTER & PAINT CEILING ENSUITE	6.99	m ²	27	188.73
4	ALIGN RIDGE TILES ✓	4	m ²	30	120.00
5	REALIGN ALUMINIUM DOOR JAMB TO LOUNGE ✓	1	EA	260	260.00
6	RAKE & PLASTER & PAINT CEILING BATHROOM ✓	6.5	m ²	27	\$177.55 \$683.34
7	MARGIN @ 7.5% of \$9111.28			Total	9794.62

too high

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes

Name _____ Date _____ Signature _____

Section 4

Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____

Variation Total \$ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ Date _____ Signature _____

Section 5

Completed by EQC Representative

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

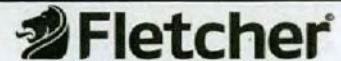
Notes

Name _____ Date _____ Signature _____

0/10/2012

MS-SF0505

Variation to Works Order



Claim Number	2010/086374	Contractor Name	Lockwood
Customer Name	D G Maitland	Supervisor	OWEN ALLEN
Main Contact		Date	9/07/2012
Property Address	7 Manor Drive	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be

filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1**Completed by Contractor**

Reason for Submitting a Variation

Clarification to VO

Item	Description	Quantity	Unit	Rate	Amount
	Lounge/Kitchen/Dining/Hall - Replace tiles to floor	35 m2			
Total					

Section 2**Completed by Contract Supervisor**Work sighted Yes ☒ No ☐

Notes The owners information is that these are Italian tiles.

Name OWEN ALLENDate 9/07/2012

Signature

Section 3**Completed by EQC Representative**

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☐ No ☒

Notes

m mkel 9/7/2012 **APPROVED**

Name

Date

Signature

Section 4**Completed by Quantity Surveyor**

Claimed \$ _____

Hub Name _____

Variation Total \$ _____

Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____

Date _____

Signature _____

**EQR SUPERVISOR VARIATION****NO:** _____**Contractor: Lockwood****Home Owner:** [REDACTED]**Claim Number: 2010/086374****Street Address: 7 Manor Drive**

The following work items are Additional to the EQC Assessor's scope of work.

Location Room Dimensions Description

Kitchen/Hall/ Lounge	35 m2	Tiles dislodged in hall & kitchen area
Bedroom 1	4.8x4.1	Cracking to internal wall corners
En-suite	4.0x1.5	Cracking to ceiling
Bathroom	3.6x2.0	Cracking to ceiling Cracking to pad under vinyl
Roof		Re-align dislodged tiles

Office.	Ceiling	Water damage to ceiling 8.74 m ²
Toilet	Ceiling	Nail pops 2.3 m ²

EQR Supervisor OWEN ALLEN


Name

Signature

11/04/12

Position

Date

Contractor

Name

Signature

Position

Date

**EQR SUPERVISOR VARIATION****NO:** _____**Contractor: Lockwood****Home Owner: D G Maitland****Claim Number: 2010/086374****Street Address: 7 Manor Drive**

The following work items are Additional to the EQC Assessor's scope of work.

Location	Room Dimensions	Description
Bedroom 1	4.8x4.1	Cracking to internal corners to walls
En-suite	4.0x1.5	Cracking to ceiling
Bathroom	3.6x2.0	Cracking to floor under vinyl floor Cracking to ceiling
Kitchen/Entry/ Lounge		All floor tiles to be replaced
Roof	4 m2	Align roof tiles
Lounge		Re- align French doors

EQR Supervisor Owen Allen

Name

Signature

6/3/12

Position

Date

Contractor

Name

Signature

Position

Date

Schedule **E4** **Defects Liability Certificate**

Contract: DG MAITLAND

Claim Number: CLM/2010/086374

Location: 7 MANOR DRIVE

End of Defects Liability period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed by/date: _____



05 JUL 2013

(Date signed)

Schedule E3

Practical Completion Certificate

Contract:

- 2010/030294

Location:

- 7th Floor Unit

Principal:

- National Library of New Zealand

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
 - (i) the Contractor has reasonable grounds for not correcting promptly; and
 - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
 - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~.

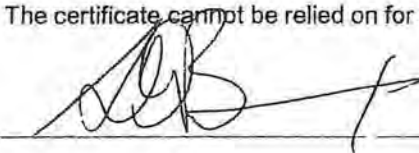
The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

The Principal has used all reasonable care and skill in the preparation of this Certificate.

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date:



30/11/12
(Date signed)

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2010/086374

Customer/Authorised Representative:

Street Address: 7 MANOR DRIVE

Contractor: NATURAL LIVING HOMES LTD

Description of Works

AS PER SCOPE PLUS VARIATION

Defects

Deferred Works

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

GARY LAWSON

Print Name

Signature

30/11/12

Date

Owner/Agent Signature:

DAVE MAITLAND

Print Name

Signature

30/11/12

Date

Fletcher Construction Company Ltd - EQR:

LINDSAY USSHER

Print Name

Signature

30/11/12

Date

Contractor Producer Statement for Construction

Contract: 7 6611 2010/036374

Location: 7111111111

Issued by
Person: STU BOYLE
(Duly authorised representative)

Company: LOCKWOOD HOMES T/A NATURAL LIVING HOMES LTD
(Contractor)

Issued to

Principal: Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

Particular of Works:

As per scope and variations

Signed by: [Signature] Date: 30/11/12

Qualification: LBP 112956

Address: 431 Main St & D, Hornby

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2010 086374

Property Address:

7. Manor Drive
Christchurch

Date

30/11/12

Hub

Rukston

Contracts Supervisor

Lindsay Ussher

Property Contact Name:

Dave McArthur

Contractor Details

Lockwood Canterbury 1A Natural Living Homes

Accreditation No

EQRC0981

Contact details

Ph. (1)

03 423 1725

Ph. (2)

022 214 322

email

canterbury@lockwood.co.nz

Original Contract Value	(Ex GST)	\$ 32 306 49
Variations	(Ex GST)	\$ 436.76
Final Contract Value	(Ex GST)	\$ 32,743.25
Less Previous Payments	(Ex GST)	\$ N/A
GST Amount		\$ 4,911.48
Amount for Final payment	(Including GST)	\$ 37,654.73

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date:

Contract Finish Date:

30/11/12

Signature of Contractor:	Date:
	30/11/12
Print Name	
Gary Lamson	
Signature of Contracts Supervisor:	Date:
	30/11/12
Print Name	
Lindsay Ussher	
Signature of Quantity Surveyor:	Date:
Print Name	



Natural Energy

431 Main South Road
Hornby
Christchurch 8042

Phone: 03 344 0299 Fax: 03 344 0399

TAX INVOICE

Fletcher EQR Rolleston 14 Kidman Terrace Rolleston Christchurch	Deliver To:	Invoice No : 400
		P. Slip No :
		Order No : EQRC0981
		Date : 28/11/2012
		Due Date : 7 Days
		GST Reg No : 94-906-105

Description	Quantity	Rate	Total																				
For works completed at 7 Manor Drive CLM 2010/086374		24,482.14	24,482.14 ✓																				
Variations		436.76	436.76 ✓																				
Variations		6,910.00	6,910.00 ✓																				
<table border="1"><tr><td colspan="2">Hub # 2</td><td colspan="2">Rolleston</td></tr><tr><td colspan="2">E005</td><td colspan="2"></td></tr><tr><td>Received</td><td colspan="3">18/12/12</td></tr><tr><td>Entered</td><td colspan="3">20/12/12</td></tr><tr><td>Certified</td><td colspan="3">20/12/12</td></tr></table>				Hub # 2		Rolleston		E005				Received	18/12/12			Entered	20/12/12			Certified	20/12/12		
Hub # 2		Rolleston																					
E005																							
Received	18/12/12																						
Entered	20/12/12																						
Certified	20/12/12																						
Bank Acc No for internet payments: 01-0819-0450480-05 This is a payment claim under the Construction Contracts Act 2002.		Subtotal	\$31,828.90																				
		GST:	\$4,774.33																				
		Total	\$36,603.23																				

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2010 086374

Property Address:

7 Manor Drive
Christchurch

Date

30/11/12

Hub

Rolleston

Contracts Supervisor

Lindsay Ussher

Property Contact Name:

Dave Martland

Contractor Details

Lockwood Canterbury TA Natural Living Homes

Accreditation No

EQRC0981

Contact details

Ph. (1)

03 423 1725

Ph. (2)

0221214322

email

canterbury@lockwood.co.nz

Original Contract Value	(Ex GST)	\$ 24,482.14
Variations	(Ex GST)	\$ 7,346.76
Final Contract Value	(Ex GST)	\$ 31,828.90
Less Previous Payments	(Ex GST)	\$ N/A
GST Amount		\$ 4,774.33
Amount for Final payment	(Including GST)	\$ 36,603.23

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date:

Contract Finish Date: 30/11/12

Signature of Contractor:	Date: 30/11/12
Print Name Gary Lawson	
Signature of Contracts Supervisor:	Date:
Print Name	
Signature of Quantity Surveyor:	Date:
Print Name	

MS-SF0409



EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 213051

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS:

7 Manor Drive

DATE

27/11/12

HUB

Rolleston

CONT. SUPERVISOR

Lindsay Ussher

PROPERTY CONTACT NAME:

D.G. Martland

CONTACT DETAILS:

PH.(1)

EMAIL:

PH.(2)

CONTRACTOR:

Lockwood Builders

SITE SUPERVISOR NAME:

Gary Lawson

CONTACT DETAILS:

PH.

EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

No works carried out on this property have been determined as exempt from the need for building consent.

Accordingly I have determined that this work is exempted under Schedule 1(.....)of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name).....

Date

30-11-2012

(provided to the property owner or his/her authorised agent on request only).

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

Note² Only work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).



Natural Living Homes

431 Main South Road
Hornby
Christchurch 8042

Phone: 03 344 0299 Fax: 03 344 0399

TAX INVOICE

Fletcher EQR Rolleston 14 Kidman Terrace Rolleston Christchurch	Deliver To:	Invoice No : 400
		P. Slip No :
		Order No : EQRC0981
		Date : 28/11/2012
		Due Date : 7 Days
		GST Reg No : 94-906-105

Description	Quantity	Rate	Total																				
For works completed at 7 Manor Drive CLM 2010/086374 Variations		<div><div>X</div>32,306.49</div> <div>436.76</div>	<div>32,306.49</div> <div>436.76</div>																				
<table><tr><td colspan="2">Hub # 2</td><td colspan="2">Rolleston</td></tr><tr><td colspan="2">E005</td><td colspan="2"></td></tr><tr><td>Received</td><td colspan="3">3-12-12</td></tr><tr><td>Entered</td><td colspan="3"></td></tr><tr><td>Certified</td><td colspan="3"></td></tr></table> <p>Payment Schedule issued 6/12/12 GOS</p>				Hub # 2		Rolleston		E005				Received	3-12-12			Entered				Certified			
Hub # 2		Rolleston																					
E005																							
Received	3-12-12																						
Entered																							
Certified																							
Bank Acc No for internet payments: 01-0819-0450480-05 This is a payment claim under the Construction Contracts Act 2002.		Subtotal	\$32,743.25																				
		GST:	\$4,911.48																				
		Total	\$37,654.73																				

SITE SPECIFIC SAFETY MANAGEMENT PLAN

Site Location: 7 MANOR ST, PULLERTONContractor: NATURAL LIVING HOMESOur nominated on site Safety Representative for this site is: Sue Boyle

Please Note: Hazard Register Attached with Sheet

SCAFFOLD REQUIRED**1. Notifiable Works: (Tick methods used)**

We have notifiable works associated with this site

☒ Yes ☐ No

(If yes, a copy of the Dol notification must be provided to EQR Fletcher prior to commencing work on site)

2. Communications/Employee Participation:

The methods of communicating safety information to our Employees and the claimant are by:

☒ Toolbox Talks☒ Hazard Board☒ Pre-task Planning Meetings☐ Other _____**3. Emergencies:**

We have a plan in place to deal with emergencies on site involving persons under Our control

☒ Yes

A fire extinguisher and other appropriate emergency equipment will be on site

☒ Yes**4. Accident/Incident Reporting/Recording:**

An accident/incident reporting system, including an accident register is in place

☒ Yes

(All accidents will be reported to EQR Fletcher, along with a copy of the accident report)

We have a first aid kit on site sufficient for the number of people under our control and type of work being undertaken

☒ Yes ☐ No**5. Training/Induction:**

We acknowledge all persons under our control on site are required to comply with all rules and conditions relating to the project.

☒ Yes

All persons under our control on site have attended an EQR Induction

☒ Yes

All persons under our control on site are appropriately qualified, competent or fully supervised for the work they will be required to undertake

☒ Yes**8. Additional Information:**

The following additional information relevant to this site is provided:

Signed: Name: S. D. BOYLEDate: 20 JAN. 2012Company: NATURAL LIVING HOMES

HAZARD	WHAT HARM CAN OCCUR?	SIGNIFICANT HAZARD? (Cause Serious Harm)	HAZARD CONTROL										
			Eliminate	Y	N	Isolate	Y	N	Minimise	Y	N		
ELECTRICAL EQUIPMENT/ POWER TOOLS	Electrical shock, burns Personal injury (tripping over leads etc)	YES		✓		Use RCD's when using portable tools	✓		All wires/ cables to be treated as if live. Electrical leads /equip inspected & tagged	✓			
OBSTRUCTED DOORS / FLOORS & WALKWAYS	Personal injury from slips / trips	YES	Keep all exits, walkways clear from obstructions	✓									
CHEMICALS	Fatality, Serious injury from inhalation, absorption or ingestion	YES	Use non- harmful substances where possible			Goods stored in dangerous Goods store			MSDS available PPE to be worn	✓			
OPEN PITS /TRENCHES	Personal injury from trip/ fall	YES	Fill in or cover where possible			Erect barriers	✓		PPE, signage, awareness	✓			
RETAINING WALLS	Personal Injury from hidden services/land slips/falling from height	YES				Make all staff aware/ rope off area from public	✓		PPE, awareness, signage,	✓			
CONFINED SPACES	Fatality , Serious injury from poor ventilation	YES	Do not enter if work can be done from outside	✓					Training, entry permits, PPE, buddy system, communication	✓			
NOISE	Noise Induced Hearing Loss	YES		✓					PPE, awareness, annual hearing checks				
WORKING AT HEIGHTS	Fatality, Serious injury from fall	YES	Use lifting equipment with cage if possible	✓					PPE – harnesses, OSH notification				
ASBESTOS	Serious long term illness	YES							Identify areas with asbestos, PPE, notifiable to OSH				
UNDERGROUND SERVICES	Fatality, Serious injury from cable strikes	YES				Location of services			Training, pot- holing procedures.				
BIOHAZARDS waste Water	Infection , serious injury	YES				Syringes and waste			Authorized personnel, training, PPE, vaccinations, disposal procedures				
POOR LIGHTING	Eye strain, Personal injury from slips /trips	No	Supply lighting where possible	✓					Use torches, awareness of surroundings.	✓			
SLIPPERY FLOORS	Personal injury from slip/ fall	No	Clean up spills immediately	✓					Signage	✓			
VISITORS Unfamiliar with site	Personal injury to visitors Hindrance in emergency evacuations	No	all visitors are to be inducted on H/S on arrival to site and advised of assembly point								Site rules & hazards displayed Visitors to be accompanied	✓	

all visitors are to be shown location of fire extinguisher on arrival to site.

(letter box) in the event of an emergency.



HUB FILE NOTE

DATE: Sunday, 10 June 2012		CLAIM NO: 2010 / 086374	
AUTHOR: Peter Fraser		CLAIMANT: D G Maitland	
(Tick One)	<input type="checkbox"/> L.A	<input checked="" type="checkbox"/> Estimator	SITUATION OF LOSS: 7 Manor Drive Rolleston
ASSIGNED HUB:	Rolleston PMO HUB		
Tick as applicable	<input checked="" type="checkbox"/>	SCOPE/COST VARIATION	<input type="checkbox"/> RE-ASSESSMENT
	<input type="checkbox"/>	NEW/ADDITIONAL DAMAGE	<input type="checkbox"/> CHIMNEY/HEAT REPORT
	<input type="checkbox"/>	RE-ASSESSMENT REQUEST	<input type="checkbox"/> EMERGENCY WORKS
	<input type="checkbox"/>	LAND	<input type="checkbox"/> OTHER
SUBJECT: scope change			
INSURANCE VERIFIED: (Tick One)		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
AUTHORISATION FOR PMO TO PROCEED: (Tick One)		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ASSOCIATED CLAIMS:			
2010/			
2011/			
2011/			
2012/			
		\$ -	
<p>fletchers have noted scope changes to the property which I have reviewed and find to be fair and reasonable.</p> <p>the contractors quote for the scope changes is a fair reflection of the true costs to repair.</p> <p>I recommend EQC accept the contractors scope change quote.</p> <p>Additional damage/variation to Scope of Works identified Yes/No</p> <p>Additional damage/variation SOW has been prepared at Hub Yes/No</p>			
Additional/variation SOW prepared at Hub		\$	7,647.50
Contents removal		\$	
<p>NEXT ACTION/ RECOMMENDATION:</p> <p>scan documents into CMS.</p> <p>increase reserve to include variation total.</p>			

Quick Tender Analysis					EQC Helping the recovery in CANTERBURY THE FLETCHER CONSTRUCTION COMPANY
Builder:	Lockwood		Claimant:	Maitland	
Supervisor:	Owen Allen		Accred #	EQRC0981	
Location:	7 Manor Drive		QS:	M.Thompson	
Claim No:	2010/086374		Date:	10-Jul-12	
Area	EQC	Contractor	Scoping VO's	EQR	Details / Comments
Lounge/Kitchen/ Dining			6,650.00	6,650.00	35m2 of tiles to be replaced in open plan area.
Dining room				-	
Kitchen				-	
Family room				-	
Bedroom 1				-	
Ensuite				-	
Bed 2				-	
Bed 3				-	
Bed 4				-	
Bathroom 1				-	
Toilet 1				-	
Laundry				-	
Office / Study				-	
Entry / Hallway				-	
Stairwell				-	
Patio Slab				-	
Outbuildings / Garage	-			-	
Shed				-	
Conservatory 2				-	
Roof				-	
Retaining Wall				-	
P&G				-	
Other - Electrical				-	
Sub total	-	-	6,650.00	6,650.00	
Fees					
P & G at 8%	-				
Profit @ 10%	-				
Total (EXCL GST)	-	6,650.00		\$7,900.20	Difference
CRP Budget					Total EQC CRP budget allocation
CRP Unit \$					Total cost of heating unit(s)
CRP Builders Works \$					
Previous EW					Non-CRP related EW
Total CRP & EW Budgets	-	-	-	-	Difference
Total Budget & Cost	-	6,650.00	-	6,650.00	Total Budget / Cost difference
Name P FRASER	Signature		Date 10/07/2012		

EQE Rotorua Rate Buildup

10-Jul-12

Builder:

Lockwood

Location:

7 Manor Drive

Claim No:

2016/98374

Location / Description	length	width	height	walls	Floor / Ceiling	Wall Repair			Ceiling Repair			Floor Repair			Total		
						Strategy	rate	sub total	Strategy	rate	sub total	Strategy	rate	sub total			
Lounge/Kitchen/ Dining				2.4	35.0	M2	0	0	0	1	None	-	-	5 L & N T	190.00	6,650.00	
	Wall 1				0	M2	1	None	-								
	Wall 2				0	M2	1	None	-								
	Wall 3				0	M2	1	None	-								
	Wall 4				0	M2	1	None	-								
30m2 of tiles to be replaced in open plan area																	
Dining room				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Kitchen				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Family room				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Bedroom 1				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Ensuite				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Bed 2				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Bed 3				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Bed 4				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Bathroom 1				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Toilet 1				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Laundry				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Office / Study				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Entry / Hallway				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Stairwell				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Patio Slab				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
#REF!				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Outbuildings / Garage				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Shed				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Conservatory 2				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Roof				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Retaining Wall				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
P&G				2.4	0	M2	-	0	0	1	None	-	-	1	None	-	-
	Wall 1				0	M2	-	0	0	1	None	-	-				
	Wall 2				0	M2	-	0	0	1	None	-	-				
	Wall 3				0	M2	-	0	0	1	None	-	-				
	Wall 4				0	M2	-	0	0	1	None	-	-				
Damage Description																	
Other - Electrical				2.4	0	M2	-	0</									

Buying or selling your property?



New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on rea.govt.nz and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on settled.govt.nz. The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at rea.govt.nz.

Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights – what access the buyer can have to inspect the property before settlement day
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand – people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection – a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

About settled.govt.nz



Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

For more information

For more information on home buying and selling, visit settled.govt.nz or email info@settled.govt.nz



About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

For more information

To find out more about REA, visit rea.govt.nz, call us on **0800 367 7322** or email us at info@rea.govt.nz



Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.



INTRODUCING

TANYA MARILLIER

Having firmly established herself as a trusted local expert in Selwyn's real estate market, Tanya understands that buying or selling a home isn't just a transaction—it's a journey. With eight years of experience and over \$100 million in real estate sales, she brings passion, expertise, and meticulous attention to detail to every client and customer she works with.

Tanya's top priority is always her clients. She takes the time to listen, understand their needs, and tailor her approach to ensure the best possible outcome. "One-size-fits-all" Real Estate is not an ethos she believes in.

Her goal is to make the process smooth, stress-free, and even enjoyable. What truly sets Tanya apart is her commitment to delivering exceptional service beyond just the sale.

In a fast-paced and ever-changing property market, Tanya stays ahead by continuously refining her strategies and adapting to new challenges. She leverages cutting-edge tools, market insights, and innovative techniques to give her clients a competitive edge.

Before real estate, Tanya spent over 16 years excelling in corporate finance, administration, and office management. Her strong organizational skills, attention to detail, and client-focused mindset have been key to her continued success—just ask her happy clients.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

This information has been supplied by the vendor or the vendor's agents. Accordingly McRae & Knowler is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation seeking the relevant independent legal or technical advice. To the maximum extent permitted by law McRae & Knowler do not accept any responsibility to any person for the accuracy of the information herein.

 tanya@mkrealestate.co.nz

 mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008