

DATED the 10th day of March 2022

BETWEEN MURRAY ANTHONY HALL and CHERYL JOAN HALL
("the Vendor")

AND BRENT ARTHUR LABAN and SARAH ELLEN NEWMAN
("the Purchaser")

DEED OF ASSIGNMENT OF EQC CLAIM

RONALD W. ANGLAND & SON
LAWYERS
LEESTON
Prec/DeedAssignEQCClaim

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THIS DEED made this 10th day of March 2022

BETWEEN MURRAY ANTHONY HALL and CHERYL JOAN HALL

("the Vendor")

AND BRENT ARTHUR LABAN and SARAH ELLEN NEWMAN

("the Purchaser")

INTRODUCTION

- A The Purchaser has an unconditional contract to purchase from the Vendor the property at 71 Market Street, Leeston ("the Property"), pursuant to an agreement for sale and purchase dated 11 February 2022 ("the Agreement"), with settlement of the purchase to occur on 11 March 2022 ("Settlement Date").
- B The Property was damaged in an Earthquake on or after 4 September 2010 ("Earthquake").
- C The Vendors have lodged claims with the Earthquake Commission in respect of the Property under claim numbers CLM/2010/118449, CLM/2011/167645 and CLM/2011/229549 ("the Claims"). The Claims are settled and works have been completed.
- D The Vendor agrees to assign their residual rights under the claim to the Purchaser.

IT IS AGREED

- 1. **Assignment**
In consideration of the settlement of the purchase of the Property by the Purchaser, the Vendor as from the Settlement Date assigns absolutely to the Purchaser, all the Vendor's right, interest and title to the Claim and the resulting proceeds.
- 2. **Insurance Valid**
The Vendor warrants that they had a valid New Zealand house Insurance policy in place in respect of the Property at the date of the Earthquake and have not committed any act or made any statement that would invalidate that policy.
- 3. **Co-operation**
As far as, the Vendor is required, to complete the Claims, the Vendor will co-operate with the Purchaser in dealing with any representative of the Earthquake Commission and sign all documents necessary to finalise the Claims.

For the avoidance of doubt, the Vendor will not have to make any contribution toward any excess payable under the Claims.



4. **Counterparts**

This Deed may be executed in any number of counterparts (including e-mail and facsimile copies), all of which, when taken together, will constitute one and the same instrument. A party may enter into this Deed by executing any counterpart.

5. **Governing law and jurisdiction**

This Deed shall be governed by, and construed in accordance with, New Zealand law and the parties submit to the jurisdiction of the New Zealand Courts.

EXECUTION

Executed as a deed.

SIGNED by the said MURRAY ANTHONY)
HALL as vendor in the presence of:)

Murray Anthony Hall
Murray Anthony Hall

Witness signature

Neel Francis Lowery
Witness' name

Auctioneer
Witness' occupation

51 Manse Road Leeston
Witness' address

SIGNED by the said CHERYL JOAN)
HALL as vendor in the presence of:)

Cheryl Joan Hall
Cheryl Joan Hall

Witness signature

Neel Francis Lowery
Witness' name

51 Manse Road Leeston
Witness' occupation

Auctioneer
Witness' address

CH
MR

SIGNED by the said BRENT ARTHUR LABAN as purchaser in the presence of:)

B.A.L.
Brent Arthur Laban

Witness' signature

Lucas Gregory Roulton

Witness' name

Truck Driver

Witness' occupation

11 Brookside Rd

Witness' address

SIGNED by the said SARAH ELLEN NEWMAN as purchaser in the presence of:)

S.E.N.
Sarah Ellen Newman

Witness' signature

Lucas Gregory Roulton

Witness' name

Truck Driver

Witness' occupation

11 Brookside Rd

Witness' address



Claim No. CLM/2011/229549

27 September 2012

Murray and Cheryl Hall
6 O'Connell Street
Southbridge 7602

Dear Mr and Mrs Hall

Your settlement calculation

EQC has now calculated your claim entitlement and paid the following amount(s).

Item (events)	Number of Events	Excess per Event	Balance
Dwelling Damage (2010/118449, 2011/167645, 2011/229549)			\$12,279.49
Dwelling Excess	3	\$200.00	\$600.00
Contents			
Total			\$11,679.49

Total amount of this payment is **\$11,679.49**

Payment

It is important that the payment(s) made to you are used for the purpose of repair or replacement of damaged property.

If you have not provided EQC with a bank deposit slip (to enable electronic payment) your payment will be made by cheque. If you are expecting further payments from EQC and would prefer payment by direct credit, please send us a bank deposit slip, or a letter from your bank identifying your bank account number. We can accept these electronically if they are scanned and emailed. Please include your claim number in any correspondence to us.

Earthquake Commission
Level 11, Majestic Centre
100 Willis Street
Wellington 6011, New Zealand

Corporate Mail: PO Box 790, Wellington 6140
Claims Mail: PO Box 311, Wellington 6140
Telephone: (04) 978-6400 Fax: (04) 978-6431
www.eqc.govt.nz



If you believe there are outstanding aspects of your claim, you should bank your cheque(s) and EQC will continue to respond to your queries. Banking your claim settlement cheque does not affect your current or any future entitlement(s).

Your obligations

By accepting this payment from EQC, you are agreeing that the claim information that you submitted was true and accurate; that you have not withheld any material information; that you will inform EQC if any information provided later becomes incorrect; and that you will provide any further information required for EQC to assess your claim.

Further contact

If you have any concerns about your claim please contact us either by sending an email to claims@eqc.govt.nz or call our free phone number 0800 DAMAGE (0800 326243) international call +64 4 978 6400 or +64 4 978 6401.

Yours sincerely

Tina Bosma
Claims Processing Centre

Earthquake Commission
Level 11, Majestic Centre
100 Willis Street
Wellington 6011, New Zealand

Corporate Mail: PO Box 790, Wellington 6140
Claims Mail: PO Box 311, Wellington 6140
Telephone: (04) 978-6400 Fax: (04) 978-6431
www.eqc.govt.nz

EQC Full Assessment Report

Claim Number: CLM/2011/229549
Claimant: MARGARET MCNABB
Property Address: 71 MARKET STREET
LEESTON 7632

Assessment Date: 23/09/2011 10:24
Assessor: Foley, Charles
Estimator: Stevens, Chris

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	MARGARET, MCNABB				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Dwelling		Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Contents		Yes	

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
No Mortgage

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	1961 - 1980	Rectangular	120.99
Garage	1	Standard	1961 - 1980	Rectangular	36.60

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)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	Cracked surface Grind out and epoxy fill concrete	3.00 l/m	30.00	90.00
Wall Cladding	Brick Veneer	Brick	Cracking Grind out and repoint mortar	2.00 l/m	50.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking Grind out and repoint mortar	6.00 l/m	50.00	300.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking Grind out and repoint mortar	4.00 l/m	50.00	200.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking Grind out and repoint mortar	4.00 l/m	50.00	200.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Con ring

Roof

Damage: No damage
Require Scaffolding? No
General Comments: Rolled metal

Ground Floor - Lounge

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	25.62 m2	50.00	1,281.00
			Cosmetic Damage			
			Paint Ceiling	25.62 m2	24.00	614.88
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Bi-folding	Glass	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	5.00 m2	30.00	150.00
			Cosmetic damage			
			Paint wall	49.44 m2	24.00	1,186.56
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Kitchen (Dining)**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Other	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Cavity Slider	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Kitchen joinery	Standard Spec	Laminate	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	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	5.00 m2	30.00	150.00
			Cosmetic damage			
			Paint wall	54.72 m2	24.00	1,313.28
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Entry (Rear)**

Damage: No damage
Require Scaffolding? No

General Comments: painted walls& ceiling. Carpet over chipboard. Solid timber external door with glass panel. Sliding timber internal door.

Ground Floor - Laundry

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	6.72 m2	30.00	201.60
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Lining paper / 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 - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Painted lining paper on ceiling. Painted Walls. Carpet over chipboard. Aluminium window. Hollow timber door. Single vanity unit. Toilet.

Ground Floor - Bathroom

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old crack to shower liner

General Comments: carpet floor painted walls and ceiling

Ground Floor - Bedroom (End of hall left)

Damage: No damage

Require Scaffolding? No

General Comments: soft board tiles ceiling painted walls carpet floor

Ground Floor - Bedroom (End of hall right)

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	Cosmetic damage			
			Remove, dispose and replace wallpaper	34.56 m2	43.00	1,486.08
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Master)

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	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	36.00 m2	43.00	1,548.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Hallway

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old ceiling water leak

General Comments: carpet floor wall paper walls soft board ceiling

Garage

Exterior

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: 6 x2 block

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Con slab

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Rolled metal

Ground Floor - Room (Other) (Garage)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Old cracking to slab

General Comments:

Fees

Fees

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	705.71
Margin	970.71
GST	1,601.67

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	200.00
	Elevation (North)	190.00
	Elevation (South)	300.00
	Elevation (West)	200.00
		890.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (End of hall left)	0.00
	Bedroom (End of hall right)	1,486.08
	Bedroom (Master)	1,548.00
	Entry (Rear)	0.00
	Hallway	0.00
	Kitchen (Dining)	1,463.28
	Laundry	201.60
	Lounge	3,232.44
	Toilet	0.00
		7,931.40

7,931.40

Garage

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

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage)	0.00
		0.00

0.00

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	705.71
Margin	970.71

GST	1,601.67
	3,278.10
Total Estimate	12,279.50

Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Not necessary
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
Recommend claim be referred to PMO.		

Previous Claim Numbers (recorded manually in field)

- 2010/118449 and not inspected . This is first inspection.
- There is another claim but I could not get claim number.

File Notes

Date Created: 23/09/2011 10:29
Created : Stevens, Chris
Subject: 23/09/2011
Note: Single story dwelling con ring brick cladding rolled metal roof
Next Action: Ref pmo

Date Created: 07/11/2011 03:15
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 07/11/2011
Note: COMET sent to EQR on 07/11/2011
Next Action:

Urgent Works Items

Visual inspection of EQC repairs done
11/02/2022 by Casey at Twiss Construction.
All work has been complete, however there
are still a few bricks that need repairs.

Casey Twiss
Twiss Construction
LBP:BP135848

