

PROPERTY INFORMATION

A
+ S

AMY + SHAR

021 077 9945 / 027 555 0654

amy@asrealestate.co.nz

shar@asrealestate.co.nz

STATEMENT OF PASSING OVER

This information has been supplied by the vendor or third party. A+S (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

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 we do not accept any responsibility to any party for the accuracy or use of the information herein.

A
+ S



**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

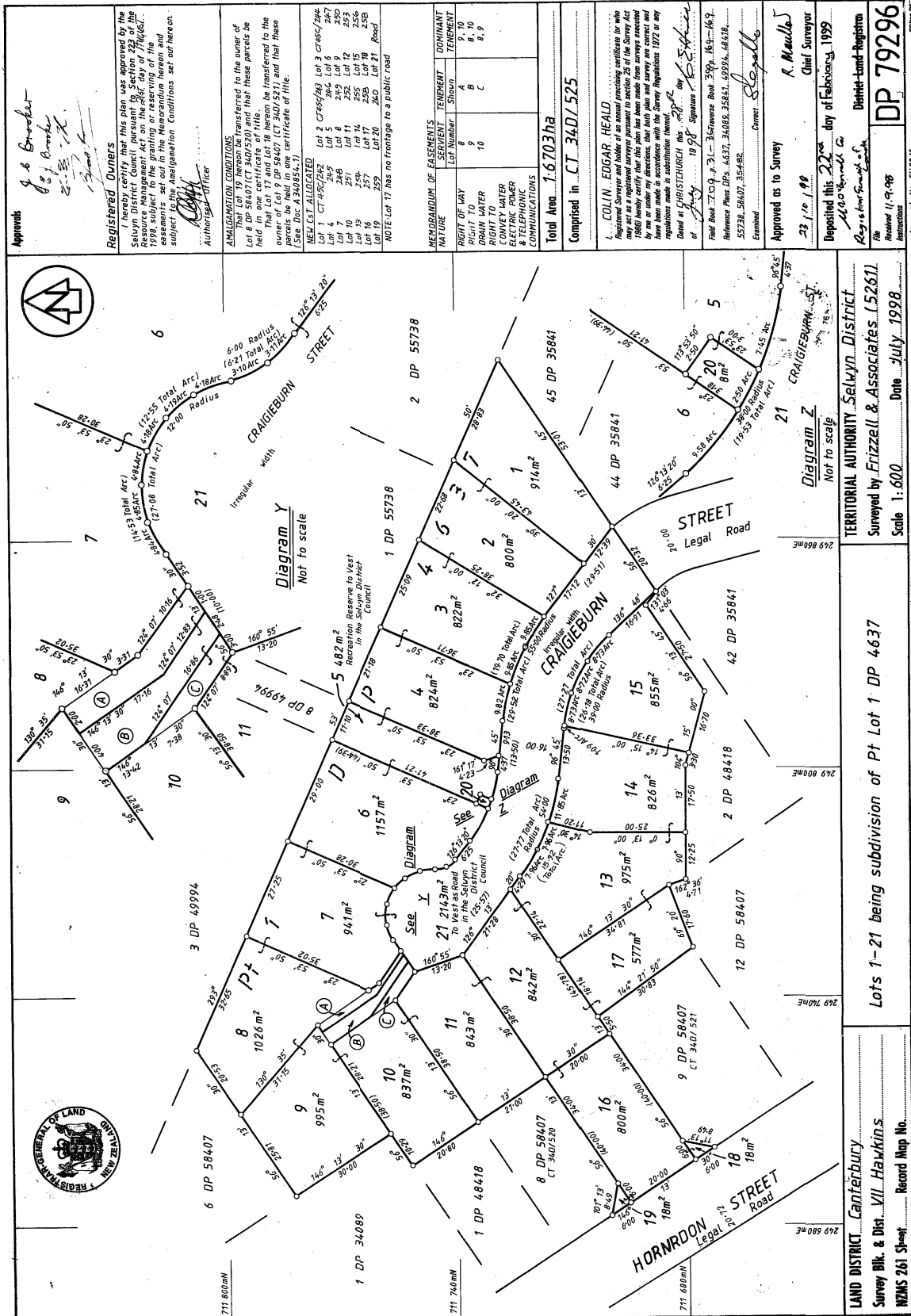
Identifier **CB45C/247**
Land Registration District **Canterbury**
Date Issued 22 February 1999

Prior References
CB34D/525

Estate Fee Simple
Area 1157 square metres more or less
Legal Description Lot 6 Deposited Plan 79296
Registered Owners
Olivia Louise Macgregor as Executor

Interests

A390662.4 Consent Notice under Section 221(1) Resource Management Act 1991 by The Selwyn District Council -
produced 15.2.1999 at 11.45 am and entered 22.2.1999 at 9.00 am
Land Covenant in Transfer A445362.1 - 10.2.2000 at 1.21 pm
Fencing Covenant in Transfer A445362.1 - 10.2.2000 at 1.21 pm
Land Covenant in Transfer 5650670.1 - 9.7.2003 at 9:00 am





DocID: 211904505

IN THE MATTER OF

the Resource
Management Act
1991

AND

IN THE MATTER OF

Subdivision
Consent Application
R 303181 and Part
Lot 1 DP 4637 ✓

**CONSENT NOTICE PURSUANT TO SECTION 221,
RESOURCE MANAGEMENT ACT 1991**

To: The District Land Registrar
Canterbury Land Registration District ✓

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to subdivision consent as follows:

ML Lots 4, ~~5~~, 6 & 20

Fencing ✓

That the Selwyn District Council shall not be responsible for the fencing on the Lots adjoining Lot 5 these being the mutual boundaries with Lots 4, 6 and 20. ✓

AND THAT you are hereby directed and required to register the same pursuant to Section 221 Resource Management Act 1991. ✓

DESCRIPTION OF LAND BY CONSENT NOTICE ✓

ALL THOSE pieces of land containing:

ML 8m² being Lot 20 DP 79296. 34D/525
1.6703 ha being Part Lot 1 DP 4637 and comprised and Certificate of Title ~~34D/525~~
824m² being Lot 4 DP 79296
1157m² being Lot 6 DP 79296 *Mason*

DATED this 14TH day of DECEMBER 1998 ✓

SIGNED for and on behalf of
THE SELWYN DISTRICT COUNCIL
pursuant to Section 252 of the
Local Government Act 1974 ✓

[Signature]
Principal Officer
(for the purposes of Section 221
Resource Management Act 1991) ✓

reg\dox\cjp

*Produced
on 12/15/99*

11.45 15.FEB99 A 390662.4
9.00 12.15.99
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CENTER
for REGISTRAR-GENERAL



A445362.1 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**

45C

247

All

Transferor Surnames must be underlined

BRIAN FOOTE, CERIDWYN ELLEN FOOTE, JAMES CEDRIC BROOKER and EDITH JOYCE BROOKER

Transferee Surnames must be underlined

Brian Ronald LOADER and Pauline Anne LOADER

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

Fee Simple

Consideration

\$56,000

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 20th day of December 1999

Attestation

Signed in my presence by the Transferor
Signature of Witness

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

Witness name GRAHAM DOUGAS TAEGE

Occupation BUILDER

Address 42 OAKDEN DRIVE
DARFIELD

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.
(DELETED INAPPLICABLE CERTIFICATE)

REF: 4135

Solicitor for the Transferee

Annexure Schedule

Insert below:-

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

Transfer

dated

20/12/99

page

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of

3

pages

Continuation of "Operative Clause"

The Transferee for itself and its successors in title covenants and agrees with the Transferor and its successors in title as follows, to the intent that such covenants shall be restrictive covenants forever running with each of the Lots on Deposited Plan 79296, with the exception of Lots 16 to 19 inclusive, for the benefit of each and all of the other Lots on the said Plan:

1. No building shall be erected or placed on the said land other than either:
 - (a) A new single unit dwelling house having a closed-in-floor area of not less than 100m² (exclusive of basement, carport or garage) together with usual appurtenant buildings which may include a detached self-contained minor dwelling unit (granny flat) containing not more than one bedroom and not exceeding 50m² in gross floor area excluding provision for parking for the said unit, or
 - (b) A building for which the plans are submitted to the original Transferor Brian Foote, Ceridwyn Ellen Foote, James Cedric Brooker and Edith Joyce Brooker ("the original Transferor") and approved in writing by the original Transferor prior to commencement of construction.
2. No building shall be erected on the said land other than a new building and no second-hand building materials (other than bricks) shall be used in the construction of any building on the said land.
3. No Fibrolite material shall be used for the outer wall facings (apart from soffits) or other exterior surfaces on any building on the said land.
4. Electricity and telephonic communication services shall not be transmitted or conveyed over the said land by way of overhead cables and/or poles. All such services shall be conveyed only by way of underground cable and wires.
5. No radio, television, telecommunication aerials or satellite dishes shall be placed on the said land other than standard broadcast radio or television reception aerials attached to a dwellinghouse erected on the said land.
6. All fencing must not exceed 1.8m (6 feet) in height and must be constructed of new materials only. Excluded fencing materials include:
 - (a) Corrugated iron.
 - (b) Polite/fibrolite or similar material.
7. The original Transferor shall not be liable to pay or contribute towards cost or erection of fencing between properties or on the boundaries of the same.
8. The Transferee is not to take onto the said land, any pre-used dwelling or building.

The Transferee of Lot 4 ~~XXXX~~ shall have no claim on the Selwyn District Council towards cost on erection of fencing between these Lots and the adjoining reserve.

TRANSFEEE AGREES TO PAY COST OF TRANSFER OF RESOURCE CONSENT.

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.

[Signatures]
 J.C. Brooker E.J. Brooker P. D. Jaeger

Annexure Schedule

TRANSFER

Dated

20/12/99

Page

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of

3

Pages

Continuation of "Attestation Clause"

Signed in my presence by the Transferee
Signature of Witness

B. Paul

Suzanne Katherine Sanford

Witness Name:

Occupation:

Suzanne Katherine Sanford

Address:

Legal Executive

CHRISTCHURCH

Pauline A. G. G. G.

Signature of Transferee

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.

B. Paul *J. L. Brooker* *E. J. Brooker* *Pauline A. G. G. G.* *J. D. Jaeger*

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")



LAND COVENANTS
ENTERING COVENANTS

11.21 10.FEB00 A 445362.1
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBURY
FOR REGISTRAR GENERAL



TRANSFER
Land Transfer Act 1952

T 5650670.1 Transfer
Cpy - 01/02, Pgs - 006, 09/07/03, 07:37
DocID: 210872963

If there is not enough space in any of the panels below, the two page form incorporating the Annexure Schedule should be used: 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**

45C	249	A11	
45C	250	A11	
45C	251	A11	

Transferor Surnames must be underlined

BRIAN FOOTE, CERIDWYN ELLEN FOOTE, JAMES CEDRIC BROOKER & EDITH JOYCE BROOKER

Transferee Surnames must be underlined

BRIAN FOOTE, CERIDWYN ELLEN FOOTE, JAMES CEDRIC BROOKER & EDITH JOYCE BROOKER

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 and the transferee shall be bound by a Fencing Covenant as defined in Section 2 of the Fencing Act 1978 in favour of the transferor (continued on page 2 annexure schedule)

Consideration

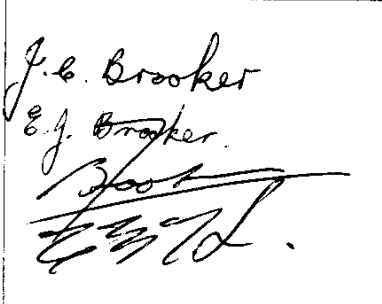
Nil

Operative Clause

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

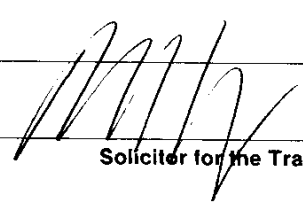
Dated this 1 day of July 2003

Attestation

	Signed in my presence by the Transferor & Transferee (continued on annexure schedule)	
	Signature of Witness	
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)	
	Witness name	RICHARD CROCKFORD GRAY
	Occupation	SOLICITOR
	Address	CHRISTCHURCH
Signature, or common seal of Transferor		

Certified correct for the purposes of the Land Transfer Act 1952

Certified that Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply.
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE INAPPLICABLE CERTIFICATE)


Solicitor for the Transferee

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Annexure Schedule

Insert below:-

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

Transfer

dated

1 July 2003

page

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pages

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

WHEREAS it is the transferor's intention to create for the benefit of the land in the Certificates of Title set out in Schedule A (hereinafter referred to as the "dominant lots") the land covenant set out in Schedule B over the land in Certificates of Title 45C/249, 45C/250 and 45C/251 (hereinafter referred to as the "servient lots") TO THE INTENT that the servient lots shall be bound by the stipulations and restrictions set out in Schedule B hereto and that the owners and occupiers for the time being of the dominant lots may enforce the observance of such stipulation 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 lots and for the benefit of the respective dominant lots the transferee DOES HEREBY COVENANT AND AGREE in the manner set out in Schedule B hereto so that the covenants run with the servient lots for the benefit of the respective dominant lots as described in Schedule A.

SCHEDULE A

Certificate of Title number

45C/242, 45C/243, 45C/244, 45C/245, 45C/247, 45C/248, 45C/252, 45C/253, 45C/254, 45C/255, 45C/256, 45C/257, ~~45C/258~~

SCHEDULE B

The transferee for itself and its successors in title covenants and agrees with the transferor and its successors in title as follows, to the intent that such covenants shall be restrictive covenants forever running with Certificates of Title 45C/249, 45C/250 and 45C/251 for the benefit of each and all of the Certificates of Title referred to in Schedule A:

1. No building shall be erected or placed on the said land other than either:
 - (a) A new single unit dwelling house having a closed-in floor area of not less than 100m² (exclusive of basement, carport or garage) together with usual appurtenant buildings which may include a detached self-contained minor dwelling unit (granny flat) containing not more than one bedroom and not exceeding 50m² in gross floor area excluding provision for parking for the said unit; or
 - (b) A building for which the plans are submitted to the original transferor, Brian Foote, Ceridwyn Ellen Foote, James Cedric Brooker and Edith Joyce Brooker ("the original transferor") and approved in writing by the original transferor prior to commencement of construction.
2. No building shall be erected on the said land other than a new building and no second-hand buildings materials (other than bricks) shall be used in the construction of any building on the said 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.

[Handwritten signatures and initials]
D. W. M. - A. S. Thomas
W. S. J. B. G. R. P. M. G.
A. V. J. B. R. M. J. R. G. W. K. J.
K. M. J.

Annexure Schedule

Insert below:-

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

Transfer

dated

1 July 2003

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pages

3. No Fibrolite material shall be used for the outer wall facings (apart from soffits) or other exterior surfaces on any building on the said land.
4. Electricity and telephonic communication services shall not be transmitted or conveyed over the said land by way of overhead cables and/or poles. All such services shall be conveyed only by way of underground cable and wires.
5. No radio, television, telecommunication aerials or satellite dishes shall be placed on the said land other than standard broadcast radio or television reception aerials attached to a dwellinghouse erected on the said land.
6. All fencing must not exceed 1.8m (6 feet) in height and must be constructed of new materials only. Excluded fencing materials include:
 - (a) Corrugated iron
 - (b) Polite/Fibrolite or similar material
7. The original transferor shall not be liable to pay or contribute towards cost or erection of fencing between properties or on the boundaries of the same.
8. The transferee is not to take onto the said land any pre-used dwelling or building.

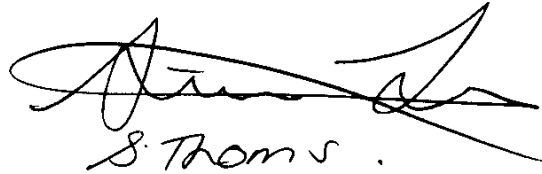
Continuation of "Attestation"

Signed by the owners of CT 45C/242

SARAH MARGARET ~~McDONALD~~ &

STEVEN ALLAN THOMS

In the presence of:


S. Thoms



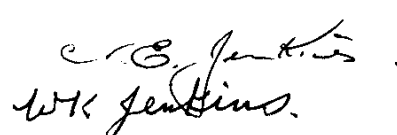
VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

Signed by the owners of CT 45C/243

~~SARAH MARGARET McDONALD & STEVEN ALLAN THOMS~~ NORMA EVA JENKINS

~~WARWICK KEITH JENKINS~~ in the presence of:

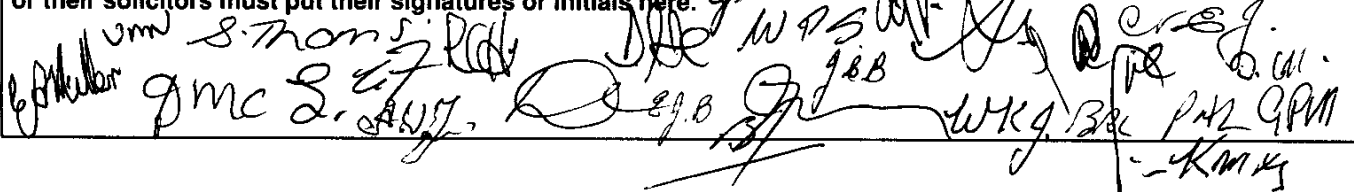
WARWICK KEITH JENKINS in the presence of:


N. E. Jenkins



VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

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.


S. Thoms, R. G. B., W. P. S. A., J. B. B., W. K. J., P. H. Z., G. P. M., K. M. K.

“Mortgage”, “Transfer”, “Lease” etc.

dated

1 July 2003

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W P. Stott.

Trust Accountant
Christchurch.

Karl Gyllen

[Handwritten signature]

affairs

VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

By Paul A. Lewis

Moore

VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

Bellevue D.T. Col.

W. H. H. H.

VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

1 chla
Henderson

RS in the presence of:
RICHARD CROCKFORD GRAY
SOLICITOR
CHRISTCHURCH

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. D. G. V. - 2012-12-12

and the 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.

[Handwritten signatures and initials follow, including: D. Mc, P.W.P.S., G.P.M., D. Mc, S. J. B., W.K.J., C.R.S., J. K., K.M., P.M., B.R.]

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

Transfer

dated

1 July 2003

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Signed by the owners of CT 45C/253
DAVID JOHN HALLIGAN & REBECCA CHRISTINA
HALLIGAN in the presence of:

VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

R.C. Hallgren
D.J. Hallgren

Signed by the owner of CT 45C/254
ERIC ALEXANDRA MILLER in the presence of:

VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

BB Miller

Signed by the owners of CT 45C/255
ADRIENNE VALMAYE TWEED & DONALD MALVERN
CHARLES TWEED in the presence of:

VIRGINIA MAREE NOONAN
SOLICITOR
CHRISTCHURCH

A. V. Jurewicz Dmc Jurewicz.

Signed by the owners of CT 45C/256
GEOFFREY PAUL McGEE in the presence of:

W K Higgins
Company Manager.

X 9 P McGee
NO 1 Craigieburn 5

Signed by the owners of CT 45C/257
ALASTER JOHN PRESTON in the presence of:

RICHARD CROCKFORD GRAY
SOLICITOR
CHRISTCHURCH

ap. Prast.

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.

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.

JMC *[Signature]* J. B. *[Signature]* W.B.B. *[Signature]* *[Signature]* *[Signature]*
 J. B. *[Signature]* W.B.B. *[Signature]* *[Signature]* *[Signature]*
 W.B.B. *[Signature]* *[Signature]* *[Signature]* *[Signature]*

Land Information Memorandum L261243

Application

Janelle Denham	No.	L261243
Tavendale and Partners	Application date	21/05/2026
PO Box 324	Issue date	25/05/2026
Ashburton 7740	Phone	0272676407

Property

Valuation No.	2418023307
Location	14 Craigieburn Street, Darfield
Legal Description	LOT 6 DP 79296 BLK VII HAWKINS SD
Owner	Withheld
Area (hectares)	0.1157

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/09/24. For further information please contact Council's Rates Department.

Revaluation Year	2024
Land	\$270,000.00
Improvements	\$520,000.00
Capital Value	\$790,000.00

Current Rates Year 2025 to 2026

Annual Rates	\$3,849.60
Current Instalment	\$897.50
Current Year - Outstanding Rates	\$946.70
Arrears for Previous Years	\$0.00

Next Instalment Due

15/06/2026

Next Revaluation Due 2027

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Planning/Resource Management

Partially Operative District Plan: General residential zone

Operative District Plan Zoning: Living 1

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6th of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27th November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991)). The Operative District Plan now only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit <https://selwyn.govt.nz/property-And-building/planningstrategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

Planning Notes

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on information.management@selwyn.govt.nz

Building

Building Consent 001113

Dwelling

Code Compliance Certificate Issued 16/07/2001

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

Services

Water

Council Water Scheme is available and connected.

This property has metered water supply connected to the Darfield Scheme. For any further information, please contact water.services@selwyn.govt.nz.

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws> Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for previous owner's water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

The water supply is metered and billed 6 monthly for every cubic meter of water used.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer

Council sewer scheme is not available

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If there is an existing domestic onsite wastewater treatment system on this property, the owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury.

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a Council reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or to the product manufacturers.

Council have agreed to build a sewer network for Darfield and Kirwee. Property owners are encouraged to review the evolving progress. Please refer to Selwyn District Council website <https://www.selwyn.govt.nz/services/water/wastewater/darfield-wastewater> for detailed information.

Should you have any further questions please phone 0800 SELWYN (0800 735996) and ask for Water Services.

Stormwater

Soakhole

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

Copy of drainage plan attached.

If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or contactus@selwyn.govt.nz

Water Races

None known

Drains

None known

Kerbside Waste Collections

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas.

For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800. [Selwyn District Council - Collection Days & Routes](#)

If your address shows “no results found”, this means:

- your property is not serviced directly by kerbside collections
- you have a new property and either
- you have requested for your property to be added to the route and it is in the process of being added
- you have not yet requested for your property to be added to the route.

Please contact the Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

Land Notes: Central Plains Water Trust holds various resource consents to convey and apply irrigation water to land and to construct and operate a distribution network for the Central Plains Water Enhancement Scheme. Although this property is within the command area of the Scheme, it will not be directly affected by the distribution network.

Land Notes: For further information on the Central Plains Water Enhancement Scheme including relevant maps, please contact Selwyn District Council and/or Central Plains Water Limited.

Property owners can contact Central Plains Water Limited (CPW) to update their details on (03) 928 2960.

Listed Land Use Register (LLUR):

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Craigieburn Street is a formed and sealed local road maintained by Selwyn District Council.

Natural Hazards

This section sets out information that the Council holds relating to natural hazards, such as earthquake, tsunami, erosion, landslip, liquefaction/sedimentation and subsidence, wind and snow, or flooding/inundation.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas.

If the Property is identified below as being subject to a natural hazard, it may have been issued a building consent with a waiver or modification of the Building Code to confirm that building work will accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property. If a waiver or modification has been issued, this will be noted in the Building section of the LIM above.

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: [District Plan - Partially Operative Selwyn District Plan \(Appeals Version\)](#)

- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272418023307%27&zoom_to_selection=true
– use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at planning.technical@selwyn.govt.nz, or call 0800 SELWYN (735 996).

Earthquake

All properties in New Zealand may be affected by earthquakes, however, the Council holds no additional information about potential earthquake hazards at this Property.

Earthquake Prone Buildings

If this Property has an Earthquake Prone Building, this will be noted in the Building section of this LIM under “Earthquake Prone Buildings”.

Erosion

District Plan information relating to erosion

None known

Landslip and Rockfall

Regional mapping of landslides / rock avalanches

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2006 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. Further information can be found in the technical report: [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. The scope of this report is the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District.

Climate change may cause increased rain and storm intensity and frequency, and vegetation changes. These impacts of climate change may reduce the Property’s resilience and exacerbate the landslip and rockfall hazard.

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

The Property is within an area where liquefaction damage is possible in future earthquakes. The Selwyn District Council has mapped areas where a liquefaction assessment is required, and other areas where a liquefaction assessment is only needed for certain activities. [View Selwyn District Council's maps](#). [View Selwyn District Plan rules relating to liquefaction / geotechnical planning requirements](#). Environment Canterbury has separately identified additional areas where liquefaction is possible. [View Environment Canterbury's map showing areas where liquefaction is possible](#). Further information about liquefaction generally can be found in the following technical reports:

- [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers the Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.
- [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. This report covers the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

Climate change may cause changes in groundwater and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate the impacts of the liquefaction and subsidence hazard.

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of the [NZ Building Code Handbook](#), and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on [Environment Canterbury's liquefaction map](#). Further information can be found in the technical report: [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

This Property is within the following flooding or inundation overlay(s) or areas in the District Plan. Information and reports about the relevant overlay are included below. Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

Plains Flood Management Overlay

The Plains Flood Management Overlay in the Council's District Plan identifies areas where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed. View a map of the overlay. View the rules relating to the overlay. Further information can be found in the following technical reports:

- Selwyn River/Waikirikiri floodplain investigation, ECAN report, September 2019
- Regional Policy Statement Modelling for Selwyn District Council – District Plan, DHI Water and Environment Limited report, November 2019

Environment Canterbury information regarding flooding and inundation

Historic Flooding Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's [flood imagery register](#).

Other flooding and inundation information

Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

Flood modelling

This Property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. View the flood model results. More detail can be found in the technical report: Selwyn District Flood Model - Hydraulic Model Build Report, Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

Ground Water Level

The ground water level at this Property is not known for this Property. A high ground water level may exacerbate any flooding at this Property, or the impact of any flooding at this Property

Exposure Zones

Exposure zones are standardised categories for a property's potential exposure to certain risks. Any proposed building work may need specific engineering design, depending on the exposure of the construction site. The categories are based on two standards: NZS3604:2011 and AS/NZS1170:2002.

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	206m	-
Exposure Zone	B	-

Exposure Zone Descriptions

Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

Special Land Features

Soil Type

Lismore shallow silt loam

Land Fill

None known

Licences/Environmental Health

None known

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:
 - a) Discharge consents.
 - b) Well permits.
 - c) Consents to take water.
 - d) The existence of contamination and/or hazardous sites.
 - e) Flooding.
 - f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
 - a) The information may be relevant to the purposes for which this report is obtained;
 - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Information Management Team

Date: 25/05/2026

LIM Report Legend

Base Layers

- Road
 - Road
- Railway
 - Railway
- District Boundary
 - District Boundary
- Township Boundary
 - Township Boundary
- Ratepayer Information
 - Ratepayer Information

Parcels

- Parcels

PODP - Zones and Precincts

Precincts

- Commercial Precincts
- Industrial Precincts
- Airfield Precincts
- Rural Precincts

Zones

- Large lot residential zone
- Low density residential zone
- General residential zone
- Medium density residential zone
- Settlement zone
- General rural zone
- Neighbourhood centre zone
- Local centre zone
- Large format retail zone
- Town centre zone
- General industrial zone
- Special purpose zone

Zone and Water Services

SWL Water Points

- Supply Point
- Valve
- Node
- Hydrant
- Tank
- Irrigation
- Equipment
- Facility
- Meter
- Fire Plant

SWL Water Lines

- Pipe - Treated
- Irrigation
- Pipe - Untreated
- Pipe - Sewer
- Pipe - Unknown
- Other

SWL Private Water Points

-

SWL Private Water Lines

-

SDC Water Points

- EQUIPMENT - BORE
- EQUIPMENT - GENERATOR
- EQUIPMENT - SAMPLE TAP
- EQUIPMENT - OTHER
- FACILITY
- FIRE PLANT
- HYDRANT
- IRRIGATION
- NODE
- OBSOLETE
- SUPPLY POINT
- TANK
- VALVE

SDC Water Lines

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE_BOUNDARY

SWL Sewer Points

- Manhole
- Valve
- Chamber
- Node
- Equipment
- Facility

SWL Sewer Lines

- Gravity
- Pressure
- Rising
- Other

SWL Private Sewer Points

-

SWL Private Sewer Lines

-

SDC Sewer Points

- TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

SDC Sewer Lines

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE_GRAVITY
- PIPE_RISINGMAIN
- SITE_BOUNDARY

Storm Points

- TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

Storm Lines

- TYPE
- CHANNEL
- DIM LINE
- OBSOLETE
- OUTLINE
- PIPE

SITE_BOUNDARY

- Soakhole w/Hoz Soakage
- StopBank

Storm Polygons

- TYPE
- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

Stormwater Management Area

- Stormwater Management Area

West Melton Observatory Zone

- West Melton Observatory Zone

Planning Zones

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living West Melton (North)
- Living Z
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Key Activity Centre
- Living West Melton (South)

Liquefaction Drains and Water Race

CDrain_pt

- GATE
- Site
- WEIR

CDrain_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt

- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SHAFT
- SITE
- SOAKHOLE

WRace_In

- AQUEDUCT
- CULVERT
- DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- OUTLINE
- SIPHON
- TUNNEL

SDC Cleaned

- SDC Cleaned

Project Extent

- Project Extent

Boundary Between Liquefaction Assessment Zones

- Boundary Between Liquefaction Assessment Zones

Liquefaction Susceptibility

- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

Ecan River Protection Scheme

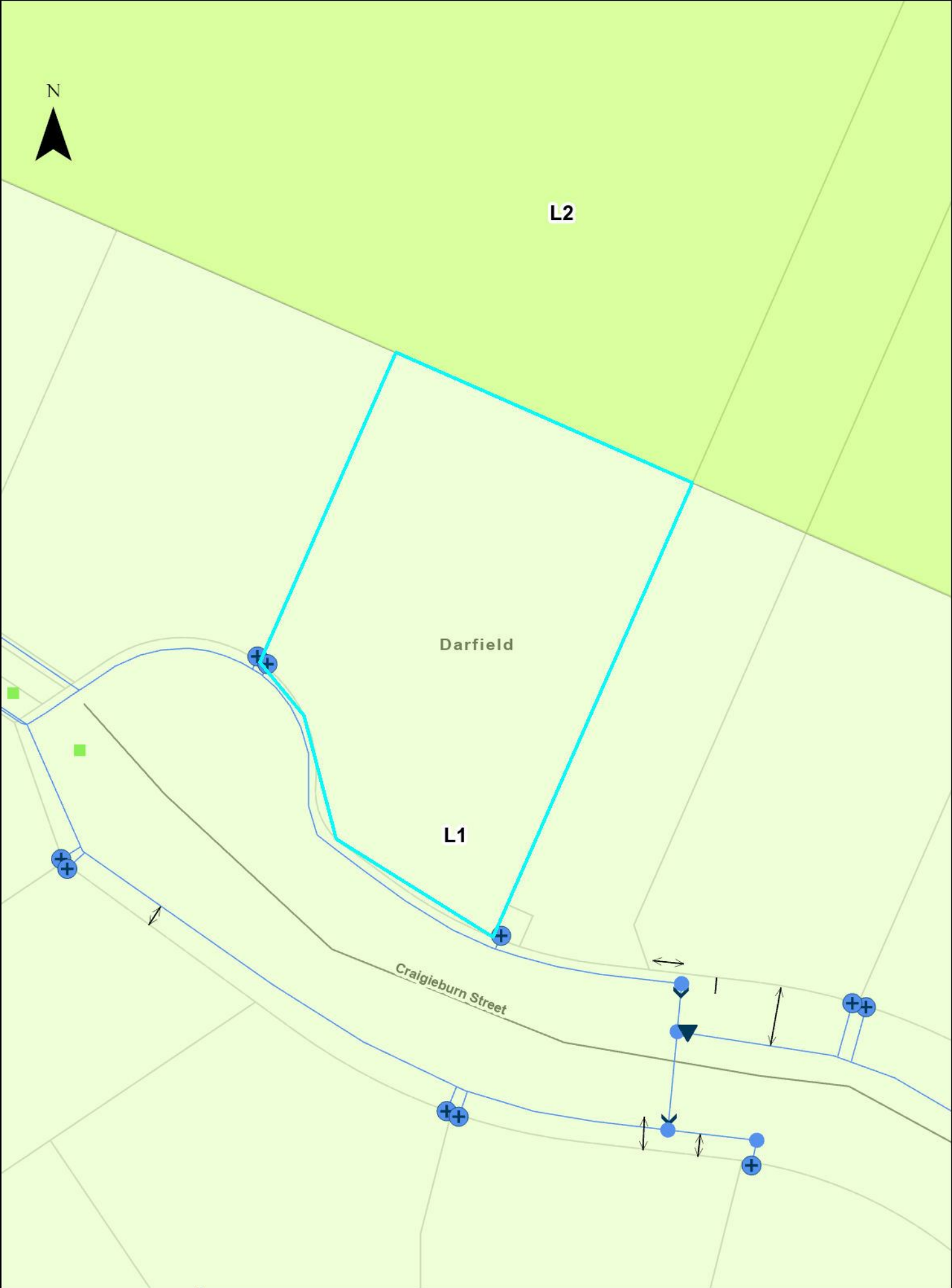
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

Greendale Fault

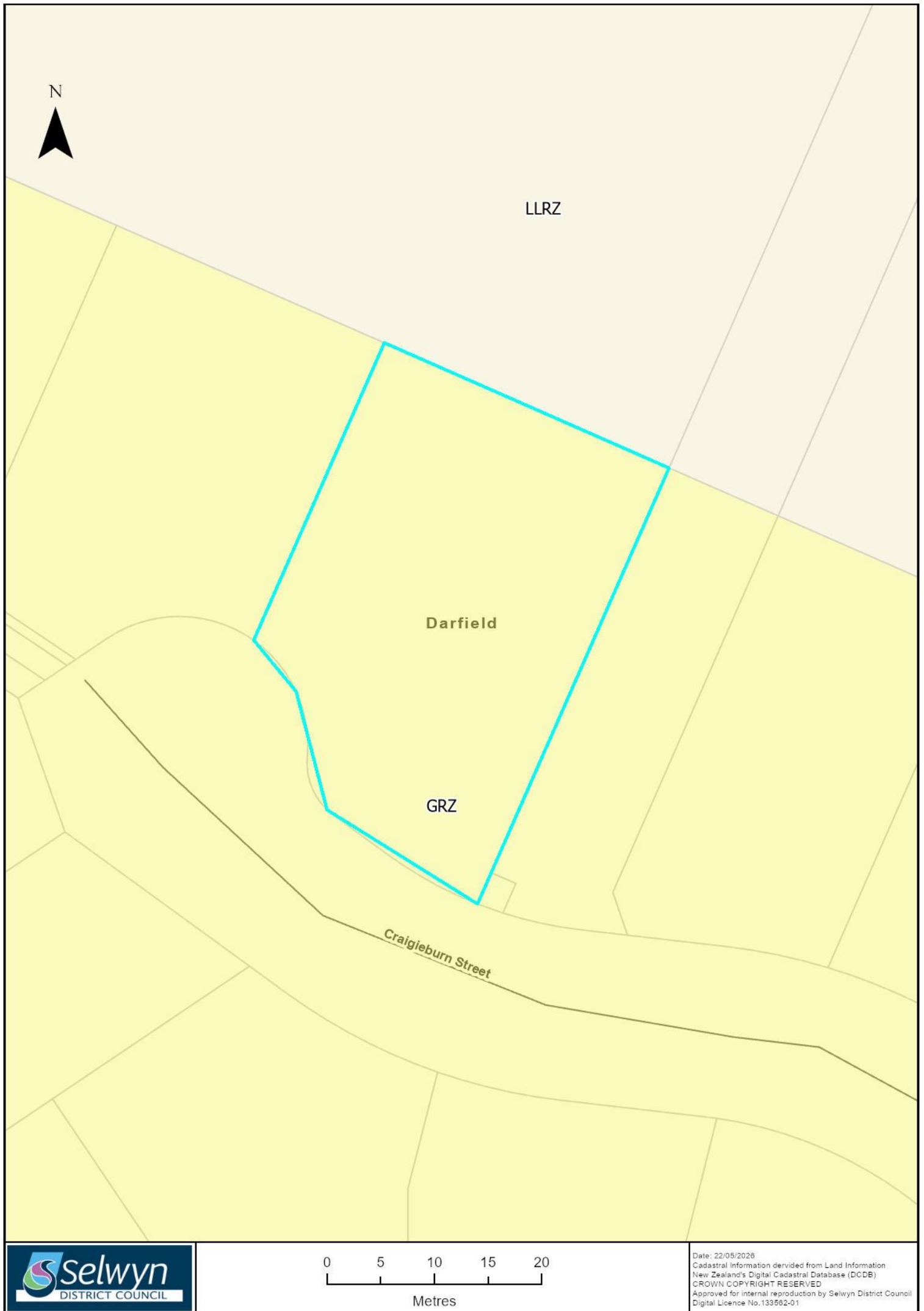
- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

Biodiversity

- Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- Confirmed SNA Sites
- Significant Natural Areas (Final 115)



LIM REPORT - PODP Zone and Precinct



RESOURCE CONSENT INFORMATION

This document is one of three pages titled “Resource Consent Information” which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

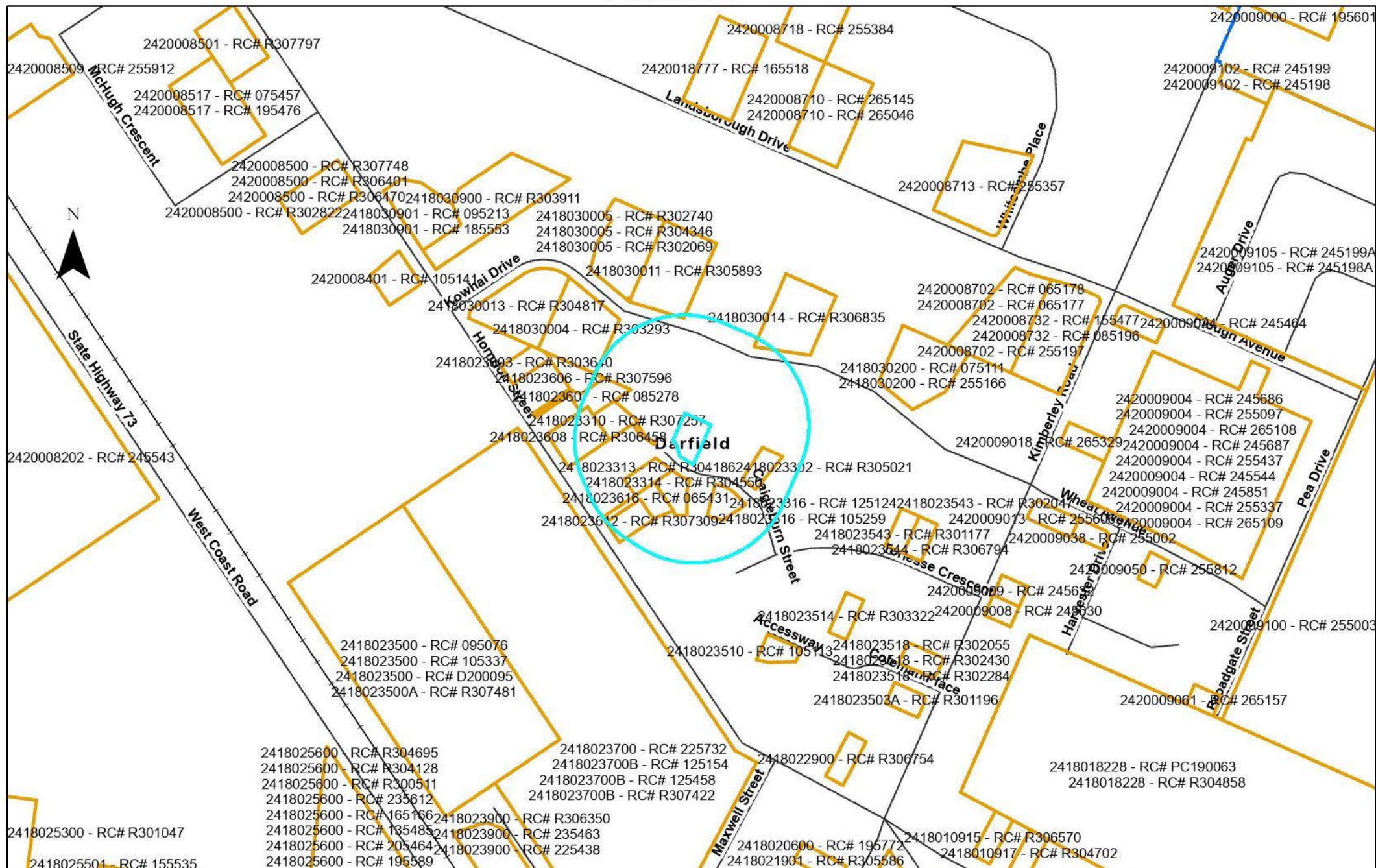
Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

2418023307



Assessment_ID	RC Number	Proposal	Decision Date
2418023302	R305021	TO ERECT DWELLING WITH NON COMPLYING SITING	2001-07-19
2418023310	R307257	TO ERECT A DWELLING WITH ATTACHED GARAGE IN NON-COMPLYING POSITION	
2418023313	R304186	TO ERECT DWELLING & GARAGE WITH NON-COMPLYING SITING	2000-01-17
2418023314	R304550	TO ERECT WORKSHOP/STORAGE SHED IN NON COMPLYING POSITION	2000-07-24
2418023316	105259	NON-COMPLYING SITING FOR DWELLING AND SEPERATE WORKSHOP	2010-08-31
2418023316	125124	Four lot residential subdivision one of which will be amalgamated with adjoining	2012-08-22
2418023606	R307596	TO ERECT A BUILDING WITH NON COMPLYING SITING	2005-09-19
2418023607	085278	NON-COMPLYING SITING FOR CARPORT	2008-08-28
2418023608	R306458	SUBDIVISION OF 3680 SQM ZONED RES MALVERN/LIVING 1 TO CREATE LOT 1 OF 845 SQM, LOT 2 OF 2023 SQM WITH EXISTING DWELLING & LOT 3 OF 812 SQM	2003-11-26
2418023612	R307309	TO CREATE 2 LOTS IN LIVING 1 ZONE	2005-03-24
2418023616	065431	TO RELOCATE DWELLING	2006-12-07
2418030004	R303293	SUBDIVISION OF 9146 SQ M ZONED RU RES INTO 2 LOTS > 4500 SQ M	1998-07-01
2418030011	R305893	GARAGE EXTENSION IN NON COMPLYING POSITION	2002-12-02
2418030014	R306835	TO ERECT DWELLING ON 4100 M2 LOT	2004-06-03

Code Compliance Certificate
001113
Section 43(3), Building Act 1991
APPLICANT

 B R & P A LOADER
 C/O STONEWOOD HOMES
 P O BOX 20-278
 CHRISTCHURCH

Issue date 16/07/01

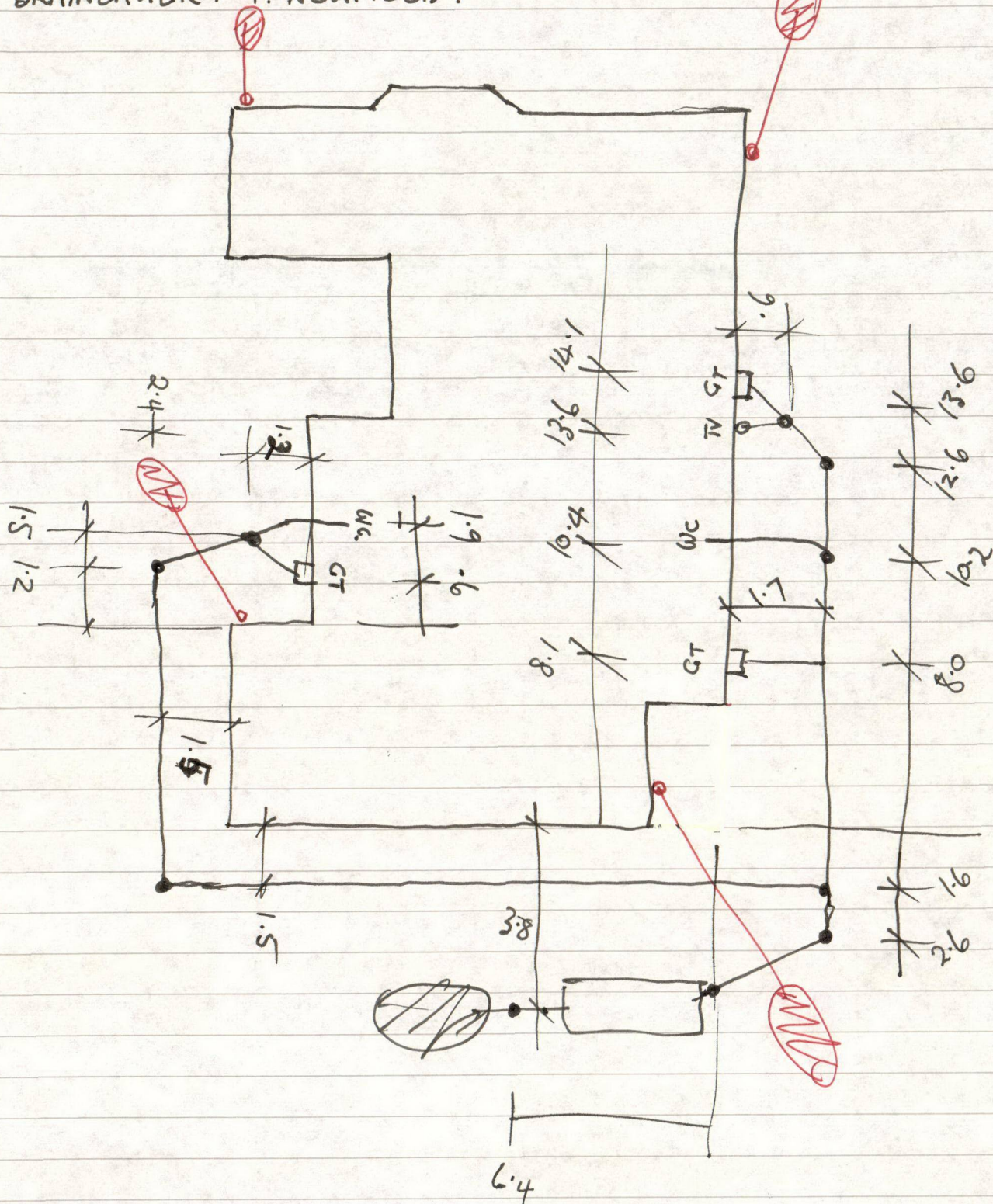
Project

Description	New Construction
	Being Stage 1 of an intended 1 Stages
	DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	DWELLING
Estimated Value	\$158,000
Location	14 CRAIGIEBURN ST, DARFIELD
Legal Description	LOT 6 DP 79296 BLK VII HAWKINS SD
Valuation No.	2418023307

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:
Name:

Date: July 16, 2001





IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to be the person responsible for the payment of all expenses relating to this procedure.

CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

Council implements an annual programme of street tree inspections and maintenance throughout the district. Street tree maintenance is the responsibility of the Council, who employs a contractor to provide arboricultural services. It is critical that any other tree maintenance required is undertaken by our appointed contractor to ensure consistency in both quality and tree form.

Please contact us by lodging a Service request if your tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



Reducing water use is important as Selwyn households tend to be high users of water. Residential properties connected to a Council supply used an average of 1,470 litres of water per day in 2012/13 and 1,386 litres per day in 2011/12. As a comparison, typical household use in New Zealand is around 675 litres per day.

Part of the reason why Selwyn households have higher water consumption is because properties tend to have large sections and over dry summers water use can increase

significantly. Additional bores can be added to increase the capacity of Council water supplies, but this is costly and unsustainable.

Over summer, demand for water is much higher than in winter, as people use more water to maintain their lawns. When demand for water is very high during dry summers, water restrictions can be introduced if necessary.

Demand is especially high at the peak times of 6–9am in the morning and 4–9pm in the evening, when people

use water for cooking, washing and dishwashers, and often water their lawns at the same time.

We are asking everyone to be careful about how they use water, especially in summer when there is more demand for water. Some areas like Rolleston and Darfield also pay for their water based on metered use so reducing your water consumption will mean you spend less on water bills.

How much water do you use?

This chart shows the amount of water typically used for different household activities. Once you know where your water is going, you can think about how you could reduce your water use. If your water is metered and billed this will help reduce how much you spend on water.

Kitchen—Activity	Water used	Buckets
Dishwashing by Hand	12 to 15 litres per wash	1–1½
Dishwasher	20 to 60 litres per wash	2–6
Drinking, Cooking, Cleaning	8 litres per person	¾–1
Bathroom—Activity	Water used	Buckets
Toilet	4.5 to 11 litres per flush	½–1
Bath	50 to 120 litres (half full)	5–12
Shower (8 minutes)	70 to 160 litres per 8 minutes	7–16
Handbasin	5 litres	½
Tap Running (Cleaning teeth, washing hands)	5 litres	½
Leaking Tap	200 litres	20
Laundry—Activity	Water used	Buckets
Washing Machine (Front loading)	23 litres per kg of dry clothing	4–5
Washing Machine (Top Loading)	31 litres per kg of dry clothing	5–6
Outside—Activity	Water used	Buckets
Hand Watering by Hose	600 to 900 litres per hour	60–90
Garden Sprinkler	Up to 1500 litres per hour	150
Car Wash with Hose	100 to 300 litres	10–30
Filling Swimming Pool	20,000 to 50,000 litres	2,000–5,000
Leaking Pipe (1.5mm hole)	300 litres per day	30



Tips for managing your water use

You can help manage your water consumption wisely by following these tips:

Your garden and lawn

- Water your garden and lawn every few days rather than every day. Wetting the soil surface every day encourages roots to develop at the surface, making them more vulnerable to hot dry spells.
- Water your garden and lawn outside of peak water usage hours (avoid 6am–9am, and 4pm–9pm). Watering in the early morning (before 6am) or late evening (after 9pm) will minimise evaporation loss. Also avoid watering in a Nor' West wind as the water will quickly evaporate.
- Using a watering can or hand watering plants by hose often uses far less water than a sprinkler.
- Use a timer to avoid overwatering as it makes plants more susceptible to fungus diseases and will leach out soil nutrients.
- Use mulch or cover the soil with a layer of organic matter to keep the soil moist. Mulches help protect plant roots from drying effects of sun and wind and also reduce weed growth.

- Check if the soil needs watering by digging down with a trowel and having a look. This is a more accurate way to see if watering is needed than looking at the surface.
- Check you have the right head for your sprinkler. Sprinklers should apply water gently so that it seeps into the soil. Some sprinklers apply water faster than the soil can absorb.
- When planting choose drought resistant plants that don't require a lot of water.



Outdoors

- Wash your car with a bucket of water rather than a hose.
- Use a broom rather than hosing down paths and driveways.
- Inspect hoses and taps both indoors and outdoors to check for leaks which waste water.
- Collect rainwater for use watering gardens and lawns.
- If you have a swimming pool, keep it covered to stop the water evaporating.

Indoors

- Reduce your water consumption at the peak times of 6-9am and 4-9pm. Easy ways to do this include using your washing machine after 9pm at night, and putting your dishwasher on just before you go to bed.
- Take a short shower instead of a bath.
- Don't switch on the dishwasher or washing machine until you have a full load.
- Use a half flush when using the toilet.



2 Norman Kirk Drive, Rolleston, New Zealand
PO Box 90, Rolleston 7643
Telephone (03) 347-2800
Toll-free Darfield (03) 318-8338
Enquiries: accounts.receivable@selwyn.govt.nz

Tavendale and Partners
PO Box 324
Ashburton 7740

GST Number: 53-113-451
Invoice Date: 25/05/2026
Account No: 803434
Order No.

Tax Invoice 257835

Qty	Description	Rate	GST	Amount
L261243	25/05/26 : Janelle Denham : Tavendale and Partners			
2418023307	: 14 Craigieburn Street, Darfield			
	Residential - Land Information Memorandum		39.13	300.00
Subtotal				260.87
GST				39.13
Total Amount				\$300.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Tavendale and Partners
PO Box 324
Ashburton 7740

Account No.: 803434
Invoice No.: 257835
Total Due: **\$300.00**

Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your account number in the particulars field, and your invoice number in the code field.

You are welcome to pay your invoice online by visiting our website <https://www.selwyn.govt.nz>



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		
2011135848	14 CRAIGIEBURN STREET, DARFIELD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Chalmers Construction Limited ***** (S340)		Property F2'd By:	EQR\AndrewAr	F2 Completed Date:	26-02-2015
Cont Managing Hub:	<UNALLOCATED>	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/2011/135848 14 CRAIGIEBURN STREET	E011	F3	0	27,265.43	27,265.43	0.00	1,500.30	1,500.30	0.00	28,765.73	28,765.73
Property Total			0	27,265.43	27,265.43	0.00	1,500.30	1,500.30	0.00	28,765.73	28,765.73

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2011/135848	14 CRAIGIEBURN STREET	Substantive Works - Primary	CLOSED OUT-Chalmers Construction Limited ***** (S340)	COMPLETIONS	27,265.43	8	28,765.73	28,765.73
Transmitted To Hub -> Claim File Review Complete			6-11-12 customer put tiler off until end Nov 12. 30-3-12 to EQC for approval. 50K + CLAIM					
Property Total					27,265.43	8	28,765.73	28,765.73

No Works Orders on this Property

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		
2011135848	14 CRAIGIEBURN STREET, DARFIELD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Chalmers Construction Limited ***** (S340)		Property F2'd By:	EQR\AndrewAr	F2 Completed Date:	26-02-2015
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Claims / Certs / Payables

S340 CLOSED OUT-Chalmers Construction Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/135848	Subst OB	Substantive Works	34	EQR\GavinK	\$0.00	17-Jan-2013	\$27,265.43			
CLM/2011/135848	Subst BV	Variation	34	EQR\GavinK	\$0.00	17-Jan-2013	\$450.00			
CLM/2011/135848	Subst BV	Variation	34	EQR\GavinK	\$0.00	17-Jan-2013	\$1,050.30			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/135848	Subst OB	Substantive Works	32	EQR\GavinK	\$0.00	17-Jan-2013	\$27,265.43			
CLM/2011/135848	Subst BV	Variation	32	EQR\GavinK	\$0.00	17-Jan-2013	\$450.00			
CLM/2011/135848	Subst BV	Variation	32	EQR\GavinK	\$0.00	17-Jan-2013	\$1,050.30			
S340	CLOSED OUT-Chalmers Construction Limited ***** Total					Claims	\$28,765.73	Certs	\$28,765.73 Payables	\$0.00
Property Total						Claims	\$28,765.73	Certs	\$28,765.73 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/135848	Defects Liability Certificate	Lincoln Hub	07/05/2014
CLM/2011/135848	Practical Completion Certificate (PCC)	Lincoln Hub	26/08/2014
CLM/2011/135848	Construction Completion Inspection	Lincoln Hub	19/12/2012
CLM/2011/135848	Defects Liability Certificate	Lincoln Hub	26/08/2014
CLM/2011/135848	Final Account Agreement	Lincoln Hub	26/08/2014
CLM/2011/135848	Construction Completion Inspection	Lincoln Hub	26/08/2014
Property Total			Finalisation Documents Present: 6

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		
2011135848	14 CRAIGIEBURN STREET, DARFIELD		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Chalmers Construction Limited ***** (S340)		Property F2'd By:	EQR\AndrewAr	F2 Completed Date:	26-02-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/135848	14 CRAIGIEBURN STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims:** 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S340 CLOSED OUT-Chalmers Construction Limited *****	Rationalised	EQRC0100	Main Contractor	Substantive Works

Property Total **Number of Contractors:** 1

Scope of Works



Customer: B R LOADER

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 14 CRAIGIEBURN STREET, DARFIELD 7510 on 13/10/2011

Site

Element	Damage	Repair
Garden Shed (Garden - Steel - 4.00 m2)		
Green House (Poly tunnel - Light Steel - 6.00 m2)		
Land (Exposed - Soil - 946.00 m2)		
Land (Under dwelling - Soil - 210.00 m2)		
Main Access (Drive - Concrete - 40.00 m2)		

Services

Element	Damage	Repair
Sewerage (Septic Tank - PVC Pipe - 4.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 7.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North monolithic cladding at all elevations)

Element	Damage	Repair
Wall Cladding (Monolithic - Polystyrene - 24.20 m2)	Monolithic Damage	Remove, dispose and replace render over 50mm poly 24.20 m2
Wall framing (Timber Frame - Timber - 26.40 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
Wall Cladding (Monolithic - Polystyrene - 24.20 m2)	Monolithic Damage	Remove, dispose and replace render over 50mm poly 24.20 m2
Wall framing (Timber Frame - Timber - 26.40 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
Wall Cladding (Monolithic - Polystyrene - 48.40 m2)	Monolithic Damage	Remove, dispose and replace render over 50mm poly 48.40 m2
Wall framing (Timber Frame - Timber - 52.80 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair	
Wall Cladding (Monolithic - Polystyrene - 48.40 m2)	Monolithic Damage	Remove, dispose and replace render over 50mm poly	48.40 m2
Wall framing (Timber Frame - Timber - 52.80 m2)	No Earthquake Damage		

Roof (Pitched metal tiles)

Element	Damage	Repair	
Roof Covering (Pitched - Steel - 242.00 m2)	No Earthquake Damage		
Roof framing (Framed - Timber - 242.00 m2)	No Earthquake Damage		
Soffit (Cement Sheet - Cement sheet 4.5mm - 66.00 l/m)	Cracked soffit lining	Paint cracked soffit	39.60 m2

Foundations (Concrete slab)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 242.00 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm)	15.00 l/m
	Cosmetic cracking	Grind out and epoxy fill (5mm to 12mm)	3.00 l/m
	Cosmetic cracking	Paint floor	33.60 m2

Interior**Ground Floor - Kitchen (Open plan / living)**

Room Size: 10.40 x 7.30 = 75.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 75.92 m2)	No Earthquake Damage		
Door (Internal) (Double Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 75.92 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	Movement damage	Refix cabinets to wall	1.00 No of
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 84.96 m2)	Cosmetic damage	Rake out and stop	0.50 l/m
	Cosmetic damage	Paint wall	84.96 m2
Window (Aluminium Sliding - Pane double glazed - 3.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 7.50 l/m)	No Earthquake Damage		

Ground Floor - Office/Study (Off living area)

Room Size: 3.80 x 3.70 = 14.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.06 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 14.06 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.00 m2)	Cosmetic damage	Rake out and stop	0.50 l/m
	Cosmetic damage	Paint wall	36.00 m2

Window (Aluminium Awning - Pane double glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Entry (Main entry)

Room Size: 1.50 x 4.10 = 6.15 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.15 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Tiles - 6.15 m2)	Cosmetic damage	Grind out and re-grout tiles	4.00 l/m
Wall covering (Gib - Paint - 26.88 m2)	Cosmetic damage	Paint wall	26.88 m2
Window (Timber medium - Pane double glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway (Main hallway)

Room Size: 1.00 x 8.60 = 8.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.60 m2)	No Earthquake Damage		
Floor (Concrete - Carpet - 8.60 m2)	Cosmetic damage	Lift and relay existing carpet	8.60 m2
Wall covering (Gib - Paint - 46.08 m2)	Cosmetic damage	Rake out and stop	0.50 l/m
	Cosmetic damage	Paint wall	46.08 m2

Ground Floor - Internal Garage

Room Size: 5.60 x 6.00 = 33.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 33.60 m2)	Cosmetic Damage	Rake out, plaster and paint	33.60 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Garage door (Rolla Door Steel - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 55.68 m2)	Cosmetic damage	Rake out, plaster and paint	55.68 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Laundry (Off hallway)

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.00 m2)	No Earthquake Damage		
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 7.00 m2)	Cosmetic damage	Grind out and re-grout tiles	3.50 l/m
Wall covering (Gib - Paint - 26.40 m2)	Cosmetic damage	Rake out and stop	0.50 l/m
	Cosmetic damage	Paint wall	26.40 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (End of hallway)

Room Size: 4.30 x 3.40 = 14.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.62 m2)	Cosmetic Damage	Rake out, plaster and paint	14.62 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 14.62 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.96 m2)	Cosmetic damage	Rake out, plaster and paint	36.96 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	11.20 l/m

Ground Floor - Toilet (Off hallway)

Room Size: 0.10 x 1.80 = 0.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - .18 m2)	Cosmetic Damage	Paint Ceiling	0.18 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - .18 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 9.12 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)			

Ground Floor - Bedroom (End of hall on left)

Room Size: 3.30 x 3.50 = 11.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 11.55 m2)	Cosmetic Damage	Gap fill and paint	11.55 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 11.55 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 32.64 m2)	Cosmetic damage	Rake out, plaster and paint	32.64 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.40 l/m

Ground Floor - Bathroom (Off hallway)

Room Size: 2.00 x 2.90 = 5.80 (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 - 5.80 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 5.80 m2)	Cosmetic damage	Remove, dispose and install tiles	5.80 m2
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.52 m2)	No Earthquake Damage		

Window (Aluminium Awning - Pane double glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Bedroom (Master)

Room Size: 3.40 x 4.70 = 15.98 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.98 m2)	Cosmetic Damage	Gap fill and paint	15.98 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 15.98 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 38.88 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Walk In Wardrobe

Room Size: 2.40 x 1.80 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built In Shelves (Wall unit - MDF - 8.00 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.32 m2)	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	Cosmetic damage	Repaint door and trim	1.00 No of
Floor (Concrete - Carpet - 4.32 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.16 m2)	No Earthquake Damage		

Ground Floor - En Suite (Off master)

Room Size: 2.20 x 1.80 = 3.96 (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 - 3.96 m2)	Cosmetic Damage	Gap fill and paint trims	8.00 l/m
	Cosmetic Damage	Paint Ceiling	3.96 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint door and trim	1.00 No of
Floor (Concrete - Tiles - 3.96 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 19.20 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	4.80 l/m

Small shed

Exterior

Elevation (North 3x1.9h hardies weatherboards at all elevations)

Element	Damage	Repair
No Damage		

Elevation (South 3x1.9h)

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

No Damage

Elevation (East 2.5x1.9h)

Element	Damage	Repair
No Damage		

Elevation (West 2.5x1.9h)

Element	Damage	Repair
No Damage		

Roof (Pitched metal)

Element	Damage	Repair
No Damage		

Foundations (Concrete 3x2.5)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Room (Other) (Observatory)

Room Size: 2.50 x 3.00 = 7.50 (length(m) x width(m) = Area Size(m²))

Stud Height: 1.90 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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EQC Full Assessment Report

Claim Number: CLM/2011/135848
Claimant: B R LOADER
Property Address: 14 CRAIGIEBURN STREET
 DARFIELD 7510

Assessment Date: 13/10/2011 11:13
Assessor: Cronin, Joe
Estimator: Pou, Francis

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	B R, LOADER				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Vero	Dwelling		Yes	

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

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 hazards

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	206.53
Small shed	1	Standard	Post 1980	Rectangular	7.78

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Garden Shed	Garden	Steel	No Earthquake Damage			
Green House	Poly tunnel	Light Steel	No Earthquake Damage			
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Septic Tank	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North monolithic cladding at all elevations)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Polystyrene	Monolithic Damage Remove, dispose and replace render over 50mm poly	24.20 m2	177.50	4,295.50
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	Monolithic	Polystyrene	Monolithic Damage Remove, dispose and replace render over 50mm poly	24.20 m2	177.50	4,295.50
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	Monolithic	Polystyrene	Monolithic Damage Remove, dispose and replace render over 50mm poly	48.40 m2	177.50	8,591.00
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	Monolithic	Polystyrene	Monolithic Damage Remove, dispose and replace render over 50mm poly	48.40 m2	177.50	8,591.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Roof (Pitched metal tiles)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	No Earthquake Damage			
Roof framing	Framed	Timber	No Earthquake Damage			
Soffit	Cement Sheet	Cement sheet 4.5mm	Cracked soffit lining			
			Paint cracked soffit	39.60 m2	28.00	1,108.80

General Comments:**Foundations (Concrete slab)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (up to 5mm)	15.00 l/m	60.00	900.00
			Cosmetic cracking			
			Grind out and epoxy fill (5mm to 12mm)	3.00 l/m	250.00	750.00
			Cosmetic cracking			
			Paint floor	33.60 m2	34.00	1,142.40

General Comments: multiple cracks thru garage slab and into hallway**Ground Floor - Kitchen (Open plan / living)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Double Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Standard Spec	MDF	Movement damage			
			Refix cabinets to wall	1.00 No of	60.00	60.00
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.50 l/m	10.00	5.00
			Cosmetic damage			
			Paint wall	84.96 m2	24.00	2,039.04
Window	Aluminium Sliding	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments: painted walls and ceiling, carpet floor, tiled kitchen area**Ground Floor - Office/Study (Off living area)****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	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.50 l/m	10.00	5.00
			Cosmetic damage			
			Paint wall	36.00 m2	24.00	864.00

Window Aluminium Awning Pane double glazed No Earthquake Damage

General Comments: Painted walls and ceiling, carpet over concrete slab,, double glazed windows ..

Ground Floor - Entry (Main entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Grind out and re-grout tiles	4.00 l/m	30.00	120.00
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	26.88 m2	24.00	645.12
Window	Timber medium	Pane double glazed	No Earthquake Damage			

General Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..., walls and ceiling flow into hallway

Ground Floor - Hallway (Main hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Concrete	Carpet	Cosmetic damage			
			Lift and relay existing carpet	8.60 m2	12.00	103.20
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.50 l/m	10.00	5.00
			Cosmetic damage			
			Paint wall	46.08 m2	24.00	1,105.92

General Comments: Painted walls and ceiling, carpet over concrete slab,, , , wals and ceiling flow into entry

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	33.60 m2	27.00	907.20
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	55.68 m2	27.00	1,503.36
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Floor damage in foundations

Ground Floor - Laundry (Off hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Grind out and re-grout tiles	3.50 l/m	30.00	105.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.50 l/m	10.00	5.00
			Cosmetic damage			
			Paint wall	26.40 m2	24.00	633.60
Wash tub	Single	Stainless Steel	No Earthquake Damage			

Window Aluminium Awning Pane double glazed No Earthquake Damage

General Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..contains HWC (no damage to HWC)

Ground Floor - Bedroom (End of hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.62 m2	27.00	394.74
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	36.96 m2	27.00	997.92
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	11.20 l/m	12.00	134.40

General Comments:

Ground Floor - Toilet (Off hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	0.18 m2	24.00	4.32
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed				

General Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..

Ground Floor - Bedroom (End of hall on left)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	11.55 m2	28.25	326.29
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	32.64 m2	27.00	881.28
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	6.40 l/m	12.00	76.80

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	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	5.80 m2	170.00	986.00

Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage
Wall covering	Gib	Paint	No Earthquake Damage
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage

General Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..

Ground Floor - Bedroom (Master)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	15.98 m2	28.25	451.44
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Walk In Wardrobe

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Cavity Slider	MDF	Cosmetic damage			
			Repaint door and trim	1.00 No of	140.00	140.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments:

Ground Floor - En Suite (Off master)

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			
			Gap fill and paint trims	8.00 l/m	17.00	136.00
			Cosmetic Damage			
			Paint Ceiling	3.96 m2	24.00	95.04
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint door and trim	1.00 No of	140.00	140.00
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.80 l/m	12.00	57.60

General Comments:

Small shed

Exterior

Elevation (North 3x1.9h hardies weatherboards at all elevations)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South 3x1.9h)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East 2.5x1.9h)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West 2.5x1.9h)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Pitched metal)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete 3x2.5)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Room (Other) (Observatory)

Damage: No damage

Require Scaffolding? No

General Comments: Unlined walls and ceiling carpet over concrete 1 double opening external door

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	1,821.59
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	3,408.20
Margin	4,801.23
GST	7,922.02

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	2,792.40
	Elevation (East)	8,591.00
	Elevation (North monolithic cladding at all elevations)	4,295.50
	Roof (Pitched metal tiles)	1,108.80
	Elevation (South)	4,295.50
	Elevation (West)	8,591.00
		29,674.20

Floor	Description	Estimate
Ground Floor	Bathroom (Off hallway)	986.00
	Bedroom (End of hall on left)	1,284.37
	Bedroom (End of hallway)	1,527.06
	Bedroom (Master)	451.44
	En Suite (Off master)	428.64
	Entry (Main entry)	765.12
	Hallway (Main hallway)	1,214.12
	Internal Garage	2,410.56
	Kitchen (Open plan / living)	2,104.04
	Laundry (Off hallway)	743.60
	Office/Study (Off living area)	869.00
	Toilet (Off hallway)	4.32
	Walk In Wardrobe	140.00
		12,928.26

12,928.26

Small shed

Name	Description	Estimate
Exterior	Foundations (Concrete 3x2.5)	0.00
	Elevation (East 2.5x1.9h)	0.00
	Elevation (North 3x1.9h hardies weatherboards at all elevations)	0.00
	Roof (Pitched metal)	0.00
	Elevation (South 3x1.9h)	0.00
	Elevation (West 2.5x1.9h)	0.00
		0.00

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

Fees

Description	Estimate
Contents movement fee	1,821.59
Small Job Fee	180.00
	2,001.59

Overheads

Description	Estimate
Preliminary and general	3,408.20
Margin	4,801.23
GST	7,922.02
	16,131.44
Total Estimate	60,735.50

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?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
Refer to pmo		

Previous Claim Numbers (recorded manually in field)

- One claim number

File Notes

Date Created:	13/10/2011 10:59
Created :	Cronin, Joe
Subject:	Dwelling
Note:	Dwelling is modern rockcoat dwelling on concrete slab with metal roof, it has minor cosmetic damage to wall and ceiling linings in side and some cracking to tiles and to slab,, and minore cracking to rock coat exterior.. Claiment advid to check under carpet for further cracking to slab..
Next Action:	
Date Created:	30/11/2011 03:01
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 30/11/2011
Note:	COMET sent to EQR on 30/11/2011
Next Action:	

Urgent Works Items

EQC Claim Assessment

Address	14 CRAIGIEBURN STREET, DARFIELD, 7510	EQC Claim Number	CLM/2011/135848
Hazards	Nil hazards	EQC Assessor (L,F)	Cronin, Joe
Inspection Date	13-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	Pou, Francis

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
LOADER B R				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Sewerage	Septic Tank, PVC Pipe	4 m
Water Supply	Town Connection, Plastic	7 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Green House	Poly tunnel, Light Steel	6 m2
Land	Exposed, Soil	946 m2
Land	Under dwelling, Soil	210 m2
Main Access	Drive, Concrete	40 m2
Garden Shed	Garden, Steel	4 m2

MAIN BUILDING	Age	Post 1980	Area	206.5m2	Footprint	Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		
Wall framing	Timber Frame, Timber (52.80 m2)	
Wall cladding	Monolithic, Polystyrene (48.40 m2)	
	Monolithic Damage	
	Remove, dispose and replace render over 50mm poly	48.4 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (North monolithic cladding at all elevations)		
Wall framing	Timber Frame, Timber (26.40 m2)	
Wall cladding	Monolithic, Polystyrene (24.20 m2)	
	Monolithic Damage	
	Remove, dispose and replace render over 50mm poly	24.2 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		
Wall framing	Timber Frame, Timber (26.40 m2)	
Wall cladding	Monolithic, Polystyrene (24.20 m2)	
	Monolithic Damage	

EQC Claim Number CLM/2011/135848

Remove, dispose and replace render over 50mm
poly 24.2 m2

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)

Wall framing	Timber Frame, Timber (52.80 m2)	
Wall cladding	Monolithic, Polystyrene (48.40 m2)	
	Monolithic Damage	
	Remove, dispose and replace render over 50mm poly	48.4 m2

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete slab)

Slab foundation	Concrete Slab, Concrete (242.00 m2)	
	Cosmetic cracking	
	Grind out and epoxy fill (5mm to 12mm)	3 m
	Grind out and epoxy fill (up to 5mm)	15 m
	Paint floor	33.6 m2

Comments: multiple cracks thru garage slab and into hallway

Element	Description / Damage / Repair Strategy	Measure
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Roof (Pitched metal tiles)

Roof framing	Framed, Timber (242.00 m2)	
Roof Covering	Pitched, Steel (242.00 m2)	
Soffit	Cement Sheet, Cement sheet 4.5mm (66.00 m)	
	Cracked soffit lining	
	Paint cracked soffit	39.6 m2

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen Open plan / living (L=7.3m W=10.4m H=2.4m)

Window	Aluminium Sliding, Pane double glazed (3.00 No of)	
Floor	Concrete, Carpet (75.92 m2)	
Door (Internal)	Double Hollow Core, MDF (1.00 No of)	
Hob	Electric, Standard Spec (1.00 Item)	
Heating	Electric, Heat pump (1.00 Item)	
Built in oven	Fisher and Paykl, Steel (1.00 Item)	
Ceiling	Gib, Paint (75.92 m2)	
Wall covering	Gib, Paint (84.96 m2)	
	Cosmetic damage	
	Paint wall	84.96 m2
	Rake out and stop	0.5 m
Work top	Kitchen work top, Laminate (7.50 m)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Kitchen joinery	Standard Spec, MDF (1.00 Item)	
	Movement damage	
	Refix cabinets to wall	1 No of

EQC Claim Number CLM/2011/135848

Room - Comments: painted walls and ceiling, carpet floor, tiled kitchen area**Room - Additional Notes:****Office/Study Off living area (L=3.7m W=3.8m H=2.4m)**

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (14.06 m2)

Ceiling Gib, Paint (14.06 m2)

Wall covering Gib, Paint (36.00 m2)

Cosmetic damage

Paint wall

36 m2

Rake out and stop

0.5 m

Door (Internal) Single Hollow Core, MDF (2.00 No of)

Room - Comments: Painted walls and ceiling, carpet over concrete slab,, double glazed windows ..**Room - Additional Notes:****Entry Main entry (L=4.1m W=1.5m H=2.4m)**

Floor Concrete, Tiles (6.15 m2)

Cosmetic damage

Grind out and re-grout tiles

4 m

Wall covering Gib, Paint (26.88 m2)

Cosmetic damage

Paint wall

26.88 m2

Ceiling Gib, Paint (6.15 m2)

Door (External) Single solid Door, Timber (1.00 Item)

Window Timber medium, Pane double glazed (2.00 No of)

Room - Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..., walls and ceiling flow into hallway**Room - Additional Notes:****Hallway Main hallway (L=8.6m W=1.0m H=2.4m)**

Floor Concrete, Carpet (8.60 m2)

Cosmetic damage

Lift and relay existing carpet

8.6 m2

Wall covering Gib, Paint (46.08 m2)

Cosmetic damage

Paint wall

46.08 m2

Rake out and stop

0.5 m

Ceiling Gib, Paint (8.60 m2)

Room - Comments: Painted walls and ceiling, carpet over concrete slab,, , wals and ceiling flow into entry**Room - Additional Notes:****Internal Garage (L=6.0m W=5.6m H=2.4m)**

EQC Claim Number CLM/2011/135848

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Ceiling	Gib, Paint (33.60 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		33.6 m2
Wall covering	Gib, Paint (55.68 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		55.68 m2
Garage door	Rolla Door Steel, Steel (1.00 No of)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Room - Comments: Floor damage in foundations			
Room - Additional Notes:			

Laundry Off hallway (L=3.5m W=2.0m H=2.4m)

Window	Aluminium Awning, Pane double glazed (1.00 No of)		
Floor	Concrete, Tiles (7.00 m2)		
	Cosmetic damage		
	Grind out and re-grout tiles		3.5 m
Wall covering	Gib, Paint (26.40 m2)		
	Cosmetic damage		
	Paint wall		26.4 m2
	Rake out and stop		0.5 m
Ceiling	Gib, Paint (7.00 m2)		
Wash tub	Single, Stainless Steel (1.00 Item)		
Door (External)	Single glass door, Aluminium (1.00 Item)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Room - Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..contains HWC (no damage to HWC)			
Room - Additional Notes:			

Bedroom End of hallway (L=3.4m W=4.3m H=2.4m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		11.2 m
Floor	Concrete, Carpet (14.62 m2)		
Ceiling	Gib, Paint (14.62 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		14.62 m2
Wall covering	Gib, Paint (36.96 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		36.96 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Room - Additional Notes:			

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Toilet Off hallway (L=1.8m W=0.1m H=2.4m)

Window	Aluminium Awning, Pane double glazed (1.00 No of)	
Floor	Concrete, Tiles (0.18 m2)	
Wall covering	Gib, Paint (9.12 m2)	
Ceiling	Gib, Paint (0.18 m2)	
	Cosmetic Damage	
	Paint Ceiling	0.18 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	

Room - Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..**Room - Additional Notes:****Bedroom End of hall on left (L=3.5m W=3.3m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
	Cosmetic damage	
	Gap fill and paint jambs / sills	6.4 m
Floor	Concrete, Carpet (11.55 m2)	
Wall covering	Gib, Paint (32.64 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	32.64 m2
Ceiling	Gib, Paint (11.55 m2)	
	Cosmetic Damage	
	Gap fill and paint	11.55 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Additional Notes:**Bathroom Off hallway (L=2.9m W=2.0m H=2.4m)**

Bath	Acrylic, Standard specification (1.00 Item)	
Window	Aluminium Awning, Pane double glazed (1.00 No of)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Floor	Concrete, Tiles (5.80 m2)	
	Cosmetic damage	
	Remove, dispose and install tiles	5.8 m2
Shower	Cubical shower unit, Acrylic shower (1.00 m2)	
Wall covering	Gib, Paint (23.52 m2)	
Ceiling	Gib, Paint (5.80 m2)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	

Room - Comments: Painted walls and ceiling, tiles over concrete slab,, double glazed windows ..**Room - Additional Notes:****Bedroom Master (L=4.7m W=3.4m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
--------	---	--

EQC Claim Number CLM/2011/135848

Floor	Concrete, Carpet (15.98 m2)		
Wall covering	Gib, Paint (38.88 m2)		
Ceiling	Gib, Paint (15.98 m2)		
	Cosmetic Damage		
	Gap fill and paint		15.98 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		

Room - Additional Notes:**Walk In Wardrobe (L=1.8m W=2.4m H=2.4m)**

Door (Internal)	Cavity Slider, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint door and trim		1 No of
Floor	Concrete, Carpet (4.32 m2)		
Ceiling	Gib, Paint (4.32 m2)		
Wall covering	Gib, Paint (20.16 m2)		
Built in shelves	Wall unit, MDF (8.00 m2)		

Room - Additional Notes:**En Suite Off master (L=1.8m W=2.2m H=2.4m)**

Bathroom sink	Basin, Standard specification (1.00 Item)		
Floor	Concrete, Tiles (3.96 m2)		
Shower	Cubical shower unit, Acrylic shower (0.81 m2)		
Wall covering	Gib, Paint (19.20 m2)		
Ceiling	Gib, Paint (3.96 m2)		
	Cosmetic Damage		
	Gap fill and paint trims		8 m
	Paint Ceiling		3.96 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint door and trim		1 No of
Toilet	Standard, Standard Spec (1.00 Item)		
Window	Timber medium, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		4.8 m

Room - Additional Notes:

SMALL SHED		Age Post 1980	Area 7.8m2	Footprint Rectangular
Structure				
Element	Description	/ Damage	/ Repair Strategy	Measure
Elevation (East 2.5x1.9h)				
Element	Description	/ Damage	/ Repair Strategy	Measure

EQC Claim Number CLM/2011/135848

Elevation (West 2.5x1.9h)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North 3x1.9h hardies weatherboards at all elevations)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (South 3x1.9h)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Foundations (Concrete 3x2.5)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Roof (Pitched metal)**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
----------------	--	---------

Room (Other) Observatory (L=3.0m W=2.5m H=1.9m)**Room - Comments:** Unlined walls and ceiling carpet over concrete 1 double opening external door**Room - Additional Notes:****End Of Assessment**

SCOPE CHANGE SUMMARY

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

Claims No:	2011/135848	Company:	
Claimant:	B London	Address:	
Site Address:	14 Clayton St	Phone:	
EQR Supervisor:	Alex Taylor	Mobile:	
Date:	10-2-12	Accreditation Number:	
		GST:	

The Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan this document and send through Aconex.

Rooms	Walls ✓	Ceiling ✓	Floor ✓	Minor Amendments to original scope	Major amendments to original scope
Kitchen			✓		
Bedroom 3.5x3.3			✓	remove carpet repair floor cracks	

Start Date _____ Finish Date _____

Signature of Contractor _____

Date _____

Signature of Supervisor:  _____

Date 10-2-12

Signature of Quantity Surveyor _____

Date _____

canbrick limited

BOX 11364, SOCKBURN, CHRISTCHURCH, 8042
TELEPHONE: (03) 344 5461 FAX: (03) 344 6140

16 March 2012

Quote 2425

Russel Chalmers
l.chalmers@xtra.co.nz

14 CRAIGIEBURN STREET

Thank you for the opportunity of submitting the following quotation.
(Please note all prices quoted exclude G.S.T)

QUOTATION

Seal crack between soffit and wall cladding and repaint cladding and soffits with EVO 888 elastomeric. Paint.

PRICE \$6500.00+ GST

Notes: Quote if successful should be accepted in writing with an approximate start date.
Quote valid for 3 months.

Yours sincerely



IAN MCLEISH

Jaim No:	2011/135848	Contractor :	Chalmers Construction Ltd		
Jaimant:	B R Loader	Address:	26 Torlesse Rd West Melton		
Jaim site:	14 Craigieburn St Darfield	Accreditation No:	EQRC0100		
Jaimant Phor		Contractor Phone:	274861688	03 3473303	
QR Supervisor	Alex Taylor	GST No.	71 626 938		
ate:	27/03/2012	total Price (incl.GST)	\$ 31,355.24		

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.

ENTERED
account

Rooms	Description of Work	L	W	H	Unit	Rate	Contractors quote	Room Total	Scope Change
Lounge:							\$ -		
							\$ -		
							\$ -		
							\$ -		
Dining Room:							\$ -		
							\$ -		
							\$ -		
							\$ -		
Kitchen:	Walls - rake, stop, paint Joinery - reaffix	7.3	10.4	2.4	85	\$ 29.00	\$ 2,465.00		
							\$ 67.50		
							\$ -		
							\$ -		
							\$ -	\$ 2,532.50	
							\$ -		
Family Room							\$ -		
							\$ -		
							\$ -		
							\$ -		
Bedroom 1: Master	Ceiling - rake, stop, paint	4.7	3.4		16	\$ 29.00	\$ 464.00		
							\$ -		
							\$ -		
							\$ -	\$ 464.00	
Bedroom 2: End of hall	Ceiling - rake, stop, paint Walls/window - repair sills, rake, stop, paint	3.4	4.3	2.4	14.7	\$ 29.00	\$ 426.30		
							\$ 1,073.00		
							\$ -		
							\$ -		
Bedroom 3: End of hall left	Ceiling - rake, stop, paint Walls/window - repair sills, rake, stop, paint Floor - lift, relay carpet	3.5	3.3	2.4	11.6	\$ 29.00	\$ 336.40		
							\$ 948.30		
							\$ 300.00	\$ 300.00	
							\$ -		
Bedroom 4:							\$ -		
							\$ -		
							\$ -		
							\$ -		

Contract Quotation

Address: 14 Craigieburn St Darfield
 Claim #: 2011/135848

Rooms	Description of Work	L	W	H	Area	Rate	Contractors quote	Room Total	Scope Change
Walk in Robe	Cavity slider - remove, replace reveal see notes Cavity slider - repaint door & trim				2	\$ 45.00	\$ 90.00		
							\$ 100.00		
							\$ -		
							\$ -	\$ 190.00	
Insuite:	Ceiling - rake, stop, paint Door - repaint door and trim window - repair, repaint sills/jambs	1.8	2.2		4	\$ 29.00	\$ 116.00		
							\$ 100.00		
							\$ 100.00		
							\$ -	\$ 316.00	
Bathroom 1:	Floor - remove, replace new tiles	2.9	2		5.8	\$ 177.00	\$ 1,026.60		
							\$ -		
							\$ -		
							\$ -	\$ 1,026.60	
Bathroom 2:							\$ -		
							\$ -		
							\$ -		
							\$ -		
Bilet 1:	Ceiling - rake, stop, paint	1.8	1		1.8	\$ 29.00	\$ 52.20		
							\$ -		
							\$ -		
							\$ -	\$ 52.20	
Bilet 2:							\$ -		
							\$ -		
							\$ -		
							\$ -		
Office/Study	Walls - rake, stop, paint	3.7	3.8	2.4	36	\$ 29.00	\$ 1,044.00		
							\$ -		
							\$ -		
							\$ -	\$ 1,044.00	
Impus:							\$ -		
							\$ -		
							\$ -		
							\$ -		
try:	Floor - grindout, regrout tiles Walls - rake, stop, paint	4.1	1.5	2.4	26.9	\$ 335.00 \$ 29.00	\$ 335.00		
							\$ 780.10		
							\$ -		
							\$ -	\$ 1,115.10	
lway:	Floor - lift, relay carpet Walls - rake, stop, paint	8.6	1	2.4	46.1	\$ 300.00 \$ 29.00	\$ 300.00		
							\$ 1,336.90		
							\$ -		
							\$ -	\$ 1,636.90	

Contract Quotation

Address: 14 Craigieburn St Darfield

Claim #	2011/135848
---------	-------------

[illegible]

Contract Quotation

Address: 14 Craigieburn St Darfield

Claim #	2011/135848
---------	-------------

Rooms	L	W	H	Area	Rate	Contractors quote	Room Total	Scope Change
Decks:						\$ -		
						\$ -		
						\$ -		
						\$ -		
Chimney Base:						\$ -		
						\$ -		
						\$ -		
						\$ -		
Chimney:						\$ -		
						\$ -		
						\$ -		
						\$ -		
Other:						\$ -		
						\$ -		
						\$ -		
						\$ -		
To replace:						\$ -		
						\$ -		
						\$ -		
						\$ -		
Foundation:	Floor, grind and epoxy cracks Floor - paint - see garage	18		18	\$ 100.00	\$ 1,800.00		
							\$ 1,800.00	
Siding:								
Scaffolding								

Contract Quotation

Address: 14 Craigieburn St Darfield

Claim #: 2011/135848

Rooms		L	W	H	Area	Rate	Contractors quote	Room Total	Scope Change
ist P & G:	rubbish removal				1	\$ 300.00	\$ 300.00		
	Commercial cleaning				207	\$ 3.22	\$ 664.93		
	Travel - out of town subcontractors				4	\$ 100.00	\$ 400.00		
	Project Management, H & S				6	\$ 45.00	\$ 270.00	\$ 1,634.93	
dd Notes	Exterior walls - brick layer advises monolithe board is not loose therefore does not need to be replaced. Quote attached allows for repairs and repaint Bathroom - allowance for tiles is \$60 m2 Bedroom end of hall left - no allowance to repair floor cracks if identified Paint - allow 4 Litres enamel for window, sills for Bedroom 2 & 3 - paint type different than walls. Walk in robe - Reveals of door to be removed to access door for painting								
							\$ 130.00	\$ 130.00	
								\$ 26,965.43	
	Subtotal Excluding GST						\$ 26,965.43		\$ 300.00
	Add 15% GST						\$ 4,044.81		\$ 45.00
	Total Including GST						\$ 31,010.24		\$ 345.00

Grand Total with Scope Changes Excl GST

\$ 27,265.43

EOC 52,813.47

Grand Total with Scope Changes Incl GST

\$ 31,355.24

Contract Quotation

Estimate Time of Completion

Days 15

Start Date

Finish Date

Signature of Contractor

Date 27/3/12

Works Order

Chalmers Construction

Order Number **EQW 05205**

Please quote on all invoices, correspondences etc

Authorisation no.: **EQRC0100**PA code: **S340**Authorised by: **Angus Rooney**Date: **29-3-12**

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
29-3-12	Alex		E 011	E 07

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date

2011/135848 16 Craigieburn st

27,265.43 174

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
11 Deans Avenue, PO Box 80 105, 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.

Variation to Works Order

 **Fletcher**

ENTERED
10 SEP 2012
Stuart

Claim Number	2011/135648	Contractor Name	Chalmers Construction Ltd
Customer Name	Brian Loader	Supervisor	Alex Taylor
Main Contact	Brian	Date	6/04/2012
Property Address	14 Craigieburn St Darfield	Customer email	
Phone			

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

Additional damage - master bedroom - walls - cracks around door reveal as per photographs provided. Identified when drapes taken down.

Item	Description	Quantity	Unit	Rate	Amount
1	Bedroom 1 - master (L4.7, W3.4, H2.4) - gap fill and paint	38.9	m2	\$ 27.00	\$ 1,050.30
Total					\$ 1,050.30

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

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

Notes

Name Alex Taylor Date 7.9.12 Signature *Alex Taylor*

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

Claimed \$ _____ Hub Name _____

Variation Total \$ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name Anthony Rooney Date 10-9-12 Signature *Anthony Rooney*

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

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

Notes

Name _____ Date _____ Signature _____

Amend Reserve to include New costings \$ 1207.84 inc GST.
A J Coulter 10-9-2012

Variation to Works Order

28 AUG 2012 **Fletcher**

Claim Number	2011/135848	Contractor Name	Chalmers Construction Ltd
Customer Name	B R Loader	Supervisor	Alex Taylor
Main Contact	Brian Loader	Date	16-Aug-12
Property Address	14 Craigieburn St Darfield	Customer email	
Phone			

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

furniture moving - elderly couple require assistance to move furniture to enable repairs to home

Item	Description	Quantity	Unit	Rate	Amount
1	furniture moving -			1	\$ 450.00
Total					\$ 450.00

Section 2 Completed by Contract Supervisor

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

Notes

Name Alex Taylor Date 17-8-12 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____

Variation Total \$ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ Date 17-8-12 Signature [Signature]

Section 5 Completed by EQC Representative

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

Notes

Name _____ Date _____ Signature _____

Defects Liability Certificate

Claim Number	CLM/2011/135848		
Date of Completion	19/12/2012	Date defect period ends	19/03/2013
Property address	14 CRAIGIEBURN STREET, DARFIELD		
Main contractor	zzzzzzChalmers Construction Limited *****		
Principal	Earthquake Commission (EQC)		

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 Defect 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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Adam Liff

Date of issue 7/05/2014

on behalf of Fletcher EQR acting as agent to EQC

MS-SF0702

CLM/2011/135848 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/135848	Hub Zone	Lincoln Hub
Contractor Name	Chalmers Construction Limited	Supervisor	Alex Taylor
Property Address	14 CRAIGIEBURN STREET, DARFIELD	Main Contact Name	B LOADER
Customer name	B LOADER	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Date Started	19/12/2012 01:35:32 p.m.	Date Completed	19/12/2012 02:00:00 p.m.

Description of Works

As per quote

Defects

None

Deferred Works

None

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:

Russell Chalmers



19/12/2012

Name

Signature

Date

Owner/Agent Signature:

Brian Loader



19/12/2012

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/135848 - Construction Completion Inspection

Alex Taylor



19/12/2012

Name

Signature

Date

Contractor's Producer Statement for Construction PS3

Contract: ~ 2011/35848
 Location: ~ 14 Craigieburn St Darfield
 Issued by
 Contractor: ~ Cralmers Construction Ltd
 LBP Licence No ~ BP102863

ENTERED
 23 JAN 2013
 Alen

Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement I, Russell Cralmers (name of LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of the work covered by this statement:

Claim Number: 2011/35848

All works carried out as per
approved scope of works

Signed by/date:

[Signature]

15/1/13

(Date signed)

CONTRACTORS FINAL ACCOUNT AGREEMENT

Fletcher ENTERPRISE
23 JAN 2013
A. Smith

Hub	Dartfield	Company	Chalmers Construction Ltd
Claim no	2011/35848	Address	26 Torness Rd West Melton
Customer Name	Brian Landon	Phone	03 3473303
Site Address	14 Craigieburn St Dartfield	Mobile	0274 861688
EQR Contracts Supervisor	Alex Taylor	Accreditation No	EQR00100
Date	15/1/13	GST	71-626 938

(a) Original Contract Value
(b) Variations 450.00, 1050.30

\$ 27265.43
\$ 1500.30

Final Contract Value
Less Previous Payments

\$28765.73
\$ -

Amount for Final payment

\$ 28765.73

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

Start Date: 27/8/12

Finish Date: 14/12/12

Signature of contractor:



Date: 15/1/13

Signature of supervisor:

Date: _____

Signature of quantity surveyor:



Date: 17 JAN 2013

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



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