

PROPERTY INFO PACK

50 NANCY AVE, MAIREHAU

PREPARED BY MORGAN PERRY





50 NANCY AVE, MAIREHAU

FIRST HOME BUYERS!! - GET YOUR FOOT ON THE LADDER

FEATURES:

PROPERTY DETAILS:

\diamond	110m2
	1
1	a 1

Address: 50 Nancy Avenue, Mairehau Legal Description: Lot 105 DP 14046 Property Type: House Sale by: Negotiation Close To: Shops, Amenities, Schools

PROPERTY DESCRIPTION:

Situated at 50 Nancy Ave, sits this beautifully positioned, warm, two bedroom unit, ready and waiting for new owners to make new memories.

Built in the 1960s and sitting on a half share of 607m2 of cross lease land, this 110m2 home boasts two double bedrooms, one bathroom, a separate toilet, as well as a combined kitchen, dining & lounge; leading out to an inviting patio/bbq area to allow for those intimate nights entertaining family & friends.

Our vendors are ready and motivated to sell and as such to take the stress off your hands, have recarpeted, repainted and installed a second heat pump (2019) for those cold winter nights. Their efforts have created a more fresh and vibrant living space.

50 Nancy Avenue epitomises what is a well-kept, well maintained, two bedroom unit, inside and out, but leaves room for a would be owner to 'make it their own'. A clean slate for any first home buyer, downsizer or young professional couple wanting a low maintenance, easy living property in a high growth suburb.

In zone for both Mairehau High and Mairehau Primary School and within a stones through to bus stops, local shops and amenities, your options are plentiful.

Don't miss your chance to get a foot on the property ladder; whether it be an investment opportunity or something to make your own.

Add 50 Nancy Avenue to your open home list, you won't regret it.

Get in touch today.

Open homes:

- Open Home 1 :10/10/2021 12:00pm 12:30pm
- Open Home 2: 17/10/2021 12:00pm 12:30pm
- Open Home 3: 24/10/2021 12:00pm 12:30pm

PROPERTY PHOTOGRAPHY











PROPERTY PHOTOGRAPHY













PROPERTY PHOTOGRAPHY



OPEN HOME DATES

1.	Open Home One:	10/10/2021 - 12:00pm - 12:30pm
2.	Open Home Two:	17/10/2021 - 12:00pm - 12:30pm
3.	Open Home Three:	24/10/2021 - 12:00pm -12.30pm
4.	Open Home Four:	TBC

PRIVATE VIEWINGS

***Private viewings available upon request

CONTACT DETAILS

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CERTIFICATE OF TITLE 50 NANCY AVE, MAIREHAU

PREPARED BY MORGAN PERRY





Property Guru document ordering service

Certificate of Title with diagram: 9A/990

CoreLogic Reference: 2993210/1

Processed: 20 September 2021

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RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 CROSS LEASE

Search Copy



R.W. Muir Registrar-General of Land

Identifier	CB9A/990
Land Registration District	Canterbury
Date Issued	04 September 1969

Prior References CB545/64

EstateFee Simple - 1/2 shareArea607 square metres more or lessLegal DescriptionLot 105 Deposited Plan 14046Registered OwnersArea

Megan Catherine Aitchison as to a 2/5 share Mathew Thomas Forsyth Smith as to a 3/5 share

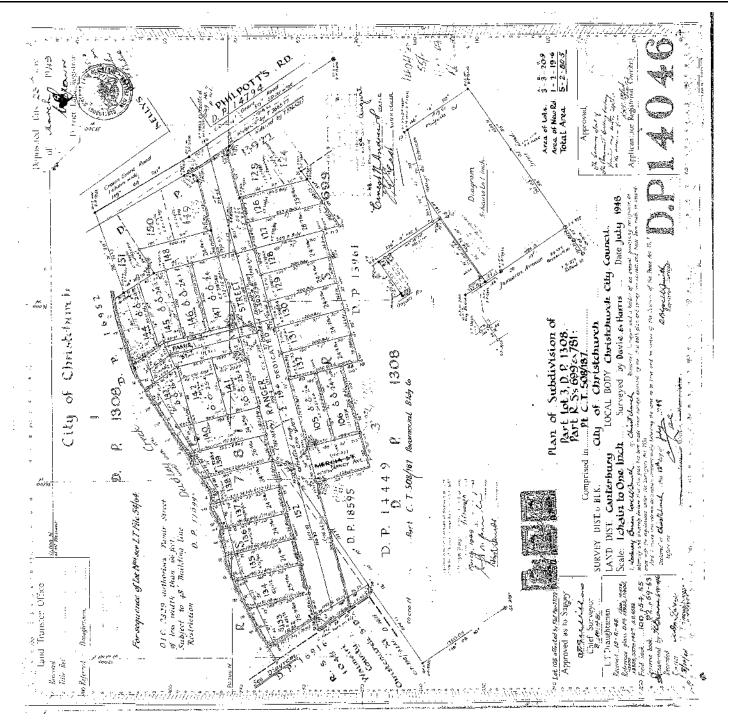
Estate	Leasehold	Instrument	L 775142
		Term	999 years from 31/7/1969
Legal Description	Flat 1 Deposited Plan 27122 and Garage Deposited Plan 27122		
Registered Owners			
Megan Catherine Ait	chison as to a 2/5 share		
Mathew Thomas For	syth Smith as to a 3/5 share		

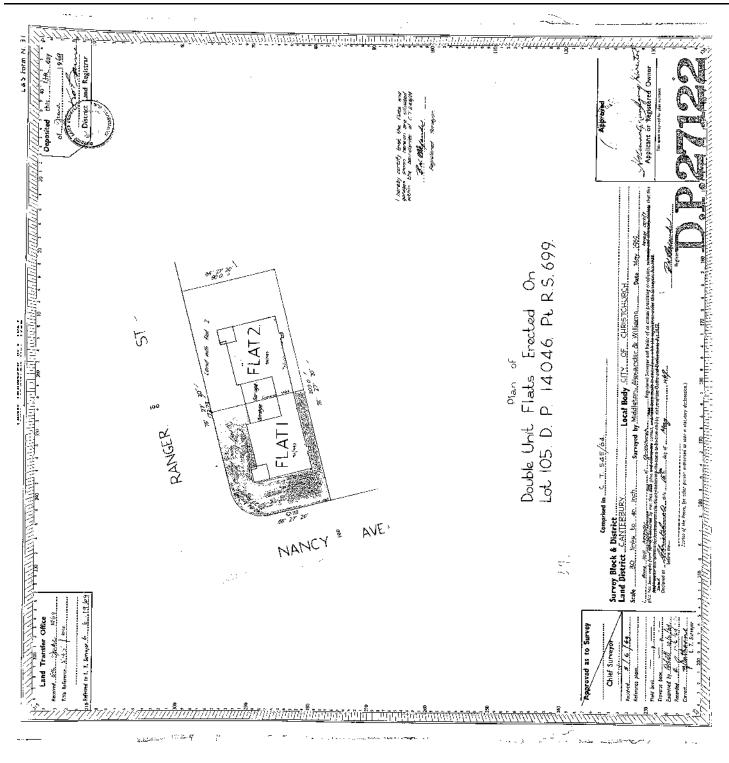
Interests

775142 Lease of Flat 1 and Garage DP 27122 Term 999 years from 31/7/1969 Composite CT CB9A/990 issued (affects fee simple)

9081970.2 Lease of Area 2 DP 450239 Term 999 years from 31/7/1969 Composite CT 571955 issued - 22.1.2013 at 11:17 am (affects fee simple)

10623510.3 Mortgage to Southland Building Society - 25.11.2016 at 3:55 pm







RENTAL APPRAISAL 50 NANCY AVE, MAIREHAU

PREPARED BY MORGAN PERRY





RENTAL APPRAISAL.

Date: 22 September 2021 Prepared for: Morgan Perry

Thank you for requesting a rental assessment for **50 Nancy Avenue, Mairehau.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this two bedroom property to rent for between **\$420** and **\$440** per week (unfurnished).

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over 200 combined years experience in property management to secure you the best terms to maximise your rental income.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, the work still gets done.
- We pay out rents to our clients every working day of the year, so you can get your money when you want.
- Our Trust Account is independently audited to give you added peace of mind.
- We provide a Tenant Debt Guarantee.
- Family owned and operated since 1990.

100% of tenants paid their rent on time 99.7% of homes were occupied

August 2021 statistics

Your Business Development Team



Steven Loveridge BCom (VPM) Business Development Manager DDI 03 371 0403 M 0274 838 115 steven@assetmanagers.co.nz



Michelle Gledhill Business Development Manager DDI 03 371 0413 M 0274 838 113 michelle@assetmanagers.co.nz

Harcourts © ASSET MANAGERS

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: http://tenancy.govt.nz



COUNCIL RATES & FEES 50 NANCY AVE, MAIREHAU

PREPARED BY MORGAN PERRY





Rates and valuation search

Start typing the street number (not the unit number) and name in the search box below to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2021 to 30 June 2022

Christchurch	City	Council
		Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	410,000	0.315506	\$1,293.57
Uniform Annual General Charg	Per Unit	1	138.000000	\$138.00
Water Connected	Capital Value	410,000	0.071436	\$292.89
Land Drainage	Capital Value	410,000	0.041885	\$171.73
Sewerage	Capital Value	410,000	0.084700	\$347.27
Waste Minimisation	Per Unit	1	196.450000	\$196.45
Active Travel Rate	Per Unit	1	20.00000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	410,000	0.000077	\$0.32
Heritage Arts Centre	Capital Value	410,000	0.000205	\$0.84
	Т	otal for Christch	nurch City Council	\$2,467.59

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	410,000	0.000351	\$1.44
WEC Class D	Capital Value	410,000	0.000518	\$2.12
General Rate	Capital Value	410,000	0.041199	\$168.92
Urban Transport:Chch	Capital Value	410,000	0.027709	\$113.61
WFPP Class A	Capital Value	410,000	0.000806	\$3.30
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	410,000	0.001214	\$4.98
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	410,000	0.000398	\$1.63
	\$347.13			

TOTAL RATES TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$2,814.72

How your valuation is assessed

Objecting to your valuation

Expand all Collapse all



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https://ccc.govt.nz/services/rates-and-valuations/rates-and-valuation-search

Changing your valuation

Due dates for instalments





EQC DOCUMENTATION 50 NANCY AVE, MAIREHAU

PREPARED BY MORGAN PERRY





EQC Full Assessment Report

Claim Number:	CLM/2010/020827	Assessment Date:	24/10/2011 17:10
Claimant:	KAY MAGINNESS	Assessor:	Miller, Doug
Property Address:	50 NANCY AVENUE	Estimator:	Blaauw, John
	MAIREHAU	Property Occupied By:	Owner Occupied
	CHRISTCHURCH 8052		

Claimant Setup

Туре	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	KAY, MAGINNESS				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling		Yes	
AMI Insurance	Dwelling		Yes	
Insurance Details - Added in COMET				
Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

BANK OF NEW ZEALAND

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards:	Nil 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 Dwelling	1	Standard	1961 - 1980	Rectangular	98.75

Full Assessment

Site						
Element	Туре	Material	Damages	Measure	Rate	Cost
Land	Under dwelling	Soil	No Earthquake Damage			
Land	Exposed	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			
General Comments	s:					
Services						
Element	Туре	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			
General Comments	s:					
Main Dwelling						
Exterior						
Elevation (North V	<u>Vall)</u>					
Damage:	Earthqua	ke damage				
Require Scaffoldin	No No					
Element	Туре	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	1.00 l/m	30.00	30.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			
General Comments	S:					
Elevation (South V	<u>Vall)</u>					
Damage:	Earthqua	ke damage				
Require Scaffoldin	No No					
Element	_		-		Data	Cost
Element	Туре	Material	Damages	Measure	Rate	COSC
Porch / Veranda	Type External	Steel	Cosmetic damage Remove, dispose and replace	Measure 0.48 m2	120.00	57.60
Porch / Veranda	External	Steel	Cosmetic damage Remove, dispose and replace broken glass			
			Cosmetic damage Remove, dispose and replace broken glass Cracking	0.48 m2	120.00	57.60
Porch / Veranda Wall Cladding	External Brick Veneer	Steel Brick	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar			
Porch / Veranda	External Brick Veneer Timber Frame	Steel	Cosmetic damage Remove, dispose and replace broken glass Cracking	0.48 m2	120.00	57.60
Porch / Veranda Wall Cladding Wall framing General Comment	External Brick Veneer Timber Frame s:	Steel Brick	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar	0.48 m2	120.00	57.60
Porch / Veranda Wall Cladding Wall framing General Comments <u>Elevation (West W</u>	External Brick Veneer Timber Frame s: Vall)	Steel Brick Timber	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar	0.48 m2	120.00	57.60
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage:	External Brick Veneer Timber Frame s: /all) Earthqua	Steel Brick	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar	0.48 m2	120.00	57.60
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin	External Brick Veneer Timber Frame s: [all] Earthqua g? No	Steel Brick Timber ke damage	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage	0.48 m2 1.00 l/m	120.00 30.00	57.60 30.00
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element	External Brick Veneer Timber Frame s: /all) Earthqua	Steel Brick Timber	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage	0.48 m2	120.00	57.60
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin	External Brick Veneer Timber Frame s: /all) Earthqua ag? No Type	Steel Brick Timber ke damage Material	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage	0.48 m2 1.00 l/m	120.00 30.00	57.60 30.00
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element	External Brick Veneer Timber Frame s: /all) Earthqua ag? No Type	Steel Brick Timber ke damage Material	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Damages Cracking	0.48 m2 1.00 l/m Measure	120.00 30.00 Rate	57.60 30.00 Cost
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding	External Brick Veneer Timber Frame s: [all]) Earthqua ng? No Type Brick Veneer Timber Frame	Steel Brick Timber ke damage Material Brick	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Damages Cracking Grind out and repoint mortar	0.48 m2 1.00 l/m Measure	120.00 30.00 Rate	57.60 30.00 Cost
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing	External Brick Veneer Timber Frame s: /all) Earthqua g? No Type Brick Veneer Timber Frame s:	Steel Brick Timber ke damage Material Brick	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Damages Cracking Grind out and repoint mortar	0.48 m2 1.00 l/m Measure	120.00 30.00 Rate	57.60 30.00 Cost
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments	External External Erick Veneer Timber Frame Earthqua g? No Type Brick Veneer Timber Frame s: all)	Steel Brick Timber ke damage Material Brick	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Damages Cracking Grind out and repoint mortar	0.48 m2 1.00 l/m Measure	120.00 30.00 Rate	57.60 30.00 Cost
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa	External External Erick Veneer Timber Frame Earthqua Rg? No Type Brick Veneer Timber Frame S: all) Earthqua	Steel Brick Timber ke damage Material Brick Timber	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Damages Cracking Grind out and repoint mortar	0.48 m2 1.00 l/m Measure	120.00 30.00 Rate	57.60 30.00 Cost
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa Damage:	External External Erick Veneer Timber Frame Earthqua Rg? No Type Brick Veneer Timber Frame S: all) Earthqua	Steel Brick Timber ke damage Material Brick Timber	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Damages Cracking Grind out and repoint mortar	0.48 m2 1.00 l/m Measure	120.00 30.00 Rate	57.60 30.00 Cost
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa Damage: Require Scaffoldin	External External Erick Veneer Timber Frame Earthqua g? No Type Brick Veneer Timber Frame s: all) Earthqua g? No	Steel Brick Timber ke damage Material Brick Timber ke damage	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage	0.48 m2 1.00 l/m Measure 1.00 l/m	120.00 30.00 Rate 30.00	57.60 30.00 Cost 30.00
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa Damage: Require Scaffoldin Element Wall framing	External Brick Veneer Timber Frame Earthqua g? No Type Brick Veneer Timber Frame s: all) Earthqua g? No Type Block	Steel Brick Timber ke damage Material Brick Timber ke damage ke damage	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cosmetic damage Grind out and re-mortar	0.48 m2 1.00 l/m Measure 1.00 l/m	120.00 30.00 Rate 30.00	57.60 30.00 Cost 30.00
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa Damage: Require Scaffoldin Element Wall framing	External External Brick Veneer Timber Frame Earthqua g? No Type Brick Veneer Timber Frame s: all) Earthqua g? No Type Earthqua sg? No	Steel	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cosmetic damage Grind out and re-mortar	0.48 m2 1.00 l/m Measure 1.00 l/m	120.00 30.00 Rate 30.00	57.60 30.00 Cost 30.00
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa Damage: Require Scaffoldin Element Wall framing	External External Brick Veneer Timber Frame Earthqua g? No Type Brick Veneer Timber Frame s: all) Earthqua g? No Type Earthqua sg? No	Steel Brick Timber ke damage Material Brick Timber ke damage ke damage	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cosmetic damage Grind out and re-mortar	0.48 m2 1.00 l/m Measure 1.00 l/m	120.00 30.00 Rate 30.00	57.60 30.00 Cost 30.00
Porch / Veranda Wall Cladding Wall framing General Comments Elevation (West W Damage: Require Scaffoldin Element Wall Cladding Wall framing General Comments Elevation (East Wa Damage: Require Scaffoldin Element Wall framing	External External Brick Veneer Timber Frame S: All) Type Brick Veneer Timber Frame S: All) Earthqua g? No Type Block S: Block fire With piles) No dama	Steel	Cosmetic damage Remove, dispose and replace broken glass Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cracking Grind out and repoint mortar No Earthquake Damage Cosmetic damage Grind out and re-mortar	0.48 m2 1.00 l/m Measure 1.00 l/m	120.00 30.00 Rate 30.00	57.60 30.00 Cost 30.00

Generated on 26/02/2018 20:49

46lm 125m2 concrete ring with piles ,floor has sunk in the dinning area,but no damage to exterior to show quake damage

Roof (Decronastic tiles)	
Damage:	No damage
Require Scaffolding?	No
General Comments:	134m2 25' pitch timber facia metal gutter 600mm soffit

Ground Floor - Kitchen

Damage:	Earthquake	e damage				
Require Scaffold	ling? No					
Element	Туре	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	9.99 m2	67.00	669.33
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Electric	Night store	Remove for other trades			
			Remove and replace heating source for other trades	1.00 item	240.00	240.00
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
			Remove, dispose and replace wallpaper - paint	30.72 m2	67.00	2,058.24
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			
General Comme	nts: Remove/re	efit night store for wa	all repairs			
<u>Ground Floor - B</u>	athroom					
Damage:	Earthquake	e damage				
Require Scaffold	ling? No					
Element	Туре	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	17.27 m2	27.00	466.29
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Comme	nts:					
<u> Ground Floor - L</u>	<u>ounge</u>					
Damage:	Earthquake	e damage				
Require Scaffold	ling? No					
Element	Туре	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	21.46 m2	67.00	1,437.82

No Earthquake Damage

One story chimney

Chipboard

Carpet

Floor

Heating

Heating

	Re	eleased under	the Official Information Act 1	982		
Wall covering	all covering Gib Wallpaper		Cosmetic damage Remove, dispose and replace wallpaper	45.60 m2	43.00	1,960.80
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Commen	0	efit heat pump for wa				
Ground Floor - To						
Damage:	Earthquak	o damago				
Require Scaffoldi		e uamage				
Element	Туре	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage	Measure	Nate	COSI
Cennig		мапрарег / рапт	Remove, dispose and replace wall paper - Paint	1.36 m2	67.00	91.12
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Wall paper / paint	Cosmetic damage			
Ŭ			Remove, dispose and replace wallpaper - paint	12.00 m2	67.00	804.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Commen	its:					
Ground Floor - Be	edroom (Bedroom 1	- end of hallway)				
Damage:	Earthquak	e damage				
Require Scaffoldi						
Element	Туре	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	13.20 m2	67.00	884.40
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Trim	Scotia	Trim 60mm	Damaged finish			
			Re-paint trim	14.80 l/m	8.00	118.40
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Commen	its:		· · ·			
Ground Floor - Ha	allway					
Damage:	- Earthquak	e damage				
Require Scaffoldi		e damage				
Element	Туре	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
o o linig	0.0		Rake out, plaster and paint	6.39 m2	27.00	172.53
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage	0.37 m2	27.00	172.00
	Single hollow ourc	TITIDEI	Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	Chipboard	Carpet	No Earthquake Damage	1.00 100 01	130.00	130.00
Trim	Scotia	Trim 60mm	Damaged finish			
11111	300118		Gap fill and paint trims	16.00 l/m	12.00	192.00
Wall covering	Gib	Wallpaper	Cosmetic damage	10.00 1/11	12.00	192.00
			Rake out, plaster and paint	38.40 m2	27.00	1,036.80
General Commen	its:					
<u> Ground Floor - Di</u>	ining Room					
Damage:	Earthquak	e damage				
Require Scaffoldi		2				
Element	Туре	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			

Wate eventing failed converted damageConverted damageConverted damageGeneral Comments:Rake out, placker and paint2.1 ú m22.7 ú0868.32General Comments:NoNoNoNoNoGeneral Comments:Earthquake DamageNoNoNoGeneral Comments:NoNoNoNoNoGeneral Comments:NoNoNoNoNoNoGeneral Comments:NoNoNoNoNoNoNoGeneral Comments:NoNoNoNoNoNoNoNoNoCollingGibWalpaper / PaintConverted comageNo<	Floor	Chipboard	Carpet	No Earthquake Damage							
Rake out, plaster and pain32.16 m227.0098.932WindowAuminium AmingPane single glazedNo Earthquake DamaguSecond Second Secon			·	1 0							
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Fees Fees				Rake out, plaster and paint	41.76 m2	27.00	1,127.52				
Fees	General Commer	nts:									
	_										
Name Duration Estimate	Fees										
	_										

Small Job Fee

1.00

Overheads

Name	Estimate
Preliminary and general	1,382.24
Margin	1,884.02
GST	3,108.64

Scope Of Works Estimate

Property	
Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Dwelling

Name	Description	Estimate
Exterior	Roof (Decronastic tiles)	0.00
	Elevation (East Wall)	60.00
	Elevation (North Wall)	30.00
	Foundations (Ring with piles)	0.00
	Elevation (South Wall)	87.60
	Elevation (West Wall)	30.00
		207.60
Floor	Description	Estimate
Ground Floor	Bathroom	466.29
	Bedroom (Bedroom 1 - end of hallway)	1,002.80
	Bedroom (Bedtoom 2 - next to bathroom)	1,934.22
	Dining Room	1,559.76
	Hallway	1,531.33
	Internal Garage	1,614.06
	Kitchen	2,967.57
	Laundry	1,460.62
	Lounge	3,638.62
	Toilet	895.12
		17,070.39

17,070.39

Fees	
Description	Estimate
Small Job Fee	180.00
	180.00
<u>Overheads</u>	
Description	Estimate
Preliminary and general	1,382.24
Margin	1,884.02
GST	3,108.64
	6,374.90
Total Estimate	23,832.89

Inspection Sign Off

		jj
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?	Yes	
Decline Claim		
Recommend Declining Claim	No	

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Next Action:
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Previous Claim Numbers (recorded manually in field)

• 2011/045822

	File Notes
Date Created:	24/10/2011 17:06
Created :	Miller, Doug
Subject:	Assessment
Note:	Early 1970's one level dwelling adjacent to 30 Ranger Street. Two bedrooms, brick veneer exterior cladding, decromastic tiled roof, on concrete piles and ring foundation. Internal garage on concrete slab. Minor cracking to all external walls. No damage to ring foundation, piling or roof. Cosmetic cracking to walls and ceilings in majority of interior rooms and cracking to scotia trims in some rooms. Some doors require easing, broken glass in porch. 100% free space in sub floor, 500mm, no liquefaction under dwelling. Habitable and weatherproof. Easy access to front of site
Next Action:	
Date Created:	28/10/2011 02:45
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 28/10/2011
Note:	COMET sent to EQR on 28/10/2011

Next Action:

Urgent Works Items

Scope of Works



Customer:

KAY MAGINNESS

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 50 NANCY AVENUE, MAIREHAU, CHRISTCHURCH 8052 on 24/10/2011

Site		
Element	Damage	Repair
Land (Under dwelling - Soil - 129.00 m2)		
Land (Exposed - Soil - 271.00 m2)		
Main Access (Drive - Concrete - 17.50 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 8.00 I/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 8.00 l/m)	No Earthquake Damage	

Main Dwelling

Exterior

Elevation (North Wall)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Summer Hill Stone - 31.20 m2)	Cracking	Grind out and repoint mortar	1.00 l/m
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage		

Elevation (South Wall)

Element	Damage	Repair	
Porch / Veranda (External - Steel72 m2)	Cosmetic damage	Remove, dispose and replace broken glass	0.48 m2
Wall Cladding (Brick Veneer - Brick - 31.20 m2)	Cracking	Grind out and repoint mortar	1.00 l/m
Wall framing (Timber Frame - Timber - 31.20 m2)	No Earthquake Damage		

Elevation (West Wall)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 24.00 m2)	Cracking	Grind out and repoint mortar	1.00 l/m
Wall framing (Timber Frame - Timber - 24.00 m2)	No Earthquake Damage		

Elevation (East Wall)

Element	Damage	Repair	
Wall framing (Block - Block - 28.00 m2)	Cosmetic damage	Grind out and re-mortar	2.00 l/m
Foundations (Ring with piles)			
Element	Damage	Repair	
No Damage			
Roof (Decronastic tiles)			
Element	Damage	Repair	

No Damage

Interior

Ground Floor - Kitchen

Room Size: 2.70 x 3.70 = 9.99 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 9.99 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	9.99 m2
Floor (T&G - Carpet - 9.99 m2)	No Earthquake Damage		
Heating (Electric - Night store - 1.00 item)	Remove for other trades	Remove and replace heating source for other trades	1.00 item
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 30.72 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	30.72 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 3.50 l/m)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 1.70 x 1.90 = 3.23 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	0 No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 3.23 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 3.23 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower81 m2)	- No Earthquake Damage		
Wall covering (Gib - Paint - 17.28 m2)	Cosmetic damage	Rake out, plaster and paint	17.27 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 3.70 x 5.80 = 21.46 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 21.46 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	21.46 m2
Floor (Chipboard - Carpet - 21.46 m2)	No Earthquake Damage		
Heating (Wood - Open fire - 1.00 item)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	Remove for other trades	Remove, and replace heatpump for other trades	1.00 item
One story chimney (Single Pot - Brick - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 45.60 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	45.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.80 x 1.70 = 1.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 1.36 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	1.36 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.36 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 12.00 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	12.00 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bedroom 1 - end of hallway)

Room Size: 3.00 x 4.40 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 13.20 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	13.20 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 13.20 m2)	No Earthquake Damage		
Trim (Scotia - Trim 60mm - 14.80 l/m)	Damaged finish	Re-paint trim	14.80 l/m
Wall covering (Gib - Wallpaper - 35.52 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 7.10 = 6.39 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.39 m2)	Cosmetic Damage	Rake out, plaster and paint	6.39 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Chipboard - Carpet - 6.39 m2)	No Earthquake Damage		
Trim (Scotia - Trim 60mm - 16.00 l/m)	Damaged finish	Gap fill and paint trims	16.00 l/m
Wall covering (Gib - Wallpaper - 38.40 m2)	Cosmetic damage	Rake out, plaster and paint	38.40 m2

Ground Floor - Dining Room

Room Size: 2.40 x 4.30 = 10.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 10.32 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	10.32 m2
Floor (Chipboard - Carpet - 10.32 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 32.16 m2)	Cosmetic damage	Rake out, plaster and paint	32.16 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.70 x 1.80 = 3.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 3.06 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	3.06 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Chipboard - Vinyl - 3.06 m2)	No Earthquake Damage		
Wall covering (Gib - Wall paper / paint - 16.80 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	16.80 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bedtoom 2 - next to bathroom)

Room Size: 2.60 x 3.30 = 8.58 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 8.58 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	8.58 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 8.58 m2)	No Earthquake Damage		
Trim (Scotia - Trim 60mm - 11.80 l/m)	Damaged finish	Gap fill and paint trims	11.80 l/m
Wall covering (Gib - Wallpaper - 28.32 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	28.32 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage

Room Size: 5.30 x 3.40 = 18.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.02 m2)	Cosmetic Damage	Rake out, plaster and paint	18.02 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 18.02 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)) No Earthquake Damage		
Wall covering (Gib - Paint - 41.76 m2)	Cosmetic damage	Rake out, plaster and paint	41.76 m2

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		

Dual Scope allen Hurlin. 16-10-12. G.I.Blarr Trevor Middue.

	EG	ic claim Ass	essment	
Address	50 NANCY AVENUE, CHRISTCHURCH, 80		EQC Claim Numb	er CLM/2010/020827
Hazards	Nil hazards		EQC Assessor (L	F) Miller, Doug
Inspection Date	24-Oct-2011	Placard No Stie	cker EQC Estimator (L	,F) Blaauw, John
	VAL ARA	Claimants		
Name	Home Phone	Work Phone	Mobile Phone Email Ad	dress
MAGINNESS KAY				
	1	Property - Overhead	s and Fees	
Included Items C	Contractor's margin, Cov	ering incidental costs	., Goods and services tax, S	Small Job Fee - Other
Flowert	Deseriation (Deser	Property Detail - S		Manager
Element	Town Connection, P	ige / Repair Strategy		Measure 8 m
Water Supply	حاب أحمظ هفاه المنص المار والمنهن المراسما الكماني			
Sewerage	Town Connection, P	vo ripe		8 m
and the second second		Property Detail		
Element		ige / Repair Strategy		Measure
Main Access	Drive, Concrete			17.5 m2
Land	Exposed, Soil			271 m2
Land	Under dwelling, Soil			129 m2
MAIN DWELLING	Age 1961	- 1980 Area	98.7m2 Footprint Re	ctangular
Structure				
Element		ge / Repair Strategy		Measure
Elevation (East W				
Wall framing	Block (28.00 m2)			
	Cosme	tic damage		71
		Grind out and re-	mortar	5 2 m
Comments: Block fi	re wall between two units	5		
Element	21	ge / Repair Strategy		Measure
Elevation (North			Sm.	
Wall cladding		er Hill Stone (31.20)	- WII	Jori Sidie 1.8m
NS Seal pa	tic to formela torsokir	ng Grind out and rep	point mortar	den 1m
Wall framing	Timber Frame, Timb			- f files
Element	Description / Dama	ge / Repàir Strategy		Measure
Elevation (South	Wall)			
Wall cladding	Brick veneer, Brick	(31.20 m2)		
Remover in	1 Relay Im2	g Grind out and rep	oint mortar	3 2 1m
Porch / Veranda	External, Steel (0.72			
	METRIC CONTRACTOR OF THE	tic damage	Carlo and a second a	12.

Remove, dispose and replace broken glass

Wednesday, 16-Nov-2011, 11:30:58 (v2.01c)

discure

0.48 m2

Wall framing	Timber Frame, Timber (31.20 m2)	
Element	Description / Damage / Repair Strategy	Measure
Elevation (West V		
Wall cladding	Brick veneer, Brick (24.00 m2)	
	Cracking	
	Grind out and repoint mortar	1 m
Wall framing	Timber Frame, Timber (24.00 m2) remane a plungate Dow	n pipe
Element	Description / Damage / Repair Strategy	Measure
Foundations (Rin	g with piles) - 800 Grude and methods 5 m2 splash c	out.
	25m2 concrete ring with piles ,floor has sunk in the dinning area,but no dama damage	ge to exterior to show
Element	Description / Damage / Repair Strategy	Measure
Roof (Decronastie	c tiles)	
mments: 134m2	25' pitch timber facia metal gutter 600mm soffit	
ound Floor		
Room / Element	Description / Damage / Repair Strategy	Measure
Room / Element Kitchen (L=3.7m	Description / Damage / Repair Strategy W=2.7m H=2.4m) (ombuned with Du	Measure
		Measure
Kitchen (L=3.7m Window Heating	W=2.7m H=2.4m) Combined with Du Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item)	Measure
Kitchen (L=3.7m Window Heating	W=2.7m H=2.4m) Combined with Du Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item)	Measure
Kitchen (L=3.7m Window	W=2.7m H=2.4m) Combined with Du Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item)	Measure MAG 1 Item
Kitchen (L=3.7m Window Heating	W=2.7m H=2.4m) Combined with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other	ning.
Kitchen (L=3.7m Window Heating Delate Range (Free	W=2.7m H=2.4m) Combined with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades	ning.
Kitchen (L=3.7m Window Heating Delate Range (Free standing oven)	W=2.7m H=2.4m) Combined with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item)	ning.
Kitchen (L=3.7m Window Heating Delate Range (Free standing oven)	W=2.7m H=2.4m) Combined with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2)	ning.
Kitchen (L=3.7m Window Heating Delate Range (Free standing oven)	W=2.7m H=2.4m) Combined with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage	1 Item
Kitchen (L=3.7m Window Heating Range (Free standing oven) Ceiling	W=2.7m H=2.4m) Combined with Direct Addition Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage Remove, dispose and replace wall paper - Paint	1 Item
Kitchen (L=3.7m Window Heating Range (Free standing oven) Ceiling Wall covering	W=2.7m H=2.4m) Combined with Direct Addition Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage Remove, dispose and replace wall paper - Paint Gib, Wall paper / paint (30.72 m2) Cosmetic damage Remove, dispose and replace wallpaper - paint	1 Item
Kitchen (L=3.7m Window Heating Range (Free standing oven) Ceiling Wall covering	W=2.7m H=2.4m) Combined with Direct Addition Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage Remove, dispose and replace wall paper - Paint Gib, Wall paper / paint (30.72 m2) Cosmetic damage	1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item
Kitchen (L=3.7m Window Heating Range (Free standing oven) Ceiling	W=2.7m H=2.4m) Combined with Direct Addition Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage Remove, dispose and replace wall paper - Paint Gib, Wall paper / paint (30.72 m2) Cosmetic damage Remove, dispose and replace wallpaper - paint	1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item
Kitchen (L=3.7m Window Heating Range (Free standing oven) Ceiling Wall covering	W=2.7m H=2.4m) (ambmed with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage Remove, dispose and replace wall paper - Paint Gib, Wall paper / paint (30.72 m2) Cosmetic damage Remove, dispose and replace wallpaper - paint Kitchen work top, Laminate (3.50 m)	1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item 1 Item
Kitchen (L=3.7m Window Heating Range (Free standing oven) Ceiling Wall covering Work top Kitchen joinery	W=2.7m H=2.4m) Combined with Dir Aluminium Awning, Pane single glazed (1.00 No of) Electric, Night store (1.00 Item) Remove for other trades Remove and replace heating source for other trades Electric, Standard Electric (1.00 Item) Gib, Wallpaper / paint (9.99 m2) Cosmetic Damage Remove, dispose and replace wall paper - Paint Gib, Wall paper / paint (30.72 m2) Cosmetic damage Remove, dispose and replace wallpaper - paint Kitchen work top, Laminate (3.50 m) Medium Spec, MDF (1.00 Item)	1 Item 1 Item X <u>203</u> <u>9.99 m2</u> mt 48m2

Bathroom(L=1.9m W=1.7m H=2.4m)BathAcrylic, Standard specification (1.00 Item)WindowAluminium Awning, Pane single glazed (1.00 No of)FloorChipboard, Vinyl (3.23 m2)ShowerCubical shower unit, Acrylic shower (0.81 m2)CeilingGib, Paint (3.23 m2)

EQC Claim Number CLM/2010/020827

Wall covering	Gib, Paint (17.28 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	17.27 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Bathroom sink	Vanity single, Standard specification (1.00 Item)	

Room - Additional Notes:

Lounge (L=5.8n	n W=3.7m H=2.4m)	
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (21.46 m2)	
Heating	Electric, Heat pump (1.00 Item)	
	Remove for other trades	
	Remove, and replace heatpump for other trades	1 Item
Wall covering	Gib, Wallpaper (45.60 m2)	
1.12.00	Cosmetic damage	
	Remove, dispose and replace wallpaper	45.6 m2
Ceiling	Gib, Wallpaper / paint (21.46 m2)	
OI Datal	Sail Skin Point Remove, dispose and replace wall paper - Paint	
urlistablen	Remove, dispose and replace wall paper - Paint	21.46 m2
One story chimne	y Single Pot, Brick (1.00 Item)	
Heating	Wood, Open fire (1.00 Item)	
Room - Commen	ts: Remove/refit heat pump for wall repairs	
the second secon		

Room - Additional Notes:

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Vinyl (1.36 m2)	
Ceiling 1	Gib, Wallpaper / paint (1.36 m2)	
RLP. Stop S	Remove, dispose and replace wall paper - Paint	1.36 m2
Wall covering	Gib, Wall paper / paint (12.00 m2)	
RLP stops	Cosmetic damage Cosmetic damage Remove, dispose and replace wallpaper - paint	12 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	

Room - Additional Notes:

Bedroom Bedroo	m 1 - end of hallway (L=4.4m W=3.0m H=2.4m) Next to Gers ye
Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Chipboard, Carpet (13.20 m2)
Wall covering	Gib, Wallpaper (35.52 m2)
Ceiling	Gib, Wallpaper / paint (13.20 m2)

	EQC Claim Number	CLM/2010/02082
C	Cosmetic Damage	
Unpopo	Remove, dispose and replace wall paper - Paint	13.2 m2
Trim	Scotia, Trim 60mm (14.80 m)	
- Dolet	C - Damaged finish	1.
te	-Re-paint trim	14.8 m
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Room - Additiona	al Notes:	
Hallway (L=7.1m	n W=0.9m H=2.4m)	
Floor	Chipboard, Carpet (6.39 m2)	
Wall covering	Gib, Wallpaper (38.40 m2) Remove Paplare Wallpape	, i
	Cosmetic damage	
	Rake out, plaster and paint	38.4 m2
Ceiling	Gib, Paint (6.39 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	6.39 m2
Trim	Scotia, Trim 60mm (16.00 m)	
note	Damaged finish	
Ver	Gap fill and paint trims	16 m
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
	Cosmetic damage	
	Ease and repaint door/varnish	1 No of
Room - Additiona	Il Notes:	
Dining Room (L:	=4.3m W=2.4m H=2.4m)	Kitche.
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (10.32 m2)	-

11001	Chipbeard, Carper (10.02 m2)	
Wall covering	Gib, Paint (32.16 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	32.16 m2
Ceiling	Gib, Wallpaper / paint (10.32 m2)	
/	Cosmetic Damage	
	Remove, dispose and replace wall paper - Paint	10.32 m2

Room - Additional Notes:

Laundry (L=1.8	m W=1.7m H=2.4m)			
Window	Aluminium Awning, Pane single glazed (1.00 No of)			
Floor	Chipboard, Vinyl (3.06 m2)			
Ceiling	Gib, Wallpaper / paint (3.06 m2) Rake out plaster put			
	Cosmetic Damage Remove, dispose and replace wall paper - Paint 3.06 m2			
Wall covering	Gib, Wall paper / paint (16.80 m2)			

	EQC Claim Numbe	CLM/2010/020827
	Cosmetic damage Kake and plaster from	7 * 7
	Remove, dispose and replace wallpaper - paint	16.8 m2
Wash tub	Single, Stainless Steel (1.00 Item)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
	Cosmetic damage	
	Ease and repaint door/varnish	1 No of
Room - Additiona	al Notes:	
	Not of Goode -	
Bedroom Bedtoo	m 2 - next to bathroom (L=3.3m W=2.6m H=2.4m) West to Bally	reon.
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (8.58 m2)	
Wall covering	Gib, Wallpaper (28.32 m2)	
1	Cosmetic damage	
De	Remove, dispose and replace wallpaper	28.32 m2
Ceiling	Gib, Wallpaper / paint (8.58 m2)	
C .	Cosmetic Damage	
Capo p	Remove, dispose and replace wall paper - Paint	8.58 m2
Trim	Scotia, Trim 60mm (11.80 m)	
Tolete		
the	Gap fill and paint trims	11.8 m
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Room - Additiona	al Notes:	
	(L=3.4m W=5.3m H=2,4m) 5 - ∞	
Floor	Chipboard, Carpet (18.02 m2)	
Wall covering	Gib, Paint (41.76 m2)	
	Cosmetic damage	Xm
	Rake out, plaster and paint	_41.76 m2
Ceiling	Gib, Paint (18.02 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	18.02 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Garage door	Tilt-a-door Metal, Steel (1.00 No of)	A
Room - Additiona	Notes: Slab floor. Sn. Grind and	EPERLY.
	alles Just Sur ditte	

End Of Assessment



CLM/2010/020827 - Scope Change Summary

Scope Change Summary- Property Details				
Claim Number	CLM/2010/020827	Hub Zone Mairehau Hub		
Contractor Name	GI Builders Ltd	Supervisor	Trevor Mitchell	
Property Address	50 NANCY AVENUE, MAIREHAU	Main Contact Name	KAY MAGINNESS	
Customer name	KAY MAGINNESS	Customer Email	kayosoz@yahoo.com.au	
Home Phone		Mobile Phone	027-517-5416	
Created By	Trevor Mitchell (EQR)	Form Completed	17/10/2012 07:45:06 a.m.	

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Additional Damage	elevation east	Walls	delete grind out re-mortar 2m add grind out re-mortar 3m	
Additional Damage	elevation north	Walls	add seal side of window1.8m add relay loose sills5m add ms seal patio to foundation1.5m delete grind out repoint re-mortar1m add grind out re-mortar4m	
Additional Damage	elevation south	Walls	add remove and relay 1m2 by door. delete grind out and repoint mortar1m add grind out and repoint mortar 3m.	
Alternative Repair Strategy	elevation west	Walls	add remove and reinstate down pipe to allow works.	
Additional Damage	foundation		add grind out and epoxy.800 add splash coat repair .5m2	
Alternative Repair Strategy	kitchen includeing dining room.		delete heating remove for other trades. delete remove dispose and replace wall paper/paint.9.99m2 add stop 13m paint 20.3m2 delete remove dispose and replace wallpaper/paint.30.72 add rake plaster and paint/48m2	
Alternative Repair Strategy	lounge	Ceiling	delete remove dispose replace wallpaper paint21.46m2 add remove loose paper stop 6m.seal skim oaint21.46m2	
Alternative Repair Strategy	toilet	Walls, Ceiling	delete ceiling remove dispose and replace wallpaper paint1.36m2 add remove loose paper stop 2m seal skim paint1.36m2 delete walls remove dispose and replace wallpaper/paint12m2 add remove loose paper stop 2m.seal skim paint 12m2	
Alternative Repair Strategy	bedroom 1 end of hall next to garage	Ceiling	delete remove dispose replace wallpaper paint13.2m2 add gap and paint 13.2m2 delete trimrepaint trim 14.8m	





MS-SF0405

CLM/2010/020827 - Scope Change Summary

Alternative Repair Strategy	hailway	Walls	delete rake out plaster paint38.4m2 add remove replace wallpaper 38.4m2 delete trim gap and paint trim16m delete door ease and repaint/varnish add ease top.
Alternative Repair Strategy	dining roomincluded with kitchen	Walls, Ceiling	delete dining room work included with kitchen
Alternative Repair Strategy	laundry	- Walls, Ceiling	delete ceiling remove dispose and replace wallpaper paint3.06m2 add rake out plaster paint3.06m2 delete walls remove dispose and replace wallpaper/paint.16.8m2 add rake out plaster paint16.8m2
Alternative Repair Strategy	bedroom next to bathroom	Ceiling	delete ceiling remove dispose and replace wallpaper paint 8.58m2 add gap and paint 8.58m2 delete trim gap fill and paint trims 11.8m
Additional Damage	internal garage	Walls, Ceiling, Floor	add floor grind out epoxy5m delete walls rake out plaster paint 41.76m2 add rake out plaster paint 30m2 delete ceiling rake out plaster paint18.02m2 add rake out plaster 11m paint 18m2

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Trevor Mitchell

Name

Allen Huley Allen Huley GRC Gehratos 17/10/12 EQC Representative:

Name

Signature

Signature

17/10/2012 hil Date

> 17/10/2012 Date

Pletcher

GI BUILDERS/PAINTERS LTD

SCOPE CHANGES

- To: Fletcher construction Mairehau Hub Eqc Supervisor - Trevor Mitchell
- From: GI Builders / Painters Ltd 104 Malvern Street St Albans Christchurch Tel: 03 942 4332

EQC 2010/2011 Repairs

Address: 50 Nancy Avenue

Claim #: 2010/020827

Claiment: Kay Maginness

Area	Description	Qty	Unit	Rate	Cost
External wall East Internal	Grind out and re-mortar	2	L/m	40.00	80.00 0.00
garage		0.000			
block wall				1 3	0.00
					0.00
					0.00
					0.00
	total:			-	0.00
External	Remove and relay sills	5	L/m	45.00	225.00
waii North	Grind out and re-mortar		L/m	40.00	120.00
	MS Seal patio to foundation at step	1 C C C C C C C C C C C C C C C C C C C	L/m	25.00	37.50
	Clear MS Seal to exterior lounge		L/m	25.00	45.00
		,			0.00
	Provide the second s	0.00			0.00
	total:		1		427.50
External wall			1.1~~	10.00	
South	Grind out and re-mortar	1	L/m	40.00	80.00
	Remove and relay bricks (By rear	· · · · · · · · · · · · · · · · · · ·	m2	190.00	190.00
	Remove and reinstate downpipe	1	sum	50.00	50.00
1.1.1					0.00
					0.00
1.1	total:				320.00
	totar.		-		520.00

1 7 OCT 2012

GI Builders / Painters Ltd

QUOTATION

1 7 OCT 2012

1,251.28

	Q	OUTATION
То:	Fletcher construction Mairehau Hub EQC Supervisor - Trevor Mitchel	17/10/2012
From:	GI Builders / Painters Ltd 104 Malvern Street St Albans Christchurch Tel: 03 942 4332 LBP - BP105040	
EQC 2010/201 Repairs	1	
Address:	50 Nancy Avenue	STOTAL DEL SST, STED69.71
Claim #:	2010/020827	around have been in the Doniti
Claiment:	Kay Maginness	
Repair total P+G total Grand total:		14,316.51 2,100.00
GST Excl		16,416.51
P+G	Supervision Daily Cleaning Rubbish Protection Scaffold Commercial Clean Admin Health & Safety	450.00 400.00 100.00 300.00 350.00 150.00
Room cost		
	External wall East External wall North External wall South External wall West Kitchen / Dining Lounge Bathroom Toilet Bedroom 1 next to garage Hallway Laundry Bedroom 2 next to bathroom	80.00 40.00 175.00 40.00 1,773.45 4,349.97 414.48 534.00 286.44 2,712.14 632.76 2,026.99

Internal garage

GI Builders / Painters Ltd

Area	Description	Qty	Unit	Rate	Cost
External wall East Internai garage block wall	Grind out and re-mortar Scope changes showen as just that on other tab as requested.	2	2 L/m	40.00	80.00 0.00 0.00 0.00 0.00
		1			0.00
	total:	1	1		80.00
External wall North	Grind out and re-mortar Scope changes showen as just that on other tab as requested.	1	L/m	40.00	40.00 0.00 0.00 0.00 0.00 0.00
Foto and sharely	total:	-			40.00
External wall South	Grind out and re-mortar Remove, dispose and replace glass. (Obscure) Scope changes showen as just that on other tab as requested.	1	L/m sum	40.00 135.00	40.00 135.00 0.00 0.00 0.00 0.00
10.00	total:				175.00
External wall West	Grind out and re-mortar	1	L/m	40.00	40.00 0.00 0.00 0.00 0.00 0.00 40.00
Kitchen / Dining	Ceiling - Rake, stop and sand	13	L/m	12.75	165.75
_=7.0 W=3.0	Ceiling - Paint		m2	21.70	455.70
H=2.4	Walls - Rake, stop, sand and paint Rooms combined and scope changes applied in this area.	48	m2	24.00	1,152.00 0.00 0.00
					0.00
Bathroom	total: Walls - Rake, stop, sand and paint	17.27	-	24.00	1,773.45 414.48

GI Builders / Painters Ltd

	total:				0.00 0.00 0.00 0.00 0.00 414.48
Lounge	Heatpump - Remove and reinstate	1	sum	350.00	350.00
	Walls - Remove, dispose and replace wallpaper	45.6	m2	65.00	2,964.00
	Ceiling - Strip, rake, stop and sand	6	L/m	13.50	81.00
	Ceiling - Seal, skim, sand and paint	21.46	m2	44.50	954.97
					0.00
0	Strategy changes showen in this area.				0.00
	total:				4,349.97

Area	Description	Qty	Unit	Rate	Cost
Toilet	Ceiling - Strip, rake, stop, seal, skim, sand and paint	1.36	m2	44.50	
	Walls - Strip, rake, stop, seal, skim, sand and paint Strategy changes showen in this area.	12	m2	44.50	534.00 0.00 0.00 0.00
		S			0.00
	total:				534.00
Bedroom 1 next to garage	Ceiling - Gap and paint	13.2	m2	21.70	286.44 0.00 0.00 0.00 0.00 0.00 286.44
Hallway	Walls - Remove, dispose and replace wallpaper	38.4	m2	65.00	2,496.00
naiway	Ceiling - Rake, stop, sand and paint Door - Ease Strategy changes showen in this area.	6.39 1		26.00 50.00	166.14 50.00 0.00 0.00 0.00
loundry	Ceiling - Rake, stop, sand and paint	3.06	m2	26.00	2,712.14
Laundry	Walls - Rake, stop, sand and paint Door - Ease and paint Strategy changes showen in this area.	16.8	A 10 10 10 10 10 10 10 10 10 10 10 10 10	26.00 24.00 150.00	79.56 403.20 150.00 0.00 0.00 0.00
	total:		1.10		632.76
Bedroom 2 next to bathroom	Walls - Remove, dispose and replace wallpaper	28.32	m2	65.00	1,840.80

GI Builders / Painters Ltd

	Ceiling - Gap and paint Strategy changes showen in this area. <i>total</i> :	8.58	m2	21.70	186.19 0.00 0.00 0.00 0.00 2,026.99
Internal garage	Walls - Rake, stop, sand and paint Ceiling - Rake, stop and sand Ceiling - Paint Scope changes showen as just that on other tab as requested. Strategy changes showen in this area. <i>total</i> :		m2 L/m m2	24.00 12.75 21.70	720.00 140.25 391.03 0.00 0.00 0.00 1,251.28
	total:				0.00 0.00 0.00 0.00 0.00 0.00 0.00

Area	Description		Qty	Unit	Rate	Cost
(hr			-		1	0.00
						0.00
						0.00
			1 C			0.00
			1			0.00
		4-4-1				0.00
		total:		-	4	0.00
						0.00
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		total:		-		0.00
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	1					0.00
	- 01					0.00
		1.000				0.00
_		total:				0.00
			1.0			0.00
				1	1	0.00

GI BUILDERS/PAINTERS LTD

1 sum

External wall West	Remove and reinstate downpipe

50.00	50.00
	0.00
12.1	0.00
	0.00
	0.00

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Area	Description	Qty	Unit	Rate	Cost
Foundatio		16 THAT		1	1.1.1
n	Grind out and epoxy fill		L/m	129.00	
	Splash coat repair	0.5	m2	55.00	27.50
			1		0.00
					0.00
	total:		8		130.70
Internal					1.1.1.1
garage	Floor - Grind out and epoxy fill	5	L/m	129.00	645.00
			1	1.000	0.00
				1 1 1 1	0.00
					0.00
				1 1	0.00
				1	0.00
5 B.	total:		-	· · · · · · · · · · · · · · · · · · ·	645.00
					0.00
					0.00
					0.00
					0.00
		-	1	1 1	0.00
					0.00
	total:			1 1	0.00
Area 8			1		0.00
				1 1	0.00
				1 1	0.00
		12 J		1 1	0.00
		1		1	0.00
					0.00
	total:				0.00
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t				1	0.00
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t	total:				0.00
	total.		-		0.00
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H		2 6 8			0.00
1	total:	1			0.00
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L		0	1.1	1 1	0.00

GI BUILDERS/PAINTERS LTD

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	0.00
	0.00
	0.00
	0.00 0.00 0.00 0.00
total:	0.00

QUOTATION

Area	Description	Qty	Unit	Rate	Cost
Area 9			- 1		0.00
					0.00
				1	0.00
					0.00
					0.00
		1		1.	0.00
	total:				0.00
Area 10		-	1.1		0.00
]		1	0.00
]			0.00
total:]	1		0.00	
]			0.00
]	11		0.00
	total:		1.1	1	0.00
Area 11				1	0.00
		1			
]			0.00
				0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	
Area 11	0.00				
	a 10	0.00			
	total:	· · · · · · · · · · · · · · · · · · ·			0.00
Area 12			1.		0.00
					0.00
					0.00
	1				0.00
	total:				0.00

TOTAL 1,573-20 GST Excl 1653.20

Re		l under	the	Official	Information A	Act 1982
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4				
Works (Order	52	Flet	cher
TO: EI	BUILPERS	Orde Nun	er ber EQ	N 06139
		Plea	ise quote on a espondences	ll invoices,
Accreditation no.:		PA code:	1	
Authorised by:	Enda halsh	Date: 17/10	5/12	
Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
			E 014	12
EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
2010/0208	27 50 Nancy Avenue;	12/10/12 \$16,416.5	12	
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Peace and all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission Dears Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

The Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors

Works Onler V2.0. 12/12/11

THE FLETCHER CONSTRUCTION COMPANY EARTHQUAKE RECOVERY





Defects Liability Certificate

Claim Number	CLM/2010/020827	M/2010/020827				
Date of Completion	29/11/2012	Date defect period ends	27/02/2013			
Property address	50 NANCY AVENUE, MAIREHAU					
Main contractor	zzzzzGI Builders Ltd ***	zzzzzGI Builders Ltd ******				
Principal	Earthquake Commission	(EQC)				

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rul 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

Trevor Mitchell

on behalf of Fletcher EQR acting as agent to EQC

Date of issue 10/03/2015

MS-SF0702



CONSTRUCTION COMPLETION INSPECTION

Claim Number:2010/	020327
Customer/Authorised Re	
Street Address:	ancy Bre
Contractor:G1Bu	Iden Utch

Description of Works

Defects

spi 1 oil 11 107 **Deferred Works**

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

Contractor Signature: Signature Date **Owner/Agent Signature:** 12 KAY MAGINNESS 29. 11 Print Name Date Signature Fletcher Construction Company Ltd - EQR: michun 3-12-12 Print Name Date Signature

. ...

Schedule E1(a) Contractor's Producer Statement for Construction PS3

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3 0 NOV 2012

Location: 50* Wavy Arc. Issued by Contractor: - EI Builders Ltd. LBP Licence No - BP 105040. Preamble The Contractor is required to complete this Producer Statement for Construction Supervisor. This Producer Statement will be relied upon to confirm that the Building Work has to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement	Contract:	~ EQW 06139			E 0
Contractor: - EI Builders Hd. LBP Licence No - BP 105D 40 , Preamble The Contractor is required to complete this Producer Statement for Construction P33 within 6 days of the completion of the Contract Works and Issue it to the Hui Supervisor. The Contractor is required to complete this Producer Statement for Construction P33 within 6 days of the contractors knowledge, been performed in compliance with the bas of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement I	Location:	- 50 Manua	Are	•	111
Contractor: - EL Builders Ltd. LBP Licence No - BP IoSD 40 , 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 to the Hui Supervisor. The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the contractors knowledge, been performed in compliance with the bas of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement I	issued by	0			
Preemble The Contractor is required to complete this Producer Statement for Construction PS3 within 6 days of the completion of the Contract Works and issue it to the Hu Supervisor. This Producer Statement will be relied upon to confirm that the Building Work has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement Image: Truegement of the Statement will be relied upon to confirm that the Building Work has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement Image: Truegement of the Statement of LPB) undertook or supervised the following work and confirm that i Br 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:	Contractor:	~ GI Buil	ders Ud.		A
Preemble The Contractor is required to complete this Producer Statement for Construction PS3 within 6 days of the completion of the Contract Works and issue it to the Hu Supervisor. This Producer Statement will be relied upon to confirm that the Building Work has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement Image: Truegement of the Statement will be relied upon to confirm that the Building Work has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement Image: Truegement of the Statement of LPB) undertook or supervised the following work and confirm that i Br 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:	LBP Licence No	~ BP 1050	40,		
PS3 within 6 days of the completion of the Contract Works and issue it to the Hul Supervisor. This Producer Statement will be relied upon to confirm that the Building Work has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement I		sation: 50 Harry Arc. ued by thractor: 61 Builders ttd. 2 Licence No ~ BP 1050 40 , mamble The Contractor is required to complete this Producer Statement for Construct PS3 within 5 days of the completion of the Contract Works and issue it to the F Supervisor. This Producer Statement will be relied upon to confirm that the Building Wo has, to the best of the Contractors knowledge, been performed in compliance w the NZ Building Code. ement 1			
has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code. Statement Image: Contractors in the transmission of the 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:ANU/ANUS27					
Signed by/date:		has, to the best of t	the Contractors kno		
Signed by/date:	following building v is in compliance w	ith the NZ Building C	LI ANI SAUSIICO UN N	easonable grounds	filst me work benuittle
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Signed by/date:	Claim Number	ie work covered i	by this statemen	6	
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COPYRIGHT @ New Zealand Institute of Architects Inc.

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National Building Contract SW 2010 E1 Page 1 of1

		3 0 NOV 2012
MS-SF0509		Pietcher
FINAL ACCOUNT A	GREEMENT	CLAIM NUMBER:
~	Narcy Are	Date dd/month/yy 29/11/12 Hub Mairchau Contracts Supervisor
Property Contact Name: Contractor Details Contact details Ph. (1) email	Dilden	Accreditation No <u>EQW06139</u> Ph. (2)
Original Contract Value	(Ex GST)	\$ 18069.71
Variations	(Ex GST)	\$ -
Final Contract Value	(Ex GST)	\$ 180 69.71
Less Previous Payments	(Ex GST)	\$
GST Amount		\$ 2710.46
Amount for Final payment	(Including GST)	\$ 20780.17

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

Contract Start Date:

Contract Finish Date:

29-11-12 Date:
Date:
3-12-12
Date:

I THE FLETCHER CONSTRUCTION COMPANY

Helping the recovery in Centerbury as egent of the Earthquake Commis

ECC

Released under the Official Information Act 1982 EQR Property Overview Report

Printed Date: 26-04-2018

	(1)		-								
EQC Property ID	Property Address		Vulne	erable?	Property F State	us	Property Finalisa	tion Indicator			
2010020827	50 NANCY AVENUE, M	MAIREHAU			F3 - Complete 8	Finalised	Some Finalisation	n has taken pla	ce		
Main Contractor:	CLOSED OUT-GI Build	lers Limited ****** (S326)			Property F2'd By	<i>r</i> :	System Generated	d Finalisation	F2 Complete	ed Date:	18-03-2015
Cont Managing Hub	: <unallocated></unallocated>		Not V	ulnerable	Property F3'd By	/:	System Generated	d Finalisation	F3 Complete	ed Date:	18-03-2015
Adjustments											
			Unmapped		Original Budge	ət		Budget Variatio	on	Gross	Gross
EQC Claim Number	r + Address	Project St		Total OB	Allocated	Unallocate	ed Total BV	Allocated	Unallocated	Claimed	Certified
CLM/2011/045895	50 NANCY AVENUE	No Adjustm	nents for this Claim	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.00
CLM/2010/020827	50 NANCY AVENUE	E014 F3	3 0	16,416.51	16,416.51	0.0	3,759.47	3,759.47	0.00	20,175.98	20,175.98
Property Total			0	16,416.51	16,416.51	0.0	00 3,759.47	3,759.47	0.00	20,175.98	20,175.98
Assignments											
EQC Claim Numbe	r + Address			Subcontractor			Workflow	Contractor	Adjustment	Gross	Gross
	CC + Hub Status	Assignment		Hub Comments	6		Status	Quote	Line Count	Claimed	Certified
CLM/2011/045895	50 NANCY AVENUE	Emergency Works -	- Primary	<unassigned< td=""><td>)></td><td></td><td>NOT REQUIRED</td><td>0.00</td><td>0</td><td>0.00</td><td>0.00</td></unassigned<>)>		NOT REQUIRED	0.00	0	0.00	0.00
	Allocated To Hub -> Not Re	equired - Information Only	у		Trevor Mitchell (laim - 4/12/2013		ve any queries				
CLM/2010/020827	50 NANCY AVENUE	Emergency Works -	- Primary		Smiths City Sout tra ****** (S352)	thern	COMPLETIONS	2,106.27	1	2,106.27	2,106.27
	Allocated To Hub -> Claim	File Review Complete		leaking HWC							
CLM/2010/020827	50 NANCY AVENUE	Substantive Works	- Primary	CLOSED OUT- (S326)	GI Builders Limit	ed *****	COMPLETIONS	18,069.71	5	18,069.71	18,069.71
	Transmitted To Hub -> Clai	im File Review Complete			contractor Bruce / switched to Tre		ders - email from				
Property Total								20,175.98	6	20,175.98	20,175.98

No Works Orders on this Property

Company

Fletcher EQR (division of FCC) as agent for EQC

Released under the Official Information Act 1982 EQR Property Overview Report

Printed Date: 26-04-2018

EQC Property ID	Property A	ddress	Vulne	erable?	Property F Status	Property Finalis	ation Indicato	or		
2010020827	50 NANCY	AVENUE, MAIREHAU			F3 - Complete & Finalised	Some Finalisati	on has taken j	place		
Main Contractor:	CLOSED O	UT-GI Builders Limited ****** (S326)			Property F2'd By:	System Generate	ed Finalisation	F2 (Completed Date:	18-03-2015
Cont Managing Hub	: <unalloc< td=""><td>ATED></td><td>Not V</td><td>/ulnerable</td><td>Property F3'd By:</td><td>System Generate</td><td>ed Finalisation</td><td>F3 (</td><td>Completed Date:</td><td>18-03-2015</td></unalloc<>	ATED>	Not V	/ulnerable	Property F3'd By:	System Generate	ed Finalisation	F3 (Completed Date:	18-03-2015
Claims / Certs / F	Payables									
S326	CLOSED O	UT-GI Builders Limited ******								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed I	By Remaining	Claim Date	This Claim			
CLM/2010/020827	Subst OB	Substantive Works	57	EQR\End	aW \$0.00	30-Nov-2012	\$16,416.51			
CLM/2010/020827	Subst BV	Scope Addition	57	EQR\End	aW \$0.00	30-Nov-2012	\$1,653.20			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified	By Remaining	Certified Date	This Cert	Cert Line	Notes	
CLM/2010/020827	Subst OB	Substantive Works	54	EQR\End	aW \$0.00	06-Dec-2012	\$16,416.51	inv no. 20	92	
CLM/2010/020827	Subst BV	Scope Addition	54	EQR\End	aW \$0.00	06-Dec-2012	\$1,653.20	inv no. 20	92	
S326 CLOSED	OUT-GI Builder	s Limited ****** Total				Claims	\$18,069.7	'1 Certs	\$18,069.71 Payables	\$0.00
S352	CLOSED O	UT-Smiths City Southern Limited t/a	Alectra *****							
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed I	By Remaining	Claim Date	This Claim			
CLM/2010/020827	E5Emg BV	Emergency Works	6	EQR\Step	ohenPo \$0.00	29-Nov-2012	\$2,106.27			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified	By Remaining	Certified Date	This Cert	Cert Line	Notes	
CLM/2010/020827	E5Emg BV	Emergency Works	6	EQR\Step	ohenPo \$0.00	29-Nov-2012	\$2,106.27	Inv 03785	599	
S352 CLOSED	OUT-Smiths Cit	y Southern Limited t/a Alectra ****** T	otal			Claims	\$2,106.2	7 Certs	\$2,106.27 Payables	\$0.00
Property Total						Claims	\$20,175.9	8 Corts	\$20,175.98 Payables	
						Ciallis	φ20,173.9	0 0013	Ψ20,113.301 aydbles	φ0.00

No Open Complaints / Remedial Issues on this Property

Fletcher EQR (division of FCC) as agent for EQC

Company

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** 2010020827 **50 NANCY AVENUE, MAIREHAU** F3 - Complete & Finalised Some Finalisation has taken place Main Contractor: CLOSED OUT-GI Builders Limited ****** (S326) Property F2'd By: System Generated Finalisation F2 Completed Date: 18-03-2015 Cont Managing Hub: <UNALLOCATED> Not Vulnerable Property F3'd By: System Generated Finalisation F3 Completed Date: 18-03-2015 **Finalisation Documents** EQC Claim File Last Number **Document Type** Hub Zone Modified Date CLM/2010/020827 Construction Completion Inspection Westminster 30/10/2014 CLM/2010/020827 Final Account Agreement Westminster 30/10/2014 CLM/2010/020827 Defects Liability Certificate 10/03/2015 **Property Total Finalisation Documents Present:** 3 No Technical Services Referrals on this Property Asbestos Test Information EQC Claim Number Claim Address Asbestos Test Required? Asbestos Test Result <NOT SPECIFIED> CLM/2011/045895 **50 NANCY AVENUE** <NOT SPECIFIED> CLM/2010/020827 **50 NANCY AVENUE** <NOT SPECIFIED> <NOT SPECIFIED> **Property Total** Number of Claims: 2

Contrac	tor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property	
S352	CLOSED OUT-Smiths City Southern Limited t/a Alectra ******	Rationalised	Heating/Emerge ncy	Heating Contractor	Emergency Works	
S326	CLOSED OUT-GI Builders Limited ******	Rationalised	EQRC0199	Main Contractor	Substantive Works	

Property Total

Contractors

Number of Contractors: 2

Page 3 of 3

URGENT WORKS RECORD SHEET



	Contractor: ALECTRA						Claim Number: Claim'. 2010 020							
		Job Address: 50 Noncy ALC. Homeowner Name:						· Ko	Claim: 2010 020 Kay Maginness					
	N	Week C	ommenci	ng (Monday):							1			
escription of Works:									2010					
c		Rate	\$	Name	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Total	Rate	\$
	-													
	+					-								
AS PER INVOICE	+		national de la constante de la											
	+	-	-agrates -											
	-				-									
	+		a stranger				-							
Up to 7.5%	Ma	argin	muu.		_									
Total Materials / Plant / Expe				-								Total	abour \$	
Subcontractors (include description & invoice	-				and a financial state is a complete	Sum	mary:	T	N	lateria	als / P		xpenses	
				-									ntrators	
													Labour	
													TOTAL	
11- 4- 7-59/				Su	pervis	or Ap	prova					tha		
Up to 7.5% Total subcontra				-				Signa Date:	- All	KE	CE	IVE		
i otal subcontra	acit	015 \$		1				Date		2	2 110	V 2012		-

Released under the Official Information Acta 1982 INVOICE Marchau



Invoice No: SVC0378599 Date: 29/09/12 GST No: 11-122-795 Job No: JOB0460230 Branch: 05214 Reference Charge To: 8039035-11 Page: 0009

Charge To: FLETCHER CONSTRUCTION(EQR) PO BOX 80105 RICCARTON CHRISTCHURCH 8440 Job Address: FLETCHERS-50 NANCY AVE 50 NANCY AVE MAIREHAU CHRISTCHURCH 027 5175416

Job Type PL-PLUMBING	Tech TONY ALLAN	Make	Model
F/Code	Serial No	Retailer	Inv/Care Plan
Date of Sale	Date Failed 19/09/12	Date Repaired 28/09/12	Authorisation
Fault Reported			

KAY ADVISED THAT THE HWC IS LEAKING AS WAS NEVER NOTICED. DURING ASSESSMENTS THE HWC WAS NOT INSPECTED AS MANY ITEMS WOULD HAVE TO BE REMOVED IN THE CUBOARD THAT THE HWC IS IN, THESE ITEMS WERE NEVER REMOVED AND THE HWC HENCE NOT INSPECTED. CUBOARD HAS ONLY RECENTLY BEEN CLEARED AND AND DAMAGE NOTED.

Work Performed

REPLACED DAMAGED HWC RESTRAINED HEADER TANK NOTE: SUNDRY IS FOR NEW HWC LP 180LT 540D X 1315H 2KW TRIP INLET

Description	Quantity	Unit Price Net of GST	Tot Net Amt Net of GST
HOUSECALL ALECTRA AREA 1	1.00	69.50	69.50
LABOUR ALECTRA	30.00	15.00	450.00
(1 unit of Labour = 15 MINS)			
BRASS HEX NIPPLE BHN	2.00	5.11	10.21
SIMPLEFIX SIMKIT/D SUPPORT RES	1.00	31.51	31.51
HURRICANE COIL WIRE 1.6MM X 30	1.00	20.15	20.15
SUNDRIES	1.00	1,490.40	1,490.40
ADMINISTRATION LETTERS FEES HP	1.00	34.50	34.50

2106.27 Invoice No: SVC0378599 310.77 Plus GST Charge A/C: 8039035-11 FLETCHER CONSTRUCTION (EQR) ,417.04 Client: Total PO BOX 80105 RICCARTON CHRISTCHURCH 8440

ALECTRA, 18 WATTS ROAD, CHRISTCHURCH, or P O BOX 2343, CHRISTCHURCH, Phone: 0800 2532872, Fax: 03 3413409 This invoice can be paid through National Bank Account: 06-0805-0082541-08

New Event Urgent Works

Assessment Report for Plumbing/Leaks

Hub:	Priority			Works Order Number:						
Administrators Name & DDI:	Amy Shada 3419948	polt								
Claim Number:	2010/0208				ervisor:	Scott Williams				
ciain Number.	2010/020027			Cell		027 503 3760				
					ail:	Scott.williams@egr.co.nz				
Previous Claim Number:					oort Date:	14-09-2012				
Owners Name:	Kay Magin	ness			igned Contractor: tractors Contact	Smiths City Southern Ltd Neville Aberhart				
Contact Number:					ails:	Neville Abernart				
Address:	50 Nancy A	ve, Maireh	au	Wo	rk Start Date:	17-09-2012				
Source of Query:	EQC			Wo	rk Finish Date:	18-09-2012				
CATEGORY		YES √	N x	0	NOTES					
PMO Status?										
Are they any dogs on site?	?									
Is this property a rental?										
How old is your home?										
Has this damage been rep	aired									
previously?			-							
Have you had any plumbin										
under taken lately? If so w	and the second se									
Do you know if the water										
turned off on your street?										
Are you aware if the Coun										
undertaking work on your	street to									
the water mains?			_			n Laundry Lounge Dining				
Where is the leak?					Kitchen Bathroom Laundry Lounge Bedroom Garage Other					
Can you isolate the leak in rooms?	these				Water Cylinder O	ther				
If the leak is from the cylin					Top Bottom Other					
you see were the water is	leaking									
from?	au lana har			-						
How bad is the leak and he it been leaking for?	ow long has		-							
If you have put a bucket u	nder the		-	-						
cylinder how often do you										
empty it?			-							
Can you see any significant to you HWC, is it miss shap										
it have any tears in it?	led of does									
Do you have a wet back co	nnected to			-						
the HWC?	iniccieu io									
Is your HWC braced?			-							
General Plumbing			_							
is there hot and cold water	r coming									
from both taps?										
Do you have a source of dr	inking		1							

Issued for use 12/04/2012

1

water?	
Do you know what pressure system you are on?	Mains Low Medium
Do you have a header tank (water tank) in your ceiling space?	
Is the leak coming from the header tank area?	

Supervisors Notes

Kay advised that the HWC is leaking as was never noticed. During assessments the HWC was not inspected as many items would have to be removed in the cuboard that the HWC is in, these items were never removed and the HWC hence not inspected. Cuboard has only recently been cleared and damage noted.

Description of Damage	and Associated Repair Strateg	y:	
Completion Report (Ci	rcle Option)		
Peace of Mind Issue	Yes	No	
Emergency Works Complete	Yes	No	
SIGN OFF			
SIGN OFF	Signature	Name	Date
SIGN OFF Owner/Tenant Name	Signature		Date



SELLING AGENT: MORGAN PERRY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.



10 years of social media marketing.





12 years running businesses.

) An unwavering drive.



0800 DAMAGE (0800 326 243)

08 February 2017

Mr Mathew Smith and Ms Megan Aitchison 50 Nancy Avenue Mairehau Christchurch 8052

Dear Mr Smith and Ms Aitchison

Your claim: CLM/2016/009087 Insured name: AM Forsyth Damage address: 50 Nancy Avenue, Mairehau, Christchurch 8052

On 12 January 2017 we assessed your claim for natural disaster damage to your property on 14 February 2016. The status of your claim today is shown below.



Your assessment has now been reviewed and completed. We are pleased to advise you that your claim is finalised and will be cash settled.

The table below outlines how your payment has been calculated. If you believe there are outstanding aspects of your claim, please contact us as soon as possible to discuss.

Item	Amount	Excess deducted	Balance				
Dwelling	\$11470.45	\$200.00	\$11,270.45				
e	Total payment incl GST (if any):						

Payment paid to mortgagee

Your cash payment has exceeded your mortgagee's threshold. Payment has been made to the mortgagee and they have been informed of this payment.







Supporting documents

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

- · [Statement of Claim]
- · [Scope of Works for repair]

Excess deducted

Excess is the amount payable by you for each claim lodged with EQC and is the uninsured portion of your loss. Excess calculations can be found in the *Householders' Guide to EQCover*. This can be found on the EQC website. If you do not have access to the Internet, please contact us at the number below to arrange a copy to be posted to you.

Asbestos testing

Your enclosed scope of works for repair highlights the areas of identified earthquake damage and the strategies to repair that damage. Due to the age of your house and or the construction materials there maybe the possibility of disturbing asbestos during the repair and therefore we have made an allowance for this asbestos testing.

If the tests show there is no asbestos present, then there is nothing more you need to do as your cash settlement will not be affected. If the tests show asbestos is present, then you will need to provide EQC with a copy of the asbestos test certificate along with your claim number. EQC will review your cash settlement amount to ensure there is provision for any additional repair costs due to the presence of asbestos.

You can find information about asbestos and testing by visiting <u>www.asbestosaware.co.nz</u>. If you do not have internet access and would like information about asbestos testing, please contact us on the phone number at the bottom of this letter.

Your obligations

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

What to do with your payment

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

If you believe there are outstanding aspects of your claim, please contact us. Accepting your settlement payment does not affect your current or any future entitlements.

Your feedback

Your feedback on your experience with our claims process is important to us. If you have provided us







with your email address we will send you a short survey. If you haven't provided us with an email address and would like to participate in the survey you can call us on the number below.

How to contact us

You can contact us by email <u>eqcclaimmanager@eqc.govt.nz</u> or call 0800 DAMAGE (0800 326 243). If you are calling from overseas, please use +64 4 978 6400. Our contact centre operating hours are 7am - 9pm Monday through Friday and 8am - 6pm Saturday.

Yours sincerely

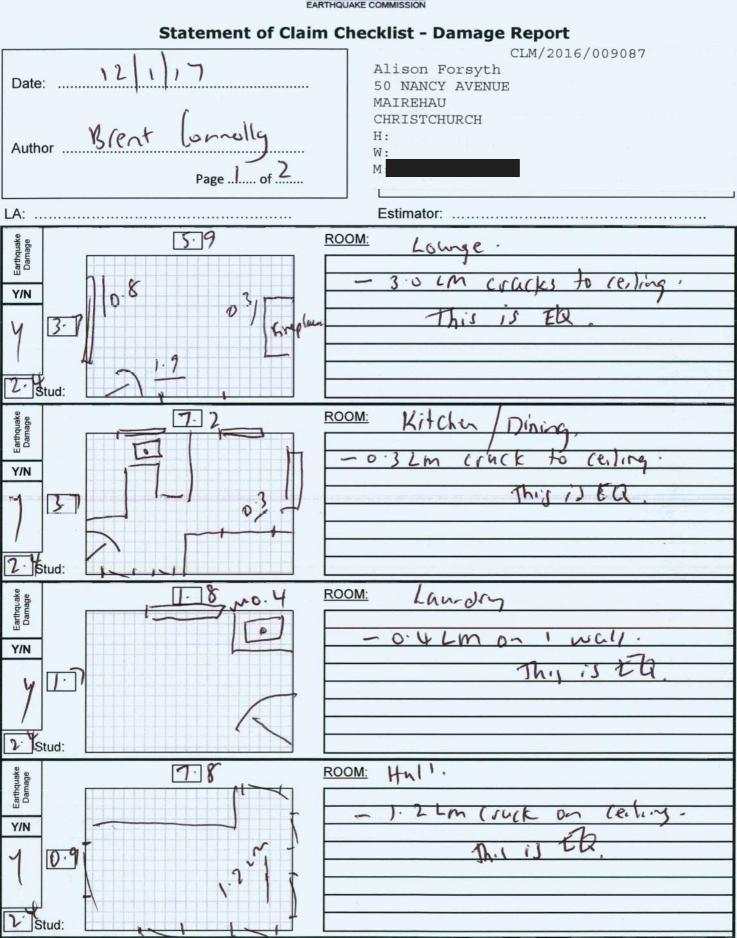
namplop.

Nikki Hislop Claim Handler, Customer and Claims



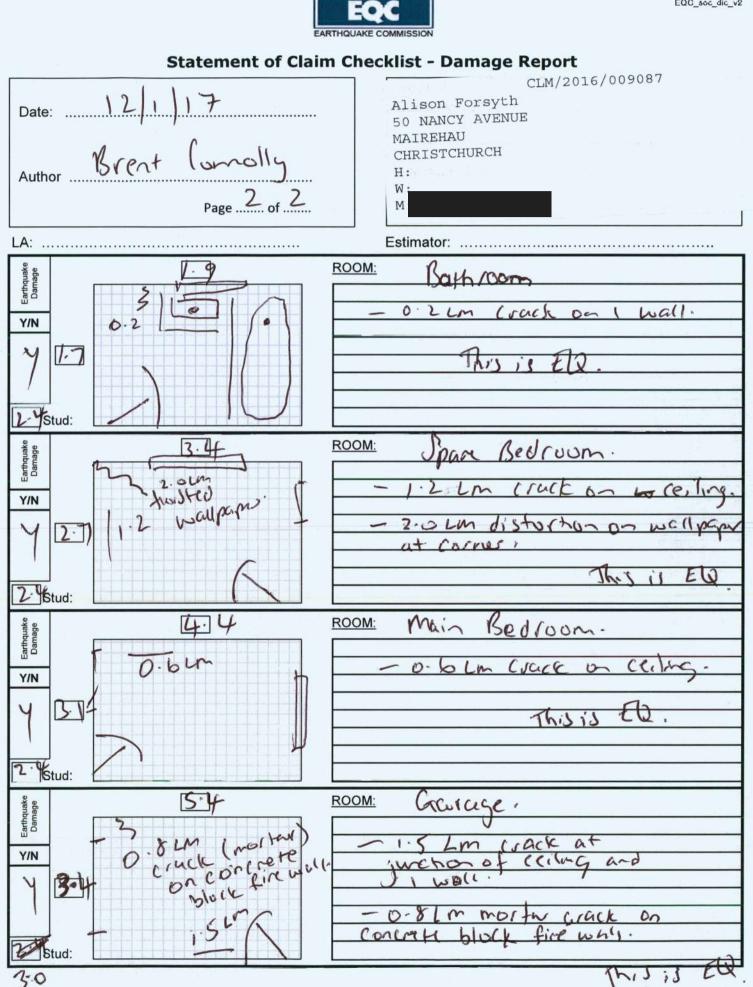


EQC ARTHQUAKE COMMISSION



EQO_soc_dic_v2

EQC_soc_dic_v2



500	he o	f Wa	IKS	RANTING	NARE COMMISSION						
Completed By:	Brer	nt Conn	olly	Claim Number:		2016 / 009087					
Date:	12,	/01/20	17	Customer Name:	Alison Forsyth 50 Nancy Avenue	9					
			3	Address.	Mairehau	9					
ruge	1 UF 3				Christchurch						
				Preliminar	ies And General						
Element :	1			Line	e Items:	Units	Qty	Rate	Cost		
	Asbestos	Test - 1st	sample	includes an allowance for 2	Tests	No	1.00	\$395.50	\$395.5		
	Asbestos	Test - (Ad	Iditional	testing, \$175.00 per test)		No	6.00	\$175.00	\$1,050.0		
							100,000,001				
	Floor pro	tection sof	t surface	e (consumable)		m2	61.00	\$3.00	\$183.0		
	Floor pro	tection ha	rd surfac	ce (consumable)		m2	64.00	\$3.50	\$224.0		
	Specialis	t Tradesma	an - Elec	trician - Allowance for remov	val and connection of						
	electrical					Hr	4.00	\$60.00	\$240.0		
				Sheet, Kilogram, Linear Per day, Per week. Cubic			Sut	Total	\$2,092.5		
metre calculations mu	st include	e length, t	breadth	and depth figures. Square				Margin	\$209.25		
metre calculat	ons must	include le	ength a	nd breadth figures.		<mark>OTAL (</mark> E	xcluding	GST)	\$2,301.75		

lean le nan seasan		1828 6 1251 6				2		2.13			
Completed By:		Claim Number: Customer Name:	Alicon Foresth	2016 / 009087							
Date:	12/01/2017		50 Nancy Avenue								
Page	2 OF 3	Mairehau Christchurch									
Description	¢		only the elements be Line Items:	eing cas	in setti	ea					
Element :			Unit	s Length	Breadth	Depth	Qty	Rate	Cost		
Interior Room	Lounge										
Ceiling	Rake out and stop plastert	ooard joint cracks and paint	m2	5.90	3.70	-	21.83	\$36.40	\$794.6		
Interior Room	Kitchen/Dining			-							
Ceiling	Rake out and stop plastert	ooard joint cracks and paint	m2	7.20	3.70		26.64	\$36.40	\$969.7		
External Element	Laundry										
	-	and joint appake 0. s-i-t		1.00	2.42		4.22	433.00	6143.4		
Wall Covering	Rake out & stop plasterboa	aru joint cracks & paint	m2	1.80	2.40		4.32	\$32.90	\$142.1		
External Element	Hall										
Ceiling	Rake out and stop plastert	ooard joint cracks and paint	m2	7.80	0.90		7.02	\$36.40	\$255.5		
Interior Room	Bathroom			- C							
Wall Covering	Rake out & stop plasterboa	m2	1.90	2.40		4.56	\$32.90	\$150.0			
Interior Room	Spare Bedroom										
Ceiling	Rake out and stop plastert	ooard joint cracks and paint	m2	3.40	2.70		9.18	\$36.40	\$334.1		
Wall Covering	Remove dispose pigment s	eal supply install wallpaper (PC Sum \$45/roll) m2	12.20	2.40		29.28	\$68.17	\$1,996.0		
Interior Room	Main Bedroom										
Ceiling	Rake out and stop plaster	ooard joint cracks and paint	m2	4.40	3.10		13.64	\$36.40	\$496.5		
Interior Room	Garage										
Ceiling		oard joint cracks and paint	m2	5.40	3.40		18.36	\$36.40	\$668.3		
Wall Covering	Paint wall	see a joint crocks and parit	m2 m2	100005	3.00		16.20	\$21.10	\$341.8		
Wall Covering	Grind out repoint mortar je	pints	m	0.80	5.00		0.80	\$49.50	\$39.6		
Wall Covering	Tradesman Required - Brid	4. 4.7.457 - 677.755	Hr				6.00	\$45.00	\$270.0		
				-					\$		
				ŝ							
* Unit categories to	o be used as follows: Each	n, Sheet, Kilogram, Linear					Sub T		\$6,458.38		
metre, Square met		Per day, Per week. Cubic		1	Prelim	inarie	s & Gen Ma	eral rgin	\$516.67 \$697.50		
	culations must include len			SUB	TOTAL	. (Excl	uding 0		\$7,672.55		

Scor	be of	Wo	rks					
Completed By:	Brent	t Conno	lly	Claim	Number:	20	016 / 0	09087
Date:	12/	01/201	.7		er Name:			
	544 Londo 2 454				Address:	50 Nancy Ave Mairehau	nue	
Page	3	OF	3			Christchurch		
					-			
				TOTALS	PAGE :			
						P & G's	Page:	
					Р	&G's - Page	1	\$2,301.75
					P & G's	Page - Sub	Total	\$2,301.75
					Bui	ilding Damage	Page:	
					Scope O	of Works Page	2	\$7,672.55
				Scope O	f Works F	Pages - Sub	Total	\$7,672.55
* Unit categories to be us						Sub	Total	\$9,974.30
calculations must includ	le length, brea	dth and dep	oth figures.	Square metre		т		\$1,496.15
Square metre, Cubic calculations must includ	metre, Per ho	ur, Per day, dth and dep	Per week. oth figures.	Cubic metre Square metre res.	6	Т	GST OTAL	

\$1200 REFERRAL REWARDS

REFER ME AN APPRAISAL; IF IT RESULTS IN A LISTING & SALE, EARN YOURSELF 12 ERNEST RUTHERFORD'S



CONTACT ME TO MAKE AN OFFER

MORGAN@PROPERTYVENTURES.CO.NZ 0274131640



REAL ESTATE

LICENSED REAA 2008