



PROPERTY INFO PACK

12C CHAUCER STREET, ROLLESTON

PREPARED BY MORGAN PERRY



**PROPERTY
VENTURES**
REAL ESTATE



12C CHAUCER STREET, ROLLESTON

YOUR FAMILY HOME WITH ADDED WORKSHOP IN ROLLY

FEATURES:



PROPERTY DETAILS:

Address: 12C Chaucer Street, Rolleston
Legal Description: Lot 8 DP 307924
Property Type: House
Sale by: Negotiation
Close To: Shops, supermarket, motorway,
new Rolleston mall

PROPERTY DESCRIPTION:

Come one, come all, to this beautifully positioned, warm, family home, situated just a short 25-minute commute from Christchurch's city centre.

Built in the early 2000s and situated on 970m² of freehold land, this home boasts huge garaging, allowing for four cars, or two cars with the use of a second garage as a workshop (or dog box, if you've misbehaved), equipped with insulation, power and pre-installed workbenches.

Sporting three bedrooms, two bathrooms (ensuite included) with an additional sleep out option, gives you the added flexibility of additional space if needed.

Our vendors are motivated to hit the 'go' button and move on and as such have installed new vinyl plank flooring in all wet areas, a new oven, cooktop and dishwasher, not to mention lush new carpet throughout.

A stone's throw to KFC for those finger-lickin' Friday nights, or a short 5 minutes commute to Rolleston Square Shopping Mall, you're sorted for years to come.

If you're looking to upsize, are a first home buyer, wanting to hide from the wife (in your new workshop) or wanting the added space to grow a family, then this home is definitely for you.

Add this to your open home list, you won't regret it.

Open homes:

Sunday, 8th August, 11:00am - 11:30am
Sunday, 15th August, 11:00am - 11:30am

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



OPEN HOME DATES

1. Open Home One: Sunday, 8th August, 11:00am - 11:30am
2. Open Home Two: Sunday, 15th August, 11:00am - 11:30am
3. Open Home Three: TBC
4. Open Home Four: TBC

PRIVATE VIEWINGS

***Private viewings available upon request

CONTACT DETAILS

P: 0274131640

E: MORGAN@PROPERTYVENTURES.CO.NZ

W: MORGANPERRY.CO.NZ

W: PROPERTYVENTURES.CO.NZ





CERTIFICATE OF TITLE 12C CHAUCER STREET, ROLLESTON

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Property Guru document ordering service

Certificate of Title with diagram: 30952

CoreLogic Reference: 2966914/1

Processed: 16 June 2021

Sourced from Property Guru, a CoreLogic solution. For any queries about this document or this service please call 0800 355 355 or email documentordering@corelogic.co.nz.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier **30952**
Land Registration District **Canterbury**
Date Issued 07 October 2004

Prior References

CB26B/83 CB481/140 CB4B/1344
GN809777.1

Estate Fee Simple
Area 970 square metres more or less
Legal Description Lot 8 Deposited Plan 307924

Registered Owners

Karl Scott Jones-Foster and Julie Anne Marsden

Interests

Subject to Part IV A Conservation Act 1987 (affects part formerly Lot 22 DP 542)

Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Lot 22 DP 542)

110032.1 Gazette Notice declaring No. 1 State Highway (Awanui-Bluff) fronting the within land to be a limited access road - 15.12.1976 at 9:25 am

A455065.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 19.4.2000 at 9.00 am (affects part formerly Lots 20-22 DP 542)

6173477.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.10.2004 at 9:00 am

Subject to a right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications over part marked G on DP 307924 created by Easement Instrument 6173477.6 - 7.10.2004 at 9:00 am

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications created by Easement Instrument 6173477.6 - 7.10.2004 at 9:00 am

The easements created by Easement Instrument 6173477.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electric power in gross over part marked G on DP 307924 in favour of Orion New Zealand Limited created by Transfer 6173477.8 - 7.10.2004 at 9:00 am

The easements created by Transfer 6173477.8 are subject to Section 243 (a) Resource Management Act 1991

6173515.2 Encumbrance to Selwyn District Council (Limited as to Duration) - 7.10.2004 at 9:00 am

10602905.3 Mortgage to Westpac New Zealand Limited - 28.10.2016 at 3:41 pm



RENTAL APPRAISAL 12C CHAUCER STREET, ROLLESTON

PREPARED BY MORGAN PERRY



**PROPERTY
VENTURES**
REAL ESTATE



RENTAL APPRAISAL.

Date: 21 May 2021

Prepared for: Morgan Perry

Thank you for requesting a rental assessment for **12c Chaucer Street, Rolleston.**

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 property to rent for between **\$500** and **\$530** 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
99.9% of homes were occupied

April 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

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 **12C CHAUCER STREET,** **ROLLESTON**

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Property details

12C Chaucer Street, Rolleston

Valuation No 2405117708
Legal description LOT 8 DP 307924
New legal description

Canterbury Maps: [2405117708 \(https://propertysearch.canterburymaps.govt.nz/#/property?propertyAddress=2405117708\)](https://propertysearch.canterburymaps.govt.nz/#/property?propertyAddress=2405117708)

Property area (hectares) 0.0970
Certificate of title 30952

Improvements [DWG OB OI \(https://www.selwyn.govt.nz/search/nature-of-improvements\)](https://www.selwyn.govt.nz/search/nature-of-improvements)

Rates for year 2020/2021

Type	Description (Basis)	Differential	Factor	Rate	Amount
011	General Purposes Rate (C)	District	490000.00	0.0874	\$428.45
015	Sewerage (U)	Rolleston	1.00	54200.0000	\$542.00
054	Library Charge (U)	District	1.00	22500.0000	\$225.00
069	Refuse Uniform Charge (U)	District	1.00	2600.0000	\$26.00
071	Urban Water Supply Rate (U)	Rolleston	1.00	25400.0000	\$254.00
090	Recreation Reserve Rate (U)	District	1.00	13000.0000	\$130.00
091	Community Centre Rate (U)	District	1.00	17500.0000	\$175.00
113	Uniform Annual General Charge (U)	District	1.00	25600.0000	\$256.00
123	General (C)	District	490000.00	0.0377	\$184.50
143	Passenger Transport Urban (U)	District	1.00	10703.0000	\$107.05
152	Works and Services (C)	District	490000.00	0.0010	\$4.80
154	Civil Defence Emergency Mgmt (C)	District	490000.00	0.0016	\$7.95
214	Uniform Annual General Charge (U)	District	1.00	2560.0000	\$25.60
215	Water Race (Amenity) Rate (U)	District	1.00	2250.0000	\$22.50
301	Refuse Recycling Rate (U)	District	1.00	8000.0000	\$80.00
318	Stormwater (U)	Rolleston	1.00	9400.0000	\$94.00
331	Swimming Pools (U)	Zone 1	1.00	17700.0000	\$177.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	21000.0000	\$210.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	490000.00	0.0001	\$0.60
354	Regional Park (C)	District	490000.00	0.0009	\$4.25
380	Canterbury Museum Levy (U)	District	1.00	3100.0000	\$31.00
381	Refuse-Wheelie Bin 80 Litres (U)	District	1.00	13640.0000	\$136.40
Total					\$3,122.10

Rates Information

Previous year's rates: \$3,110.35

Current rating year

Current year's rates: \$3,122.10

Current year values

Current rating valuation date: 01/07/2018
Land value: \$175,000
Improvements value: \$315,000
Capital value: \$490,000

Current year's rates instalments

Instalment 1: \$780.55
Instalment 2: \$780.50
Instalment 3: \$780.55
Instalment 4: \$780.50

New rating valuations

New rating valuation date: 01/07/2018
New land value: \$175,000
New improvements value: \$315,000
New capital value: \$490,000

History

Year	Land value	Capital value	Annual rates
2019/2020	\$175,000	\$490,000	\$3,110.35
2018/2019	\$165,000	\$470,000	\$2,927.20
2017/2018	\$165,000	\$450,000	\$2,764.70
2016/2017	\$165,000	\$450,000	\$2,670.35
2015/2016	\$155,000	\$350,000	\$2,571.35
2014/2015	\$155,000	\$350,000	\$2,439.25
2013/2014	\$155,000	\$350,000	\$2,277.25
2012/2013	\$110,000	\$325,000	\$2,226.15
2011/2012	\$110,000	\$325,000	\$2,220.55
2010/2011	\$110,000	\$325,000	\$1,904.90





EQC DOCUMENTATION 12C CHAUCER STREET, ROLLESTON

PREPARED BY MORGAN PERRY



**PROPERTY
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REAL ESTATE



Statement of Claim Checklist / Repair Strategy

Date: 11-2-11

Author: D. WATTS

CLM/2010/126121

Mr Pang
12C CHAUCER STREET
ROLLESTON
H:
W:

LA: D. WATTS

Estimator: R. C. Gibb

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	N	—	—	—	
Dining Room	N	—	—	—	
Kitchen	N	—	—	—	
Family Room	N/A	—	—	—	
Bedroom 1	Y	✓			Colour match sealant to reveal perimeter
Ensuite	Y	✓			replaster and paint all walls.
Bedroom 2	N	—	—	—	
Bedroom 3	Y	✓			Colour match sealant around window reveal and door

Mr Pang
12C CHAUCER STREET

ROLLESTON

H:

W:

M:

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A	—			
Bathroom	N	—			
Toilet 1	Y	✓			take plaster paint all walls.
Toilet 2	N/A	—			
Office / Study	N/A	—			
Rumpus	N/A	—			
Entry / Hall(s)	Y	✓			take plaster paint all walls
Stairwell	N/A	—			
Laundry	Y	✓			
Garage	Y	✓			popped nails above lintel. remove rescrew plaster paint all walls.
Other	N/A				

Mr Pang
12C CHAUCER STREET

ROLLESTON

H:
W:
N:

Item		Event Damage
		Y / N
Roof		N
EXTERNAL WALLS	North	N
	South	N
	East	N
	West	N
Decks		N/A
CHIMNEY <i>Heat pump.</i>	Base	N/A
	Ceiling Cavity	N/A
	Above Roof	N/A
	Fireplace	N/A

(Initials)

Mr Pang
12C CHAUCER STREET

SOC / Repair Strategy – Page 4

ROLLESTON

H:

W:

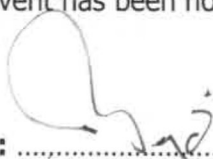
M: [Redacted]

Item	Event Damage	
	Y / N	
Foundations	N	
Piling	N/A	
Services	N	
Other Dwelling Items	N	
Outbuildings	N/A	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N/A	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: 

Dated: 16-2-11.

.....
(Initials)

09 December 2013

0800 DAMAGE (0800 32 62 43)

Mr Netana Ralph Waititi and Mrs Chloe Alia Waititi
12C Chaucer Street
Rolleston 7614

Claim No. CLM/2011/154179

Dear Mr and Mrs Waititi,

Your settlement calculation: 12C Chaucer Street, Rolleston 7614

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

Item	Amount	Excess	Balance
Dwelling (CLM/ 2011/154179)	\$8,817.46	\$200.00	\$8,617.46
		Total	\$8,617.46

Total amount of this payment is **\$8,617.46**.

Payment

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

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

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



Your obligations

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

How to contact us

You can contact us by email to info@eqc.govt.nz or call 0800 DAMAGE (0800 32 62 43) international call +64 4 978 6400.

Yours sincerely

Bruce Emson

General Manager, Customer Services

Scope of Works

CLM/2011/154179



Customer: C R MARTIN

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 12C CHAUCER STREET, ROLLESTON 7677 on 8/09/2011

Site

Element	Damage	Repair
Garden Shed (Garden - Steel - 9.00 m2)		
Land (Exposed - Soil - 970.00 m2)		
Land (Under dwelling - Soil - 137.00 m2)		
Outbuildings (Out House - Steel - 24.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 50.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 50.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Foundations (Concrete pad)

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair

No Damage

Interior

Ground Floor - Bedroom (1 south east)

Room Size: $3.90 \times 4.27 = 16.65$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 16.65 m ²)	No Earthquake Damage	
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround 1.00 No of
Floor (Concrete - Carpet - 16.65 m ²)	No Earthquake Damage	
Wall covering (Gib - Paint - 39.22 m ²)	Cosmetic damage	Rake out, plaster and paint 39.22 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - En Suite

Room Size: $2.29 \times 2.58 = 5.91$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 5.91 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 5.91 m ²)	No Earthquake Damage	
Shower (Cubical shower unit - Acrylic shower - .81 m ²)	No Earthquake Damage	
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 23.38 m ²)	Cosmetic damage	Rake out, plaster and paint 23.38 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (2 north west)

Room Size: $2.58 \times 2.88 = 7.43$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 7.43 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround 1.00 No of
Floor (Concrete - Carpet - 7.43 m ²)	No Earthquake Damage	
Wall covering (Gib - Paint - 26.21 m ²)	Cosmetic damage	Rake out, plaster and paint 26.21 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills 7.20 l/m

Ground Floor - Bedroom (3 north west)

Room Size: $2.78 \times 2.79 = 7.76$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 7.76 m ²)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround 1.00 No of

Floor (Concrete - Carpet - 7.76 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.74 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	7.20 l/m

Ground Floor - Kitchen (Dining, lounge)

Room Size: 5.53 x 8.35 = 46.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 46.18 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 46.18 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 66.62 m2)	Cosmetic damage	Rake out, plaster and paint	66.62 m2
Window (Aluminium Awning - Pane single glazed - 4.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.80 l/m)	No Earthquake Damage		

Ground Floor - Entry

Room Size: 1.16 x 1.37 = 1.59 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Hallway

Room Size: 0.88 x 6.03 = 5.31 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.31 m2)			
Floor (Concrete - Carpet - 5.31 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 33.17 m2)	Cosmetic damage	Rake out, plaster and paint	33.19 m2

Ground Floor - Bathroom

Room Size: 2.88 x 2.09 = 6.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	Impact damage	Replace silicon seal	2.40 l/m
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.02 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 6.02 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		

Shower (Cubical shower unit - Acrylic shower - No Earthquake Damage
.81 m2)

Wall covering (Gib - Paint - 23.86 m2) No Earthquake Damage

Window (Aluminium Awning - Pane single glazed - 1.00 No of) Cosmetic damage Gap fill and paint jambs / sills 4.00 l/m

Ground Floor - Toilet

Room Size: 0.88 x 1.88 = 1.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 1.65 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 1.65 m2)	No Earthquake Damage	
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 13.25 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills 3.00 l/m

Ground Floor - Internal Garage

Room Size: 6.09 x 5.78 = 35.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

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

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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Statement of Claim Checklist / Repair Strategy

Date: 16-2-11

Author: D. WATTS

CLM/2010/126121

Mr Pang
12C CHAUCER STREET
ROLLESTON
H:
W:

LA: D. WATTS

Estimator: R. Gibb

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	N	—			
Dining Room	N	—			
Kitchen	N	—			
Family Room	N/A	—			
Bedroom 1	Y	✓			Colour match sealant to reveal perimeters
Ensuite	Y	✓			replaster and paint all walls.
Bedroom 2	N	—			
Bedroom 3	Y	✓			Colour match sealant around window reveal and door

Mr Pang
12C CHAUCER STREET

SOC / Repair Strategy - Page 2

ROLLESTON
H:
W:

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A	—			
Bathroom	N	—			
Toilet 1	Y	✓			take plaster paint all walls.
Toilet 2	N/A	—			
Office / Study	N/A	—			
Rumpus	N/A	—			
Entry / Hall(s)	Y	✓			take plaster paint all walls
Stairwell	N/A	—			
Laundry	Y	✓			
Garage	Y	✓			popped nails above lintel. remove rescrew plaster paint all walls.
Other	N/A				

Mr Pang
12C CHAUCER STREET

ROLLESTON

H:

W:

Item		Event Damage
		Y / N
Roof		N
EXTERNAL WALLS	North	N
	South	N
	East	N
	West	N
Decks		N/A
CHIMNEY <i>Heat pump.</i>	Base	N/A
	Ceiling Cavity	N/A
	Above Roof	N/A
	Fireplace	N/A

.....
(Initials)

Mr Pang
12C CHAUCER STREET

SOC / Repair Strategy – Page 4

ROLLESTON
H:
W:

Item	Event Damage	
	Y / N	
Foundations	N	
Piling	N/A	
Services	N	
Other Dwelling Items	N	
Outbuildings	N/A	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N/A	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.
Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant:  Dated: 16-2-11.

.....
(Initials)

Calculation Sheet

Office Use Only

CLM/2010/126121

Date: 17/3/11

Author: GREG WHITE

Mr Pang
12C CHAUCER STREET

ROLLESTON
H:
W:

LA: J WATTS

Estimator: R. GIBB

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge								
Dining Room								
Kitchen								
Family Room								
Bedroom 1	REVEALS - SEAL	HR				2	45	90 -
	SEALANT.	EA				1	20	20 -
Ensuite	WALLS - RAKE + STOP	HR				2	45	90 -
	PLASTER	EA				1	15	15 -
	PAINT WALLS x4	M2	9.6		2.4	23.04	24	552.96
Bedroom 2								
Bedroom 3	WINDOW/DOOR - SEAL	HR				4	45	180 -
	SEALANT.	EA				2	20	40 -

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom								
Toilet 1	WALLS - RAKE & STOP	HR				2	45	90 -
	PLASTER	EA				1	15	15 -
	PAINT ALL WALLS.	M2	5.6		2.4	13.44	24	322.56
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)	WALLS - RAKE & STOP	HR				2	45	90 -
	PLASTER	EA				1	15	15 -
	PAINT ALL WALLS.	M2	20		2.4	48	24	1152
Stairwell								
Laundry	WALLS - RIPPED NAILS. RENTAL RESCREW	HR				4	45	180 -
	SCREWS / NAILS	EA				1	15	15 -
	STOP WALLS	HR				2	45	90 -
+ Garage	PLASTER	EA				1	15	15 -
	PAINT WALLS x4	M2	20.8		2.4	49.92	24	1198.08

Sub total (Page 2) 3182.64

Room		Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Roof									
EXTERNAL WALLS	North								
	South								
	East								
	West								
Decks									
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								

Sub total (Page 3)

126121

Affix label here

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations								
Piling								
Services								
Other Dwelling Items								
Out-buildings								
Land and Retaining Walls								

Sub-total - Page 4

	Sub total – Page 1:	987.96
	Page 2:	3182.64
	Page 3:	-
	Page 4:	-
		<u>\$ 4170.60</u>
	+ P&G, Margin & GST Figure:	1527.27
	TOTAL:	5697.87

Scope of Works



Customer: C R MARTIN

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 12C CHAUCER STREET, ROLLESTON 7677 on 8/09/2011

Site

Element	Damage	Repair
Garden Shed (Garden - Steel - 9.00 m2)		
Land (Exposed - Soil - 970.00 m2)		
Land (Under dwelling - Soil - 137.00 m2)		
Outbuildings (Out House - Steel - 24.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 50.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 50.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Rolled metal)

Element	Damage	Repair
No Damage		

Foundations (Concrete pad)

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair

No Damage

Interior**Ground Floor - Bedroom (1 south east)**Room Size: 3.90 x 4.27 = 16.65 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.65 m ²)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 16.65 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 39.22 m ²)	Cosmetic damage	Rake out, plaster and paint	39.22 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - En SuiteRoom Size: 2.29 x 2.58 = 5.91 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.91 m ²)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 5.91 m ²)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m ²)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.38 m ²)	Cosmetic damage	Rake out, plaster and paint	23.38 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (2 north west)Room Size: 2.58 x 2.88 = 7.43 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.43 m ²)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 7.43 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.21 m ²)	Cosmetic damage	Rake out, plaster and paint	26.21 m ²
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	7.20 l/m

Ground Floor - Bedroom (3 north west)Room Size: 2.78 x 2.79 = 7.76 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.76 m ²)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of

Floor (Concrete - Carpet - 7.76 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.74 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	7.20 l/m

Ground Floor - Kitchen (Dining, lounge)

Room Size: 5.53 x 8.35 = 46.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 46.18 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 46.18 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Standard Spec - MDF - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 66.62 m2)	Cosmetic damage	Rake out, plaster and paint	66.62 m2
Window (Aluminium Awning - Pane single glazed - 4.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.80 l/m)	No Earthquake Damage		

Ground Floor - Entry

Room Size: 1.16 x 1.37 = 1.59 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Hallway

Room Size: 0.88 x 6.03 = 5.31 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.31 m2)			
Floor (Concrete - Carpet - 5.31 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 33.17 m2)	Cosmetic damage	Rake out, plaster and paint	33.19 m2

Ground Floor - Bathroom

Room Size: 2.88 x 2.09 = 6.02 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	Impact damage	Replace silicon seal	2.40 l/m
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 6.02 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 6.02 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		

Shower (Cubical shower unit - Acrylic shower - No Earthquake Damage
.81 m2)

Wall covering (Gib - Paint - 23.86 m2) No Earthquake Damage

Window (Aluminium Awning - Pane single glazed - 1.00 No of) Cosmetic damage Gap fill and paint jambs / sills 4.00 l/m

Ground Floor - Toilet

Room Size: 0.88 x 1.88 = 1.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 1.65 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 1.65 m2)	No Earthquake Damage	
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 13.25 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills 3.00 l/m

Ground Floor - Internal Garage

Room Size: 6.09 x 5.78 = 35.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number: CLM/2011/154179
Claimant: C R MARTIN
Property Address: 12C CHAUCER STREET
 ROLLESTON 7677

Assessment Date: 08/09/2011 15:16
Assessor: Bradley, Grant
Estimator: Tamatea, Micheal

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	C R, MARTIN				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
FMG (Farmers Mutual)	Contents			

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ASB BANK

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	L Shape	137.07

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Garden Shed	Garden	Steel	No Earthquake Damage			
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Outbuildings	Out House	Steel	No Earthquake Damage			

General Comments: Outhouse is carport
Gazebo south west no damage

Services

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

General Comments:

Main Building

Exterior

Roof (Rolled metal)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete pad)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: 13.680 x 2.270 brick veneer

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: 13.680 x 2.270 brick veneer

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: 18.710 x 2.270 brick veneer

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: 18.710 x 2.270 brick veneer

Ground Floor - Bedroom (1 south east)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			

Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	39.22 m2	27.00	1,058.83

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - En Suite

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	23.38 m2	27.00	631.15

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments:

Ground Floor - Bedroom (2 north west)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	26.21 m2	27.00	707.62
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	7.20 l/m	12.00	86.40

General Comments:

Ground Floor - Bedroom (3 north west)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	7.20 l/m	12.00	86.40

General Comments:

Ground Floor - Kitchen (Dining, lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			

Kitchen joinery	Standard Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	66.62 m2	27.00	1,798.85

Window	Aluminium Awning	Pane single glazed	No Earthquake Damage
Work top	Kitchen work top	Laminate	No Earthquake Damage

General Comments: Vinyl to kitchen area, carpet to remaining floors,

Ground Floor - Entry

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint				
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	33.19 m2	27.00	896.18

General Comments: Hot water cylinder fine, strapped, 300 liters

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	Impact damage			
			Replace silicon seal	2.40 l/m	12.00	28.80
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	4.00 l/m	12.00	48.00

General Comments:

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	3.00 l/m	12.00	36.00

General Comments:

Ground Floor - Internal Garage

Damage: No damage

Require Scaffolding? No

General Comments:

Laundry included, concrete to floor, paint to walks & ceiling, 1x door, 1x window, 1x exterior door, 1x garage door

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	548.27

Overheads

Name	Estimate
Preliminary and general	451.86
Margin	664.84
GST	1,096.98

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete pad)	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom	76.80
	Bedroom (1 south east)	1,148.83
	Bedroom (2 north west)	884.02
	Bedroom (3 north west)	176.40
	En Suite	631.15
	Entry	0.00
	Hallway	896.18
	Internal Garage	0.00
	Kitchen (Dining, lounge)	1,798.85
	Toilet	36.00
		5,648.23
		5,648.23

Fees

Description	Estimate
Contents movement fee	548.27
	548.27

Overheads

Description	Estimate
Preliminary and general	451.86
Margin	664.84
GST	1,096.98
	2,213.67
Total Estimate	8,410.17

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

•

File Notes

Date Created: 08/09/2011 15:10
Created : Bradley, Grant
Subject: Eqc assessmet
Note: Dwelling occupied
Cosmetci damage
Minor cracking to walls and ceilings through out interior of home
No external damage
Next Action: Accept claim

Urgent Works Items

Scope of Works



Customer: CR MARTIN

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 12C CHAUCER STREET, ROLLESTON 7614 on 17/06/2013

Site

Element	Damage	Repair
Land (Exposed - Soil - 970.00 m2)		
Land (Under dwelling - Soil - 137.00 m2)		
Main Access (Drive - Concrete - 60.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 50.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 50.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Interior

Ground Floor - Toilet

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
Wall covering (Gib - Paint - 13.44 m2)	Cosmetic damage	Rake out and stop 1.00 l/m
	Cosmetic damage	Paint wall 12.00 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
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EQC Full Assessment Report

Claim Number: CLM/2011/249479
Claimant: CR MARTIN
Property Address: 12C CHAUCER STREET
 ROLLESTON 7614

Assessment Date: 17/06/2013 10:24
Assessor: Jaz, Rob
Estimator: Warwick, Paul

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	CR, MARTIN				
Owner	NETANA, WAITITI				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling			

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ASB BANK

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	1.85

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

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

General Comments:

Main Building

Exterior

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic damage			
			Paint wall	12.00 m2	24.00	288.00

General Comments: Minor cracking up the internal corner, damage missed from last assessment

Fees

Fees

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
Preliminary and general	23.84
Margin	32.18
GST	53.10

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Floor	Description	Estimate
Ground Floor	Toilet	298.00
		298.00
		298.00

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	23.84
Margin	32.18
GST	53.10
	109.13
Total Estimate	407.13

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2011/154179

File Notes

Date Created: 17/06/2013 10:29

Created : Jaz, Rob

Subject: Dwelling

Note: Dwelling is a single storey brick veneer, metal tile roof, concrete slab foundation home with a internal garage on a flat section with good access to site. Minor damage to one internal room as a result which we believe was missed on previous scope from the September or February events. Upon completion customer was clearly advised as to what damage was earthquake related and what was per existin damage. Dwelling is habitable and weathertight. Full inspection was completed by us viewing previous comet a assessment 2011/154179.

Next Action:

Urgent Works Items



ADDITIONAL DOCUMENTATION 12C CHAUCER STREET, ROLLESTON

PREPARED BY MORGAN PERRY



**PROPERTY
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REAL ESTATE





SELLING AGENT: MORGAN PERRY

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