

For Sale



13 Nehru Place **Cashmere**

4 2 3 2 1

Amazing location, elevated views

Harcourts ID: HR5150

Harcourts Four Seasons Realty
your home for local property

Four Seasons Realty 2017 Ltd Licensed Agent REAA 2008
This document has been prepared to assist solely in the marketing of this property.
While all care has been taken to ensure the information provided herein is correct,
we do not take responsibility for any inaccuracies. Accordingly all interested parties
should make their own enquiries to verify the information.

marketed by

Jeremy Andrews

M. 021 969 425 P. 03 349 6948

E. jeremy.andrews@harcourts.co.nz

1





Your Agent

Jeremy Andrews

Jeremy brings an accomplished career in sales and marketing to the business of Real Estate, and is ready to manage your next real estate transaction.

His experience in senior marketing roles for brands such as Fujifilm, Philips, and Nikon provide a level of expertise and know-how which translates directly into bringing your property into focus for prospective purchasers. Equally, his empathetic nature allows him to align with buyers needs when looking for that 'dream home' or investment property. Jeremy carefully understands the needs of each client and develops a personalised strategy to give them the very best result, utilising creative marketing approaches across print, social and digital media.

He earns the respect of his clients and colleagues alike through a combination of honest advice, fine-tuned negotiation, attention to detail, and a strong work ethic.

Returning from overseas in 2003, Jeremy has come back to his Christchurch origins and devotes his free time to his wife and two young boys in what he knows to be the best city in New Zealand to raise a family. On Saturday mornings you'll often find him at kids soccer, where he's sponsored the 'Jeremy Andrews Harcourts Harriers' for the last 3 seasons. For the best experience selling your property, or to find your perfect home, contact Jeremy today.

P: 03 349 6948 M: 021 969 425

Contents Page

1. Introduction and Contents
2. Legal Advice, Auction Contract & Approved Guide – Page 6
3. EQC & Insurance
 - EQC & Insurance Declaration - Page 31
 - Sep-10 & Feb-11 EQ Repairs – EQC and Insurer Documents - Page 32
 - Sep-10 & Feb-11 EQ Repairs – Building Consent Documents - Page 85
 - Sep-10 & Feb-11 EQ Repairs – Building Consent Inspections - Page 249
 - Sep-10 & Feb-11 EQ Repairs – Completion Certificates - Page 273
 - 2015-2019 Renovations & General Maintenance - Page 320
 - February 2016 Earthquake Repairs - Page 369
4. Current Insurance Policy Details - Page 380
5. Title, Lim Report, LLUR Report – Page 382
6. Building Inspection Report – Page 428

13 Nehru place, Cashmere

TO WHOM IT MAY CONCERN

The attached information has been provided to assist completion of your due diligence in regard to 13 Nehru Place, Cashmere.

These are important legal and technical documents and we recommend that you take independent legal and technical advice before entering into a real estate transaction.

Included in the information is a copy of the following;

- Auction agreement
- EQC & Insurance Information
- Title & Plan documentation
- LIM Report
- LLUR Report
- Building Inspection Report

The land has been categorised by MBIE as being Green Zone, N/A Port Hills & Banks Peninsula, and within the district zoning plan as Residential Hills Zone (RH).

Supplemental information to assist with arranging insurance is available on request.

If you have any questions at all, please contact me to discuss.

Yours sincerely



Jeremy Andrews
Licensed Sales Consultant REAA
Ph: 021 969 425
jeremy.andrews@harcourts.co.nz



Legal Advice

We advise you to seek legal advice for this property.

This information has been supplied by the vendor or the vendor's agents and Four Seasons Realty 2017 Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE:

VENDOR: Emma Jane Jacka, Michael Eden Jacka and The Winchester Trustee Services Limited

PURCHASER:

and/or nominee

The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement:

Yes/No

PROPERTY

Address: 13 Nehru Pl, Cashmere, Christchurch City

Estate: **FEE SIMPLE** **LEASEHOLD** **STRATUM IN FREEHOLD** **STRATUM IN LEASEHOLD**
CROSSLEASE (FEE SIMPLE) **CROSSLEASE (LEASEHOLD)** (fee simple if none is deleted)

Legal Description:

Area (more or less):

Lot/Flat/Unit:

Flat 2 DP 53703 on Lot 4 DP
45824 having share in 779m2

DP:

Record of Title (unique identifier):

CB31K/21

PAYMENT OF PURCHASE PRICE

Purchase price: \$

Plus GST (if any) OR **Inclusive of GST** (if any)
If neither is deleted, the purchase price includes GST (if any).

GST date (refer clause 14.0):

Deposit (refer clause 2.0): \$ or 10% deposit to be paid to Four Seasons Realty 2017 Limited Trust
Account upon ACCEPTANCE/CONFIRMATION (delete one) of this contract. (Bank details: ANZ Bank
06-0583-0950779-01).

Balance of purchase price to be paid or satisfied as follows:

(1) By payment in cleared funds on the settlement date which is

OR

(2) In the manner described in the Further Terms of Sale.

Interest rate for late settlement: 14% p.a.

CONDITIONS (refer clause 10.0)

Finance condition

LIM required: (refer clause 10.2) Yes/No

Lender:

Building report required: (refer clause 10.3) Yes/No

Amount required:

OIA Consent required: (refer clause 10.4) Yes/No

Finance date:

Land Act/OIA date:

TENANCIES (if any)

Name of tenant:

Bond:

Rent:

Term:

Right of renewal:

SALE BY:

Harcourts
Four Seasons Realty

Four Seasons Realty 2017 Limited
a Member of the Harcourts Group
395 Main South Road
Hornby
CHRISTCHURCH 8042
Ph: 03 349 9919

Manager: Glenys French
Salesperson: Jeremy Andrews

hornby@harcourts.co.nz
Licensed Real Estate Agent under Real Estate Agents Act 2008

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 2, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.

Release date: 12 November 2018

© AUCKLAND DISTRICT LAW SOCIETY INC. & REAL ESTATE INSTITUTE OF NEW ZEALAND INC. 2018. All Rights Reserved. See full terms of copyright on page 13.

GENERAL TERMS OF SALE

1.0 Definitions, time for performance, notices, and interpretation

1.1 Definitions

- (1) Unless the context requires a different interpretation, words and phrases not otherwise defined have the same meanings ascribed to those words and phrases in the Goods and Services Tax Act 1985, the Property Law Act 2007, the Resource Management Act 1991 or the Unit Titles Act 2010.
- (2) "Agreement" means this document including the front page, these General Terms of Sale, any Further Terms of Sale, and any schedules and attachments.
- (3) "Building Act" means the Building Act 1991 and/or the Building Act 2004.
- (4) "Building warrant of fitness" means a building warrant of fitness supplied to a territorial authority under the Building Act.
- (5) "Cleared funds" means:
 - (a) An electronic transfer of funds that has been made strictly in accordance with the requirements set out in the PLS Guidelines; or
 - (b) A bank cheque, but only in the circumstances permitted by the PLS Guidelines and only if it has been paid strictly in accordance with the requirements set out in the PLS Guidelines.
- (6) "Default GST" means any additional GST, penalty (civil or otherwise), interest, or other sum imposed on the vendor (or where the vendor is or was a member of a GST group its representative member) under the GST Act or the Tax Administration Act 1994 by reason of non-payment of any GST payable in respect of the supply made under this agreement but does not include any such sum levied against the vendor (or where the vendor is or was a member of a GST group its representative member) by reason of a default or delay by the vendor after payment of the GST to the vendor by the purchaser.
- (7) "Electronic instrument" has the same meaning as ascribed to that term in the Land Transfer Act 2017.
- (8) "GST" means Goods and Services Tax arising pursuant to the Goods and Services Tax Act 1985 and "GST Act" means the Goods and Services Tax Act 1985.
- (9) "Landonline Workspace" means an electronic workspace facility approved by the Registrar-General of Land pursuant to the provisions of the Land Transfer Act 2017.
- (10) "LIM" means a land information memorandum issued pursuant to the Local Government Official Information and Meetings Act 1987.
- (11) "LINZ" means Land Information New Zealand.
- (12) "Local authority" means a territorial authority or a regional council.
- (13) "OIA Consent" means consent to purchase the property under the Overseas Investment Act 2005.
- (14) "PLS Guidelines" means the most recent edition, as at the date of this agreement, of the Property Transactions and E-Dealing Practice Guidelines prepared by the Property Law Section of the New Zealand Law Society.
- (15) "Property" means the property described in this agreement.
- (16) "Purchase price" means the total purchase price stated in this agreement which the purchaser has agreed to pay the vendor for the property and the chattels included in the sale.
- (17) "Regional council" means a regional council within the meaning of the Local Government Act 2002.
- (18) "Remote settlement" means settlement of the sale and purchase of the property by way of the purchaser's lawyer paying the moneys due and payable on the settlement date directly into the trust account of the vendor's lawyer, in consideration of the vendor agreeing to meet the vendor's obligations under subclause 3.8(2), pursuant to the protocol for remote settlement recommended in the PLS Guidelines.
- (19) "Residential (but not otherwise sensitive) land" has the meaning ascribed to that term in the Overseas Investment Act 2005.
- (20) "Secure web document exchange" means an electronic messaging service enabling messages and electronic documents to be posted by one party to a secure website to be viewed by the other party immediately after posting.
- (21) "Settlement date" means the date specified as such in this agreement.
- (22) "Settlement statement" means a statement showing the purchase price, plus any GST payable by the purchaser in addition to the purchase price, less any deposit or other payments or allowances to be credited to the purchaser, together with apportionments of all incomings and outgoings apportioned at the settlement date.
- (23) "Territorial authority" means a territorial authority within the meaning of the Local Government Act 2002.
- (24) "Unit title" means a unit title under the Unit Titles Act 2010.
- (25) The terms "principal unit", "accessory unit", "owner", "unit plan", and "unit" have the meanings ascribed to those terms in the Unit Titles Act 2010.
- (26) The term "rules" includes both body corporate rules under the Unit Titles Act 1972 and body corporate operational rules under the Unit Titles Act 2010.
- (27) The terms "building", "building consent", "code compliance certificate", "compliance schedule", "household unit", and "commercial on-seller" have the meanings ascribed to those terms in the Building Act.
- (28) The term "title" includes where appropriate a record of title within the meaning of the Land Transfer Act 2017.
- (29) The terms "going concern", "goods", "principal place of residence", "recipient", "registered person", "registration number", "supply", and "taxable activity" have the meanings ascribed to those terms in the GST Act.
- (30) The terms "tax information" and "tax statement" have the meanings ascribed to those terms in the Land Transfer Act 2017.
- (31) The terms "associated person", "conveyancer", "residential land purchase amount", "offshore RLWT person", "RLWT", "RLWT certificate of exemption" and "RLWT rules" have the meanings ascribed to those terms in the Income Tax Act 2007.
- (32) The term "Commissioner" has the meaning ascribed to that term in the Tax Administration Act 1994.
- (33) "Working day" means any day of the week other than:
 - (a) Saturday, Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday, and Labour Day;
 - (b) if Waitangi Day or Anzac Day falls on a Saturday or Sunday, the following Monday;
 - (c) a day in the period commencing on the 24th day of December in any year and ending on the 5th day of January (or in the case of subclause 10.2(2) the 15th day of January) in the following year, both days inclusive; and
 - (d) the day observed as the anniversary of any province in which the property is situated.
 A working day shall be deemed to commence at 9.00 am and to terminate at 5.00 pm.
- (34) Unless a contrary intention appears on the front page or elsewhere in this agreement:
 - (a) the interest rate for late settlement is equivalent to the interest rate charged by the Inland Revenue Department on unpaid tax under the Tax Administration Act 1994 during the period for which the interest rate for late settlement is payable, plus 5% per annum; and
 - (b) a party is in default if it did not do what it has contracted to do to enable settlement to occur, regardless of the cause of such failure.

1.2 Time for Performance

- (1) Where the day nominated for settlement or the fulfilment of a condition is not a working day, then the settlement date or the date for fulfilment of the condition shall be the last working day before the day so nominated.
- (2) Any act done pursuant to this agreement by a party, including service of notices, after 5.00 pm on a working day, or on a day that is not a working day, shall be deemed to have been done at 9.00 am on the next succeeding working day.
- (3) Where two or more acts done pursuant to this agreement, including service of notices, are deemed to have been done at the same time, they shall take effect in the order in which they would have taken effect but for subclause 1.2(2).

1.3 Notices

The following apply to all notices between the parties relevant to this agreement, whether authorised by this agreement or by the general law:

- (1) All notices must be served in writing.
- (2) Any notice under section 28 of the Property Law Act 2007, where the purchaser is in possession of the property, must be served in accordance with section 353 of that Act.
- (3) All other notices, unless otherwise required by the Property Law Act 2007, must be served by one of the following means:
 - (a) on the party as authorised by sections 354 to 361 of the Property Law Act 2007, or
 - (b) on the party or on the party's lawyer:
 - (i) by personal delivery; or
 - (ii) by posting by ordinary mail; or
 - (iii) by facsimile; or
 - (iv) by email; or
 - (v) in the case of the party's lawyer only, by sending by document exchange or, if both parties' lawyers have agreed to subscribe to the same secure web document exchange for this agreement, by secure web document exchange.
- (4) In respect of the means of service specified in subclause 1.3(3)(b), a notice is deemed to have been served:
 - (a) in the case of personal delivery, when received by the party or at the lawyer's office;
 - (b) in the case of posting by ordinary mail, on the third working day following the date of posting to the address for service notified in writing by the party or to the postal address of the lawyer's office;
 - (c) in the case of facsimile transmission, when sent to the facsimile number notified in writing by the party or to the facsimile number of the lawyer's office;
 - (d) in the case of email, when acknowledged by the party or by the lawyer orally or by return email or otherwise in writing, except that return emails generated automatically shall not constitute an acknowledgement;
 - (e) in the case of sending by document exchange, on the second working day following the date of sending to the document exchange number of the lawyer's office;

- (f) in the case of sending by secure web document exchange, at the time when in the ordinary course of operation of that secure web document exchange, a notice posted by one party is accessible for viewing or downloading by the other party.
- (5) Any period of notice required to be given under this agreement shall be computed by excluding the day of service.
- (6) In accordance with section 222 of the Contract and Commercial Law Act 2017, the parties agree that any notice or document that must be given in writing by one party to the other may be given in electronic form and by means of an electronic communication, subject to the rules regarding service set out above.

1.4 Interpretation

- (1) If there is more than one vendor or purchaser, the liability of the vendors or of the purchasers, as the case may be, is joint and several.
- (2) Where the purchaser executes this agreement with provision for a nominee, or as agent for an undisclosed or disclosed but unidentified principal, or on behalf of a company to be formed, the purchaser shall at all times remain liable for all obligations on the part of the purchaser.
- (3) If any inserted term (including any Further Terms of Sale) conflicts with the General Terms of Sale the inserted term shall prevail.
- (4) Headings are for information only and do not form part of this agreement.
- (5) References to statutory provisions shall be construed as references to those provisions as they may be amended or re-enacted or as their application is modified by other provisions from time to time.

2.0 Deposit

- 2.1 The purchaser shall pay the deposit to the vendor or the vendor's agent immediately upon execution of this agreement by both parties and/or at such other time as is specified in this agreement.
- 2.2 If the deposit is not paid on the due date for payment, the vendor may at any time thereafter serve on the purchaser notice requiring payment. If the purchaser fails to pay the deposit on or before the third working day after service of the notice, time being of the essence, the vendor may cancel this agreement by serving notice of cancellation on the purchaser. No notice of cancellation shall be effective if the deposit has been paid before the notice of cancellation is served.
- 2.3 The deposit shall be in part payment of the purchase price.
- 2.4 The person to whom the deposit is paid shall hold it as a stakeholder until:
 - (1) the requisition procedure under clause 6.0 is completed without either party cancelling this agreement; and
 - (2) where this agreement is entered into subject to any condition(s) expressed in this agreement, each such condition has been fulfilled or waived; and
 - (3) where the property is a unit title:
 - (a) a pre-settlement disclosure statement, certified correct by the body corporate, under section 147 of the Unit Titles Act 2010; and
 - (b) an additional disclosure statement under section 148 of the Unit Titles Act 2010 (if requested by the purchaser within the time prescribed in section 148(2)),
 have been provided to the purchaser by the vendor within the times prescribed in those sections or otherwise the purchaser has given notice under section 149(2) of the Unit Titles Act 2010 to postpone the settlement date until after the disclosure statements have been provided; or
 - (4) this agreement is cancelled pursuant to subclause 6.2(3)(c) or avoided pursuant to subclause 10.8(5) or, where the property is a unit title and the purchaser having the right to cancel this agreement pursuant to section 151(2) of the Unit Titles Act 2010 has cancelled this agreement pursuant to that section, or has waived the right to cancel by giving notice to the vendor, or by completing settlement of the purchase.

3.0 Possession and Settlement

Possession

- 3.1 Unless particulars of a tenancy are included in this agreement the property is sold with vacant possession and the vendor shall so yield the property on the settlement date.
- 3.2 If the property is sold with vacant possession, then subject to the rights of any tenants of the property, the vendor shall permit the purchaser or any person authorised by the purchaser in writing, upon reasonable notice:
 - (1) to enter the property on one occasion prior to the settlement date for the purposes of examining the property, chattels and fixtures which are included in the sale; and
 - (2) to re-enter the property on or before the settlement date to confirm compliance by the vendor with any agreement made by the vendor to carry out any work on the property and the chattels and the fixtures.
- 3.3 Possession shall be given and taken on the settlement date. Outgoings and incomings in respect of the settlement date are the responsibility of and belong to the vendor.
- 3.4 On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically, and the keys and/or security codes to any alarms. The vendor does not have to make available keys, electronic door openers, and security codes where the property is tenanted and these are held by the tenant.

Settlement

- 3.5 The vendor shall prepare, at the vendor's own expense, a settlement statement. The vendor shall tender the settlement statement to the purchaser or the purchaser's lawyer a reasonable time prior to the settlement date.
- 3.6 The purchaser's lawyer shall:
 - (1) within a reasonable time prior to the settlement date create a Landonline Workspace for the transaction, notify the vendor's lawyer of the dealing number allocated by LINZ, and prepare in that workspace a transfer instrument in respect of the property; and
 - (2) prior to settlement:
 - (a) lodge in that workspace the tax information contained in the transferee's tax statement; and
 - (b) certify and sign the transfer instrument.
- 3.7 The vendor's lawyer shall:
 - (1) within a reasonable time prior to the settlement date prepare in that workspace all other electronic instruments required to confer title on the purchaser in terms of the vendor's obligations under this agreement; and
 - (2) prior to settlement:
 - (a) lodge in that workspace the tax information contained in the transferor's tax statement; and
 - (b) have those instruments and the transfer instrument certified, signed and, where possible, pre-validated.
- 3.8 On the settlement date:
 - (1) the balance of the purchase price, interest and other moneys, if any, shall be paid by the purchaser in cleared funds or otherwise satisfied as provided in this agreement (credit being given for any amount payable by the vendor under subclause 3.12 or 3.14);
 - (2) the vendor's lawyer shall immediately thereafter:
 - (a) release or procure the release of the transfer instrument and the other instruments mentioned in subclause 3.7(1) so that the purchaser's lawyer can then submit them for registration;
 - (b) pay to the purchaser's lawyer the LINZ registration fees on all of the instruments mentioned in subclause 3.7(1), unless these fees will be invoiced to the vendor's lawyer by LINZ directly; and
 - (c) deliver to the purchaser's lawyer any other documents that the vendor must provide to the purchaser on settlement in terms of this agreement.
- 3.9 All obligations under subclause 3.8 are interdependent.
- 3.10 The parties shall complete settlement by way of remote settlement, provided that where payment by bank cheque is permitted under the PLS Guidelines, payment may be made by the personal delivery of a bank cheque to the vendor's lawyer's office, so long as it is accompanied by the undertaking from the purchaser's lawyer required by those Guidelines.

Last Minute Settlement

- 3.11 If due to the delay of the purchaser, settlement takes place between 4.00 pm and 5.00 pm on the settlement date ("last minute settlement"), the purchaser shall pay the vendor:
 - (1) one day's interest at the interest rate for late settlement on the portion of the purchase price paid in the last minute settlement; and
 - (2) if the day following the last minute settlement is not a working day, an additional day's interest (calculated in the same manner) for each day until, but excluding, the next working day.

Purchaser Default: Late Settlement

- 3.12 If any portion of the purchase price is not paid upon the due date for payment, then, provided that the vendor provides reasonable evidence of the vendor's ability to perform any obligation the vendor is obliged to perform on that date in consideration for such payment:
- (1) the purchaser shall pay to the vendor interest at the interest rate for late settlement on the portion of the purchase price so unpaid for the period from the due date for payment until payment ("the default period"); but nevertheless, this stipulation is without prejudice to any of the vendor's rights or remedies including any right to claim for additional expenses and damages. For the purposes of this subclause, a payment made on a day other than a working day or after the termination of a working day shall be deemed to be made on the next following working day and interest shall be computed accordingly; and
 - (2) the vendor is not obliged to give the purchaser possession of the property or to pay the purchaser any amount for remaining in possession, unless this agreement relates to a tenanted property, in which case the vendor must elect either to:
 - (a) account to the purchaser on settlement for incomings in respect of the property which are payable and received during the default period, in which event the purchaser shall be responsible for the outgoings relating to the property during the default period; or
 - (b) retain such incomings in lieu of receiving interest from the purchaser pursuant to subclause 3.12(1).
- 3.13 Where subclause 3.12(1) applies and the parties are unable to agree upon any amount claimed by the vendor for additional expenses and damages:
- (1) an interim amount shall on settlement be paid to a stakeholder by the purchaser until the amount payable is determined;
 - (2) the interim amount must be a reasonable sum having regard to all of the circumstances;
 - (3) if the parties cannot agree on the interim amount, the interim amount shall be determined by an experienced property lawyer appointed by the parties. The appointee's costs shall be met equally by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society;
 - (4) the stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
 - (5) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
 - (6) the amount determined to be payable shall not be limited by the interim amount; and
 - (7) if the parties cannot agree on a stakeholder, the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society.

Vendor Default: Late Settlement or Failure to Give Possession

- 3.14 (1) For the purposes of this subclause 3.14:
- (a) the default period means:
 - (i) in subclause 3.14(2), the period from the settlement date until the date when the vendor is able and willing to provide vacant possession and the purchaser takes possession; and
 - (ii) in subclause 3.14(3), the period from the date the purchaser takes possession until the date when settlement occurs; and
 - (iii) in subclause 3.14(5), the period from the settlement date until the date when settlement occurs; and
 - (b) the vendor shall be deemed to be unwilling to give possession if the vendor does not offer to give possession.
- (2) If this agreement provides for vacant possession but the vendor is unable or unwilling to give vacant possession on the settlement date, then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement:
- (a) the vendor shall pay the purchaser, at the purchaser's election, either:
 - (i) compensation for any reasonable costs incurred for temporary accommodation for persons and storage of chattels during the default period; or
 - (ii) an amount equivalent to interest at the interest rate for late settlement on the entire purchase price during the default period; and
 - (b) the purchaser shall pay the vendor an amount equivalent to the interest earned or which would be earned on overnight deposits lodged in the purchaser's lawyer's trust bank account on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the settlement date but remains unpaid during the default period less:
 - (i) any withholding tax; and
 - (ii) any bank or legal administration fees and commission charges; and
 - (iii) any interest payable by the purchaser to the purchaser's lender during the default period in respect of any mortgage or loan taken out by the purchaser in relation to the purchase of the property.
- (3) If this agreement provides for vacant possession and the vendor is able and willing to give vacant possession on the settlement date, then, provided the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement, the purchaser may elect to take possession in which case the vendor shall not be liable to pay any interest or other moneys to the purchaser but the purchaser shall pay the vendor the same amount as that specified in subclause 3.14(2)(b) during the default period. A purchaser in possession under this subclause 3.14(3) is a licensee only.
- (4) Notwithstanding the provisions of subclause 3.14(3), the purchaser may elect not to take possession when the purchaser is entitled to take it. If the purchaser elects not to take possession, the provisions of subclause 3.14(2) shall apply as though the vendor were unable or unwilling to give vacant possession on the settlement date.
- (5) If this agreement provides for the property to be sold tenanted then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement, the vendor shall on settlement account to the purchaser for incomings which are payable and received in respect of the property during the default period less the outgoings paid by the vendor during that period. Apart from accounting for such incomings, the vendor shall not be liable to pay any other moneys to the purchaser but the purchaser shall pay the vendor the same amount as that specified in subclause 3.14(2)(b) during the default period.
- (6) The provisions of this subclause 3.14 shall be without prejudice to any of the purchaser's rights or remedies including any right to claim for any additional expenses and damages suffered by the purchaser.
- (7) Where the parties are unable to agree upon any amount payable under this subclause 3.14:
- (a) an interim amount shall on settlement be paid to a stakeholder by the party against whom it is claimed until the amount payable is determined;
 - (b) the interim amount shall be the lower of:
 - (i) the amount claimed; or
 - (ii) an amount equivalent to interest at the interest rate for late settlement for the relevant default period on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the settlement date.
 - (c) the stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
 - (d) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
 - (e) the amount determined to be payable shall not be limited by the interim amount; and
 - (f) if the parties cannot agree on a stakeholder the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society.

Deferment of Settlement and Possession

- 3.15 If
- (1) this is an agreement for the sale by a commercial on-seller of a household unit; and
 - (2) a code compliance certificate has not been issued by the settlement date in relation to the household unit,
- then, unless the parties agree otherwise (in which case the parties shall enter into a written agreement in the form (if any) prescribed by the Building (Forms) Regulations 2004), the settlement date shall be deferred to the fifth working day following the date upon which the vendor has given the purchaser notice that the code compliance certificate has been issued (which notice must be accompanied by a copy of the certificate).
- 3.16 In every case, if neither party is ready, willing, and able to settle on the settlement date, the settlement date shall be deferred to the third working day following the date upon which one of the parties gives notice it has become ready, willing, and able to settle.
- 3.17 If
- (1) the property is a unit title;
 - (2) the settlement date is deferred pursuant to either subclause 3.15 or subclause 3.16; and
 - (3) the vendor considers on reasonable grounds that an extension of time is necessary or desirable in order for the vendor to comply with the warranty by the vendor in subclause 9.2(3),
- then the vendor may extend the settlement date:
- (a) where there is a deferment of the settlement date pursuant to subclause 3.15, to the tenth working day following the date upon which the vendor gives the purchaser notice that the code compliance certificate has been issued, provided the vendor gives notice of the extension to the purchaser no later than the second working day after such notice; or
 - (b) where there is a deferment of the settlement date pursuant to subclause 3.16, to the tenth working day following the date upon which one of the parties gives notice that it has become ready, willing, and able to settle, provided the vendor gives notice of the extension to the purchaser no later than the second working day after such notice.

New Title Provision

3.18 (1) Where

- (a) the transfer of the property is to be registered against a new title yet to be issued; and
 - (b) a search copy, as defined in section 60 of the Land Transfer Act 2017, of that title is not obtainable by the tenth working day prior to the settlement date,
 - (c) then, unless the purchaser elects that settlement shall still take place on the agreed settlement date, the settlement date shall be deferred to the tenth working day following the later of the date on which:
 - (i) the vendor has given the purchaser notice that a search copy is obtainable; or
 - (ii) the requisitions procedure under clause 6.0 is complete.
- (2) Subclause 3.18(1) shall not apply where it is necessary to register the transfer of the property to enable a plan to deposit and title to the property to issue.

4.0 Residential Land Withholding Tax

4.1 If the vendor does not have a conveyancer or the vendor and the purchaser are associated persons, then:

- (1) the vendor must provide the purchaser or the purchaser's conveyancer, on or before the second working day before the due date for payment of the first residential land purchase amount payable under this agreement, with:
 - (a) sufficient information to enable the purchaser or the purchaser's conveyancer to determine to their reasonable satisfaction whether section 54C of the Tax Administration Act 1994 applies to the sale of the property; and
 - (b) if the purchaser or the purchaser's conveyancer determines to their reasonable satisfaction that section 54C of the Tax Administration Act 1994 does apply, all of the information required by that section and either an RLWT certificate of exemption in respect of the sale or otherwise such other information that the purchaser or the purchaser's conveyancer may reasonably require to enable the purchaser or the purchaser's conveyancer to determine to their reasonable satisfaction the amount of RLWT that must be withheld from each residential land purchase amount;
- (2) the vendor shall be liable to pay any costs reasonably incurred by the purchaser or the purchaser's conveyancer in relation to RLWT, including the cost of obtaining professional advice in determining whether there is a requirement to withhold RLWT and the amount of RLWT that must be withheld, if any; and
- (3) any payments payable by the purchaser on account of the purchase price shall be deemed to have been paid to the extent that:
 - (a) RLWT has been withheld from those payments by the purchaser or the purchaser's conveyancer as required by the RLWT rules; and
 - (b) any costs payable by the vendor under subclause 4.1(2) have been deducted from those payments by the purchaser or the purchaser's conveyancer.

4.2 If the vendor does not have a conveyancer or the vendor and the purchaser are associated persons and if the vendor fails to provide the information required under subclause 4.1(1), then the purchaser may:

- (1) defer the payment of the first residential land purchase amount payable under this agreement (and any residential land purchase amount that may subsequently fall due for payment) until such time as the vendor supplies that information; or
- (2) on the due date for payment of that residential land purchase amount, or at any time thereafter if payment has been deferred by the purchaser pursuant to this subclause and the vendor has still not provided that information, treat the sale of the property as if it is being made by an offshore RLWT person where there is a requirement to pay RLWT.

4.3 If pursuant to subclause 4.2 the purchaser treats the sale of the property as if it is being made by an offshore RLWT person where there is a requirement to pay RLWT, the purchaser or the purchaser's conveyancer may:

- (1) make a reasonable assessment of the amount of RLWT that the purchaser or the purchaser's conveyancer would be required by the RLWT rules to withhold from any residential land purchase amount if the sale is treated in that manner; and
- (2) withhold that amount from any residential land purchase amount and pay it to the Commissioner as RLWT.

4.4 Any amount withheld by the purchaser or the purchaser's conveyancer pursuant to subclause 4.3 shall be treated as RLWT that the purchaser or the purchaser's conveyancer is required by the RLWT rules to withhold.

4.5 The purchaser or the purchaser's conveyancer shall give notice to the vendor a reasonable time before payment of any sum due to be paid on account of the purchase price of:

- (1) the costs payable by the vendor under subclause 4.1(2) that the purchaser or the purchaser's conveyancer intends to deduct; and
- (2) the amount of RLWT that the purchaser or the purchaser's conveyancer intends to withhold.

5.0 Risk and insurance

5.1 The property and chattels shall remain at the risk of the vendor until possession is given and taken.

5.2 If, prior to the giving and taking of possession, the property is destroyed or damaged, and such destruction or damage has not been made good by the settlement date, then the following provisions shall apply:

- (1) if the destruction or damage has been sufficient to render the property untenable and it is untenable on the settlement date, the purchaser may:
 - (a) complete the purchase at the purchase price, less a sum equal to any insurance moneys received or receivable by or on behalf of the vendor in respect of such destruction or damage, provided that no reduction shall be made to the purchase price if the vendor's insurance company has agreed to reinstate for the benefit of the purchaser to the extent of the vendor's insurance cover; or
 - (b) cancel this agreement by serving notice on the vendor in which case the vendor shall return to the purchaser immediately the deposit and any other moneys paid by the purchaser, and neither party shall have any right or claim against the other arising from this agreement or its cancellation;
- (2) if the property is not untenable on the settlement date the purchaser shall complete the purchase at the purchase price less a sum equal to the amount of the diminution in value of the property which, to the extent that the destruction or damage to the property can be made good, shall be deemed to be equivalent to the reasonable cost of reinstatement or repair;
- (3) in the case of a property zoned for rural purposes under an operative District Plan, damage to the property shall be deemed to have rendered the property untenable where the diminution in value exceeds an amount equal to 20% of the purchase price; and
- (4) if the amount of the diminution in value is disputed, the parties shall follow the same procedure as that set out in subclause 8.4 for when an amount of compensation is disputed.

5.3 The purchaser shall not be required to take over any insurance policies held by the vendor.

6.0 Title, boundaries and requisitions

6.1 The vendor shall not be bound to point out the boundaries of the property except that on the sale of a vacant residential lot which is not limited as to parcels the vendor shall ensure that all boundary markers required by the Cadastral Survey Act 2002 and any related rules and regulations to identify the boundaries of the property are present in their correct positions at the settlement date.

6.2 (1) The purchaser is deemed to have accepted the vendor's title except as to objections or requisitions which the purchaser is entitled to make and notice of which the purchaser serves on the vendor on or before the earlier of:

- (a) the tenth working day after the date of this agreement; or
- (b) the settlement date.

(2) Where the transfer of the property is to be registered against a new title yet to be issued, the purchaser is deemed to have accepted the title except as to such objections or requisitions which the purchaser is entitled to make and notice of which the purchaser serves on the vendor on or before the fifth working day following the date the vendor has given the purchaser notice that the title has been issued and a search copy of it as defined in section 60 of the Land Transfer Act 2017 is obtainable.

(3) If the vendor is unable or unwilling to remove or comply with any objection or requisition as to title, notice of which has been served on the vendor by the purchaser, then the following provisions will apply:

- (a) the vendor shall notify the purchaser ("a vendor's notice") of such inability or unwillingness on or before the fifth working day after the date of service of the purchaser's notice;
- (b) if the vendor does not give a vendor's notice the vendor shall be deemed to have accepted the objection or requisition and it shall be a requirement of settlement that such objection or requisition shall be complied with before settlement;
- (c) if the purchaser does not on or before the fifth working day after service of a vendor's notice notify the vendor that the purchaser waives the objection or requisition, either the vendor or the purchaser may (notwithstanding any intermediate negotiations) by notice to the other, cancel this agreement.

(4) In the event of cancellation under subclause 6.2(3), the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid under this agreement by the purchaser and neither party shall have any right or claim against the other arising from this agreement or its cancellation. In particular, the purchaser shall not be entitled to any interest or to the expense of investigating the title or to any compensation whatsoever.

6.3 (1) If the title to the property being sold is a cross lease title or a unit title and there are:

- (a) in the case of a cross lease title:
 - (i) alterations to the external dimensions of any leased structure; or
 - (ii) buildings or structures not intended for common use which are situated on any part of the land that is not subject to a restricted user covenant;
- (b) in the case of a unit title, encroachments out of the principal unit or accessory unit title space (as the case may be):

then the purchaser may requisition the title under subclause 6.2 requiring the vendor:

- (c) in the case of a cross lease title, to deposit a new plan depicting the buildings or structures and register a new cross lease or cross leases (as the case may be) and any other ancillary dealings in order to convey good title; or
- (d) in the case of a unit title, to deposit an amendment to the unit plan, a redevelopment plan or new unit plan (as the case may be) depicting the principal and/or accessory units and register such transfers and any other ancillary dealings in order to convey good title.

- (2) The words "alterations to the external dimensions of any leased structure" shall only mean alterations which are attached to the leased structure and enclosed.
- 6.4 Except as provided by sections 36 to 42 of the Contract and Commercial Law Act 2017, no error, omission, or misdescription of the property or the title shall enable the purchaser to cancel this agreement but compensation, if claimed by notice before settlement in accordance with subclause 8.1 but not otherwise, shall be made or given as the case may require.
- 6.5 The vendor shall not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the property and any contiguous land of the vendor but this proviso shall not enure for the benefit of any subsequent purchaser of the contiguous land; and the vendor shall be entitled to require the inclusion of a fencing covenant to this effect in any transfer of the property.

7.0 Vendor's warranties and undertakings

- 7.1 The vendor warrants and undertakes that at the date of this agreement the vendor has not:
- (1) received any notice or demand and has no knowledge of any requisition or outstanding requirement:
 - (a) from any local or government authority or other statutory body; or
 - (b) under the Resource Management Act 1991; or
 - (c) from any tenant of the property; or
 - (d) from any other party; or
 - (2) given any consent or waiver, which directly or indirectly affects the property and which has not been disclosed in writing to the purchaser.
- 7.2 The vendor warrants and undertakes that at settlement:
- (1) The chattels and all plant, equipment, systems or devices which provide any services or amenities to the property, including, without limitation, security, heating, cooling, or air-conditioning, are delivered to the purchaser in reasonable working order, but in all other respects in their state of repair as at the date of this agreement (fair wear and tear excepted) but failure so to deliver them shall only create a right of compensation.
 - (2) All electrical and other installations on the property are free of any charge whatsoever.
 - (3) There are no arrears of rates, water rates or charges outstanding on the property.
 - (4) Where an allowance has been made by the vendor in the settlement statement for incomings receivable, the settlement statement correctly records those allowances including, in particular, the dates up to which the allowances have been made.
 - (5) Where the vendor has done or caused or permitted to be done on the property any works:
 - (a) any permit, resource consent, or building consent required by law was obtained; and
 - (b) to the vendor's knowledge, the works were completed in compliance with those permits or consents; and
 - (c) where appropriate, a code compliance certificate was issued for those works.
 - (6) Where under the Building Act, any building on the property sold requires a compliance schedule:
 - (a) the vendor has fully complied with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
 - (b) the building has a current building warrant of fitness; and
 - (c) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.
 - (7) Since the date of this agreement, the vendor has not given any consent or waiver which directly or indirectly affects the property.
 - (8) Any notice or demand received by the vendor, which directly or indirectly affects the property, after the date of this agreement:
 - (a) from any local or government authority or other statutory body; or
 - (b) under the Resource Management Act 1991; or
 - (c) from any tenant of the property; or
 - (d) from any other party,
 has been delivered forthwith by the vendor to either the purchaser or the purchaser's lawyer, unless the vendor has paid or complied with such notice or demand. If the vendor fails to so deliver or pay the notice or demand, the vendor shall be liable for any penalty incurred.
 - (9) Any chattels included in the sale are the unencumbered property of the vendor.
- 7.3 If the property is or includes part only of a building, the warranty and undertaking in subclause 7.2(6) does not apply. Instead the vendor warrants and undertakes at the date of this agreement that, where under the Building Act the building of which the property forms part requires a compliance schedule:
- (1) to the vendor's knowledge, there has been full compliance with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
 - (2) the building has a current building warrant of fitness; and
 - (3) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.
- 7.4 The vendor warrants and undertakes that on or immediately after settlement:
- (1) If the water and wastewater charges are determined by meter, the vendor will have the water meter read and will pay the amount of the charge payable pursuant to that reading; but if the water supplier will not make special readings, the water and wastewater charges shall be apportioned.
 - (2) Any outgoings included in the settlement statement are paid in accordance with the settlement statement and, where applicable, to the dates shown in the settlement statement, or will be so paid immediately after settlement.
 - (3) The vendor will give notice of sale in accordance with the Local Government (Rating) Act 2002 to the territorial authority and regional council in whose district the land is situated and will also give notice of the sale to every other authority that makes and levies rates or charges on the land and to the supplier of water.
 - (4) Where the property is a unit title, the vendor will notify the body corporate in writing of the transfer of the property and the name and address of the purchaser.
- 7.5 If the purchaser has not validly cancelled this agreement, the breach of any warranty or undertaking contained in this agreement does not defer the obligation to settle but that obligation shall be subject to the rights of the purchaser at law or in equity, including any rights under subclause 6.4 and any right of equitable set-off.

8.0 Claims for compensation

- 8.1 If the purchaser claims a right to compensation either under subclause 6.4 or for an equitable set-off:
- (1) the purchaser must serve notice of the claim on the vendor on or before the last working day prior to settlement; and
 - (2) the notice must:
 - (a) in the case of a claim for compensation under subclause 6.4, state the particular error, omission, or misdescription of the property or title in respect of which compensation is claimed;
 - (b) in the case of a claim to an equitable set-off, state the particular matters in respect of which compensation is claimed;
 - (c) comprise a genuine pre-estimate of the loss suffered by the purchaser; and
 - (d) be particularised and quantified to the extent reasonably possible as at the date of the notice.
- 8.2 For the purposes of subclause 8.1(1), "settlement" means the date for settlement fixed by this agreement unless, by reason of the conduct or omission of the vendor, the purchaser is unable to give notice by that date, in which case notice may be given on or before the last working day prior to the date for settlement fixed by a valid settlement notice served by either party pursuant to subclause 11.1.
- 8.3 If the amount of compensation is agreed, it shall be deducted on settlement.
- 8.4 If the amount of compensation is disputed:
- (1) an interim amount shall be deducted on settlement and paid by the purchaser to a stakeholder until the amount of the compensation is determined;
 - (2) the interim amount must be a reasonable sum having regard to all of the circumstances;
 - (3) if the parties cannot agree on the interim amount, the interim amount shall be determined by an experienced property lawyer appointed by the parties. The appointee's costs shall be met equally by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society;
 - (4) the stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
 - (5) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
 - (6) the amount of compensation determined to be payable shall not be limited by the interim amount; and
 - (7) if the parties cannot agree on a stakeholder, the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society.
- 8.5 The procedures prescribed in subclauses 8.1 to 8.4 shall not prevent either party taking proceedings for the specific performance of the contract.

9.0 Unit title and cross lease provisions

Unit Titles

- 9.1 If the property is a unit title, sections 144 to 153 of the Unit Titles Act 2010 ("the Act") require the vendor to provide to the purchaser a pre-contract disclosure statement, a pre-settlement disclosure statement and, if so requested by the purchaser, an additional disclosure statement.
- 9.2 If the property is a unit title, the vendor warrants and undertakes as follows:
- (1) The information in the pre-contract disclosure statement provided to the purchaser was complete and correct.
 - (2) Apart from regular periodic contributions, no contributions have been levied or proposed by the body corporate that have not been disclosed in writing to the purchaser.
 - (3) Not less than five working days before the settlement date, the vendor will provide:
 - (a) a certificate of insurance for all insurances effected by the body corporate under the provisions of section 135 of the Act; and
 - (b) a pre-settlement disclosure statement from the vendor, certified correct by the body corporate, under section 147 of the Act. Any periodic contributions to the operating account shown in that pre-settlement disclosure statement shall be apportioned. There shall be no apportionment of contributions to any long-term maintenance fund, contingency fund or capital improvement fund.
 - (4) There are no other amounts owing by the owner under any provision of the Act or the Unit Titles Act 1972.
 - (5) There are no unsatisfied judgments against the body corporate and no proceedings have been instituted against or by the body corporate.
 - (6) No order or declaration has been made by any Court against the body corporate or the owner under any provision of the Act or the Unit Titles Act 1972.
 - (7) The vendor has no knowledge or notice of any fact which might give rise to or indicate the possibility of:
 - (a) the owner or the purchaser incurring any other liability under any provision of the Act or the Unit Titles Act 1972; or
 - (b) any proceedings being instituted by or against the body corporate; or
 - (c) any order or declaration being sought against the body corporate or the owner under any provision of the Act or the Unit Titles Act 1972.
 - (8) The vendor is not aware of proposals to pass any body corporate resolution relating to its rules nor are there any unregistered changes to the body corporate rules which have not been disclosed in writing to the purchaser.
 - (9) No lease, licence, easement, or special privilege has been granted by the body corporate in respect of any part of the common property which has not been disclosed in writing to the purchaser.
 - (10) No resolution has been passed and no application has been made and the vendor has no knowledge of any proposal for:
 - (a) the transfer of the whole or any part of the common property;
 - (b) the addition of any land to the common property;
 - (c) the cancellation of the unit plan; or
 - (d) the deposit of an amendment to the unit plan, a redevelopment plan, or a new unit plan in substitution for the existing unit plan, which has not been disclosed in writing to the purchaser.
 - (11) As at settlement, all contributions and other moneys payable by the vendor to the body corporate have been paid in full.
- 9.3 If the property is a unit title, in addition to the purchaser's rights under sections 149 and 150 of the Act, and if the vendor does not provide the certificates of insurance and the pre-settlement disclosure statement under section 147 in accordance with the requirements of subclause 9.2(3), the purchaser may:
- (1) postpone the settlement date until the fifth working day following the date on which that information is provided to the purchaser; or
 - (2) elect that settlement shall still take place on the settlement date.
- 9.4 If the property is a unit title, each party specifies that:
- (1) the facsimile number of the office of that party's lawyer shall be an address for service for that party for the purposes of section 205(1)(d) of the Act; and
 - (2) if that party is absent from New Zealand, that party's lawyer shall be that party's agent in New Zealand for the purposes of section 205(2) of the Act.
- 9.5 If the property is a unit title, any costs owing by the purchaser to the vendor pursuant to section 148(5) of the Act for providing an additional disclosure statement shall be included in the moneys payable by the purchaser on settlement pursuant to subclause 3.8(1). Such costs may be deducted from the deposit if the purchaser becomes entitled to a refund of the deposit upon cancellation or avoidance of this agreement.

Unauthorised Structures – Cross Leases and Unit Titles

- 9.6 (1) Where structures (not stated in clause 6.0 to be requisitionable) have been erected on the property without:
- (a) in the case of a cross lease title, any required lessors' consent; or
 - (b) in the case of a unit title, any required body corporate consent,
- the purchaser may demand within the period expiring on the earlier of:
- (i) the tenth working day after the date of this agreement; or
 - (ii) the settlement date,
- that the vendor obtain the written consent of the current lessors or the body corporate (as the case may be) to such improvements ("a current consent") and provide the purchaser with a copy of such consent on or before the settlement date.
- (2) Should the vendor be unwilling or unable to obtain a current consent then the procedure set out in subclauses 6.2(3) and 6.2(4) shall apply with the purchaser's demand under subclause 9.6(1) being deemed to be an objection and requisition.

10.0 Conditions and mortgage terms

Particular Conditions

- 10.1 If particulars of any finance condition(s) are inserted on the front page of this agreement, this agreement is conditional upon the purchaser arranging finance in terms of those particulars on or before the finance date.
- 10.2 (1) If the purchaser has indicated on the front page of this agreement that a LIM is required:
- (a) that LIM is to be obtained by the purchaser at the purchaser's cost;
 - (b) the purchaser is to request the LIM on or before the fifth working day after the date of this agreement; and
 - (c) this agreement is conditional upon the purchaser approving that LIM provided that such approval must not be unreasonably or arbitrarily withheld.
- (2) If, on reasonable grounds, the purchaser does not approve the LIM, the purchaser shall give notice to the vendor ("the purchaser's notice") on or before the fifteenth working day after the date of this agreement stating the particular matters in respect of which approval is withheld and, if those matters are capable of remedy, what the purchaser reasonably requires to be done to remedy those matters. If the purchaser does not give a purchaser's notice the purchaser shall be deemed to have approved the LIM. If through no fault of the purchaser, the LIM is not available on or before the fifteenth working day after the date of this agreement and the vendor does not give an extension when requested, this condition shall not have been fulfilled and the provisions of subclause 10.8(5) shall apply.
- (3) The vendor shall give notice to the purchaser ("the vendor's notice") on or before the fifth working day after receipt of the purchaser's notice advising whether or not the vendor is able and willing to comply with the purchaser's notice by the settlement date.
- (4) If the vendor does not give a vendor's notice, or if the vendor's notice advises that the vendor is unable or unwilling to comply with the purchaser's notice, and if the purchaser does not, on or before the tenth working day after the date on which the purchaser's notice is given, give notice to the vendor that the purchaser waives the objection to the LIM, this condition shall not have been fulfilled and the provisions of subclause 10.8(5) shall apply.
- (5) If the vendor gives a vendor's notice advising that the vendor is able and willing to comply with the purchaser's notice, this condition is deemed to have been fulfilled, and it shall be a requirement of settlement that the purchaser's notice shall be complied with, and also, if the vendor must carry out work on the property, that the vendor shall obtain the approval of the territorial authority to the work done, both before settlement.
- 10.3 If the purchaser has indicated on the front page of this agreement that a building report is required, this agreement is conditional upon the purchaser obtaining at the purchaser's cost on or before the tenth working day after the date of this agreement a report on the condition of the buildings and any other improvements on the property that is satisfactory to the purchaser, on the basis of an objective assessment. The report must be prepared in good faith by a suitably-qualified building inspector in accordance with accepted principles and methods. Subject to the rights of any tenants of the property, the vendor shall allow the building inspector to inspect the property at all reasonable times upon reasonable notice for the purposes of preparation of the report. The building inspector may not carry out any invasive testing in the course of inspection without the vendor's prior written consent. If the purchaser avoids this agreement for non-fulfilment of this condition pursuant to subclause 10.8(5), the purchaser must provide the vendor immediately upon request with a copy of the building inspector's report.
- 10.4 (1) If the purchaser has indicated on the front page of this agreement that OIA Consent is required, this agreement is conditional upon OIA Consent being obtained on or before the Land Act/OIA date shown on the front page of this agreement, the purchaser being responsible for payment of the application fee.
- (2) If the purchaser has indicated on the front page of this agreement that OIA Consent is not required, or has failed to indicate whether it is required, then the purchaser warrants that the purchaser does not require OIA Consent.
- 10.5 If this agreement relates to a transaction to which the Land Act 1948 applies, this agreement is subject to the vendor obtaining the necessary consent by the Land Act/OIA date shown on the front page of this agreement.
- 10.6 If the Land Act/OIA date is not shown on the front page of this agreement, that date shall be the settlement date or a date 95 working days from the date of this agreement whichever is the sooner, except where the property comprises residential (but not otherwise sensitive) land in which case that date shall be the settlement date or a date 20 working days from the date of this agreement whichever is the sooner.
- 10.7 If this agreement relates to a transaction to which section 225 of the Resource Management Act 1991 applies then this agreement is subject to the appropriate condition(s) imposed by that section.

Operation of Conditions

- 10.8 If this agreement is expressed to be subject either to the above or to any other condition(s), then in relation to each such condition the following shall apply unless otherwise expressly provided:
- (1) The condition shall be a condition subsequent.
 - (2) The party or parties for whose benefit the condition has been included shall do all things which may reasonably be necessary to enable the condition to be fulfilled by the date for fulfilment.
 - (3) Time for fulfilment of any condition and any extended time for fulfilment to a fixed date shall be of the essence.
 - (4) The condition shall be deemed to be not fulfilled until notice of fulfilment has been served by one party on the other party.
 - (5) If the condition is not fulfilled by the date for fulfilment, either party may at any time before the condition is fulfilled or waived avoid this agreement by giving notice to the other. Upon avoidance of this agreement, the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid by the purchaser under this agreement and neither party shall have any right or claim against the other arising from this agreement or its termination.
 - (6) At any time before this agreement is avoided, the purchaser may waive any finance condition and either party may waive any other condition which is for the sole benefit of that party. Any waiver shall be by notice.

Mortgage Terms

- 10.9 Any mortgage to be arranged pursuant to a finance condition shall be upon and subject to the terms and conditions currently being required by the lender in respect of loans of a similar nature.
- 10.10 If the vendor is to advance mortgage moneys to the purchaser then, unless otherwise stated, the mortgage shall be in the appropriate "fixed sum" form currently being published by Auckland District Law Society Incorporated.

11.0 Notice to complete and remedies on default

- 11.1 (1) If the sale is not settled on the settlement date, either party may at any time thereafter serve on the other party a settlement notice.
 (2) The settlement notice shall be effective only if the party serving it is at the time of service either in all material respects ready, able, and willing to proceed to settle in accordance with this agreement or is not so ready, able, and willing to settle only by reason of the default or omission of the other party.
 (3) If the purchaser is in possession, the vendor's right to cancel this agreement will be subject to sections 28 to 36 of the Property Law Act 2007 and the settlement notice may incorporate or be given with a notice under section 28 of that Act complying with section 29 of that Act.
- 11.2 Subject to subclause 11.1(3), upon service of the settlement notice the party on whom the notice is served shall settle:
- (1) on or before the twelfth working day after the date of service of the notice; or
 - (2) on the first working day after the 13th day of January if the period of twelve working days expires during the period commencing on the 6th day of January and ending on the 13th day of January, both days inclusive,
- time being of the essence, but without prejudice to any intermediate right of cancellation by either party.
- 11.3 (1) If this agreement provides for the payment of the purchase price by instalments and the purchaser fails duly and punctually to pay any instalment on or within one month from the date on which it fell due for payment then, whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up the unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.
 (2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 11.1.
 (3) The vendor may give a settlement notice with a notice under this subclause.
 (4) For the purpose of this subclause a deposit is not an instalment.
- 11.4 If the purchaser does not comply with the terms of the settlement notice served by the vendor then, subject to subclause 11.1(3):
- (1) Without prejudice to any other rights or remedies available to the vendor at law or in equity, the vendor may:
 - (a) sue the purchaser for specific performance; or
 - (b) cancel this agreement by notice and pursue either or both of the following remedies namely:
 - (i) forfeit and retain for the vendor's own benefit the deposit paid by the purchaser, but not exceeding in all 10% of the purchase price; and/or
 - (ii) sue the purchaser for damages.
 - (2) Where the vendor is entitled to cancel this agreement, the entry by the vendor into a conditional or unconditional agreement for the resale of the property or any part thereof shall take effect as a cancellation of this agreement by the vendor if this agreement has not previously been cancelled and such resale shall be deemed to have occurred after cancellation.
 - (3) The damages claimable by the vendor under subclause 11.4(1)(b)(ii) shall include all damages claimable at common law or in equity and shall also include (but shall not be limited to) any loss incurred by the vendor on any bona fide resale contracted within one year from the date by which the purchaser should have settled in compliance with the settlement notice. The amount of that loss may include:
 - (a) interest on the unpaid portion of the purchase price at the interest rate for late settlement from the settlement date to the settlement of such resale; and
 - (b) all costs and expenses reasonably incurred in any resale or attempted resale; and
 - (c) all outgoings (other than interest) on or maintenance expenses in respect of the property from the settlement date to the settlement of such resale.
 - (4) Any surplus money arising from a resale as aforesaid shall be retained by the vendor.
- 11.5 If the vendor does not comply with the terms of a settlement notice served by the purchaser, then, without prejudice to any other rights or remedies available to the purchaser at law or in equity the purchaser may:
- (1) sue the vendor for specific performance; or
 - (2) cancel this agreement by notice and require the vendor forthwith to repay to the purchaser any deposit and any other money paid on account of the purchase price and interest on such sum(s) at the interest rate for late settlement from the date or dates of payment by the purchaser until repayment.
- 11.6 The party serving a settlement notice may extend the term of the notice for one or more specifically stated periods of time and thereupon the term of the settlement notice shall be deemed to expire on the last day of the extended period or periods and it shall operate as though this clause stipulated the extended period(s) of notice in lieu of the period otherwise applicable; and time shall be of the essence accordingly. An extension may be given either before or after the expiry of the period of the notice.
- 11.7 Nothing in this clause shall preclude a party from suing for specific performance without giving a settlement notice.
- 11.8 A party who serves a settlement notice under this clause shall not be in breach of an essential term by reason only of that party's failure to be ready and able to settle upon the expiry of that notice.

12.0 Non-merger

- 12.1 The obligations and warranties of the parties in this agreement shall not merge with:
- (1) the giving and taking of possession;
 - (2) settlement;
 - (3) the transfer of title to the property;
 - (4) delivery of the chattels (if any); or
 - (5) registration of the transfer of title to the property.

13.0 Agent

- 13.1 If the name of a licensed real estate agent is recorded on this agreement, it is acknowledged that the sale evidenced by this agreement has been made through that agent whom the vendor appoints as the vendor's agent to effect the sale. The vendor shall pay the agent's charges including GST for effecting such sale.
- 13.2 The agent may provide statistical data relating to the sale to the Real Estate Institute of New Zealand Incorporated.

14.0 Goods and Services Tax

- 14.1 If this agreement provides for the purchaser to pay (in addition to the purchase price stated without GST) any GST which is payable in respect of the supply made under this agreement then:
- (1) the purchaser shall pay to the vendor the GST which is so payable in one sum on the GST date;
 - (2) where the GST date has not been inserted on the front page of this agreement the GST date shall be the settlement date;
 - (3) where any GST is not so paid to the vendor, the purchaser shall pay to the vendor:
 - (a) interest at the interest rate for late settlement on the amount of GST unpaid from the GST date until payment; and
 - (b) any default GST;
 - (4) it shall not be a defence to a claim against the purchaser for payment to the vendor of any default GST that the vendor has failed to mitigate the vendor's damages by paying an amount of GST when it fell due under the GST Act; and
 - (5) any sum referred to in this clause is included in the moneys payable by the purchaser on settlement pursuant to subclause 3.8(1).
- 14.2 If the supply under this agreement is a taxable supply, the vendor will deliver a tax invoice to the purchaser on or before the GST date or such earlier date as the purchaser is entitled to delivery of an invoice under the GST Act.
- 14.3 The vendor warrants that any dwelling and curtilage or part thereof supplied on sale of the property are not a supply to which section 5(16) of the GST Act applies.

- 14.4 (1) Without prejudice to the vendor's rights and remedies under subclause 14.1, where any GST is not paid to the vendor on or within one month of the GST date, then whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up any unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.
- (2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 11.1.
- (3) The vendor may give a settlement notice under subclause 11.1 with a notice under this subclause.

15.0 Zero-rating

- 15.1 The vendor warrants that the statement on the front page regarding the vendor's GST registration status in respect of the supply under this agreement is correct at the date of this agreement.
- 15.2 The purchaser warrants that any particulars stated by the purchaser in Schedule 1 are correct at the date of this agreement.
- 15.3 Where the particulars stated on the front page and in Schedule 1 indicate that:
- (1) the vendor is and/or will be at settlement a registered person in respect of the supply under this agreement;
 - (2) the recipient is and/or will be at settlement a registered person;
 - (3) the recipient intends at settlement to use the property for making taxable supplies; and
 - (4) the recipient does not intend at settlement to use the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act,
- GST will be chargeable on the supply under this agreement at 0% pursuant to section 11(1)(mb) of the GST Act.
- 15.4 If GST is chargeable on the supply under this agreement at 0% pursuant to section 11(1)(mb) of the GST Act, then on or before settlement the purchaser will provide the vendor with the recipient's name, address, and registration number if any of those details are not included in Schedule 1 or they have altered.
- 15.5 If any of the particulars stated by the purchaser in Schedule 1 should alter between the date of this agreement and settlement, the purchaser shall notify the vendor of the altered particulars and of any other relevant particulars in Schedule 1 which may not have been completed by the purchaser as soon as practicable and in any event no later than two working days before settlement. The purchaser warrants that any altered or added particulars will be correct as at the date of the purchaser's notification. If the GST treatment of the supply under this agreement should be altered as a result of the altered or added particulars, the vendor shall prepare and deliver to the purchaser or the purchaser's lawyer an amended settlement statement if the vendor has already tendered a settlement statement, and a credit note or a debit note, as the case may be, if the vendor has already issued a tax invoice.
- 15.6 If
- (1) the particulars in Schedule 1 state that part of the property is being used as a principal place of residence at the date of this agreement; and
 - (2) that part is still being so used at the time of the supply under this agreement,
- the supply of that part will be a separate supply in accordance with section 5(15)(a) of the GST Act.
- 15.7 If
- (1) the particulars stated in Schedule 1 indicate that the recipient intends to use part of the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act; and
 - (2) that part is the same part as that being used as a principal place of residence at the time of the supply under this agreement,
- then the references in subclauses 15.3 and 15.4 to "the property" shall be deemed to mean the remainder of the property excluding that part and the references to "the supply under this agreement" shall be deemed to mean the supply under this agreement of that remainder.

16.0 Supply of a Going Concern

- 16.1 If there is a supply under this agreement to which section 11(1)(mb) of the GST Act does not apply but which comprises the supply of a taxable activity that is a going concern at the time of the supply, then, unless otherwise expressly stated herein:
- (1) each party warrants that it is a registered person or will be so by the date of the supply;
 - (2) each party agrees to provide the other party by the date of the supply with proof of its registration for GST purposes;
 - (3) the parties agree that they intend that the supply is of a taxable activity that is capable of being carried on as a going concern by the purchaser; and
 - (4) the parties agree that the supply made pursuant to this agreement is the supply of a going concern on which GST is chargeable at 0%.
- 16.2 If it subsequently transpires that GST is payable in respect of the supply and if this agreement provides for the purchaser to pay (in addition to the purchase price without GST) any GST which is payable in respect of the supply made under this agreement, then the provisions of clause 14.0 of this agreement shall apply.

17.0 Limitation of Liability

- 17.1 If any person enters into this agreement as trustee of a trust, then:
- (1) That person warrants that:
 - (a) the person has power to enter into this agreement under the terms of the trust;
 - (b) the person has properly signed this agreement in accordance with the terms of the trust;
 - (c) the person has the right to be indemnified from the assets of the trust and that right has not been lost or impaired by any action of that person including entry into this agreement; and
 - (d) all of the persons who are trustees of the trust have approved entry into this agreement.
 - (2) If that person has no right to or interest in any assets of the trust except in that person's capacity as a trustee of the trust, that person's liability under this agreement will not be personal and unlimited but will be limited to the actual amount recoverable from the assets of the trust from time to time ("the limited amount"). If the right of that person to be indemnified from the trust assets has been lost or impaired, that person's liability will become personal but limited to the extent of that part of the limited amount which cannot be recovered from any other person.

18.0 Counterparts

- 18.1 This agreement may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same agreement. A party may enter into this agreement by signing a counterpart copy and sending it to the other party, including by facsimile or e-mail.

FURTHER TERMS OF SALE

Further Terms continued on Appendix page



SCHEDULE 2

List all chattels included in the sale

*(strike out or add as applicable)***Stove****Fixed floor coverings****Blinds****Curtains****Light fittings**

Drapes, Wall oven, Garden shed, Clothesline, PC/ Monitor bracket in kitchen, Garage door remotes x 2. EXCLUDED

CHATTELS: Stairwell designer pendant lightshade, Kitchen PC/Monitor, Dishwasher, Washing machine, Dryer.

WARNING *(This warning does not form part of this agreement)*This is a binding contract. **Read the information set out on the back page before signing.****Acknowledgements**

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Agents Authority.

Where this agreement relates to the sale of a unit title property, the purchaser acknowledges that the purchaser has been provided with a pre-contract disclosure statement under section 146 of the Unit Titles Act 2010.

Signature of Purchaser(s):**Signature of Vendor(s):****Director / Trustee / Authorised Signatory / Attorney****Delete the options that do not apply**If no option is deleted, the signatory is signing in their personal capacity***Director / Trustee / Authorised Signatory / Attorney****Delete the options that do not apply**If no option is deleted, the signatory is signing in their personal capacity***Director / Trustee / Authorised Signatory / Attorney****Delete the options that do not apply**If no option is deleted, the signatory is signing in their personal capacity***Director / Trustee / Authorised Signatory / Attorney****Delete the options that do not apply**If no option is deleted, the signatory is signing in their personal capacity*

*If this agreement is signed under:

- (i) a Power of Attorney – please attach a **Certificate of non-revocation** (available from ADLS: 4098WFP or REINZ); or
- (ii) an Enduring Power of Attorney – please attach a **Certificate of non-revocation and non-suspension of the enduring power of attorney** (available from ADLS: 4997WFP or REINZ).

Also insert the following wording for the Attorney's Signature above:

Signed by [full name of the donor] by his or her Attorney [attorney's signature].

BEFORE SIGNING THE AGREEMENT

- It is recommended both parties seek professional advice before signing. This is especially so if:
 - there are any doubts. Once signed, this will be a binding contract with only restricted rights of termination.
 - the purchaser is not a New Zealand citizen. There are strict controls on the purchase of property in New Zealand by persons who are not New Zealand citizens.
 - property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial property.
 - the property is vacant land in the process of being subdivided or there is a new unit title or cross lease to be issued. In these cases additional clauses may need to be inserted.
 - there is any doubt as to the position of the boundaries.
 - the purchaser wishes to check the weathertightness and soundness of construction of any dwellings or other buildings on the land.
- Both parties may need to have customer due diligence performed on them by their lawyer or conveyancer in accordance with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 which is best done prior to the signing of this agreement.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits, consents and code compliance certificates have been obtained from the Council where building works have been carried out. This investigation can be assisted by obtaining a LIM from the Council.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a unit title or cross lease. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, before the purchaser enters into the agreement:
 - the vendor **must** provide to the purchaser a pre-contract disclosure statement under section 146 of the Unit Titles Act 2010;
 - the purchaser should check the minutes of the past meetings of the body corporate, enquire whether there are any issues affecting the units and/or the common property, check the body corporate's long term maintenance plan and enquire whether the body corporate has imposed or proposed levies for a long term maintenance fund or any other fund for the maintenance of, or remedial or other work to, the common property.
- The vendor should ensure the warranties and undertakings in clauses 7.0 and 9.0:
 - are able to be complied with; and if not
 - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the chattels list in Schedule 2 is accurate.
- Before signing this agreement, both parties should seek professional advice regarding the GST treatment of the transaction. This depends upon the GST information supplied by the parties and could change before settlement if that information changes.

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

THE PURCHASER IS ENTITLED TO A COPY OF ANY SIGNED OFFER AT THE TIME IT IS MADE.

© Auckland District Law Society Inc. (ADLS) & Real Estate Institute of New Zealand Inc. (REINZ)

IMPORTANT: All copyright in and associated with this form is owned by ADLS & REINZ. The purchaser only acquires a limited non-exclusive licence to use this form *once within a single transaction only*. The standard ADLS or REINZ contract terms apply which also prohibit any form of reproduction, including copying, digitising or recreating the form by any means whatsoever.

WARNING: ADLS & REINZ monitor the use of its forms and may take enforcement action against any person acting in breach of these obligations.

These forms cannot be distributed or on sold to another party by the purchaser unless the written agreement of ADLS or REINZ has been obtained.

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

© The copyright to the form is owned by the Real Estate Institute of New Zealand Incorporated and Auckland District Law Society Incorporated.

DATE:

VENDOR:

Emma Jane Jacka, Michael Eden Jacka and The Winchester Trustee Services Limited

Contact Details:

130 Hackthorne Road

Cashmere

Christchurch

8022

Email: mike.jacka@gmail.com

VENDOR'S LAWYERS:

Firm: Smyth & Co Barristers & Solicitors

Individual Acting: Pearse Smyth

Contact Details:

P O Box 12165

Christchurch

8242

Ph: 03) 365 5627

Fax: 03) 365 5630

Email: pearse@smythandco.co.nz

PURCHASER:

Contact Details:

PURCHASER'S LAWYERS:

Firm:

Individual Acting:

Contact Details:

LICENSED REAL ESTATE AGENT:

Four Seasons Realty 2017 Limited

Agent's Name: a Member of the Harcourts Group

Manager: Glenys French

Salesperson: Jeremy Andrews

(021 969 425)

Contact Details:

395 Main South Road

Hornby

CHRISTCHURCH 8042

hornby@harcourts.co.nz

Ph: 03 349 9919

Fax: 03 349 4949

Appendix

19.0 Assignment of claim

21.0 Assignment of claim

The Vendor or his predecessor in title has lodged claims with the Earthquake Commission (EQC) and /or its insurer, in respect of damage to the property sustained during the recent earthquakes. There are no outstanding claims pertaining to the property and by arrangement of EQC and /or its insurer the claims are settled and the repairs have been completed.

Claim numbers:

- 1) CLM/2010/008164
- 2) CLM/2011/056049
- 3) CLM/2016/006754

The vendor agrees to make further claims for any subsequent earthquake events that occur between the date of this agreement and the settlement date. Any such additional claims will be assigned to the purchaser on settlement as set out in this clause.

The Vendor shall do all things reasonably required to assign the Vendor's remaining rights (if any) under the Claim to the Purchaser including but not limited to delivering to the Purchaser's solicitor an executed Deed of Assignment and Notice of Assignment of Claim, such documents to be prepared by the Purchaser's lawyer at the Purchaser's expense and delivered to the Vendor's lawyer a reasonable time prior to settlement.

20.0 Conditional upon Professional Report (this clause replaces clause 10.3)

20.1 This agreement is conditional upon the Purchaser arranging at the Purchaser's cost on or before the tenth (10th) working day after the date of this agreement a report on the condition of the buildings and other improvements on the property that is satisfactory to the Purchaser, on the basis of an objective assessment. The report must be prepared in good faith by a suitably qualified building inspector in accordance with accepted principles and methods. Subject to the rights of any tenants of the property, the Vendor shall allow the building inspector to inspect the property at all reasonable times upon reasonable notice for the purposes of preparation of the report. The building inspector may not carry out any invasive testing in the course of the inspection without the Vendor's prior written consent.

20.2 Should the Purchaser in good faith be dissatisfied with any matter contained in the report then the Purchaser shall provide a copy of the building inspector's report to the Vendor and give the Vendor written notice of such matter(s) ("the Purchaser's dissatisfaction notice"). The Vendor shall then have three (3) working days from the date of service of the Purchaser's dissatisfaction notice to rectify or agree to rectify such matter(s) by the settlement date, or any such other date as agreed by the parties.

20.3 If the Vendor fails to have agreed to rectify such matter(s) within three (3) working days of the date of service of the Purchaser's dissatisfaction notice, then the Purchaser shall have a further five (5) working days to avoid the agreement by giving further notice in writing to the Vendor ("cancellation notice"), and the provisions of clause 10.8 herein shall apply. Failing the giving of such cancellation notice the Purchaser shall be deemed to have accepted the structural integrity of the within property.

21.0 Insurance

This agreement is conditional upon the purchaser arranging building insurance in respect of the buildings and any other improvements on the property on terms and conditions satisfactory to the purchaser in all respects within 10 working days of the date of this agreement. This condition is inserted for the sole benefit of the purchaser.

22.0 Title

This agreement is conditional upon the purchaser's solicitor's approval of the Certificate of Title to the property within [] working days from the date of this agreement. This condition is inserted for the sole benefit of the purchaser

23.0 Statement of Passing Over

Please be aware that this information has been supplied by the vendor and/or sourced from: Property Guru, Property Smarts, Land Information NZ, Local Councils, ECAN, CERA and other organisations. Four Seasons Realty 2017 Ltd is merely passing over this information as supplied to us. We cannot guarantee its accuracy or reliability. All intending purchasers are advised to conduct their own due diligence investigation into this information.



Buying or selling your property?

New Zealand Residential
Property Sale and Purchase
Agreement Guide

Brought to you by the
Real Estate Authority



This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information



About settled.govt.nz and the Real Estate Authority

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

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

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. It'll help you feel more in control and help to get you settled. You can find information about the risks, how they can impact you, and get useful tips on how to avoid some of the major potential problems.

You'll learn your tender from your BBO, your price by negotiation from your auction. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, settled.govt.nz explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority (REA). REA is the independent government agency that regulates the New Zealand real estate industry. Our aim is to promote and protect the interests of consumers involved in real estate transactions, and to promote a high standard of professionalism and service in the industry.



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

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



Key things to know about sale and purchase agreements



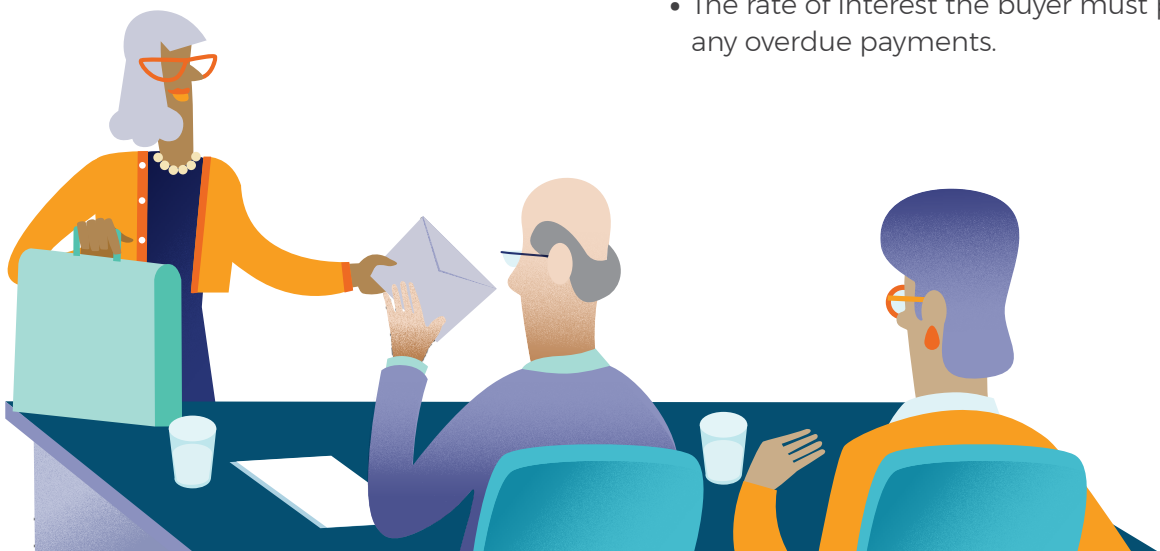
- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- You should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate the conditions in a sale and purchase agreement.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- The real estate agent is working for the seller of the property but must treat the buyer fairly.
- If your agent or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you an independent registered valuation of your property.

What a sale and purchase agreement is

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

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

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



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

What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

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

General obligations and conditions you have to comply with

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

- access rights – what access the buyer can have to inspect the property before settlement
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs.

Your lawyer will explain these clauses to you.

Specific conditions a buyer may include

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

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan



The agent helps the buyer and the seller to include the conditions they each want. Even though the agent works for the seller, they also have to deal fairly and honestly with the buyer. They can't withhold any information, and they must tell the buyer about any known defects with the property.

Your agent will probably use the agreement for sale and purchase approved by the Auckland District Law Society and the Real Estate Institute of New Zealand.

- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- builder's report – to determine the condition of the building
- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

What happens after you sign the sale and purchase agreement

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

Both parties work through the conditions until the agreement is unconditional

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

The buyer pays the deposit. Depending on what the agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. Usually the deposit is held in the agency's trust account for 10 working days before it is released to the seller.

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

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

Payment of a commission

Once the sale is complete, the seller pays the agent for their services. The agent or agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the

deposit is enough to cover the commission. The agent cannot ask the buyer to pay for their services if they have been hired by the seller.

The buyer pays the rest

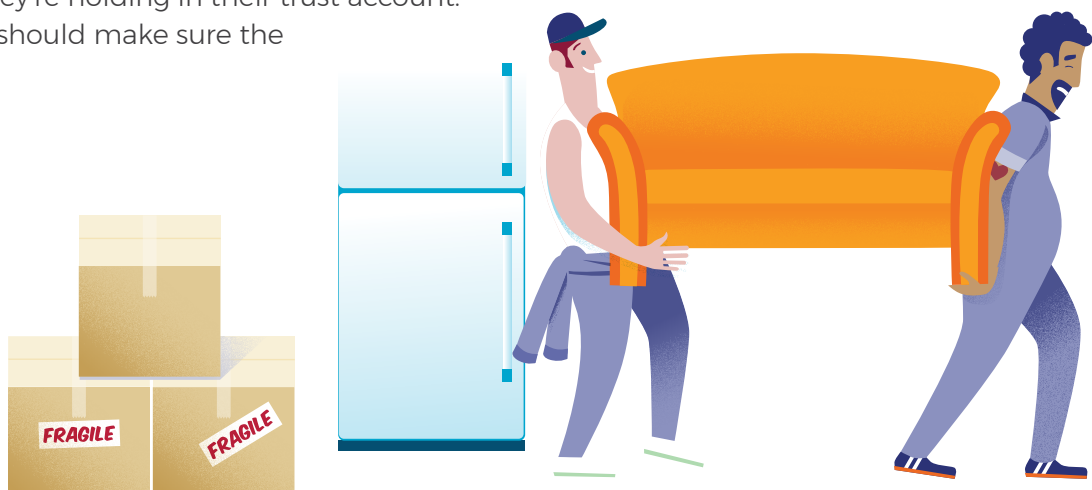
The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

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

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

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



What happens if you have a problem

If you're worried about the behaviour of your agent, discuss it with them or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA).^{*} We can help in a number of ways if your complaint is about the behaviour of a real estate agent. For example, we can help you and the agent or agency to resolve the issue and remind the agent of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

^{*} Settled.govt.nz is brought to you by REA.

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



Where to go for more information

You can get more help and information from various places.

Read more about buying and selling a property at settled.govt.nz

[Settled.govt.nz](http://settled.govt.nz) provides comprehensive independent information and guidance for home buyers and sellers.

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

Your lawyer

Community Law Centres
communitylaw.org.nz

Citizens Advice Bureau
cab.org.nz

Consumer Protection
(Ministry of Business, Innovation and Employment)
consumerprotection.govt.nz

We welcome any feedback you have on this publication.

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





ATTENTION

PROVING YOUR IDENTITY

From 1 July 2018, lawyers and conveyancers are required to verify the identity¹ of their clients in accordance with anti-money laundering legislation. If your lawyer cannot verify your identity in line with the legislation, they will not be able to act for you. If your lawyer cannot act for you, you may not be able to satisfy the conditions of your property purchase and will not be able to settle your property purchase or sale.

As identity verification can take days and sometimes weeks if a trust or company is involved, we **strongly recommend** that you contact your lawyer as soon as possible to have your identity verification completed.

The below gives an **indication** of some the documents your lawyer may ask you to present in person or as a certified document as part of this process:



Individuals:

Passport, NZ Firearms Licence or NZ Driver Licence with another document such as a bank statement or statement issued by a Government agency. You will also need to provide a document with your residential address (for example, a utility bill).



Trusts:

The Trust Deed and, for all trustees and settlors, the information required for individuals as noted above, together with information regarding the Trust's source of funds or wealth. Additional information may also be required for beneficiaries and appointers.



Companies:

Details of the company, together with the information for individuals noted above for every individual with more than a 25% shareholding, all individuals with effective control of the company and all individuals acting on behalf of the company. Information regarding source of funds or wealth may also be required.

Note: The above list is not exhaustive and is indicative only. Your lawyer will assist you with the specific requirements in relation to your situation.

DISCLAIMER: The material and information contained herein is for general information purposes only and is not intended to form professional legal advice. REINZ does not accept liability for any claim or other action that may arise directly or indirectly from the use of or reliance on the material and information provided herein. REINZ recommends you seek independent legal advice if you are unsure of your legal position.

¹ Lawyers are required to complete a "Customer Due Diligence" process in accordance with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009

Purchaser Acknowledgement Form

Please complete your details below and sign this form before you submit an offer to purchase the property at _____ (property).

Purchaser Name: _____

Address: _____

Phone: _____

Email: _____

Solicitor: _____
(Name) (Firm)

Overseas Investment Act:

☐

I/we understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (OIA). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent and do not obtain it or our application is declined, we will not be able to settle the property transaction and may incur liability to the vendor.

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.

AUCTIONS:

YOU MUST NOT BID ON A PROPERTY AT AUCTION UNLESS YOU ARE ABLE TO BUY THE PROPERTY ON AN UNCONDITIONAL BASIS. YOU MAY INCUR LIABILITY TO THE VENDOR IF YOU PURCHASE THE PROPERTY AT AUCTION IN CIRCUMSTANCES WHERE YOU DO NOT MEET THE ELIGIBILITY CRITERIA IN THE OIA.

Customer Due Diligence:

☐

I/we understand and acknowledge that before my lawyer can act for me, they must complete customer due diligence (CDD) on me under the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 (AML/CFTA). If my lawyer cannot complete customer due diligence on me and cannot act for me as a result, I may not be able to satisfy conditions under the agreement or settle the property purchase. This may result in me incurring liability to the vendor.

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

If you are intending to purchase the property as trustees of a trust, all trustees must sign this form.

If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.



EQC & Insurance

This information has been supplied by the vendor or the vendor's agents and Four Seasons Realty 2017 Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Vendor's name: Emma & Michael Jacka, The Winchester Trustee Services

Property Address: 13 Nehru Place, Cashmere

Insurance Company: Lantern / NZI

Policy Number: 01-Q240101-LPL

CERA Technical Land Grading: Green Zone, N/A, Port Hills & Banks Peninsula

1) What EQC claims have been made ?

| Event | Claim# | Home | Land | No Claim | In Progress | Settled / Completed | Sign Off |
|-------------|----------------|------|------|----------|-------------|---------------------|----------|
| 04 Sep 2010 | CLM2010/008164 | ✓ | | | | ✓ | ✓ |
| 22 Feb 2011 | CLM2011/056049 | ✓ | | | | ✓ | ✓ |
| 22 Feb 2011 | CLM2011/056049 | | ✓ | | | ✓ | ✓ |
| 13 Jun 2011 | | | | ✓ | | | |
| 23 Dec 2011 | | | | ✓ | | | |
| 29 Feb 2016 | CLM2016/006754 | ✓ | | | | ✓ | ✓ |

2) Details of work completed / not completed

CLM2010/008164 Lodged by previous owner, managed repair by private insurer with EQC contribution of \$13,731.75 (refer SOW for details), repairs completed, claim assigned to current owner.

CLM2011/056049 Lodged by previous owner, managed repair by private insurer with EQC contribution of \$107,615.37, (refer SOW for details), external patios, repoint, and re-cladding (Oamaru Stone replaced with AAC Lightweight Concrete Panel), repairs completed, claim assigned to current owner.

CLM2011/056049 Lodged by previous owner, cash settled, retaining wall repair northern boundary (See RTW 2 within the supplied EQ documentation). Repairs completed, claim assigned to current owner.

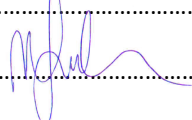
CLM 2016/006754 Lodged by current owner, cash settled \$10,010.55 cosmetic damage (refer SOW for details), repairs completed.

3) Supporting Information available:

Refer supplied information pack

Do you agree that this information can be passed on to potential purchasers to clarify what stage your property is at with EQC and or your insurer, as of this date ? Yes / ~~No~~

Vendor/s : Mike Jacka

Signatures : 

Date: 5 July 2019

September 2010 & February 2011 Earthquake Repairs EQC and Insurer Documents



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.

Customer: ROBERT LILE
Customer Address: 62B HIGGS ROAD
 MAPUA 7005

Assessment of Property at 13 NEHRU PLACE, CASHMERE, CHRISTCHURCH 8022 on 11/10/2011

Site

| Element | Damage | Repair |
|--|--------|--------|
| Land (Exposed - Clay - 720.00 m2) | | |
| Land (Under dwelling - Clay - 150.00 m2) | | |

Services

| Element | Damage | Repair |
|--|----------------------|--------|
| Sewerage (Town Connection - PVC Pipe - 25.00 l/m) | No Earthquake Damage | |
| Water Supply (Town Connection - Plastic - 25.00 l/m) | No Earthquake Damage | |

Main Building

Exterior

Elevation (North block 12x2.7)

| Element | Damage | Repair |
|--|----------------------|---|
| Wall Cladding (Brick Veneer - Oamaru Stone - 32.40 m2) | Structural damage | Remove, dispose and install Oamaru stone 27.00 m2 |
| Wall framing (Timber Frame - Timber - 32.40 m2) | No Earthquake Damage | |

Elevation (South block 12x2.7)

| Element | Damage | Repair |
|---|----------------------|---|
| Wall Cladding (Brick Veneer - Brick - 32.40 m2) | Structural damage | Remove, dispose and install Oamaru stone 27.00 m2 |
| Wall framing (Timber Frame - Timber - 32.40 m2) | No Earthquake Damage | |

Elevation (East block 14x2.7)

| Element | Damage | Repair |
|---|----------------------|---|
| Wall Cladding (Block Veneer - Brick - 37.80 m2) | Structural damage | Remove, dispose and install Oamaru stone 37.80 m2 |
| Wall framing (Timber Frame - Timber - 37.80 m2) | No Earthquake Damage | |

Elevation (West block plus plaster 14x2.7)

| Element | Damage | Repair |
|---|-------------------|---|
| Wall Cladding (Brick Veneer - Brick - 37.80 m2) | Cracking | Remove, dispose and replace texture coat 16.20 m2 |
| | Structural damage | Remove, dispose and install Oamaru stone 10.80 m2 |

Wall framing (Timber Frame - Timber - No Earthquake Damage
37.80 m2)

Elevation (North first floor weatherboard 12x2.7)

| Element | Damage | Repair |
|-----------|--------|--------|
| No Damage | | |

Elevation (South first floor weatherboard block 12x2.7)

| Element | Damage | Repair |
|---|----------------------|---|
| Wall Cladding (Block Veneer - Brick - 32.40 m2) | Structural damage | Remove, dispose and install Oamaru stone 13.50 m2 |
| Wall framing (Timber Frame - Timber - 32.40 m2) | No Earthquake Damage | |

Elevation (East first floor weatherboard 7x2.7)

| Element | Damage | Repair |
|-----------|--------|--------|
| No Damage | | |

Elevation (West first floor block12x2.7)

| Element | Damage | Repair |
|---|----------------------|---|
| Wall Cladding (Block Veneer - Brick - 32.40 m2) | Structural damage | Remove, dispose and install Oamaru stone 18.90 m2 |
| Wall framing (Timber Frame - Timber - 32.40 m2) | No Earthquake Damage | |

Roof (Rolled metal140m2)

| Element | Damage | Repair |
|--|-------------------|---|
| Down pipes (Round - Colour steel - 1.00 No of) | Impact damage | Supply and replace 125mm Colour Steel downpipe and replace 1.00 No of |
| Roof Covering (Pitched - Steel - 140.00 m2) | Structural damage | Remove Supply and install colour steel 15.00 m2 |
| Roof framing (Framed - Timber - 140.00 m2) | Structural damage | Remove, dispose and install broken rafter 2.00 l/m |

Foundations (Concrete slab 130m2)

| Element | Damage | Repair |
|-----------|--------|--------|
| No Damage | | |

Foundations (R.t.w)

| Element | Damage | Repair |
|---|---------------------------|--|
| Ring foundation (Load bearing - Concrete - 29.00 l/m) | Cracks to ring foundation | Grind out and epoxy fill cracks 6.00 l/m |

Interior

Ground Floor - Lounge

Room Size: 5.60 x 6.50 = 36.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.50 m

| Element | Damage | Repair |
|---|----------------------|---|
| Ceiling (T and G - T and G - 36.40 m2) | No Earthquake Damage | |
| Door (Internal) (Double Solid Core - Timber - 1.00 No of) | No Earthquake Damage | |
| Floor (Concrete - Carpet - 36.40 m2) | No Earthquake Damage | |
| Wall covering (Gib - Paint - 84.70 m2) | Cosmetic damage | Rake out, plaster and paint 84.70 m2 |
| | Structural damage | Remove, dispose, replace Gib, stop and undercoat (Excluding Trim) 3.24 m2 |

Window (Aluminium Awning - Pane single glazed - 3.00 No of) No Earthquake Damage

Ground Floor - Room (Other) (Backs on to lounge)

Room Size: 2.70 x 5.10 = 13.77 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|--|----------------------|-----------------------------|----------|
| Ceiling (Gib - Paint - 13.77 m2) | No Earthquake Damage | | |
| Door (Internal) (Single Hollow Core - MDF - 1.00 No of) | No Earthquake Damage | | |
| Floor (Concrete - Carpet - 13.77 m2) | No Earthquake Damage | | |
| Wall covering (Gib - Paint - 37.44 m2) | Cosmetic damage | Rake out, plaster and paint | 37.44 m2 |
| Wall framing (Timber Frame - Timber - 37.44 m2) | No Earthquake Damage | | |
| Window (Aluminium Sliding - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

Ground Floor - Office/Study

Room Size: 5.10 x 3.00 = 15.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|-----------|--------|--------|--|
| No Damage | | | |

First Floor - Kitchen

Room Size: 4.50 x 6.50 = 29.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|---|----------------------|---|-----------|
| Built In Oven (Other - Steel - 1.00 item) | No Earthquake Damage | | |
| Ceiling (Gib - Paint - 29.25 m2) | Cosmetic Damage | Rake out, plaster and paint | 29.25 m2 |
| Floor (Concrete - Laminate - 29.25 m2) | Impact damage | Remove, dispose and replace laminate floor | 29.25 m2 |
| Hob (Electric - Standard Spec - 1.00 item) | No Earthquake Damage | | |
| Kitchen joinery (Medium Spec - MDF - 1.00 item) | No Earthquake Damage | | |
| Range Hood (Over Head - Standard spec - 1.00 item) | No Earthquake Damage | | |
| Wall covering (Gib - Paint - 52.80 m2) | Cosmetic damage | Rake out and stop | 15.00 l/m |
| | Cosmetic damage | Paint wall | 52.80 m2 |
| | Structural damage | Remove, dispose, replace Gib, stop and undercoat (Excluding Trim) | 1.00 m2 |
| Window (Bay Window - Pane single glazed - 1.00 No of) | Broken glass | Remove and reglaze 4mm/4mm double glazed | 9.60 m2 |
| Work top (Kitchen work top - Stone l/m) - 7.00 | No Earthquake Damage | | |

First Floor - Dining Room

Room Size: 3.90 x 2.80 = 10.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|--|----------------------|--|----------|
| Ceiling (T and G - T and G - 10.92 m2) | No Earthquake Damage | | |
| Floor (Concrete - Laminate - 10.92 m2) | Impact damage | Remove, dispose and replace laminate floor | 10.92 m2 |
| Wall covering (Gib - Paint - 32.16 m2) | Cosmetic damage | Rake out and stop | 3.00 l/m |
| | Cosmetic damage | Rake out, plaster and paint | 32.16 m2 |

Window (Aluminium Casement - Pane single glazed - 2.00 No of) Structural damage

Remove entire frame and support, reinstall

First Floor - Laundry

Room Size: 1.60 x 2.10 = 3.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|---|----------------------|--|----------|
| Ceiling (Gib - Paint - 3.36 m2) | No Earthquake Damage | | |
| Door (Internal) (Single Hollow Core - Timber - 1.00 No of) | No Earthquake Damage | | |
| Floor (Concrete - Tiles - 3.36 m2) | Impact damage | Remove, dispose and replace tiles | 3.36 m2 |
| Wall covering (Hardboard - Lining paper / paint - 17.76 m2) | Cosmetic damage | Remove, dispose and replace lining paper | 17.76 m2 |
| Wash tub (Single - Stainless Steel - 1.00 item) | No Earthquake Damage | | |

First Floor - Toilet

Room Size: 1.60 x 0.90 = 1.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|---|----------------------|--|----------|
| Ceiling (Gib - Paint - 1.44 m2) | No Earthquake Damage | | |
| Door (Internal) (Cavity Slider - MDF - 1.00 No of) | No Earthquake Damage | | |
| Floor (Concrete - Tiles - 1.44 m2) | Impact damage | Remove, dispose and replace tiles | 1.44 m2 |
| Hand basin (Wall hung - Porcelain - 1.00 item) | No Earthquake Damage | | |
| Toilet (Standard - Standard Spec - 1.00 item) | No Earthquake Damage | | |
| Wall covering (Hardboard - Lining paper / paint - 12.00 m2) | Cosmetic damage | Remove, dispose and replace lining paper | 12.00 m2 |
| Window (Aluminium Casement - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

First Floor - Internal Garage

Room Size: 5.90 x 5.30 = 31.27 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

| Element | Damage | Repair | |
|---|----------------------|---|----------|
| Ceiling (Gib - Paint - 31.27 m2) | Cosmetic Damage | Rake out, plaster and paint | 31.27 m2 |
| Door (Internal) (Single Hollow Core - MDF - 1.00 No of) | No Earthquake Damage | | |
| Floor (Concrete - Concrete - 31.27 m2) | No Earthquake Damage | | |
| Garage door (Tilt-a-door Metal - Steel - 1.00 No of) | No Earthquake Damage | | |
| Wall covering (Gib - Paint - 49.28 m2) | Cosmetic damage | Rake out, plaster and paint | 36.30 m2 |
| | Structural damage | Remove, dispose, replace Gib, stop and undercoat (Excluding Trim) | 5.00 m2 |
| Window (Aluminium Casement - Pane single glazed - 2.00 No of) | No Earthquake Damage | | |

First Floor - Stairwell (Stairwell and entry)

Room Size: 1.70 x 4.40 = 7.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.20 m

| Element | Damage | Repair | |
|-----------------------------------|-----------------|---|---------|
| Ceiling (Gib - Stipple - 7.48 m2) | Cosmetic Damage | Scrape off, rake out, fill, restipple (excludes painting) | 7.48 m2 |
| | Cosmetic Damage | Paint Ceiling | 7.48 m2 |

| | | | |
|---|----------------------|--|----------|
| Door (External) (Single solid Door - Timber - 1.00 item) | No Earthquake Damage | | |
| Door (Internal) (Single Hollow Core - MDF - 1.00 No of) | | | |
| Floor (Chipboard - Carpet - 7.48 m2) | No Earthquake Damage | | |
| Handrails (Bar - Timber - 6.00 l/m) | No Earthquake Damage | | |
| Stairs (Internal) (Box - MDF - 6.00 l/m) | No Earthquake Damage | | |
| Wall covering (Gib - Lining paper / paint - 51.24 m2) | Cosmetic damage | Remove, dispose and replace lining paper | 51.24 m2 |
| | Cosmetic damage | Paint wall | 51.24 m2 |
| Window (Aluminium Casement - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

First Floor - Bedroom (Left at top of stairs)

Room Size: 4.20 x 3.30 = 13.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

| Element | Damage | Repair | |
|---|----------------------|--|------------|
| Ceiling (Gib - Paint - 13.86 m2) | Cosmetic Damage | Rake out, plaster and paint | 13.86 m2 |
| Door (Internal) (Single Solid Core - Timber - 1.00 No of) | Cosmetic damage | Ease and repaint door/varnish | 1.00 No of |
| Floor (Chipboard - Carpet - 13.86 m2) | Impact damage | Lift covering, screw / nail floor and relay covering | 13.86 m2 |
| Wall covering (Gib - Paint - 40.50 m2) | Cosmetic damage | Rake out, plaster and paint | 40.50 m2 |
| Window (Aluminium Awning - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

First Floor - Bedroom (Master bedroom)

Room Size: 4.40 x 5.70 = 25.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

| Element | Damage | Repair | |
|---|----------------------|--|----------|
| Ceiling (Gib - Paint - 25.08 m2) | Cosmetic Damage | Rake out, plaster and paint | 25.08 m2 |
| Door (Internal) (Single Hollow Core - Timber - 1.00 No of) | No Earthquake Damage | | |
| Floor (Chipboard - Carpet - 25.08 m2) | Impact damage | Lift covering, screw / nail floor and relay covering | 25.08 m2 |
| Wall covering (Gib - Lining paper / paint - 54.54 m2) | Cosmetic damage | Remove, dispose and replace lining paper | 54.54 m2 |
| | Cosmetic damage | Paint wall | 54.54 m2 |
| Window (Aluminium Casement - Pane single glazed - 2.00 No of) | No Earthquake Damage | | |

First Floor - Bathroom

Room Size: 2.10 x 2.20 = 4.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

| Element | Damage | Repair | |
|--|----------------------|-----------------------------------|---------|
| Bath (Acrylic - Standard specification - 1.00 item) | No Earthquake Damage | | |
| Bathroom Sink (Basin - Standard specification - 1.00 item) | No Earthquake Damage | | |
| Ceiling (Gib - Paint - 4.62 m2) | Cosmetic Damage | Rake out, plaster and paint | 4.62 m2 |
| Door (Internal) (Sliding - MDF - 1.00 No of) | No Earthquake Damage | | |
| Floor (Chipboard - Tiles - 4.62 m2) | No Earthquake Damage | | |
| Shower (Cubical shower unit - Acrylic shower - 1.00 m2) | No Earthquake Damage | | |
| Toilet (Standard - Standard Spec - 1.00 item) | No Earthquake Damage | | |
| Wall covering (Gib - Paint - 23.22 m2) | Cosmetic damage | Remove, dispose and replace tiles | 7.20 m2 |

Window (Velux window - Pane single glazed - No Earthquake Damage
1.00 No of)

First Floor - En Suite

Room Size: 2.00 x 1.60 = 3.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|--|----------------------|-----------------------------|----------|
| Bathroom Sink (Vanity single - Standard specification - 1.00 item) | No Earthquake Damage | | |
| Ceiling (Gib - Paint - 3.20 m2) | No Earthquake Damage | | |
| Door (Internal) (Cavity Slider - MDF - 1.00 No of) | No Earthquake Damage | | |
| Floor (Chipboard - Tiles - 3.20 m2) | No Earthquake Damage | | |
| Shower (Cubical shower unit - Acrylic shower - 1.00 m2) | No Earthquake Damage | | |
| Toilet (Standard - Standard Spec - 1.00 item) | No Earthquake Damage | | |
| Wall covering (Gib - Paint - 17.28 m2) | Cosmetic damage | Rake out, plaster and paint | 17.28 m2 |
| Window (Aluminium Casement - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

First Floor - Hallway

Room Size: 1.00 x 8.00 = 8.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

| Element | Damage | Repair | |
|---|----------------------|---|----------|
| Ceiling (Gib - Paint - 8.00 m2) | Cosmetic Damage | Scrape off, rake out, fill, restipple (excludes painting) | 8.00 m2 |
| | Cosmetic Damage | Paint Ceiling | 8.00 m2 |
| Door (Internal) (Single Hollow Core - MDF - 1.00 No of) | No Earthquake Damage | | |
| Floor (Chipboard - Carpet - 8.00 m2) | Impact damage | Lift covering, screw / nail floor and relay covering | 8.00 m2 |
| Wall covering (Gib - Paint - 50.40 m2) | Cosmetic damage | Remove, dispose and replace lining paper | 50.40 m2 |
| | Cosmetic damage | Paint wall | 50.40 m2 |
| Window (Aluminium Casement - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

First Floor - Bedroom (Bedroom at top of stairs)

Room Size: 2.70 x 2.50 = 6.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

| Element | Damage | Repair | |
|---|----------------------|--|---------|
| Ceiling (Gib - Paint - 6.75 m2) | Cosmetic Damage | Rake out, plaster and paint | 6.75 m2 |
| Door (Internal) (Single Hollow Core - Timber - 1.00 No of) | No Earthquake Damage | | |
| Floor (Chipboard - Carpet - 6.75 m2) | Impact damage | Lift covering, screw / nail floor and relay covering | 6.75 m2 |
| Wall covering (Gib - Paint - 24.96 m2) | No Earthquake Damage | | |
| Window (Aluminium Casement - Pane single glazed - 1.00 No of) | No Earthquake Damage | | |

First Floor - Bedroom (Backs onto master)

Room Size: 3.00 x 3.00 = 9.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

| Element | Damage | Repair | |
|---------------------------------|----------------------|--------|--|
| Ceiling (Gib - Paint - 9.00 m2) | No Earthquake Damage | | |

| | | | |
|---|----------------------|--|----------|
| Door (Internal) (Single Solid Core - Timber - 1.00 No of) | No Earthquake Damage | | |
| Floor (Chipboard - Carpet - 9.00 m2) | No Earthquake Damage | | |
| Wall covering (Gib - Lining paper / paint - 32.40 m2) | Cosmetic damage | Remove, dispose and replace lining paper | 32.40 m2 |
| | Cosmetic damage | Paint wall | 32.40 m2 |
| Window (Aluminium Awning - Pane single glazed - 1.00 No of) | No Earthquake 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 |
|-----------------------|--|

0800 DAMAGE (0800 32 62 43)

Claim No. CLM/2010/008164

20 August 2013

Lile Family Trust
c/- Mr R Lile
62B Higgs Road
Mapua 7005

Dear Mr Lile

Your Claim CLM/2010/008164

DAMAGE AT 13 NEHRU PLACE, CASHMERE, CHRISTCHURCH 8022

We have received a report on your claim and have been advised that the BANK OF NEW ZEALAND has a financial interest in your property. To protect their interests EQC is required to forward all payments in excess of \$11,500.00 to the mortgagee.

Therefore, a payment in settlement of your building claim for \$13,731.75 has been forwarded to them. This is for your loss as quantified and includes, if applicable, a deduction for the statutory excess.

If you have any questions about this payment please contact EQC via 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

0800 DAMAGE (0800 32 62 43)
Claim No. CLM/2011/056049

21 August 2013

The Lile Family Trust
C/O- Mr R Lile
62B Higgs Road
Mapua 7005

Dear Mr Lile

Your Claim CLM/2011/056049

DAMAGE AT 13 NEHRU PLACE, CASHMERE, CHRISTCHURCH 8022

We have received a report on your claim and have been advised that the BANK OF NEW ZEALAND has a financial interest in your property. To protect their interests EQC is required to forward all payments in excess of \$11,500.00 to the mortgagee.

Therefore, a payment in settlement of your building claim for \$107,615.37 has been forwarded to them. This is for your loss as quantified and includes, if applicable, a deduction for the statutory excess.

If you have any questions about this payment please contact EQC via 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

0800 DAMAGE (0800 32 62 43)

14 November 2013

Claim No. CLM/2011/056049

Lile Family Trust
C/- Mr R Lile
62B Higgs Road
Mapua 7005

Dear Mr Lile

Your Claim CLM/2011/056049

Your land claim settlement

The Earthquake Commission (EQC) has a record of the following claim relating to land damage at 13 Nehru Place, Cashmere, Christchurch 8022:

CLM/2011/056049 for Earthquake on 22 February 2011

Settlement Decision

Your land claim has been accepted. We have assessed the condition of your land and confirm evidence of earthquake-related damage.

Payment

EQC has calculated the amount of your natural disaster damage for the land insured under the Earthquake Commission Act 1993. EQC is settling your claim by cash payment.

| Item | Amount | Excess deducted | Balance |
|----------------------------------|-------------|-----------------|------------|
| Land settlement | \$11,100.00 | (\$1,110.00)* | \$9,990.00 |
| Total payment incl. GST (if any) | | | \$9,990.00 |

*We have deducted a minimum excess of \$500 on each claim for land damage you have with EQC, or 10% of the amount payable, whichever is greater, to a maximum of \$5,000 per claim. The excess is multiplied by the number of dwellings situated on the land.

Payment Breakdown

Valuation of

Retaining wall 2 \$11,100

This land payment represents EQC's calculation of the full amount due for your land damage under the claim number listed earlier in this letter.

In settling land claims, EQC pays the value of your damaged land at the time of the earthquake, or the repair cost, whichever is lower.

Payment paid to mortgagee

Your cumulative cash payments (including your building and land settlements) have exceeded your mortgagee's threshold. Payment has been made to the mortgagee and they have received a copy of this letter.

Queries

If you believe there are outstanding aspects of your claim, please contact EQC. Accepting your settlement payment 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 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.

Supporting documents

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

- Settlement Calculation Sheet
- Sketch plan of your land holding
- Engineering report(s) if applicable
- Guide to Canterbury Land Claims
- Guide to Settlement of Canterbury Port Hills Land Claims
- Land Structures Factsheet

EQC is unable to recommend tradespeople to do your repairs, but we do suggest you get two or three quotes for the work.

For further information about your settlement

If you have further queries about your settlement please email info@eqc.govt.nz or call 0800 DAMAGE (0800 32 62 43). The international number is +64 4 978 6400.

For further information about land repair

Your land repair may require resource consent, so please contact your local council for more information. Before you do this, you'll need to talk to your private insurer, mortgagee and also, where necessary, the contractor you will engage to make the repairs. When you contact the council, please have the information about the type of land damage and the way it is proposed to repair it.

Environment Canterbury and your local council have worked together to streamline this consent process to make it as easy as possible for you. If you live in the Christchurch City Council area visit the land repair page on the website, www.ccc.govt.nz/landrepair to find out more about the intended process and to understand what may, or may not be, required as you continue with your land repair. If you live in the Selwyn District Council area then you will need to contact them directly for more information. For a full list of council contact details, please refer to the leaflet in this settlement pack.

Yours sincerely

Bruce Emson

General Manager, Customer Services

Land Settlement Calculation



| <u>13 Nehru Pl, Cashmere</u> | | <u>2011-056049</u> | <u>Lile Family Trust</u> | | |
|--|---------------------|-------------------------|--------------------------------|----------------------------|--------------|
| | <u>m2</u> | <u>Valuation</u> | <u>SOW's</u> | <u>Settlement Proposal</u> | <u>Basis</u> |
| Retaining Wall 2 | 20 | \$ 11,100 | \$ 32,163.76 ** | \$ 11,100.00 | Valuation |
| Site fees & Engineer, design, survey etc Costs | | | \$ 12,650.00 | | |
| | <u>TOTAL</u> | <u>\$ 11,100</u> | <u>\$ 44,813.76</u> | <u>\$ 11,100.00</u> | |
| Actual site area | 370 | | Less land excess | \$ 1,110.00 | |
| Actual site value | n/a | | | \$ - | |
| Minimum sized site area | 650 | | Settlement Calculation | <u>\$ 9,990.00</u> | |
| Minimum sized site value | \$ 180,000 | | | | |
| ** Engineers fee to be included if Sow used for remediation | | | | | |
| <u>Scopes of Works - Site Costs</u> | | | <u>Scopes of Works - RTW 2</u> | | |
| Expert fees | \$ 12,650.00 ** | | New concrete block wall | 32163.76 | |
| | <u>\$ 12,650.00</u> | | | <u>\$ 32,163.76</u> | |



1296156 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:

New: 2011056049

Significant Risk to Safety:

YES ☒ NO

Old: 201_1

Engineer's Names:

C. Mercer
J. Tellicks

Claimant Name:

Claimants Address:

13 Nehru Place,
Cashmere

Engineers E-mail:

NOT REQ'D

Date: 1/8/2012

Team no: 3

Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011:

YES NO

GENERAL

| | | | | |
|------------------------------------|---|---|--|--------------------------------|
| Type of Damage | <input checked="" type="checkbox"/> Earthquake | <input type="checkbox"/> Landslip | <input type="checkbox"/> Storm/Flood | <input type="checkbox"/> Other |
| EQC Priority of claims | 1 - Home/Land seriously damaged and uninhabitable | 2 - Home/Land seriously damaged but habitable | 3 - Home/Land moderately damaged & Habitable | 4 - All other damage |
| Is this natural Disaster Damage? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | | |
| Is there an Imminent Risk of Loss? | <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | (If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist) | |

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

| | | |
|------------------------------------|---|--|
| Discussion with Claimant/Occupier? | <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| What happened? Claimant's story | No one home | |

SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

| | |
|----------|--|
| General: | Sloping site, down to the north. Wooden deck to the rear above RTW2. |
|----------|--|

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS)

None

| LIQUEFACTION/Flat land damage | | <input checked="" type="checkbox"/> None | | Sand boils | Lateral spreading | Settlement | Remediation Rqd (TBC in office) | | |
|--|--------------|---|--|-----------------------------------|-------------------------|-------------------------------------|---------------------------------|----|---|
| Land damage observed: | | | | | | | Yes | No | Notes |
| (i) Lateral Spreading | Not Observed | Spreading <100mm over property | | | Tilt > 5 degrees | | | | Refer to the Potential Remedial Works page of this report |
| | | Spreading >100mm over property | | | Vertical offset > 50 mm | | | | |
| (ii) Crust Thinning (TBC in office) | | | | | | | | | |
| (iii) Cracks | Not Observed | Distribution: | | Single crack | Multiple cracks | | | | |
| | | Crack Width: | | >100mm | >100mm | | | | |
| | | | | <100mm | <100mm | | | | |
| | | | | <5mm | <5mm | | | | |
| | | Resulting from: | | Lateral spreading | Liquefaction | Ground oscillation | | | |
| (iv) Undulating land | Not Observed | Lawn: > 50 mm high | | Lawn steeper than 1 in 20 slope | Patio/Paths >10 mm high | Patio/Paths steeper than 1 in 100 | | | |
| | | Lawn < 50 mm high | | Lawn shallower than 1 in 20 slope | Patio/Paths <10 mm high | Patio/Paths shallower than 1 in 100 | | | |
| (v) Flood risk (TBC in office) | | Above 50yfl pre 4 Sept | | Above 50yfl pre 22 Feb | Above 50yfl post 22 Feb | No Increased Flood Risk | | | |
| | | Below 50yfl pre 4 Sept | | Below 50yfl pre 22 Feb | Below 50yfl post 22 Feb | Increased Flood Risk | | | |
| (vi) Local Ponding | Not Observed | Observed within EQC covered land | | | | | | | |
| (vii) Localised settlement causing drainage issues | Not Observed | Property no longer draining to road/public services | | | | | | | |
| (viii) New Groundwater Springs | Not Observed | Observed | | | | | | | |
| (ix) Inundation of land with sand to silt | Not Observed | Observed | | Already Removed | | | | | |

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LIQUEFACTION/Flat land damage comments:

N/A

OTHER Flat land damage

~~None~~

Settlement resulting from:

Ground Oscillation

Consolidation of fill

* Surface cracks to hard surfacing only

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Loess on bedrock

Groundwater situation (seepage/runoff etc):

None observed

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Description:

N/A

Rotational Slip

Translational Slip

Ridge-venting

Other.....

Rockfall:

Source:

Upslope

Within property boundary

Description:

N/A

Downslope

Beyond property boundary

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

N/A

Imminent risk
(Y/N)Remediation
(TBC in office)Refer to the Potential Remedial
Works page of this report

Comments:

N/A

RETAINING WALL DAMAGE

Retaining wall damaged?

None

No. of walls damaged

Description:

See schedule

Type of damage to retaining wall(s) :

~~Cracks~~~~Rotated/leaning~~

Slid

Bulging

Location of retaining wall(s) :

~~Within 8m of building~~

Within 60m & needed to protect/support land comprising accessway

Are multiple properties affected:

~~Yes~~

No

If Yes, list affected properties:

10 Indra Lane

Imminent risk
(Y/N)Remediation
(TBC in office)Refer to the Potential
Remedial Works page of this
report

Comments:

See notes attached

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LAND DAMAGE AREAS (see table on page 6 for more details)

| | | | |
|---------------------------------------|-------------------|------------------------|----------------------------|
| Areas of land Damage | Entire Site | Portion of Site | None + RTW only |
| Land beneath Main access way damaged? | NO-N/A | Within 60m of building | Other..... |

PRELIMINARY LAND REMEDIAL OPTION & COST (Refer Site Plan and Cross Section)

| | | | | | |
|------------------------------|---|---------------------------|----------------|----------------------|------------|
| Land Remedial option | Drainage | Retaining Wall | Pallisade Wall | Soil Nail/Rock Bolt | Earthworks |
| | Debris Wall/Catch Fence | Remove rock hazard | Other | Combination of Above | None |
| Estimated Land Remedial Cost | TBC - (To be confirmed by Cost Estimator) | | | | |

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

| | |
|---|--|
| General : (eg. Single level, roof type, foundations, cladding etc) | Two storey, oamaru stone, conc. slab, iron roof. |
|---|--|

BUILDING DAMAGE - GENERAL


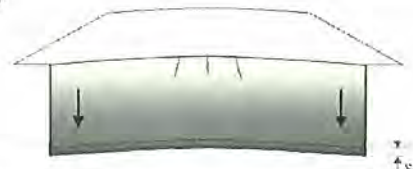

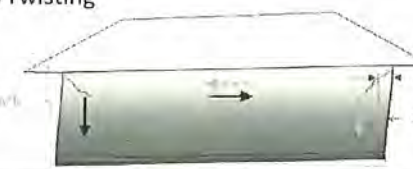
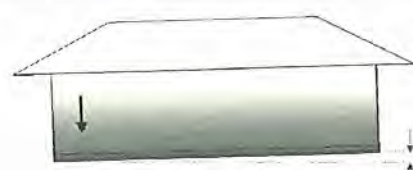
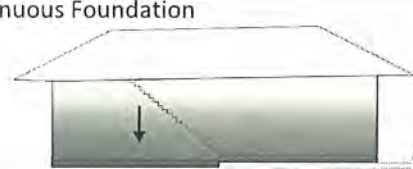

| | | |
|--|---|---------------|
| Has the building been Damaged? | YES | NO |
| Is the Dwelling at Imminent Risk? | YES | NO |
| Estimated Remedial Value? | TBC - (To be confirmed by Cost Estimator) | |
| Have any Appurtenant structures been damaged? | YES | NO |
| Are any appurtenant structures at Imminent Risk? | YES | NO |
| Have any services within 60 m of dwelling been damaged? | YES | NO |
| Are any services within 60 m of dwelling at Imminent Risk? | YES | NO |

DAMAGED DWELLING, APPURTENANT STRUCTURES, & SERVICES (Refer Site Plan and Cross Section)

| | | | | | |
|------------------------------------|---------------------------|---------------------------|-----------------------|------------------|--------------------|
| Dwelling : features damaged : | None | External walls | Internal walls | Ceiling | Door/window frames |
| | Window glass | Steps | Foundation/slab | Roof | Chimney |
| | Other: | | | | |
| Type of damage to Dwelling: | Cracks (walls) | Cracks (ceiling) | Cracks (window glass) | Cracks (chimney) | Floor sloping |
| | Racking/sagging | Walls etc out of vertical | Crack in slab | Crack in footing | Other: |
| Appurtenant structure(s) damaged : | None | Garage/shed | Carport | Deck | Other: |
| What services have been damaged? | Water | Sewer | Drainage | Gas | Electrical |
| | Telephone | Service structures | Don't know | Other: | None |

| | |
|-----------|--|
| GENERAL : | Ext. cladding collapsed / removed. - Oamaru stone. |
|-----------|--|

| Floors and Foundations | Roof Cladding | Wall Cladding |
|--|--|--|
| Timber floor on piles | Light: Iron roof ✓ | Light: weatherboard/plywood/stucco etc |
| Timber on internal piles with perimeter concrete footing | Heavy: concrete tiles/clay tiles/slate etc | Heavy: brick veneer/ stone /solid plaster ✓ |
| Concrete slab on grade ✓ | | |

| Damage to Dwelling predominantly from: | | Shaking | | Land damage |
|--|---|-----------|-------------|-------------|
| Type of Damage | | Severity | | |
| | | Minor | Moderate | Major |
| Stretching |  | 0 to 5mm | 5 to 30mm | >30mm |
| Hogging |  | 0 to 20mm | 20 to 50mm | >50mm |
| Dishing |  | 0 to 20mm | 20 to 50mm | >50mm |
| Racking/Twisting |  | 0 to 10mm | 10 to 30mm | >30mm |
| Tilting |  | 0 to 20mm | 20 to 50mm | >50mm |
| Discontinuous Foundation |  | 0 to 10mm | 10 to 20mm | >20mm |
| Global Settlement |  | 0 to 50mm | 50 to 100mm | >100mm |

Potential Remedial Works

The works described below are to repair or protect insured land (i.e. within the property boundary, on or supporting the main access within 60m of the dwelling, or within 8m of a residential building) and the structure(s) that has/have been damaged or is/are at imminent risk as a direct result of the natural disaster that has occurred.

A solution that reinstates the damaged land and removes the imminent risk threat would comprise the following works:

- Remediate retaining wall per attached schedule
-
-
-
-

Additional information for cost estimation:

| <u>Construction Issues</u> | <u>Easy</u> | <u>Moderate</u> | <u>Hard</u> | <u>N/A</u> |
|----------------------------|-------------|-----------------|-------------|------------|
| • Construction Access | ✓ | | | |
| • Drilling | | | | ✓ |
| • Reinstatement | ✓ | | | |

This preliminary design is for the purposes of costing for the claim settlement process only, it is not for construction. There may be a solution that is more cost effective and/or appropriate. Even if this concept is considered to be appropriate, further subsurface investigation, detailed design and consenting may be required prior to construction.

We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

| | |
|--|------------------|
| Engineering investigation, design and drawings | \$ 5,000 |
| Construction Observations and PS4 | \$ 1,000 |
| Survey (if required) RTW on boundary | \$ 1,500 |
| Building/Resource consents (if required) | \$ 2,000 |
| Project Management | \$ 500 |
| Construction of <u>see schedule</u>(as detailed above) | |
| (Cost to be determined by cost estimator) | \$ TBC |
| TOTAL non construction Costs (Excluding GST) | \$ 10,000 |

The total construction cost estimates should be confirmed by a contractor or estimator.

Preliminary Summary Information (all costs excl GST)

| | |
|--|-----------------------------------|
| Is this Natural Disaster damage? | Yes |
| Land within 8m of dwelling or appurtenant structures | |
| Area of Land damaged Evacuated: Inundated: | / |
| Area of Land at imminent risk Evacuation: Inundation: | / |
| Main access way within 60m of dwelling (or an appurtenant structure) | |
| Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated: | / |
| Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation: | / |
| Retaining Walls (covered by EQC) | |
| Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2); | See schedule 2m ² |
| Dwelling & Appurtenant Structures | |
| Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... | Yes Shaking - loss of cladding |
| Cost to repair damage: | TBC |
| Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description..... | No |
| Cost to remove imminent loss threat to dwelling (or appurtenant structure): | TBC |
| Value of imminent risk damage to dwelling (or appurtenant structures) : | / |
| Services within 60m of Dwelling or Appurtenant Structure | |
| Services damaged (list) Services at imminent risk (list) | Unknown |
| Remedial Option: (describe briefly and state what the remedial option/s will repair) | TBC (excluding GST) |

TBC – To be calculated & confirmed by cost estimator

Maximum EQC limited
All site m²

#13 Nehru Place

CLAIM NO: 2011/056049

Prepared by: J. Tellick

C. Mercer

Team 3

1/5/12

Proforma Schedule of Wall Damage

| Wall | Type | Length | Ave. Height | Damaged Face Area | Land Damage | | Imminent Risk | | Repair Option |
|-------|---------------|--------|-------------|-------------------|-------------|-----------|---------------|-----------|--|
| | | | | | Evacuated | Inundated | Evacuated | Inundated | |
| 1 | In-situ conc. | 12m | 0.8m | - | - | - | - | - | Undamaged |
| 2 | In-situ conc. | 20m | 1m | 2m ² | - | - | - | - | Replace wall with a 190mm Type Cantilever Masonry wall per attached detail |
| 3 | | | | | | | | | |
| 4 | | | | | | | | | |
| 5 | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Total | | | | 2m ² | | 52 | | | |

Description: #13 Nehru Place,

RTW1

In-situ concrete wall with Oamaru stone fence ontop which has collapsed

0.8m retained height, 12m long.

Wall is on the upper (southern) boundary, supporting a sloping garden within Nehru Place road reserve above and protecting a patio / washing line below.

Damage: Wall is undamaged - fence section ontop collapsed only.

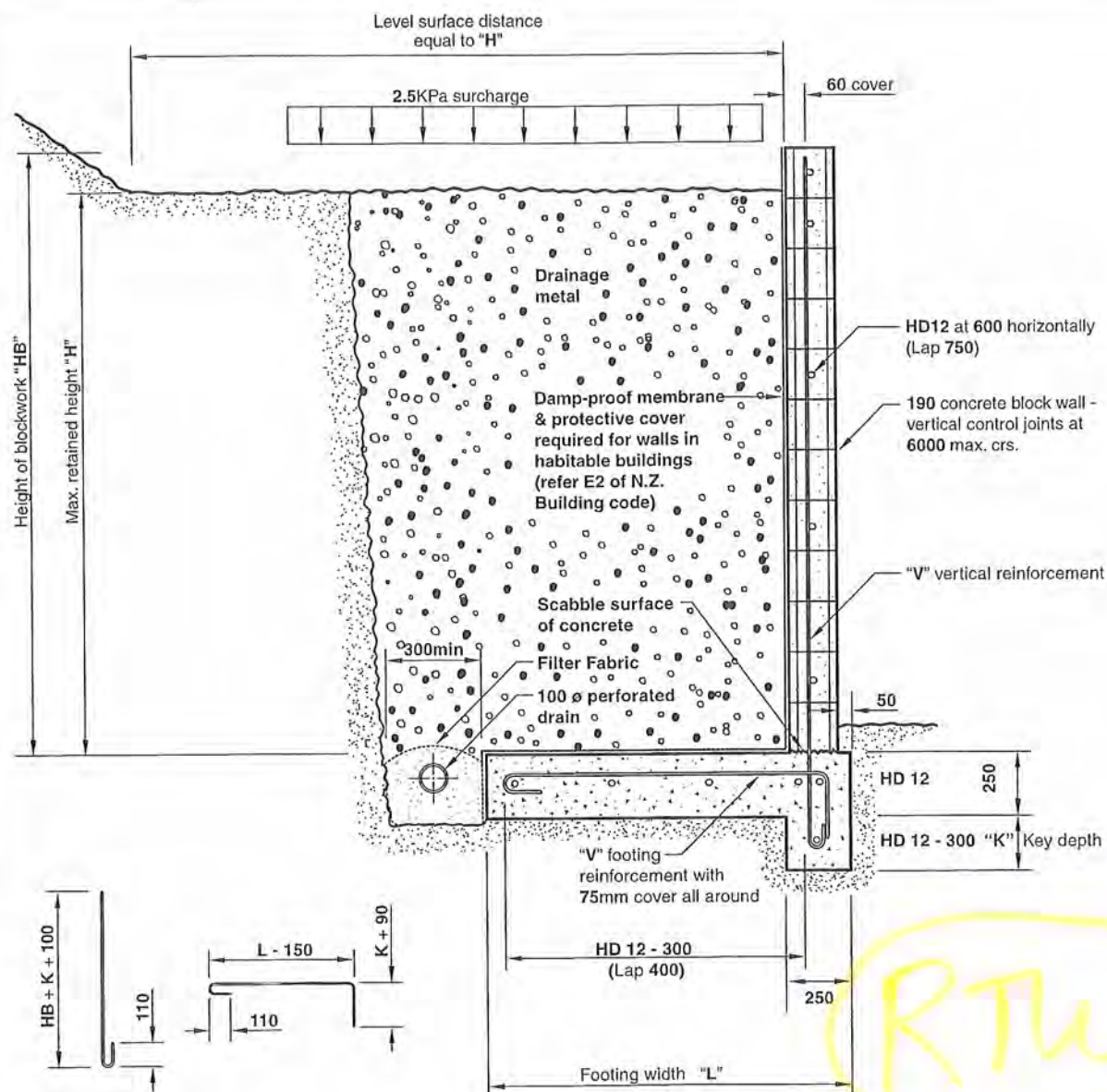
RTW2

In-situ concrete wall, 1.3m max height, 1m Average. 20m long.

Wall is on the lower (northern) boundary, supporting the properties garden and wooden deck above and protecting a shared asphalt driveway below.

Damage: Wall has multiple hairline - 3mm cracks and has a small rotation.

TYPE II. 190mm RETAINING WALL – WITH SURCHARGE



BAR BENDING DIMENSIONS

CROSS-SECTION OF RETAINING WALL

NOTES

- Masonry designed to NZS4230 PART 1.
- Concrete foundation and grout infill strengths 20MPa at 28 days.
- Reinforcement is deformed 500 grade.
- Ultimate bearing pressure for footing taken as 300kPa.
- Drainage shall be a layer of suitable granular material with perforated pipe to an open end.
- Compaction forces from machinery are not included in the design.

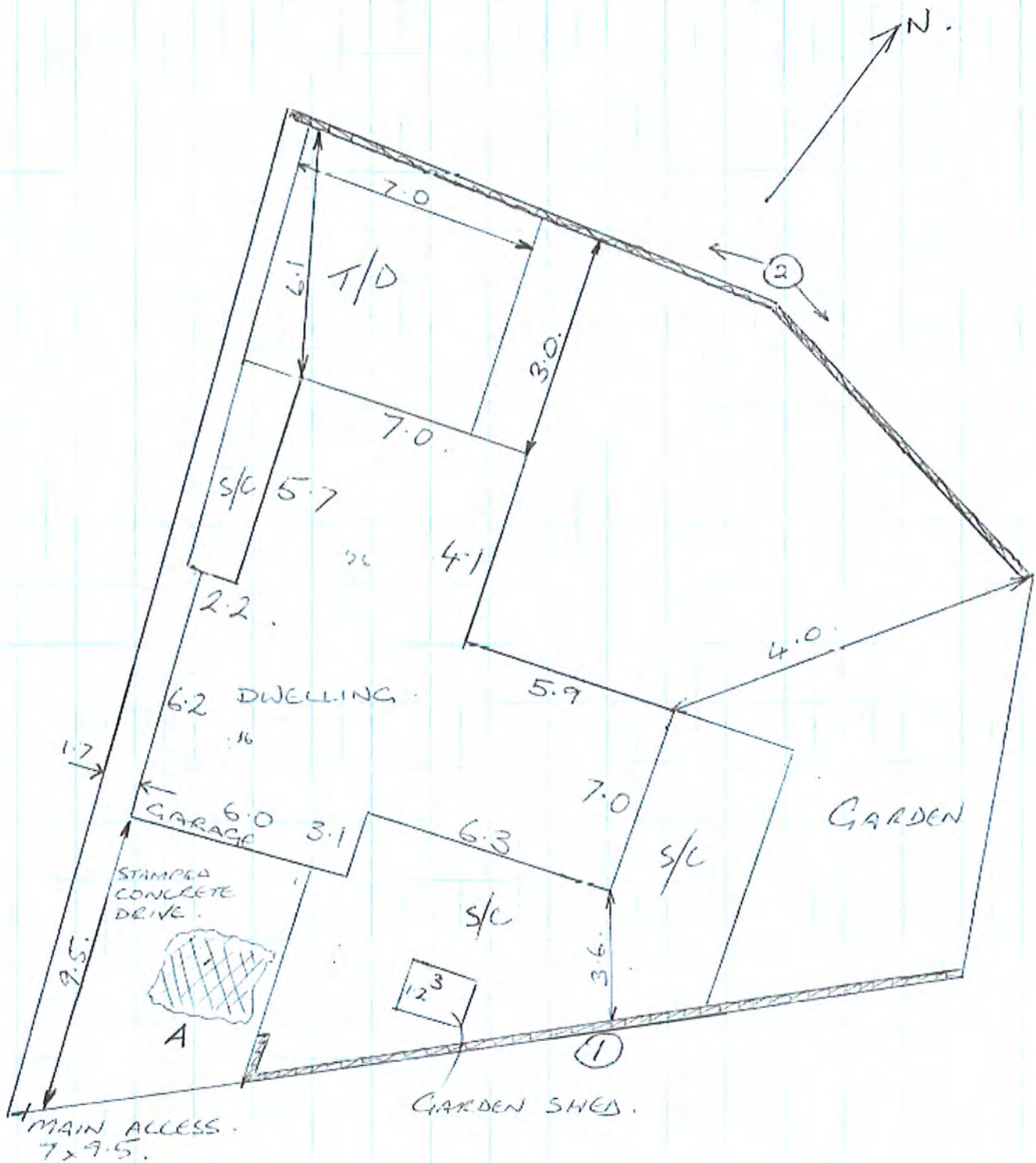
| | γ kN/m ³ | ϕ |
|-----------------------------------|----------------------------|--------|
| 7. Soil A includes • Dense Gravel | 19.6 | 30 |
| Soil B includes • Loose Gravel | 16.7 | 30 |
| • Gravely Sand | 16.7 | 35 |
| • Pumice Soil | 12.7 | 35 |
| Soil C includes • Weak Clay | 16.7 | 25 |

| Vertical and Footing Reinforcement "V" | SOIL A | | SOIL B | | SOIL C | |
|--|--------------------|-----|--------------------|-----|--------------------|-----|
| | Maximum height "H" | | Maximum height "H" | | Maximum height "H" | |
| | "L" | "K" | "L" | "K" | "L" | "K" |
| HD10-400 | 1200 | | 1200 | | 1200 | |
| | 550 | 100 | 550 | 100 | 850 | 100 |
| HD10-400 | 1750 | | 1850 | | 1400 | |
| | 750 | 100 | 750 | 100 | 1000 | 150 |
| HD12-600 | 1750 | | 1800 | | 1400 | |
| | 750 | 100 | 750 | 100 | 1000 | 150 |
| HD12-400 | 2000 | | 2050 | | 1600 | |
| | 900 | 100 | 900 | 100 | 1100 | 150 |
| HD16-600 | 2100 | | 2200 | | 1700 | |
| | 900 | 150 | 950 | 150 | 1200 | 150 |
| HD16-400 | 2350 | | 2450 | | 1900 | |
| | 1050 | 150 | 1050 | 150 | 1300 | 200 |

DESIGN DIMENSIONS

PAUL HAMLIN 1219
PG OF
18-7-12.

CLM 2011/056049
LILE FAMILY TRUST
13 NEHRU PLACE
CASHMERE.

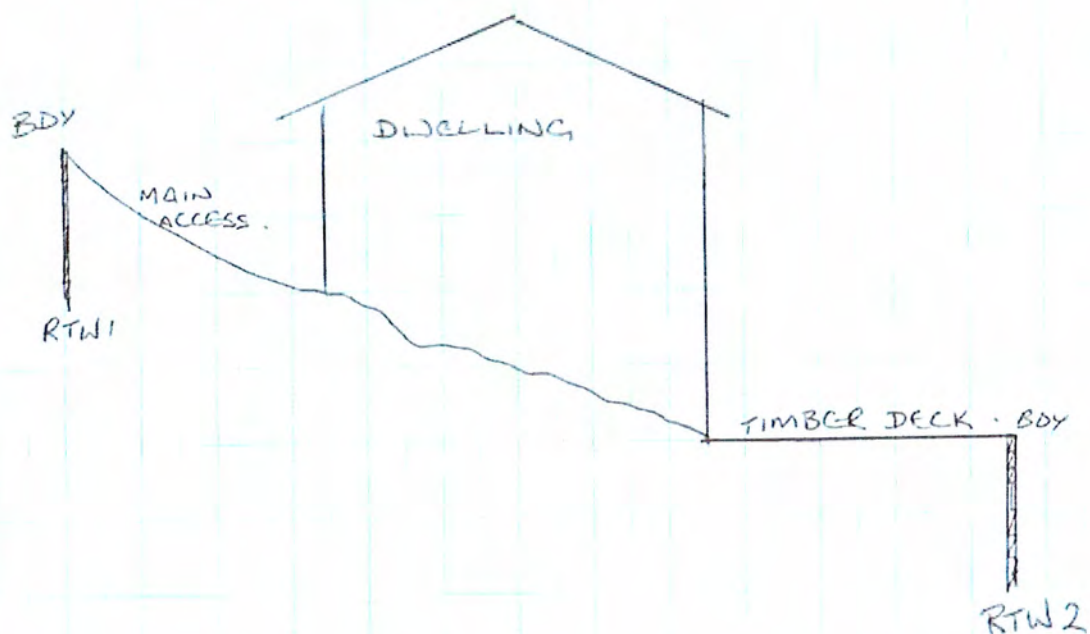


S/C - STAMPED CONCRETE
T/D - TIMBER DECK
EVALUATION.

LAND AREA - SHARE IN 779m².

PAUL HAMLIN 129
PG 2 OF 2
18-7-12

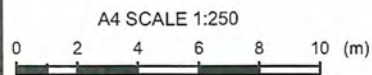
CUM 2011/056049
LILE FAMILY TRUST
13 NEHRU PLACE
CASHMERE.



CHECKED
(aw)



Notes:



Drawn by:
J. Sellen
Date:
1/8/12⁵⁷

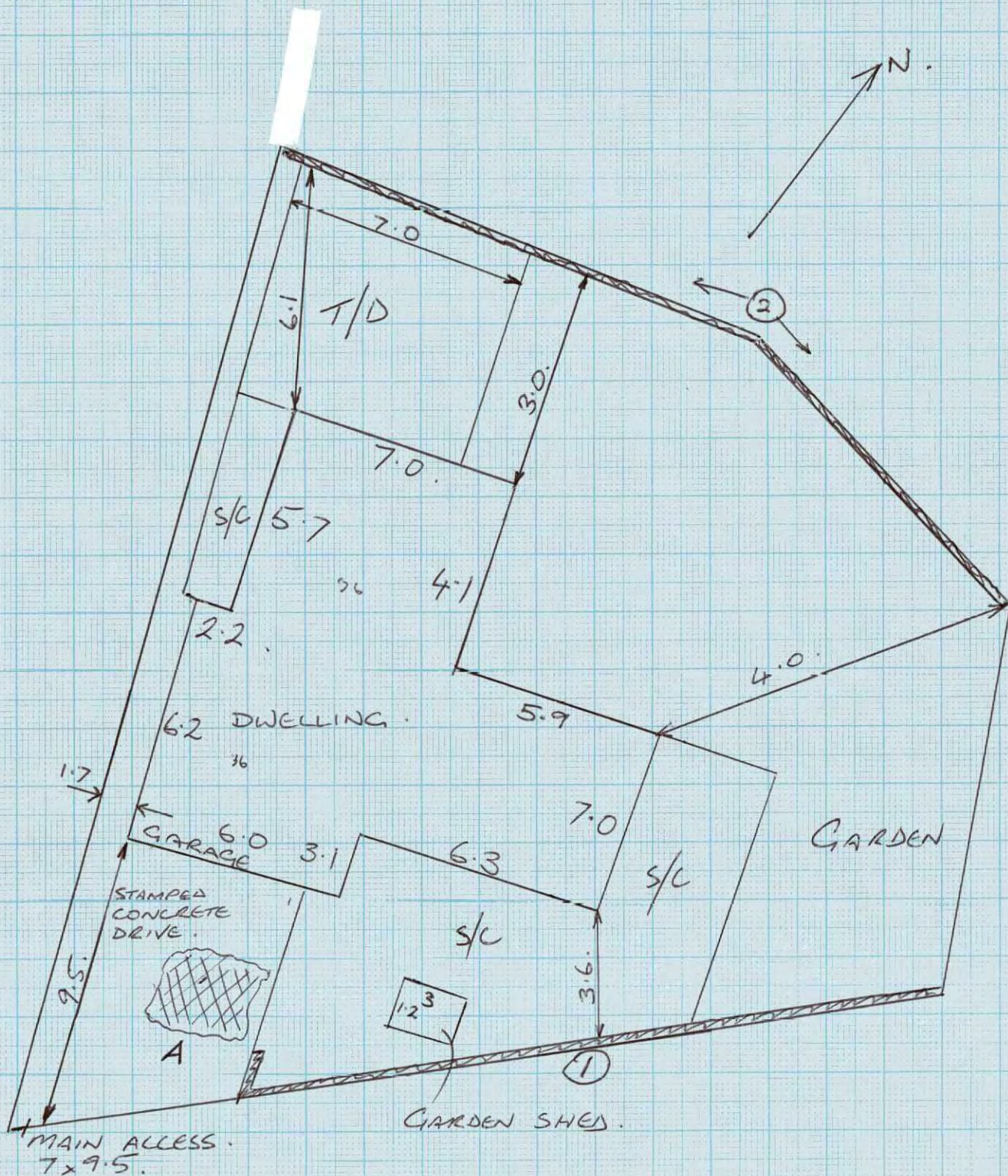


22 FEB 2011 - EARTHQUAKE
CASHMERE, CHRISTCHURCH
(C139-100932) - 13 Nehru Place

EQC Claim No: 201 L / 056049

PAUL Hamlin 1219
PL OF
18-7-12.

CLM 2011/056049
LILE FAMILY TRUST
13 NEHRU PLACE
CASHMERE.

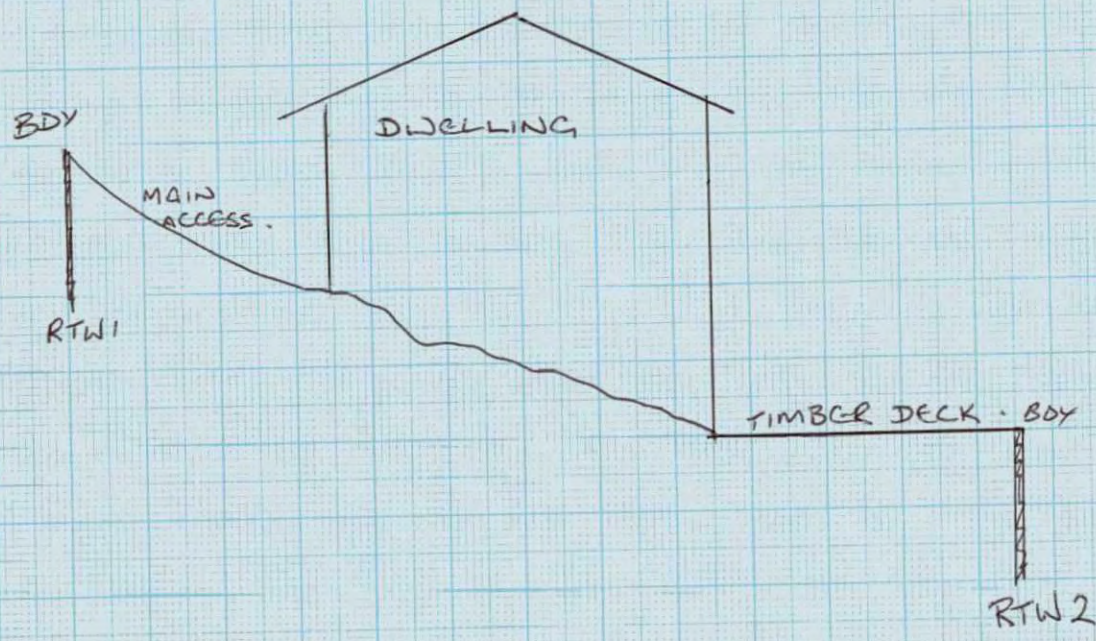


S/C - STAMPED CONCRETE
T/D - TIMBER DECK
EVALUATION.

LAND AREA - SHARE IN 779m².

Paul Hamlin 1219
Pg 2 of 2
18-7-12

CUM 2011/056049
LILE FAMILY TRUST
13 NEHRU PLACE
CASHMERE.



CHECKED
C

12 96156

LDAT REPORT AMENDMENT INSTRUCTION RESPONSE:

EQC CLAIM NO: 2011/056049 DATE: 15/5/13ADDRESS: 13 NEHRU PLACE
CASHMEREDATE OF REQUEST OF AMENDMENT: 19/04/13RESPONSE: Revisited property on 15/5/13

RTW2 is cast-in-situ wall on road frontage.
~~THE~~ 3x4L to 3mm cracks observed.
 Central portion of wall shows 30mm rotation
 at top. Elsewhere wall is vertical or leaning
 back into slope.

Remedial works option: Epoxy grout to 3
 cracks. Total DFA = 2m²
 In addition wall to be pinned at rotated
 section with 2x R712 exposed into 16mm holes,
 as shown in sketch attached.

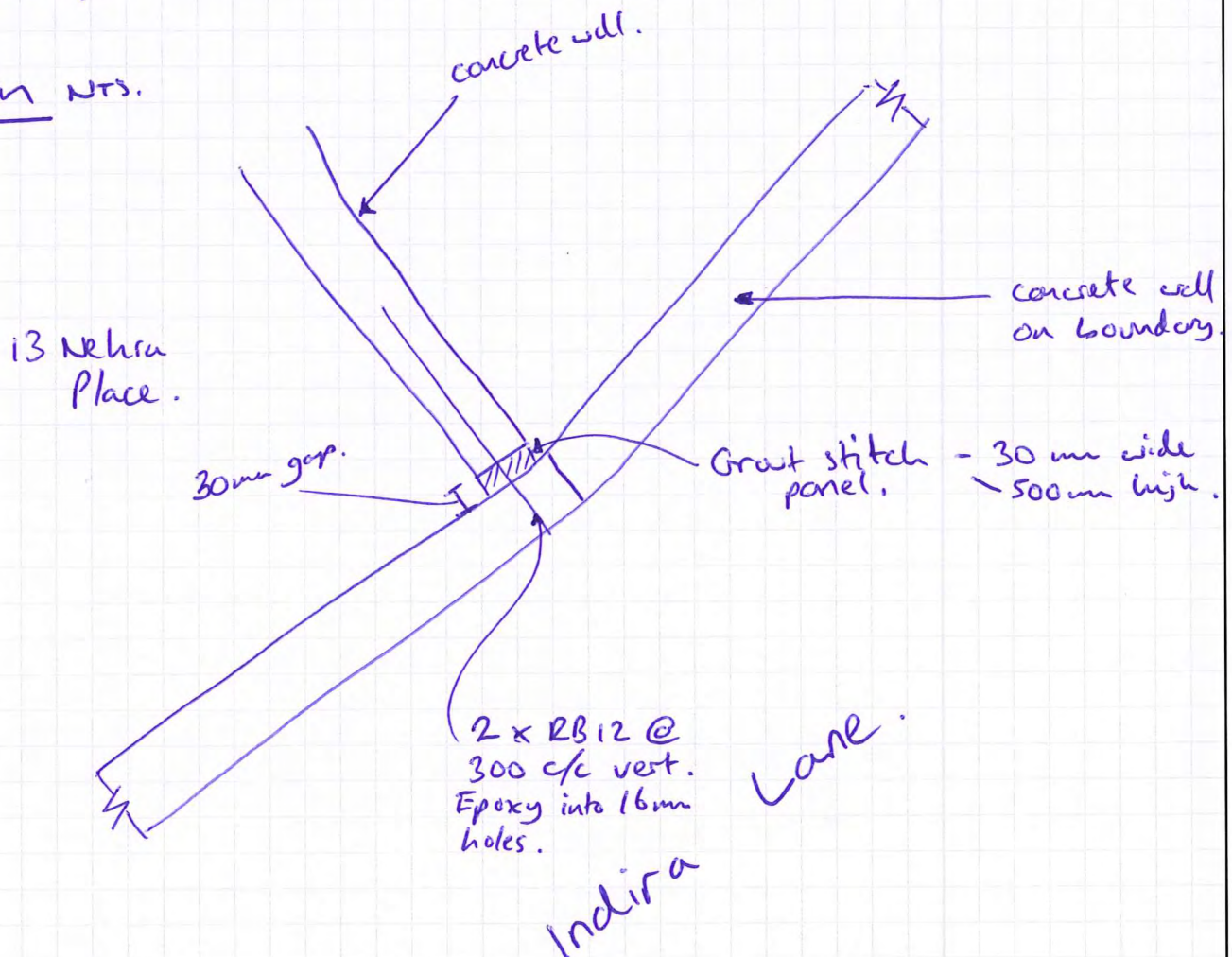
Continued on Additional Page ☐ENGINEERS NAME/S: A Palmer & S AireyLDAT TEAM: 4

Team 4.

15/5/13.

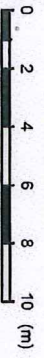
Robbed section of wall is otherwise undamaged and fit for purpose. It should be pinned as shown below:-

Plan NTS.



Notes:

A4 SCALE 1:250



Drawn by:

J. Seiler

Date:

1/8/12



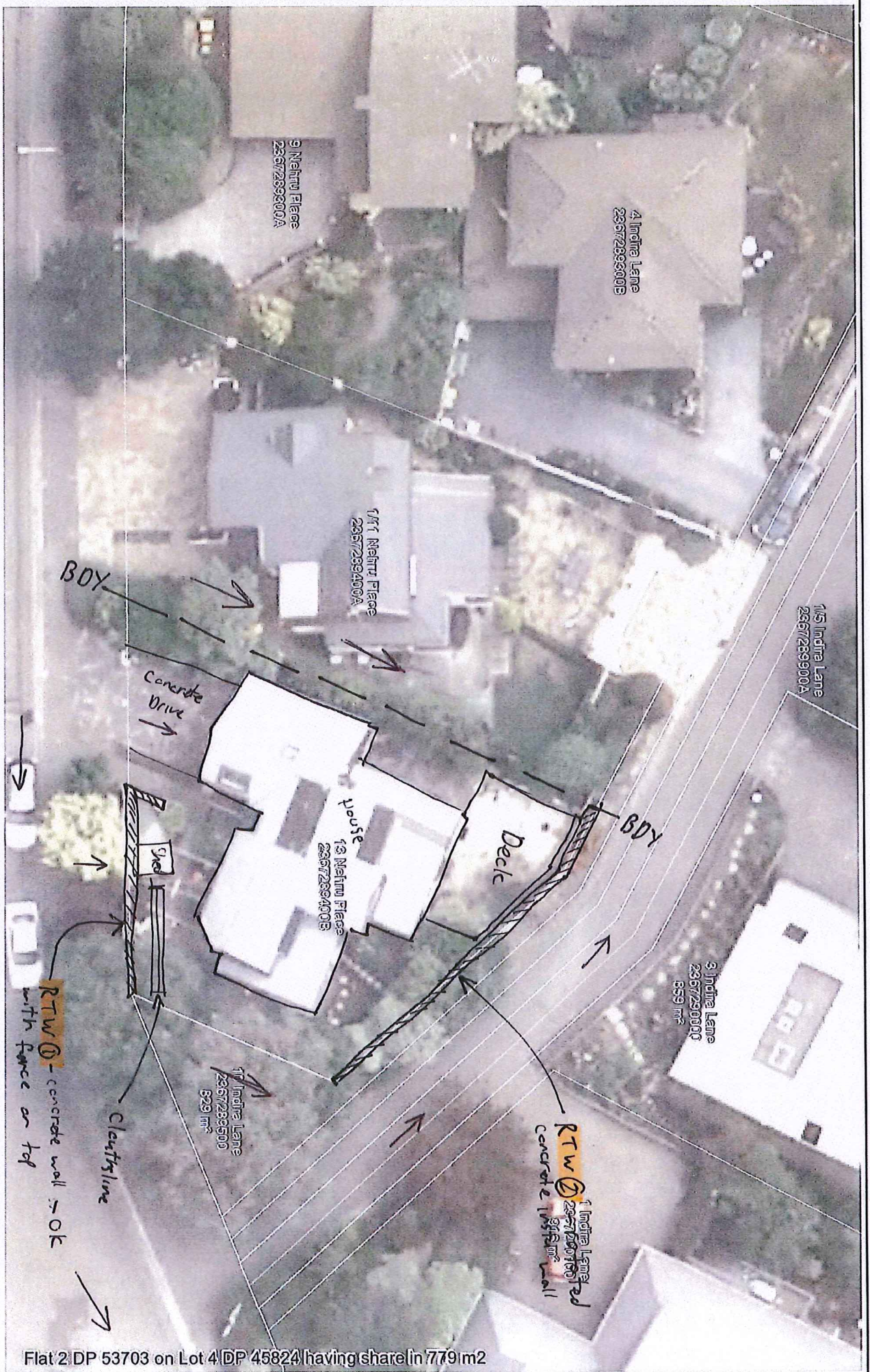
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE

CASHMERE, CHRISTCHURCH

(C139-100932) - 13 Nehru Place

EQC Claim No: 2011 / 05644





SOUTHERN RESPONSE EARTHQUAKE REBUILD

CONTRACT AGREEMENT

THIS AGREEMENT is made on the day of 20

BETWEEN Robert John Lile and Yvonne Lile as Trustees of The Lile Family Trust ("the Homeowner")

AND Corbel Construction Ltd ("the Contractor")

AND Southern Response Earthquake Services Limited ("Southern Response")

Parties Contact Details

The parties are those specified in the Contract Agreement. The parties contact details are as follows:

The Homeowner: Robert John Lile and Yvonne Lile as Trustees of The Lile Family Trust

Address: 62b Higgs Road, Mapua

Phone: 03 540 2909

Email: rob@photonewzealand.com

The Contractor: Corbel Construction Ltd

Address: PO Box 25 279, Addington, Christchurch

Phone: 03 341 5551

Southern Response:

Address: 6 Show Place, Addington, Christchurch

Phone: 0800 501 525

Fax/Email: repair@southernresponse.co.nz

Note: AMI Insurance Limited changed it name to Southern Response Earthquake Services Limited on 5 April 2012.

The Homeowner is or was the owner of a property at 13 Nehru Place, Cashmere, Christchurch (the "Insured Property"), that was insured by Southern Response on the terms and conditions contained in the insurance policy 6604417D01 (the "insurance policy"). The Insured Property has

August 2014

1

been damaged by earthquake and requires to be repaired or rebuilt. The Homeowner has made claims under the insurance policy relating to that damage.

The work required to carry out those repairs or that rebuilding is included in the Contract Works under this contract.

IT IS AGREED as follows:

1. **THE** Contractor shall carry out the obligations imposed on the Contractor by the Contract Documents in respect of the Contract Works to be undertaken at 13 Nehru Place, Cashmere, Christchurch.
2. **SOUTHERN RESPONSE** appoints Arrow International (NZ) Limited ("the **Project Manager**") to act as Project Manager on the terms and conditions set out under the Contract Documents.
3. **EACH** party shall carry out and fulfil all other obligations imposed on that party by the Contract Documents.
4. **THE** Contract Documents comprise of the following and shall have the following order of precedence in the event of any conflict or ambiguities:
 - a. This Contract Agreement;
 - b. General Conditions of Contract.
 - c. Specifications and Drawings (as appended to the General Conditions of Contract and as updated from time to time and approved by the parties);
 - d. The Request for Price invitation only and any associated communication from Arrow relating to preliminary design work;
5. **THIS** agreement is conditional on the homeowner paying to Southern Response the total amount the Homeowner must pay to Southern Response as set out in the Homeowners Payment Schedule, in the manner directed by Southern Response, within 10 working days after the date of execution of this contract.
 - a. This condition is a condition subsequent. If the condition is not met by the time for fulfilment (time being of the essence), then Southern Response may, by giving written notice to the other parties, avoid this agreement. If this happens the Contractor will have no further claim against Southern Response or the Homeowner.
 - b. If the time for fulfilment of the condition is extended, then time will be of the essence in respect of that extended time.

August 2014

2

6. **THE** following arrangements apply to the Homeowners use and occupation of the site (see clause 4.1 of the General Conditions)

The Homeowner will not live at the Insured Property from the time the Contractor is granted access until a certificate of Practical Completion is issued.

The Homeowner will not carry out building work at the Insured Property and will not allow any other contractor to carry out building work at the Insured Property from the time the Contractor is granted access until a certificate of Practical Completion is issued.

7. **INSURANCES (section 10)**

(Clause 10.3 of the General Conditions of Contract)

Public liability insurance shall be effected by the Contractor for an amount not less than:

- a. \$ 10,000,000 (ten million dollars) for any one event

(Clause 10.4 of the General Conditions of Contract)

Professional indemnity insurance for the design by the Contractor shall be effected:

N/A.

(Clause 10.2.2 of the General Conditions of Contract)

Note this section only applies to contracts involving repairs.

Existing buildings and improvements, excluding the Contract Works will be insured on the basis set out in the applicable endorsement as set out on the Southern Response website to be read together with the Homeowner's AMI house policy, together with any further amendments noted in Appendix D (if any)

Yes.

8. **COMMENCEMENT (clause 13.1)**

The Date of Commencement for the purposes of calculating timeframes for completion is:
When all parties have signed this contract and when the Homeowner has paid to Southern Response the amounts specified in the Homeowners Payment Schedule of this Contract Agreement.

THE Contractor shall be given possession of the Site 10 days after the Homeowner moves out of the Insured Property.

9. **DUE DATE FOR COMPLETION (clause 13.2)** of the Contract Works is (Construction on Site) 20 weeks after the Contractor has been given access to the site.
10. **DEFECTS LIABILITY PERIOD (clause 14.3)** in respect of the Contract Works shall be:
 - a. Three months from the date of Practical Completion
11. **PAYMENT CLAIMS (clause 15.2.4)** will be made following the agreed format in Appendix B form of Payment Claim. The calculation of claims will be on specific milestones or on a percentage complete calculation.

The payment regime that will apply to this project is a *monthly* basis. (see clause 15.2.4 from the General Conditions).

12. RETENTIONS (clause 16)

Retentions will be deducted and withheld from each progress payment amounting in total to 5% of the Contract Price. The total value of the retentions will be divided into two halves, to be held and paid to the Contractor as follows:

The first half of the value of the retentions will be held and paid to the Contractor with the payment of the final account, unless minor omissions and/or defects have been identified at Practical Completion. In that case, once the Contractor believes it has remedied the minor omissions and/or defects, it shall notify the Project Manager, who may inspect the works. The first half of the value of the retentions will then be paid to the Contractor within 10 workings days after the Project Manager notifies the Contractor that it is satisfied that the minor omissions and/or defects have been remedied.

The second half of the value of the retentions will be held and paid to the Contractor once the Defects Liability Certificate for the Contract Works has been issued. Payment of that sum will be made within 10 working days after the Defects Liability Certificate has been issued. The Project Manager shall issue a buyer created tax invoice as agent for Southern Response at the same time that it issues the Defects Liability Certificate for the amount payable.

13. **SUBJECT** to and in accordance with the General Conditions of Contract, the Contractor shall be paid the sum of \$290,757.88 (including GST) ("**the Contract Price**") or such greater or less sum as shall become payable under the Contract Documents at the times and in the manner provided in the Contract Documents.

14. **CASH PAYMENT TO HOMEOWNER:** The Homeowner will also receive \$4,926.60 (including GST if any) directly from Southern Response as payment towards damage to shared fencing at 13 Nehru Place, Cashmere, Christchurch, covered under the insurance policy ("the excluded damage"). The excluded damage will not be included and does not make up part of the Contract Works or the Contract Price. The Homeowner acknowledges receipt of the payment will be full and final settlement of the Homeowner's claim under the insurance policy for the excluded damage. Neither Southern Response nor the Contractor will have responsibility for, or will be involved in, the repair or reinstatement of the excluded damage.

Southern Response may, but shall not be obliged to, pay the above sum to any registered mortgagee of the Homeowner upon request of the mortgagee, in full and final discharge of the above payment obligation and shall not be obliged to obtain a receipt.

15. **SPECIAL CONDITIONS RELATING TO EQC PAYOUT SUMS.** The amounts recorded in the Homeowners Payment Schedule as the sums paid by EQC to the Homeowner in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property are the sums disclosed by the Homeowner to Southern Response. The Homeowner and Southern Response have also entered into or will enter into a Deed of Assignment assigning to Southern Response the Homeowner's interests in the benefits in claims the Homeowner has under the EQC Act to the extent that such claim or claims relate to damage and/or loss to the Residential Building and /or the Residential Land at the Property. If the Homeowner has:

- a. Received any other sums from EQC which are covered by the terms of the Deed of Assignment and has not disclosed the receipt of those proceeds to Southern Response; or
- b. Receives any other sums from EQC which are covered by the terms of the Deed of Assignment which are not recorded below

the homeowner must immediately pay those sums plus the amount of any excess payable by the homeowner in respect of that cover provided by EQC plus GST to Southern Response.

16. INCONSISTENCIES WITH SPECIFICATIONS If the wording of the content of specifications included in appendices to this contract is inconsistent with or conflicts the General Conditions of Contract then the content of the General Conditions of Contract will have priority unless these Specific Conditions of Contract provide otherwise. For the avoidance of doubt unless provided for in these Specific Conditions of Contract:

- a. All prices referred to in appendices to this contract are included for reference and planning purposes only and do not in any way alter the lump sum nature of this contract as provided for in clause 1.2 of the General Conditions of Contract.
- b. No references in appendices to this contract to prices remaining open for a specified period of time apply.
- c. No provisions in appendices to this contract requiring separate acknowledgement of any offer or terms of supply apply.
- d. No provisions in appendices to this contract referring to "pc" sums, prime cost sums or provisional sums apply unless specifically confirmed in these Specific Conditions of Contract and in all cases must be approved as a variation under the provisions in part 11 of the General Conditions of Contract.
- e. No provisions in appendices to this contract relating to the manner in which variations may be administered apply or alter the provisions in part 11 of the General Conditions of Contract relating to variations.
- f. No substitutions will be allowed unless approved as a variation under clause 11.1 of the General Conditions of Contract.
- g. No provisions in appendices to this contract providing that the contents of the appendices have priority over any other parts of this contract apply.
- h. The terms and conditions of any warranties provided for in appendices to this contract:

- i. In no case negate or limit the Contractor's obligations and liabilities under any legislation or at common law or as provided for in the General Conditions of Contract,
- ii. In no case negate or limit the minimum remedies available under any legislation or at common law as if no warranty had been offered.
- i. No failure to provide a warranty provided for in appendices to this contract reduces any liability under the terms of the warranty provided for.
- j. No provisions in appendices to this contract limiting the Contractor's or a Subcontractor's liability apply unless specifically confirmed in these Specific Conditions of Contract and in all cases only apply to the extent permitted by law.

17. SOUTHERN RESPONSE'S RIGHTS TO MAKE DIRECT PAYMENTS AND TO RESPOND TO REQUESTS FOR DIRECT PAYMENTS TO SUBCONTRACTORS

Despite anything to the contrary in clauses 15.1 to 15.5 of the General Conditions:

- a. If Southern Response reasonably considers that the Contractor has defaulted in making payment to any Subcontractor or supplier in respect of any part of the Contract Works for which the Contractor has been paid by Southern Response, Southern Response may require that within five (5) Working Days of being requested by Southern Response the Contractor:
 - i. obtains written confirmation from the Subcontractor or supplier that the Subcontractor or supplier has received all monies due and owing to it from the Contractor under the terms of the agreement between the Contractor and the Subcontractor or supplier; or
 - ii. justifies to Southern Response that the payment in question is legitimately in dispute; or
 - iii. makes payment to the Subcontractor or supplier to the extent required by the agreement between the Contractor and the Subcontractor or supplier.

If the Contractor fails to undertake one of the courses of action specified above, within the time stipulated, then Southern Response may, after giving the Contractor a further five working days' notice of its intention to do so, request a

payment claim from the Subcontractor or supplier (the "Subcontractor's payment claim").

- b. Notwithstanding clause (a) above, Southern Response may, at its absolute discretion, permit a Subcontractor or supplier to issue a Subcontractor's payment claim directly to Southern Response, if Southern Response receives such specific request from a Subcontractor.
- c. A Subcontractor's payment claim shall be in the form prescribed by clause 15.2 of the General Conditions to the extent applicable (or in any other manner in accordance with the CCA agreed between the Subcontractor, the Project Manager and/or Southern Response).
- d. The Project Manager and Southern Response will deal with a Subcontractor's payment claim as if the Subcontractor were the Contractor under clause 15.3 (or otherwise in any manner in accordance with the CCA agreed between the Subcontractor, the Project Manager and Southern Response).
- e. If Southern Response makes a payment pursuant to a Subcontractor's payment claim, Southern Response may, at its absolute discretion, either:
 - i. Deduct an amount equal to the Subcontractor's payment claim from any monies payable to the Contractor by Southern Response with the Contract Price being correspondingly reduced; or
 - ii. If Southern Response has already paid the Contractor for the work of the Subcontractor or supplier (to which the Subcontractor's payment claim relates), recover the amount equal to the Subcontractor's payment claim from the Contractor.

For the avoidance of doubt, this clause does not relieve the Contractor of any of its responsibilities under the Agreement.

18. DESIGNS and INSPECTIONS

- a. The Contractor must ensure that it is aware of all inspections required during the progress of the Contract Works:
 - i. by any designer (for example an engineer) whether the designer has been engaged by the Contractor directly or not; and
 - ii. by the relevant building consent authority.

The contractor must make all arrangements for these inspections to be carried out and ensure that the inspections occur.

The Contractor must ensure that where it has engaged any designer (for example an engineer) or where any Subcontractor has engaged any designer, that the designer produces all producer statements, certificates and information required to obtain all relevant code compliance certificates or consent completion certificates (as applicable) under the Building Act 2004 in relation to the Building Work. All producer statements, certificates and information must be provided to the Project Manager as a precondition to payment of the final account under clause 15.5 of the General Conditions of Contract.

THE Contract Price includes:

| CONTRACT WORKS (As per Appendix A, including Homeowner Contribution) | Subtotal (Excl GST) |
|--|----------------------------|
| Design | Nil |
| Dwelling Construction | \$ 203,461.94 |
| External Works | \$ 49,371.00 |
| Contents (if applicable) | Nil |
| SUBTOTAL Contract Price (excl GST) | \$ 252,832.94 |
| Plus: 15% GST | \$ 37,924.94 |
| TOTAL Contract Price (incl GST) | \$ 290,757.88 |
| VARIATIONS: In spite of anything stated in the Contract Documents to the contrary, failing agreement between the Project Manager and the Contractor, the price of any variations to the Contract Works shall be valued following the methodology provided titled Contract Price Components. | |

Schedule 1: Contract price components

1. The contract price for each Project will be the price specified in the Scope of Works approved by Southern Response under clause 5.4.
2. Subject to the requirements of clause 7 (Preferential pricing arrangements), the total contract price for each Project will comprise :

(a) **Labour of the Builder's employees:**

the direct cost of on-site labour for the employees of the Builder or a Related Company of the Builder used to complete the Project, at the hourly rate specified in this paragraph 2, or as amended upon request by the Builder (at no more than 6 monthly intervals) and as agreed with Southern Response based upon market increases in the relevant rates during the period since those rates were last renegotiated. The hourly rates (exclusive of GST) at the date of this Agreement are:

| | |
|-----------------------------|---|
| • Project Manager | \$100.00 per hour |
| • Project Quantity Surveyor | \$80.00 per hour |
| • Project Administer | \$45.00 per hour |
| • Site Supervisor/Foreman | \$65.00 per hour |
| • Tradesman - Skilled | \$52.50 per hour |
| • Tradesman – Unskilled | \$45.00 per hour |
| • Other | As declared by the Builder in the response to RFP |

(b) **Subcontracted labour:**

the actual contract price of any subcontractor engaged for the Project, at the amount invoiced to the Builder (exclusive of GST) plus a mark-up of 10%;

(c) **Materials purchased:**

the actual trade price of materials at the amount invoiced to the Builder (exclusive of GST) plus a mark-up of 10%;

(d) **Other acceptable costs for the Project:**

an amount for actual out-of-pocket expenses paid for on-site overhead costs (exclusive of GST) plus a mark-up of 10% as approved by Southern Response. Such expenses include:

- (i) Project insurance and guarantees;
- (ii) health and safety requirements and quality assurance; and
- (iii) on-site overheads such as site establishment and disestablishment, which includes:
 - site offices and toilets;
 - fencing;
 - security; and
 - tools, plant and site cleaning;

(e) **Advisory costs:**

the actual contract price for any expert technical advisory services provided by a consultant engaged by the Builder for the Project as specified in the Scope of Works, which may include:

- (i) geotechnical engineer;
- (ii) quantity surveyor;
- (iii) civil engineer; and

(iv) any other technical advisor as may be required for the Project,
at the amount invoiced to the Builder (exclusive of GST)

3. For the avoidance of doubt, no other costs of any nature are chargeable to a Project. For the avoidance of doubt this Agreement shall not affect any Projects where the Builder has submitted a Scope of Works and a contract price prior to the date of this Agreement. Projects subject to the signing of the construction contract after the date of this Agreement will be deemed to be an offer of a Project under clause 4.2.

HOMEOWNER PAYMENTS, EQC PAYOUT SUM AND HOMEOWNER CONTRIBUTION
(clause 15.3.4, 26.10 and 26.21)

EQC payout sum; means the total of the sums paid by EQC to the Homeowner in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property identified below plus the amount of any excess payable by the homeowner in respect of cover provided by EQC plus GST and includes the components set out below:

| | Total |
|--|---------------------|
| Payments by EQC in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property (including GST) | \$121,347.12 |
| EQC Excess (including GST) | \$1,367.92 |
| TOTAL EQC PAYOUT SUM (INCLUDING GST) | \$122,715.04 |
| Amount of excess payable by the homeowner under the Insurance Policy (clause 15.3.4.1(c)) (including GST) | \$0.00 |
| Price for Homeowner Contribution (before subsequent variations) (clause 15.3.4.1(d)) (including GST) | \$0.00 |
| Insurance premium for contract works insurance referred to in clause 10.2 relating to the Homeowner Contribution (clause 15.3.4.2) (including GST) | \$0.00 |
| TOTAL AMOUNT THAT MUST BE PAID BY THE HOMEOWNER TO SOUTHERN RESPONSE BEFORE SOUTHERN RESPONSE EXECUTES THIS CONTRACT (CLAUSE 15.3.10) (INCLUDING GST) | \$122,715.04 |

Note: Additional payments by the homeowner may be required which may include the amount of any sums that have not been disclosed or further sums paid by EQC to the Homeowner in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property in addition to the amounts stated above.

Claim Number: D3449428
Address: 13 Nehru Place

HOMEOWNERS PAYMENT SCHEDULE (clause 15.3.4, 26.10)

EQC payout sum; means the total of the sums paid by EQC to the Homeowner in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property identified below plus the amount of any excess payable by the homeowner in respect of cover provided by EQC plus GST and includes the components set out below:

| | Total |
|---|-------|
| Payments by EQC in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property (including GST) | |
| EQC Excess (including GST) | |
| TOTAL EQC PAYOUT SUM (INCLUDING GST) | |
| Amount of excess payable by the homeowner under the Insurance Policy (clause 15.3.4.1(c)) (including GST) | |
| Homeowner's contribution to the Contract Price excluding foundation and ground works (before subsequent variations) (clause 15.3.4.1(d)) (Including GST) | |
| Homeowner's contribution to the Contract Price for foundation and ground works (before subsequent variations) (clause 15.3.4.1(e)) (including GST) | |
| Homeowner's contribution to the insurance premium for contract works insurance (clause 15.3.4.2) (Including GST) | |
| TOTAL AMOUNT THAT MUST BE PAID BY THE HOMEOWNER TO SOUTHERN RESPONSE BEFORE ANY WORK COMMENCES (SEE CONDITION IN CLAUSE 5 OF THIS CONTRACT AGREEMENT) (INCLUDING GST) | |

Note: Additional payments by the homeowner may be required which may include the amount of any sums that have not been disclosed or further sums paid by EQC to the Homeowner in respect of earthquake damage to the Residential Land and Residential Building/s at the Insured Property in addition to the amounts stated above.

Claim Number: *[Insert D Number Here]*

EXECUTED AS A CONTRACT AGREEMENT

COUNTERPARTS: This Agreement may be executed in any number of counterparts and each party may execute separate counterparts. All of the counterparts together shall be deemed one and the same instrument. This Agreement shall be deemed to be signed by a party if that party has executed an original or a copy (however reproduced). The delivery by any party to any other of a copy of this Agreement (however reproduced) duly executed shall be deemed delivery of the original.

Any person signing a counterpart copy of this Agreement confirms that they have received, read and understand, all of the pages comprising this Agreement including all of the Contract Documents.

BY THE HOMEOWNER:

as named above

Signature of the Homeowner

Name of Homeowner

Signature of Homeowner

Name of Homeowner

Date

Representations by trustees: Any person entering into this contract as trustee of a trust confirm that: (a) they have the powers under the instrument under which they hold property on trust to enter into this contract; (b) they enter into this contract for a proper purpose and for the benefit of the trust under which they hold the property and (c) everything necessary to be done by the trustees to validly execute this document, and perform the transactions contemplated by this document, has been done and remains in full force and effect.

BY THE CONTRACTOR:

as named above

Signature of Authorised Signatory

Name of Authorised Signatory

Date

BY SOUTHERN RESPONSE EARTHQUAKE SERVICES LIMITED:

Signature of Authorised Signatory

Name of Authorised Signatory

Date

Quality Management Plan for: 13 Nehru Place

D Number: D3449428

Contractor: Corbel Construction Limited

Project Type: Repair

The contractor is required to manage the quality inspections listed below for this project

- A copy of this Quality Management Plan is to be retained on site by the contractor.
- It is the responsibility of the contractor to ensure that the inspections are completed in a timely manner and that **the engineer, Aurecon, and the designer, Stephenson & Turner, are notified when construction starts.**
- The Contractor will sign off each inspection as they occur and retain the inspection report issued by the engineer and/ or building control authority for review by the PM.
- The Quality Management Plan must be finalised and signed off before the practical completion inspection.

| Inspection Required | When | By | Completed | Date |
|--|---|--------------------------|-----------|------|
| Building Consent Inspections BCN/2014/7536 | As listed on CCC Schedule of Specified Inspections dated 12 September 2014 attached | Building Consent Officer | | |
| Verification of ground bearing capacity for foundations (retaining wall and post footings) | Once excavation is complete | Aurecon | | |
| Pre-pour inspection of foundations (retaining wall and post foundations) | Prior to any concrete pour | Aurecon | | |
| Pre-pour inspection of blockwork construction | Prior to any concrete pour | Aurecon | | |
| Final Inspection | Once all structural work is complete | Aurecon | | |
| Additional structural damage | If discovered during the repair work | Aurecon | | |
| Repairs to external veneer | As the work progresses | Stephenson & Turner | | |
| Repairs to internal linings | As the work progresses | Stephenson & Turner | | |
| Final inspection of work | 2 weeks before completion | Stephenson & Turner | | |

Inspections Complete: Date:

Contractor Sign

Deed of Assignment of EQC Claim

Robert John Lile and Susan Yvonne Lile

And

Emma Jane Jacka, Michael Eden Jacka

and

The Winchester Trustee Services Limited

This **Deed** is made on this 9 day of DECEMBER 2015

between Robert John Lile and Susan Yvonne Lile ("the Vendor")

and Emma Jane Jacka, Michael Eden Jacka and

The Winchester Trustee Services Limited ("the Purchaser")

Introduction

- A. The Purchaser has an unconditional contract to purchase from the Vendor the property at 13 Nehru Place Cashmere, Christchurch ("the Property"), pursuant to an agreement for sale and purchase dated 26th November 2015 ("the Agreement"), with settlement of the purchase to occur on 11th December 2015 ("Settlement Date").
- B. The Property was damaged in an Earthquake on 4 September 2010 and/or subsequent earthquakes ("Earthquake").
- C. The Vendors have lodged a claim with the Earthquake Commission in respect of the Property under claim numbers CLM2010/008164 and CLM2011/056049 & and with the private insurer Southern response limited policy number 6604417D01 under claim number D3449428 ("the Claim").
- D. The claim has been settled.
- E. The vendor agrees to assign any residual rights in all claims to the purchaser

It is agreed

1. Assignment

In consideration of the settlement of the purchase of the Property by the Purchaser, the Vendor as from the Settlement Date assigns absolutely to the Purchaser, all the Vendor's residual right, interest and title to the Claim and the resulting proceeds.

The Vendor warrants that they have not committed any act or made any statement that would invalidate the Claim.

This assignment does not affect any of the rights or obligations of the Purchaser or the Vendor arising under the Agreement.

2. Insurance Valid

The Vendor warrants that they had a valid New Zealand house (fire) insurance policy in place in respect of the Property at the date of the Earthquake and have not committed any act or made any statement that would invalidate that policy Claim and that all claims lodged by the Vendor with the Earthquake Commission and the Insurer (as the case may be), with respect to earthquake damage to the property, have been disclosed to the Purchaser.

3. Co-operation

As far as the Vendor is required, to complete the Claim, the Vendor will co-operate with the Purchaser in dealing with any representative of the Earthquake Commission and sign all documents necessary to finalise the Claim.

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

4. Counterparts

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

5. Governing law and jurisdiction

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

Execution

Executed as a deed.

SIGNED by the said
Robert John Lile and Susan Yvonne Lile

as Vendor in the presence of:

Witness Signature:

Witness Name:

Witness Occupation:

Witness Address:

PATRICIA L M PERRY

COMPANY DIRECTOR

40 TAHI ST, MAPUA

PATRICIA L M PERRY
40 TAHI STREET, MAPUA, NELSON
COMPANY DIRECTOR
JUSTICE OF THE PEACE FOR NEW ZEALAND

SIGNED by the said
Emma Jane Jacka, Michael Eden Jacka
and
The Winchester Trustee Services Limited

as Purchaser in the presence of:

Witness Signature:

Witness Name:

Witness Occupation:

Witness Address:

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

4. Counterparts

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

5. Governing law and jurisdiction

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

Execution

Executed as a deed.

SIGNED by the said
Robert John Lile and Susan Yvonne Lile

as Vendor in the presence of:

Witness Signature:

Witness Name:

Witness Occupation:

Witness Address:

SIGNED by the said
Emma Jane Jacka, Michael Eden Jacka
and
The Winchester Trustee Services Limited

as Purchaser in the presence of:

Witness Signature:

Witness Name:

Witness Occupation:

Witness Address:


 Ian She-Manning, Director
 Ed Hadfield, Director

Carl McDonald
Accounting Technician
476 Sparks Road
Christchurch

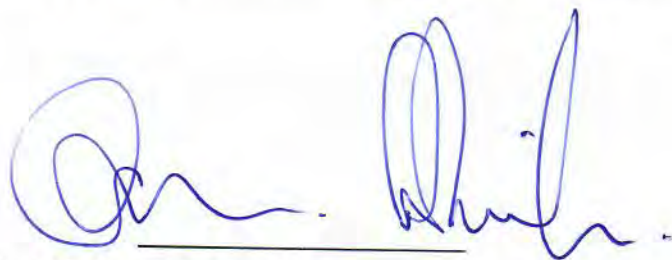
NOTICE OF ASSIGNMENT

TO: EQC (Claim Number(s) CLM/2010/008164 & CLM/2011/056049)

FROM: Robert John Lile and Susan Yvonne Lile

Robert John Lile and Susan Yvonne Lile gives you notice that all of its residual rights in respect of any claim it may have against you in respect of damage suffered from the events on and following 4 September 2010 have been assigned to **Emma Jane Jacka, Michael eden Jacka and The Winchester Trustee services limited** in accordance with the attached Deed of Assignment and s 50 of the Property Law Act 2007.

All obligations owed by you to Robert John Lile and Susan Yvonne Lile will now be owed to **Emma Jane Jacka, Michael Eden Jacka and The Winchester Trustee services limited**

A handwritten signature in blue ink, appearing to be a cursive representation of the names Robert John Lile and Susan Yvonne Lile, written over a horizontal line.

Robert John Lile and Susan Yvonne Lile

9/12/15.

Dated

**September 2010 & February 2011 Earthquake Repairs
Building Consent Documents**

12 September 2014

Stephenson & Turner - Wellington
PO Box 10145
The Terrace
Wellington 6143

Dear Sir/Madam

Building Consent: BCN/2014/7536

13 Nehru Place Cashmere

Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs

Building consent issued

I am pleased to advise that your building consent has been issued.

You can now download your approved documents from onlineservices.ccc.govt.nz. Please note only registered users of Online Services will have access to download the approved documents.

The files to download consist of the following:

- Building consent
- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans
- Approved specifications
- Approved supporting documents

If you have any questions or need help with downloading your documents, please email onlineservices@ccc.govt.nz.

Yours sincerely



Asha Collier

Building Administration Officer
Building Administration Team Commercial
Email: asha.collier@ccc.govt.nz

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154

Building Consent

Section 51, Building Act 2004

Form 5 – Building (Forms) Regulations 2004

| | | | |
|--------------------------------|---------------|--------------------|-------------------|
| Building consent number | BCN/2014/7536 | Date issued | 12 September 2014 |
|--------------------------------|---------------|--------------------|-------------------|

The building

| | | | |
|--|--|--|-----------------|
| Street address of building | 13 Nehru Place Cashmere | Location of building within site/block number | Off Nehru Place |
| Legal description of land where building is located | Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 | | |
| Building name | | Level/unit number | |

The owner

| | | | |
|--|---|---------------------|----------------|
| Name of owner | S Y Lile and R J Lile and Lile Family Trust | Phone number | |
| Contact person | S Y Lile and R J Lile | Landline | |
| Mailing address | 13 Nehru Place Cashmere 8022 | Mobile | (027) 546 8669 |
| Street address/ registered office | 13 Nehru Place Cashmere 8022 | Daytime | 0800 746866 |
| Email address | | After hours | |
| | | Fax | |
| | | Website | |

First point of contact for communications with the building consent authority:

| | | | |
|------------------------|---|----------------------|--------------------------------|
| Name | Stephenson & Turner | Phone | |
| Contact person | Shantanu Kirtikar | Mobile | |
| Mailing address | Lv. 2, 158 Victoria Street Te Aro Wellington 6142 | Fax | |
| | | Email address | skirtikar@stephensonturner.com |

Building work

The following building work is authorised by this building consent:

Dwelling alteration - Perimeter foundation jacking, external patios, re-point and re-clad damaged areas - EQ Repairs

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or any responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of consent

This building consent is subject to the following conditions *[delete if inapplicable]*:

Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- land on which building work is being or is proposed to be carried out; and
- building work that has been or is being carried out on or off that building site; and
- any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans
- Approved specifications
- Approved supporting documents



Rachel Dowers

Building Administration Officer
Building Administration Team Residential

On behalf of: Christchurch City Council

Date: 12 September 2014

Schedule of Specified Inspections

| | |
|-------------------------------|--|
| Date | 12 September 2014 |
| Project number | BCN/2014/7536 |
| Description of consent | Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs |
| Site address | 13 Nehru Place Cashmere Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 |

There are provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work. These provisions must be taken to include the provisions of Section 90, Building Act 2004.

Inspections required

- 211 - Half High Brick
- 214 - Monolithic Cladding
- 215 - Building and Sill Wrap or Cavity Batton
- 205 - Pre Line including Plumbing
- 221 - Block Work Construction
- 210 - Final Inspection

The fees for the above inspections have been included in the overall building consent fees.

Notes

- A copy of the approved plans must be kept on site.
- The above inspections will be carried out by the Council with 3 working days' notice subject to the availability of staff. Please book your inspections as early as is possible to ensure that an inspector is available.
- Additional inspections may be necessary, depending on the nature of the building work and the manner of construction, or as a result of non-complying or incomplete work. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.
- All additional inspections are charged at the rate applicable at the time (see link below) and are invoiced separately.
- Further information on inspections is available on our website at www.ccc.govt.nz/inspections.
- To book an inspection:
 - Fill in the form at www.ccc.govt.nz/bookinspection; or
 - Phone (03) 941 8222.

Destructive investigations may be required if work is covered in prior to the Council's inspections taking place.

Building Consent Construction Documentation and Advice Notes

| | |
|------------------------|--|
| As at | 12 September 2014 |
| Project number | BCN/2014/7536 |
| Description of consent | Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs |
| Site address | 13 Nehru Place Cashmere Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 |

Construction documentation

Under Sections 90, 94, and 45a the following construction documentation is required to be provided for the Christchurch City Council to be satisfied, on reasonable grounds, to issue the code compliance certificate. These may include third-party inspections and certifications that have provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work, and must be taken to include the provisions of Section 90 of the Building Act 2004.

Energy work certificates

- **Electrical:** The electrical subcontractor is to provide certification of compliance with the Electrical Regulations upon completion of the work.

Structure: inspections

- The applicant has agreed to engage the design engineer Aurecon to undertake the following inspections to ensure the building work is being completed to the extent required by the building consent:
 - Final

A record of each site visit made by the design engineer shall be kept on site, for reference by Christchurch City Council building inspectors carrying out audit compliance inspections. Note: An inspection by a Christchurch City Council building inspector may still be required to ensure that building work is being carried out in accordance with a building consent. Other items to be inspected may include setting out, ground clearances, proposed finished floor levels and placement of damp-proof membranes.

Structure: construction review

- The applicant has agreed to engage the design engineer Aurecon responsible for undertaking the above inspections to provide a producer statement construction review (PS4) upon completion of the works to confirm that the appropriate inspections have been conducted and that the building work has been completed to the extent required by the building consent.

Restricted Building Work

- This building consent includes building work that is “Restricted Building Work”. Each licensed building practitioner who carries out or supervises restricted building work under a building consent must, on completion of the restricted building work, provide the Christchurch City Council with a record of work, in the prescribed form, stating what restricted building work the licensed building practitioner carried out or supervised.

Before restricted building work commences under this building consent, the owner must give the Christchurch City Council written notice of the name of every licensed building practitioner who (a) is engaged to carry out, or supervise, the restricted building work under the building consent; and (b) was not stated in the application for the building consent.

After any restricted building work commences under a building consent, the owner must give the Christchurch City Council a written notice if, (a) a licensed building practitioner ceases to be engaged to carry out, or supervise, the restricted building work under the building consent; or (b) another licensed building practitioner is engaged to carry out, or supervise, the restricted building work. This notice must state the circumstances for the change, be given as soon as practicable and name the other licensed building practitioner concerned.

Advice notes

Please read and follow the advice notes listed below. Failure to do so may create difficulties in obtaining a code compliance certificate.

- All building work shall comply with the consented documents. As these documents are the “Construction Drawings”, a full set (or current copy of the stamped documents) must remain on site for reference at all times.
- **Further works may be discovered:** Further works may be discovered during the construction phase of this consent. This could be established from on-site investigations by the owner’s consultant or from previously unknown damage being uncovered. These works are likely to be considered additional to or vary from those approved in the building consent. A minor variation or an amendment to the building consent must be applied for and granted prior to the commencement of the additional works.
- **Replacing decayed timber:** Where decayed timber framing is required to be removed and replaced with new framing, the Council Inspector shall be notified immediately the work is completed and prior to the framing being covered with an approved building wrap.
- **Management plan for the control of stormwater and sediment:** The management plan for the control of stormwater and sediment during construction must be made known to the building contractor before any siteworks are carried out. Failure to comply with the management plan may lead to enforcement action being taken under the Building Act 2004.

Smoke alarm installation in homes

Summary of requirements:

- Smoke alarms shall be manufactured to one of the following approved Standards:
AS 37896:1993
ISO 12239:2003
BS EN 14604:2005
- Smoke alarms shall have a test facility located on the smoke alarm readily accessible to building occupants (this facility may be located on the smoke alarms). Refer to F7/AS1, 3.2.4.
- Smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall be provided with a hush facility, (being a button) that silences the alarm for a minimum duration of 60 seconds. Refer to F7/AS1, 3.2.3.

Smoke alarm location:

On levels containing the sleeping spaces, the smoke alarms shall be located either:

- In every sleeping space, *or*
- Within 3.0m of every sleeping space door.

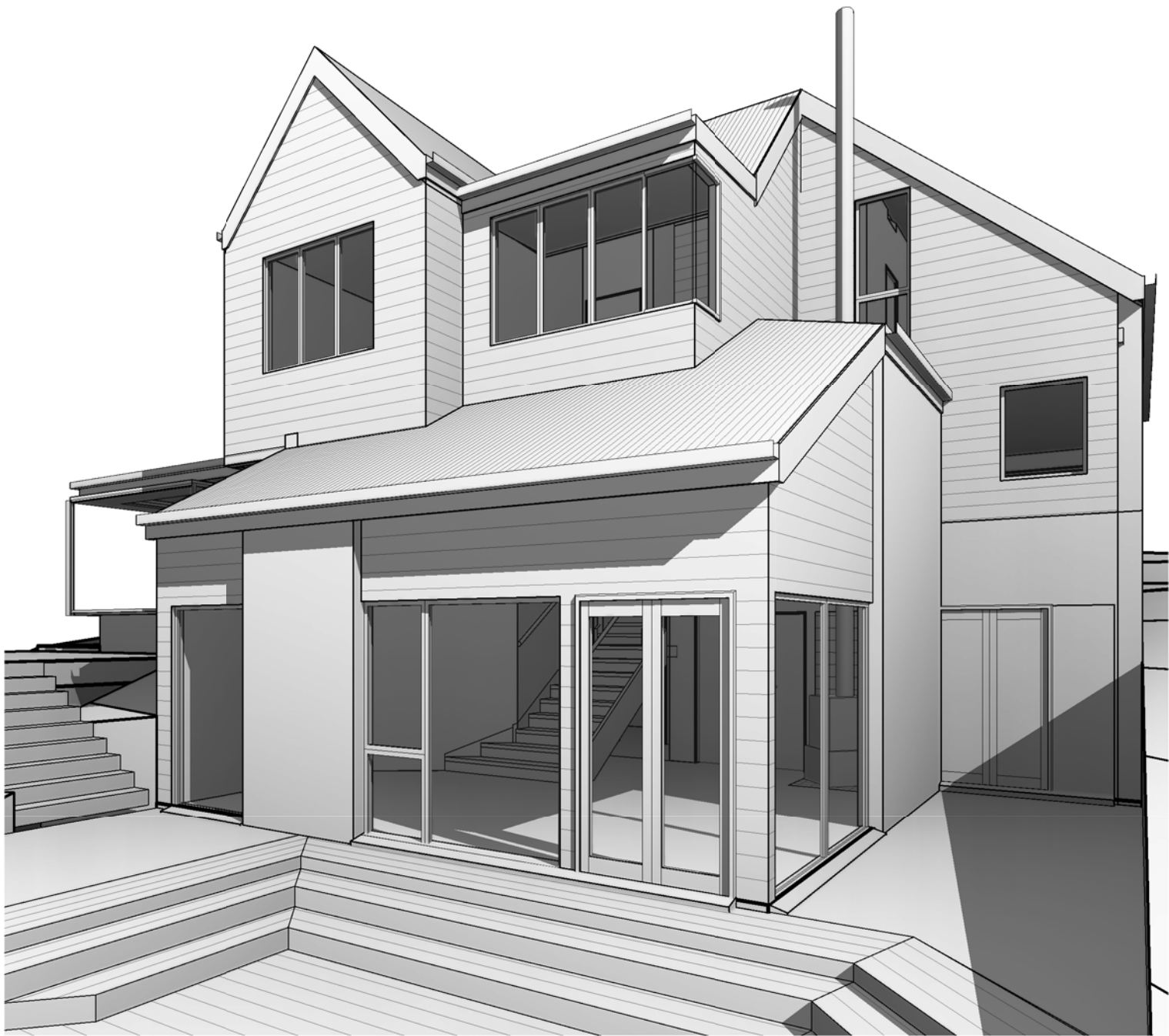
Plus

- There must be at least one smoke alarm on each level within the household unit.
- Smoke alarms must be audible to sleeping occupants through closed doors.
- Sleepouts are a part of the household unit so must be included in any provision of smoke alarms.
- Smoke alarms shall be installed on or near the ceiling in accordance with NZS 4514 and the manufacturer's instructions.

Recommended maintenance procedures:

- Monthly testing by use of the smoke alarm's test facility.

In-situ six-monthly inspection and cleaning (no disassembly of smoke alarm) using the soft brush attachment of a household vacuum cleaner to remove any dust, cobwebs, insects or the like.



| Drawing List | | |
|--------------|-------|-----------------------------|
| No# | Issue | Sheet Name |
| Architecture | | |
| A-000 | 0 | Coversheet |
| A-001 | 0 | Project Legend |
| A-100 | 0 | Site Plan |
| A-200 | 0 | Floor Plan Existing |
| A-201 | 0 | Floor Plan Existing 2 |
| A-202 | 0 | Floor Plan Existing 3 |
| A-300 | 0 | Elevations Existing |
| A-301 | 0 | Elevations Existing 2 |
| A-310 | 0 | Elevations Proposed |
| A-311 | 0 | Elevations Proposed 2 |
| A-600 | 0 | Building Envelope Details |
| A-601 | 0 | Building Envelope Details 2 |
| A-602 | 0 | Building Envelope Details 3 |
| A-603 | 0 | Building Envelope Details 4 |
| A-610 | 0 | Door & Window Details |
| A-690 | 0 | Site Management Plan |



**STEPHENSON
&TURNER
ARCHITECTS**

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968



Auckland | Wellington | Christchurch

www.stephensonturner.com

Building Consent
08/08/2014
13 Nehru Street
Cashmere, Christchurch 8052
for
Southern Response

Project No: **20715**

Published Filename: 20715-A-001-0.pdf

Published: 11/08/2014 3:47:45 p.m.
Model: K:\Revit\20715_13 Nehru Place_jmccoy.rvt

Symbols

General

Spot elevation

Site datum

Levels RL
FFL
GL

Grids

Elevation Symbol

Section Symbols

Detail Callouts

Walls (E)

Doors

Windows

Tags

Room – ID

Wall Tags

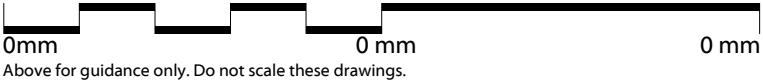
Door Tags

Window Tags

Revision tags

Services

Smoke Alarms



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

Project Information

The following drawing set has been compiled for building consent/exemption and construction documentation for earthquake related repair works. Drawings are to be read in conjunction with the enclosed structural drawings, accompanying specification and supporting documents.

All work shall be constructed by competent tradespersons overseen by a LPB to comply with NZBC, Specific Engineering Design, NZS3604:2011 and any other cited building standard or guidance document referred to within drawings.

Unless otherwise noted, all materials shall be used in accordance with manufacturers details and specification. Refer to specification for details on material selection.

Claim Number# D3449428
S&T Project Number# 20715

Project covers earthquake repairs to circa 1980's 2-storey, split level dwelling and attached garage. Repairs include but are not limited to :

- Replace veneer by light weight concrete panels in accordance with the architectural documentation (agreed with Project Manager)
- Internal linings to be repaired to the requirements of the specification
- Extensively damaged internal wall and ceilings linings to be replaced to the requirements of the specification and extent indicated on the attached repair methodology sketch.
- Reinforcement to hold the double glazed window (seating place/ loads) in the corner of the kitchen. Calculations are required for this new support.
- Builder to undertake detailed inspection of roof structures and replace any damaged elements in accordance with NZS 3604

All of the above work will need to be designed and supervised by a structural/geotechnical chartered professional engineer and undertaken by a licensed building practitioner.

Abbreviations

Adapted from NZS/AS 1100.101:1992

General

(E) Existing
(N) New
(NIC) Not in contract

DWG Drawing
NTS Not to scale
Dim. Dimension

Min. Minimum
Max. Maximum
Approx. Approximately

mm millimetre
m metre
Ø Diameter
R Radius
00° Degrees

DN Down
UP Up

Horiz. Horizontal
Vert. Vertical
Eq. Equal
Crs. Centres
Nom. Nominal
Typ. Typical
Sim. Similar
Opp. Opposite
Opt. Optional
Req. Required
Est. Estimate
Qty. Quantity
Std. Standard
Ext. External
Int. Internal

Spec. Specification
Prop. Proprietary
Mfr. Manufacturer
Re. Refer
Struct. Structural
VIF Verify in field (check on site)
Geotech. Geotechnical

Plan elements

WBE Wardrobe
WC Water closet
HWC Hot water cylinder
COL Column
V Vanity
B Basin
BTH Bath
T Tub
S Sink
DP Down pipe
DR Drain
GT Gully trap
FDR Floor waste/drain
SEW Sewer
SVP Sewer vent pipe
SD Sewer drain
WP Waste pipe

Materials

Cav. Cavity
Conc. Concrete
CMU Concrete masonry unit
DPC Damp proof course
DPM Damp proof membrane
EIFS Exterior insulation finishing system
FCB Fibre cement board
Insul. Insulation
MSRY Masonry
Ply. Plywood
RAB Rigid air barrier
Reinf. Reinforced
SOG Slab on grade

Site Information

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 2 of 24
11/09/2014

13 Nehru Place,
Cashmere,
Christchurch

Legal
Decriptio
n:
Site Area:
House Area:
Site Coverage:
Living Zone:

Flat 2 DP 53703
Lot 4 45824
Share in 779m²
124m²
16%
LH

Wind Zone:
Exposure Zone:
Earthquake Zone:
Snow Loading:
Flood Management Area:
Technical Category:

M
Zone C
Zone 2
N4
No
Green Zone
(Port Hills & Banks Peninsula)

Flat 2 DP 53703 on
Lot 4 DP 45824



1 Location Plan
1 : 1000

Building Consent

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052

DRAWING TITLE

Project Legend

CLIENT
Southern Response

SCALE
A3 @ 1:1000

| | | |
|------------|------------|-------|
| PROJECT NO | DRAWING NO | ISSUE |
| 20715 | A-001 | 0 |

STEPHENSON
&TURNER
ARCHITECTS

Auckland | Wellington | Christchurch

www.stephensonturner.com

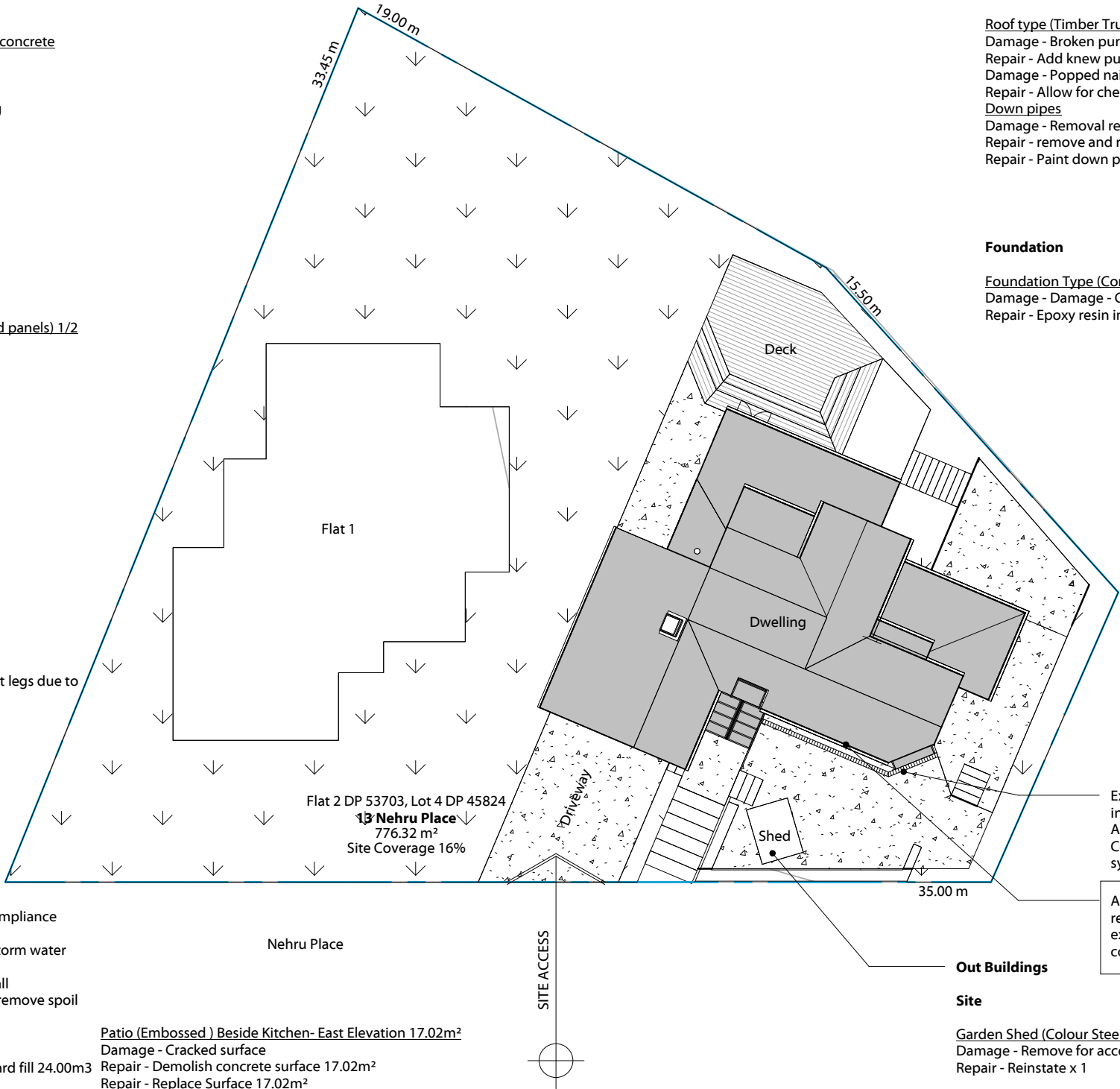
3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968



Outside EQC Scope

Deck (Below 1m, 3 steps w/ lights (9)) Timber 39.00m²
Repair - Allow to protect deck 39.00m²
Fence (Above 1.8m) - Oamaru stone 1.5m on plastered concrete retaining wall 1m 18.00l/m
Damage - Collapsed stone section
Repair - Demolish and remove existing wall 27.00m²
Repair - Replace With Plastered Block Wall- Engineering Specifications 27.00m²
Repair - Paint Wall 72.00m²
Fence (1m -1.8m) - Timber 29.50l/m
Damage - Remove for access
Repair - Replace 29.50l/m
Garden Shed (Colour Steel) 3.00m²
Damage - Remove for access
Repair - Reinstate x 1
Gate (Single 1-2m) Steel 1.50m²
Repair - Remove and reinstate for repairs x1
Gate (Single 1-2m) Steel 1.50m²
Repair - Remove and reinstate for repairs x1
Shared Fence (Oamaru stone columns w/ cement board panels) 1/2 Share 8.00 l/m
Damage - Columns damaged25.20m²
Repair - Demolish and remove existing wall 25.20m²
Repair - Replace columns and Panels 25.20m²
Repair - Paint Cement Board Panels 50.40m²
Special Item (Oamaru Stone Letterbox)
Damage - Damaged
Repair - Repair stonework x 1
Special Item (Playhouse)
Damage - Remove for access
Repair - Reinstate x 1
Special Item (Oamaru Stone Planters) 3.5m²
Damage - Damaged
Repair - Replace 3.50m²
Special Item (Retractable Clothesline)
Damage - Remove for access
Repair - Reinstate x 1
Special Item (Steel frame porch (4.1m2))
Damage - Access required to reclad dwelling behind
Repair - Remove and reinstall porch roof cladding x1
Repair - Allow to replace galvanised steel porch support legs due to lowered ground levels number of 2
Stairs (SR concrete (3) 1.3m²
Damage - Cracked
Repair - Replace x 1
Stairs (SR concrete (3) 3.7m²
Repair - Replace for Cladding System
Stairs (SR concrete (3) 1.5m²
Repair - Replace for Cladding System
Stairs (SR concrete (3) 4.4m²
Repair - Replace for Cladding System
Patio (Embossed) South Elevation 33.00 m²
Damage - Cracked surface
Repair - Demolish concrete surface 33.00m²
Repair - Allow to lower ground level down 150mm - Compliance requirements 5.00m3
Repair - Install Aco Drainage Channel and connect to Storm water 7.00l/m
Damage - Water ingress - Tank foundation retaining wall
Repair - Allow to dig out and bench soil for access and remove spoil 24.00m3
Repair - Tank/waterproof wall 19.00m²
Repair - Install nova drain 19.00l/m
Repair - Replace excavated material with compacted hard fill 24.00m3
Repair - Replace surface 33.00m²
Patio (Embossed) South Elevation- Entrance 5.00m²
Damage - Cracked surface
Repair - Demolish concrete surface 5.00m²
Repair - Allow to lower ground level down 100mm - Compliance requirements 0.21m3
Repair - Allow to replace drainage for porch and sump/rodding access 5.00l/m
Repair - Replace Surface - engineering specifications 5.00m²

Patio (Embossed) Beside Kitchen- East Elevation 17.02m²
Damage - Cracked surface
Repair - Demolish concrete surface 17.02m²
Repair - Replace Surface 17.02m²
Repair - Allow to lower ground level down 150mm - Compliance requirements 2.60m3
Patio (Embossed) West Elevation - Beside Bottom deck 15.90m²
Damage - Cracked Surface
Repair - Replace Surface 15.90m²
Drive (Embossed concrete) Stamped and Coloured 53.00m²
Damage - Cracked surface
Repair - Demolish concrete surface 53.00m²
Repair - Replace surface 53.00m²
Repair - Allow to install drain and sump 5.30l/m



Roof

Roof type (Timber Truss) Colour Steel
Damage - Broken purlin
Repair - Add knew purlin from roof space 3.00 hrs
Damage - Popped nails
Repair - Allow for checking all roof cladding fixings x 1
Down pipes
Damage - Removal required for cladding replacement x2
Repair - remove and reinstate x2
Repair - Paint down pipes x2

Foundation

Foundation Type (Concrete Slab) 117.16m²
Damage - Damage - Cracking in slab <3mm
Repair - Epoxy resin injection 8.00l/m

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 3 of 24
11/09/2014

Existing drainage channel formed in concrete to be replaced with Aco drainage channel as indicated. Connect to existing stormwater system

Architects Note: PM Identified drainage issues in retaining/basement wall. Source of leak unknown. Once excavation undertaken, architects to be contacted to coordinate repair or remediation.

Out Buildings

Site

Garden Shed (Colour Steel) 3.00m²
Damage - Remove for access
Repair - Reinstate x 1

Comment: 2m² playhouse built into corner of Oamaru stone fence at front of site.

Set out

The location of site features shown on the site plan is approximate only. The contractor is to verify and note the location of all features within their scope on site and advise of any discrepancies.

Demolition / Reinstatement

The locations of any buildings or structures for demolition are to be accurately measured in relation to boundaries and noted prior to demolition. Replacement structures are to be positioned to match unless otherwise noted.

Site Services

All existing site services including: power, gas, telecom, water, stormwater and sewer to be accurately surveyed by contractor prior to commencement to confirm location and serviceability prior to reconnection. Any features shown on plans are indicative only.

Any repairs to existing plumbing and drainage should be undertaken as required under the provisions of schedule 1(a) Exempt Work. Any downpipes temporarily disconnected to allow for repair work, are to be reconnected as soon as practical. All electrical work is to comply with electrical codes of practice and a Certificate of Compliance provided to the homeowner.

Power Supply
Sewer
Storm Water
Telephone Connection
Water Supply
GAS
Grid, Under Ground
Town Connection
Town Connection
Land Line
Town Connection
External Bottles Piped
Damage - Remove for other work
Repair - Reinstall x1
Repair - Replace pads for gas

bottles x1
GAS
Repair - Allow to restrain bottles x1 (Infinity boiler Unit)
Damage - Remove for other work
Repair - Remove and Reinstate for

Repairs
- Pipe work needs adjusting for

new cladding x1
Repair - Gas compliance certificate
Repair - Remove and Reinstate Heat
(Beam in-house vacuum system)
Repair - Disconnect for repairs
Repair - remove and reinstate unit

Allowances

General House Repairs
Allowances for disconnection and reconnection of trade services
General Services
General Trades
Allow to remove and reinstate carpets
Builder to undertake a detailed inspection of the sub-floor and roof structures, repair replace any damaged elements in accordance with NZS3604
Allowance to remove and reinstate blinds and curtain poles
Internal Doors (Single Hollow Core) Painted
Allowance to ease and adjust doors x9
Allow to paint all doors and frames x9
Internal Doors (Cavity Slider) Rimu x1
Allowance to ease and adjust cavity sliders item 3.00
Allow to paint all doors and frames
Built in Wardrobe (See photo)
Repair - Remove store and paint wardrobe doors

Building Consent

CLIENT
Southern Response

| | | |
|---------------------|---------------------|------------|
| SCALE A3 @ 1:200 | DRAWING NO A-100 | ISSUE 0 |
| PROJECT NO 20715 | | |

0mm 0 mm 0 mm
Above for guidance only. Do not scale these drawings.



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON & TURNER ARCHITECTS

Auckland | Wellington | Christchurch

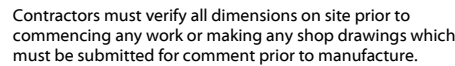
3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

www.stephensonturner.com

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Site Plan

SCALE
A3 @ 1:100

| PROJECT NO | DRAWING NO | ISSUE |
|------------|------------|-------|
| 20715 | A-200 | 0 |



**STEPHENSON
& TURNER
ARCHITECTS**

Fire Safety

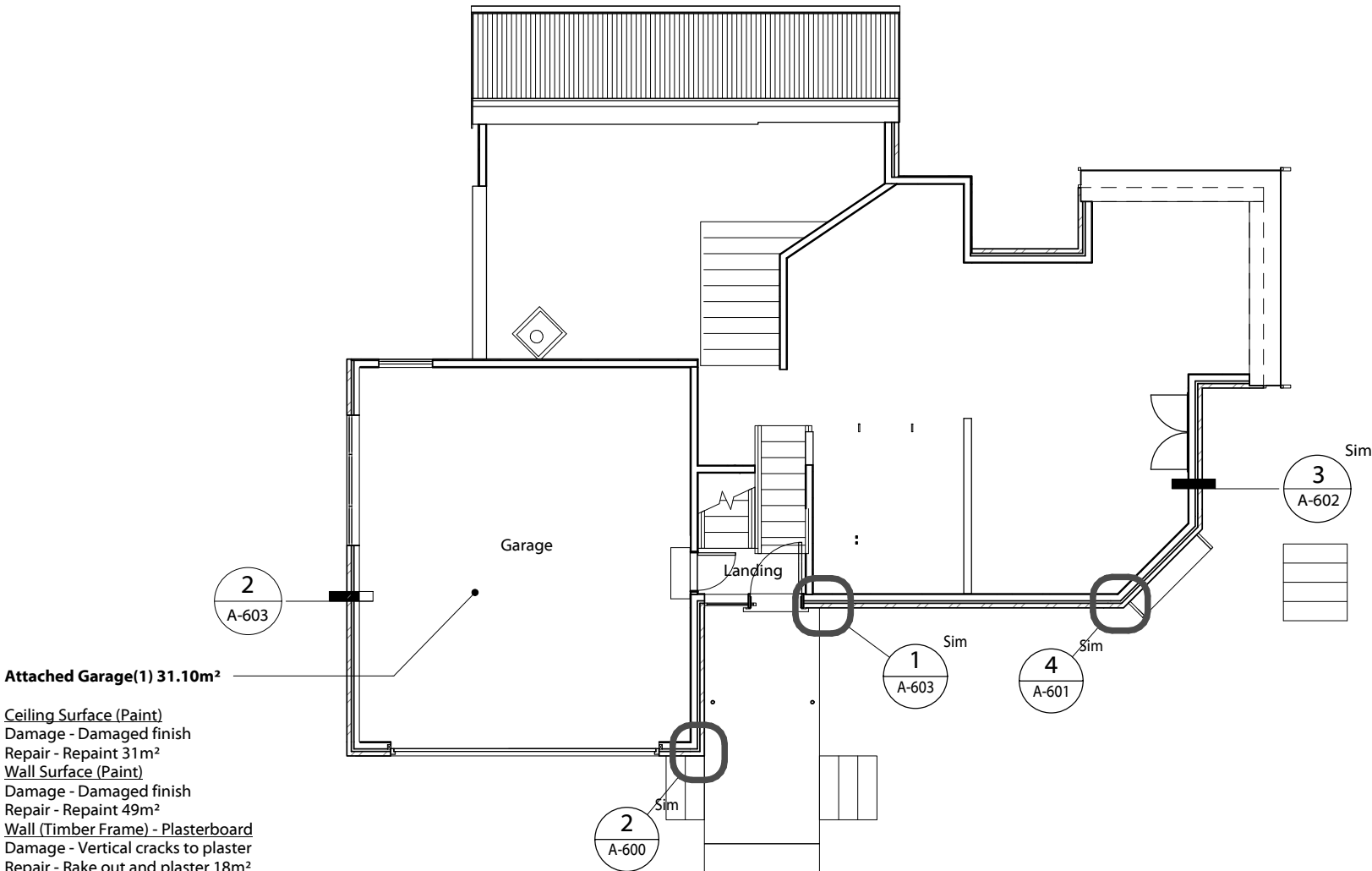
The location and operation of existing smoke detectors is to be confirmed on site. Ensure type and placement meet NZBC – F7 & C/AS1. Provide new complying smoke detectors as necessary, positioned in accordance with part 3.3 – within 3m of each sleeping area, and cover all points along the fire escape path. Fire escape path is less than 25m as required by NZBC C/AS1.

Any existing or new solid/liquid/gas fuel heating systems must be installed by qualified tradespersons in accordance with relevant NZ standards and the NZBC. The system installer must provide the homeowner with a compliance certificate on completion.

Smoke Alarms

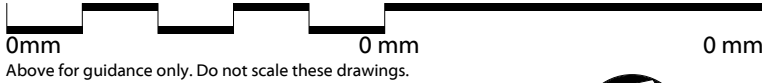


Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 5 of 24
11/09/2014



- Attached Garage(1) 31.10m²**
- Ceiling Surface (Paint)
 - Damage - Damaged finish
 - Repair - Repaint 31m²
 - Wall Surface (Paint)
 - Damage - Damaged finish
 - Repair - Repaint 49m²
 - Wall (Timber Frame) - Plasterboard
 - Damage - Vertical cracks to plaster
 - Repair - Rake out and plaster 18m²
 - Damage - Structural cracks to plaster
 - Repair - Replace plaster and trim 11.88m²
 - Trim (90mm) Rimu
 - Repair - Remove and replace 5.00 l/m
 - Garage Door (Auto Double) Tilt-a-door Metal 9.40m²
 - Damage- Door out of alignment
 - Repair - Adjust x1
 - Window (Aluminium) Single Glazed 2.60m²
 - Repair- Sand prepare and varnish 6.50m²
 - Built in Shelves (See Photo) x1
 - Repair - Remove and reinstate for repairs x1
 - Work Tops (Timber) x1
 - Reaoiur - Remove and reinstate for repairs x1

Building Consent



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
&TURNER
ARCHITECTS

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Floor Plan Existing 2

CLIENT
Southern Response

| | | |
|---------------------|------------|-------|
| SCALE A3 @ 1:100 | DRAWING NO | ISSUE |
| PROJECT NO 20715 | A-201 | 0 |

Bedroom(3) 7.38m²

Floor (Timber) - Contents 7.38m²
Damage - Squeaks
Repair - Refix flooring 7.38m²
Repair - Allow to remove and replace portion of flooring to check timber connections of timber stringer to ceiling below 2.6m²
Ceiling Surface (Paint)
Damage - Damaged finish
Repair - Rake out and Plaster 2m²
Repair - Repaint 7.38m²
Wall (Timber Frame) - Plasterboard
Damage - Horizontal cracks to plaster
Repair - Rake out and Plaster 2m²
Repair - Remove and replace lining paper 11m²
Repair - Repaint including trims 11m²
Trim (60mm) Rimu
Repair- Sand, Prepare and varnish 9.00l/m
Window (Aluminium) Single Glazed 2.40m²
Repair- Sand, Prepare and varnish reveals 6.20 l/m

AURECON - replace ceiling lining to Architectural specification (indicated by shading)

HWC Cupboard 5.80m²

Repair - Remove HWC for repairs x1
Ceiling Surface (Paint)
Damage - Damaged finish
Repair - Rake out and Plaster 2.00m²
Repair - Repaint 5.80m²
Wall (Timber Frame) - Plasterboard
Damage - Horizontal cracks to plaster
Repair - Rake out and plaster 2.00m²
Damage - Structural cracks to plaster
Repair - Remove and replace Plasterboard and stop 2.88m²
Repair - Repaint including trims 17.00m²
Trim (90mm) Rimu
Repair- Remove and reinstate 5.00l/m
Repair- Sand, Prepare and varnish 5.00l/m

Comment- Redundant HWC in Closet

Bedroom(4) 13.70m²

Ceiling Surface (Paint)
Damage - Damaged finish
Repair - Rake out and Plaster 2m²
Repair - Square Stop 8.00l/m
Repair - Repaint 14m²
Wall Surface (Paint over Paper)
Damage - Damaged finish
Repair - Remove and replace lining paper 40m²
Damage - Damaged finish
Repair - Repaint 40m²
Wall (Timber Frame) - Plasterboard
Damage - Horizontal cracks to plaster
Repair - Rake out and Plaster 8m²
Floor (Timber) - Contents 13.7m²
Damage - Squeaks
Repair - Rescrew flooring 13.7m²
Trim (60mm) Rimu
Repair- Sand, Prepare and varnish 15.00l/m
Window (Aluminium) Single Glazed 2.30m²
Repair- Sand, Prepare and varnish reveals 6.00 l/m
Built in Wardrobe (See photo) x1
Repair - Rake out and Plaster 1m²
Repair - Paint inside wardrobe 3m²
Skylight (Fixed) Alum SG
Repair- Sand, Prepare and Paint reveals 6.00l/m
Floor (Timber) Contents 13.70m²
Damage - Squeaks
Repair - Rescrew flooring 13.70m²

Bathroom (1) 4.90m²

Ceiling Surface (Paint)
Damage - Damaged finish
Repair - Repaint 4.90m²
Skylight (Fixed) Alum SG
Repair- Sand, Prepare and Paint reveals 6.00l/m
Wall Surface (Paint)
Damage - Damaged Finish
Repair- Repaint 12.00m²
Wall (Timber Frame) Plasterboard
Damage- Vertical cracks to plaster
Repair - Rake out and Plaster 3.00m²
Fans (Heater) x1
Repair - remove and reinstate for repairs x1
Mirror
Damage - Remove for repair
Repair - remove and reinstate for repairs
Skylight (Fixed) Alum SG
Repair- Sand, Prepare and Paint reveals 6.00l/m

Hall(1) 10.00m²

Ceiling (Flat) - Plasterboard
Damage - Extensive Damage to Plasterboard Linings
Repair - Remove plasterboard linings 10.00m²
Repair - Replace Plasterboard and Stop 10.00m²
Repair - Square Stop 16.00l/m
Repair - Paint Ceiling 10.00m²
Trim (90mm) Rimu
Repair- Remove and reinstate 1.20l/m
Repair- Sand, Prepare and varnish 12.00l/m
Window (Aluminium) Single Glazed 1.40m²
Repair- Sand, Prepare and varnish 3.50l/m
Floor (Timber) - Contents 19.26m²
Damage - Flooring Loose
Repair - Refix flooring 19.26m²
Wall (Timber Frame) - Plasterboard
Damage - Vertical cracks to plaster
Repair - Remove lining paper 27.00m²
Repair - Replace lining paper 30.00m²
Damage - Vertical cracks to plaster
Repair - Repaint entire room 30.00m²
Damage - Vertical cracks to plaster
Repair - Rake out and plaster 6.00m²
Damage - Structural cracks to plaster
Repair - Remove, replace plasterboard and stop 3.00m²

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 6 of 24
11/09/2014

Bedroom(2) 9.00 m²

Ceiling Surface (Paint)
Damage - Damaged finish
Repair - Repaint 9m²
Wall Surface (Paint over Paper)
Damage - Damaged finish
Repair - Remove and replace lining paper 32m²
Repair - Repaint 32m²
Wall (Timber Frame) - Plasterboard
Damage - Vertical cracks to plaster
Repair - Rake out and plaster 1m²
Trim (60mm) Rimu
Repair- Sand, Prepare and varnish 12.00 l/m
Window (Aluminium) Single Glazed 2.30m²
Repair- Sand, Prepare and varnish 6.00 l/m
Built in Wardrobe (See photo) 0.90m²
Damage - Damaged finish
Repair - Rake out and Plaster 1.00m²
Repair - Repaint entire wardrobe including trims 10.00m²
Floor (Timber) Contents 8.90m²
Damage - Squeaks
Repair - Rescrew flooring 8.90m²

Stairs 3.60m²

Wall (Timber Frame) Plasterboard
Damage - Horizontal cracks to plaster
Repair - Remove lining paper 32.00m²
Repair - Replace lining paper 36.00m²
Repair- Rake out and Plaster 2.00m²
Damage - Structural cracks to plaster
Repair - Remove and replace Plasterboard and stop 4.00m²
Repair - Repaint including trims 36.00m²
Repair - Remove and reinstate handrail for repairs 2.50l/m
Ceiling (Flat) - Plasterboard
Damage - Extensive Damage to Plasterboard Linings
Repair - Remove plasterboard linings 3.60m²
Repair - Replace Plasterboard and Stop 3.60m²
Repair- Allow to square Stop 6.00l/m
Repair - Paint Ceiling 3.60m²
Window (Aluminium) Single Glazed 2.30m²
Repair- Sand, Prepare and varnish 6.00l/m
Light Fitting (See Photo) x1
Repair - remove and reinstate x1
Floor (Timber) Floating hardwood floor 19.26m²
Damage- Continuation of dining room/kitchen
Repair - Remove and replace flooring, Steps and landing 5.50m²
External Door (Solid timber with side window) Timber 3.40m²
Repair - ease and adjust 2 hrs
Repair - paint door, internal and external 3.40m²
Stair
Repair - Erect a scaffold in the stairwell to reline the ceiling and to plaster and redecorate
Trim (90mm) Rimu
Repair- Sand, Prepare and varnish 10.00l/m

Ensuite(1) 3.50m²

Ceiling (Flat) Plasterboard
Damage - Damaged finish
Repair - Repaint 3.5m²
Wall (Timber Frame) - Plasterboard
Damage - Vertical cracks to plaster
Repair - Rake out and plaster 2.00m²
Repair- Repaint 20.00m²
Window (Aluminium) Single Glazed 0.70m²
Repair- Sand, Prepare and varnish 3.50 l/m
Mirror
Damage - Remove for repair
Repair - remove and reinstate for repairs

NOTE:
AURECON comments highlighted in text box. Reference should also be made to Aurecon Repair Methodology document for further detail

Fire Safety

The location and operation of existing smoke detectors is to be confirmed on site. Ensure type and placement meet NZBC – F7 & C/AS1. Provide new complying smoke detectors as necessary, positioned in accordance with part 3.3 – within 3m of each sleeping area, and cover all points along the fire escape path. Fire escape path is less than 25m as required by NZBC C/AS1.

Any existing or new solid/liquid/gas fuel heating systems must be installed by qualified tradespersons in accordance with relevant NZ standards and the NZBC. The system installer must provide the homeowner with a compliance certificate on completion.

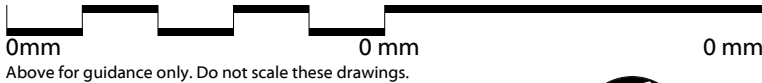
Smoke Alarms



Bedroom(1) 20.0m²

Ceiling Surface (Paint)
Damage - Damaged finish
Repair- Square stop 13.00l/m
Repair - Repaint 20m²
Ceiling (Gable) - Plasterboard
Damage - Popped fixings
Repair - plaster 3m²
Wall Surface (Paint over Paper)
Damage - Damaged finish
Repair - Remove lining paper 39.00m²
Repair - Replace lining paper 48.00m²
Wall (Timber Frame) - Plasterboard
Damage - Vertical cracks to plaster
Repair - Rake out and plaster 6m²
Damage- Structural cracks to plaster
Repair - Remove, replace plasterboard and stop 9.00m²
Repair- Repaint 48.00m²
Trim (60mm) Rimu
Repair- Remove and reinstate 6.00 l/m
Repair- Sand, Prepare and varnish 18.00l/m
Floor (Timber) - Contents 20m²
Damage - Squeaks
Repair - Rescrew 20m²
Window (Aluminium) Single Glazed 2.30m²
Repair- Sand, Prepare and varnish 6.00l/m
Window (Aluminium) Single Glazed 2.30m²
Repair- Ease and adjust - Hinges 2x replacements 1.00 sum
Repair- Sand, Prepare and varnish reveals 6.00l/m
Built in Wardrobe (See photo) 9.00m²
Damage- Damaged finish
Repair- Rake out and Plaster 1.00m²
Repair- Repaint entire wardrobe including trims 10.60m²
Built in Wardrobe (See photo) 1.00m²
Damage- Damaged finish
Repair- Rake out and Plaster 1.00m²
Repair- Repaint entire wardrobe including trims 10.60m²

Building Consent



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.



© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
&TURNER
ARCHITECTS

Auckland | Wellington | Christchurch

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968



www.stephensonturner.com

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Floor Plan Existing 3

CLIENT
Southern Response

SCALE
A3 @ 1:100

PROJECT NO
20715

DRAWING NO
A-202

ISSUE
0

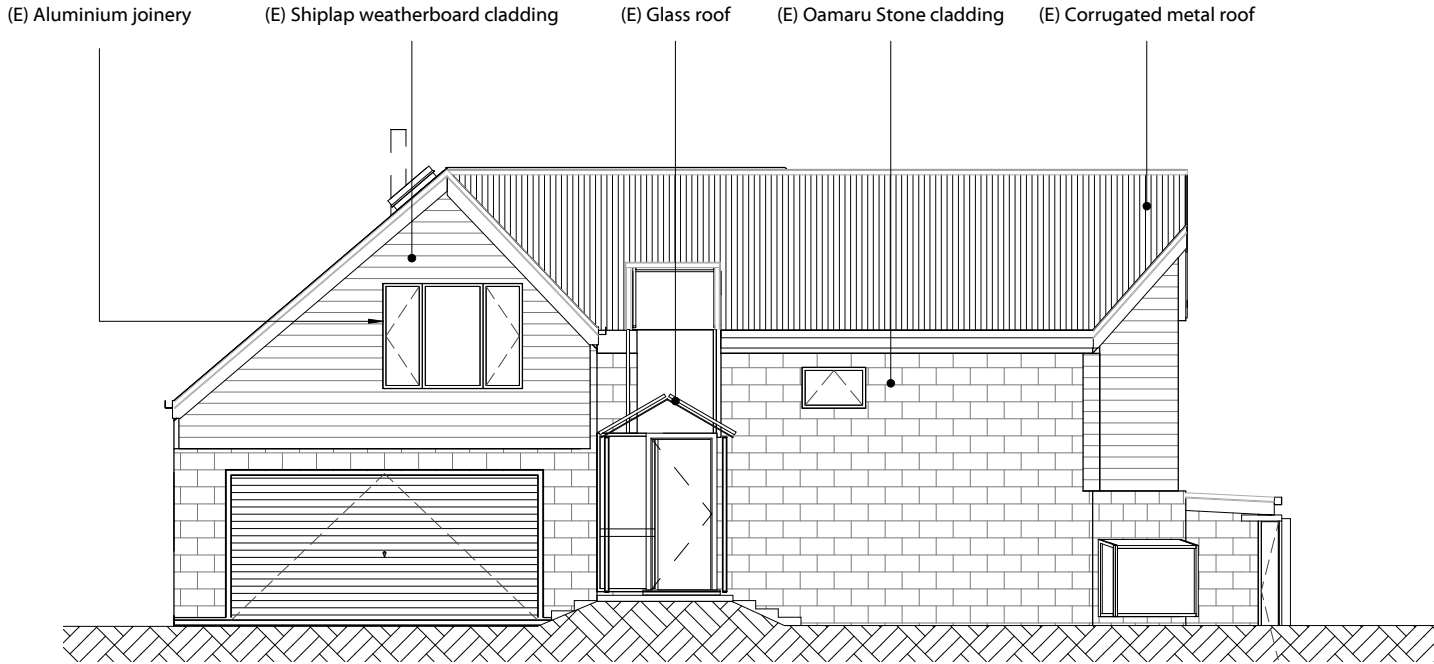
Elevation

Wall/Cladding (Timber Frame) - Oamaru 80m²
Damage - Oamaru Stone cladding collapsed
Repair - Replace with Sto Poren Block 80m²
Repair - Remove remaining Omaru Stone 25.00m²
Repair - Remove and dispose of temporary polystyrene cladding 25.00m²
Repair - Epoxy inject west wall below garage 6.00l/m
Repair - Plaster Walls 20.00m²
Repair - Paint 20.00m²
Vent Pipe - Remove and reinstate for repairs x1

Comment: 2 out side AC units will need to be reconnected



1 East Elevation



2 South Elevation

Building Consent

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

**STEPHENSON
&TURNER
ARCHITECTS**

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Elevations Existing

CLIENT
Southern Response

SCALE
A3 @ 1:100

PROJECT NO
20715

DRAWING NO
A-300

ISSUE
0

0m 5 m 10 m

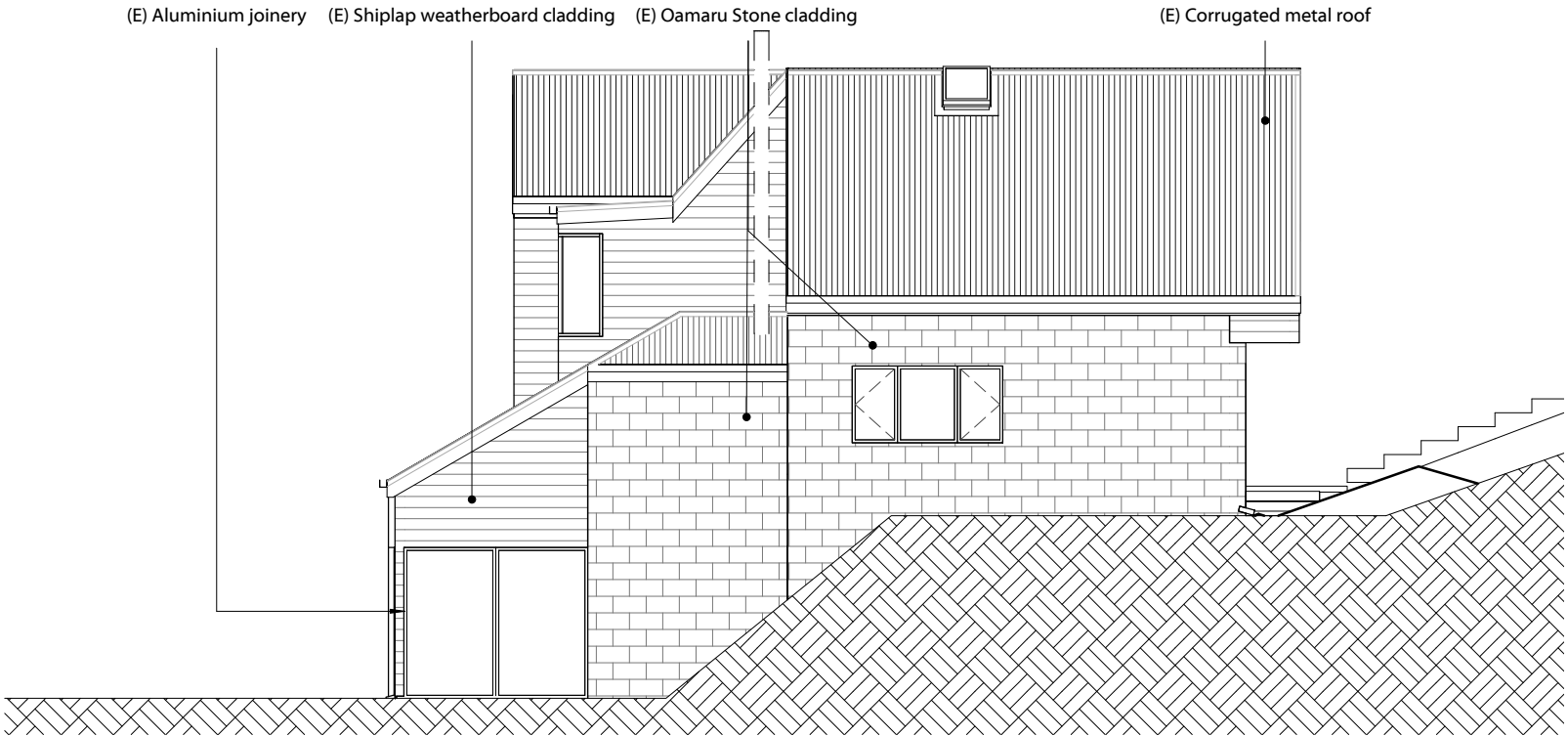
Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

Elevation

Wall/Cladding (Timber Frame) - Oamaru 92m²
Damage - Oamaru Stone cladding collapsed
Repair - Replace with Sto Poren Block 60m²
Repair - Remove remaining Omaru Stone 25.00m²
Repair - Remove and dispose of temporary polystyrene cladding 25.00m²
Repair - Epoxy inject west wall below garage 6.00l/m
Repair - Plaster Walls 20.00m²
Repair - Paint 20.00m²
Vent Pipe - Remove and reinstate for repairs x1

Comment: 2 out side AC units will need to be reconnected

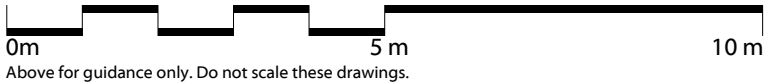


1 West Elevation



2 North Elevation

Building Consent



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
&TURNER
ARCHITECTS

Auckland | Wellington | Christchurch

www.stephensonturner.com

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Elevations Existing 2

CLIENT
Southern Response

SCALE
A3 @ 1:100

PROJECT NO
20715

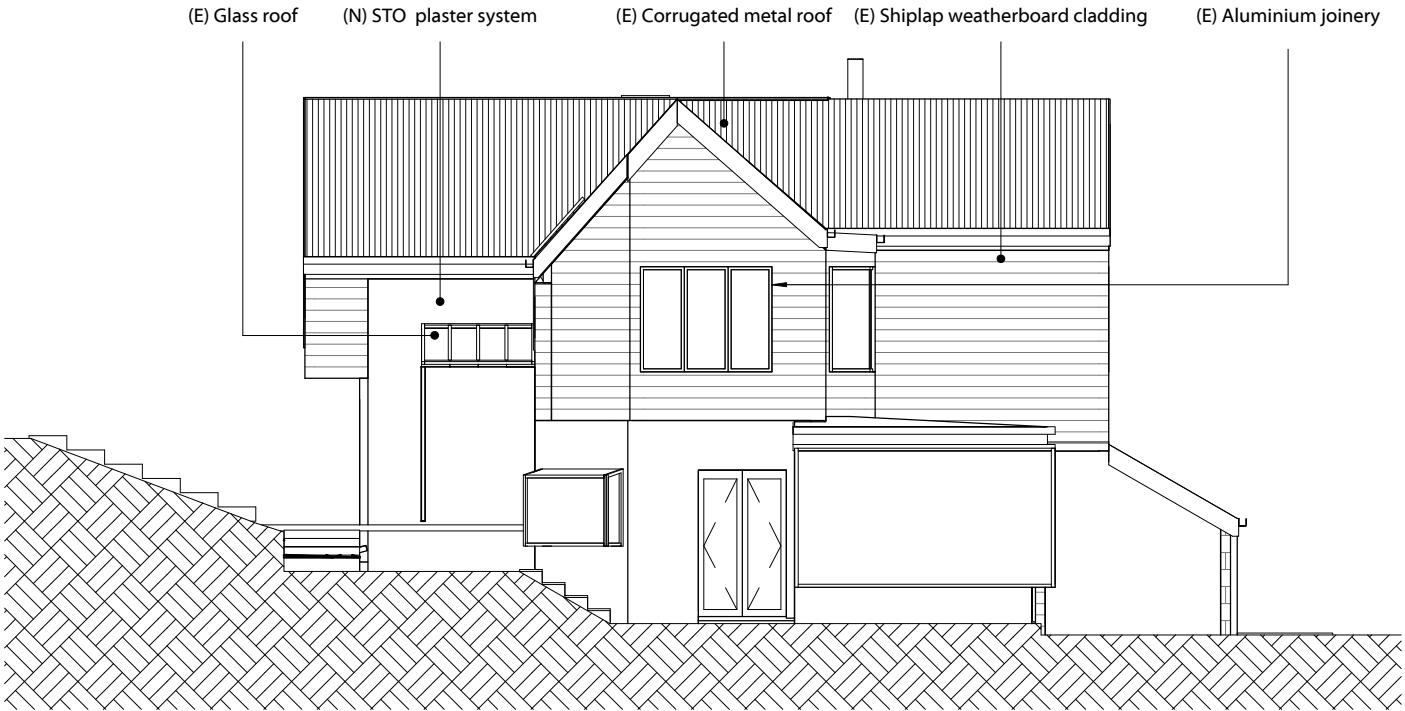
DRAWING NO
A-301

ISSUE
0

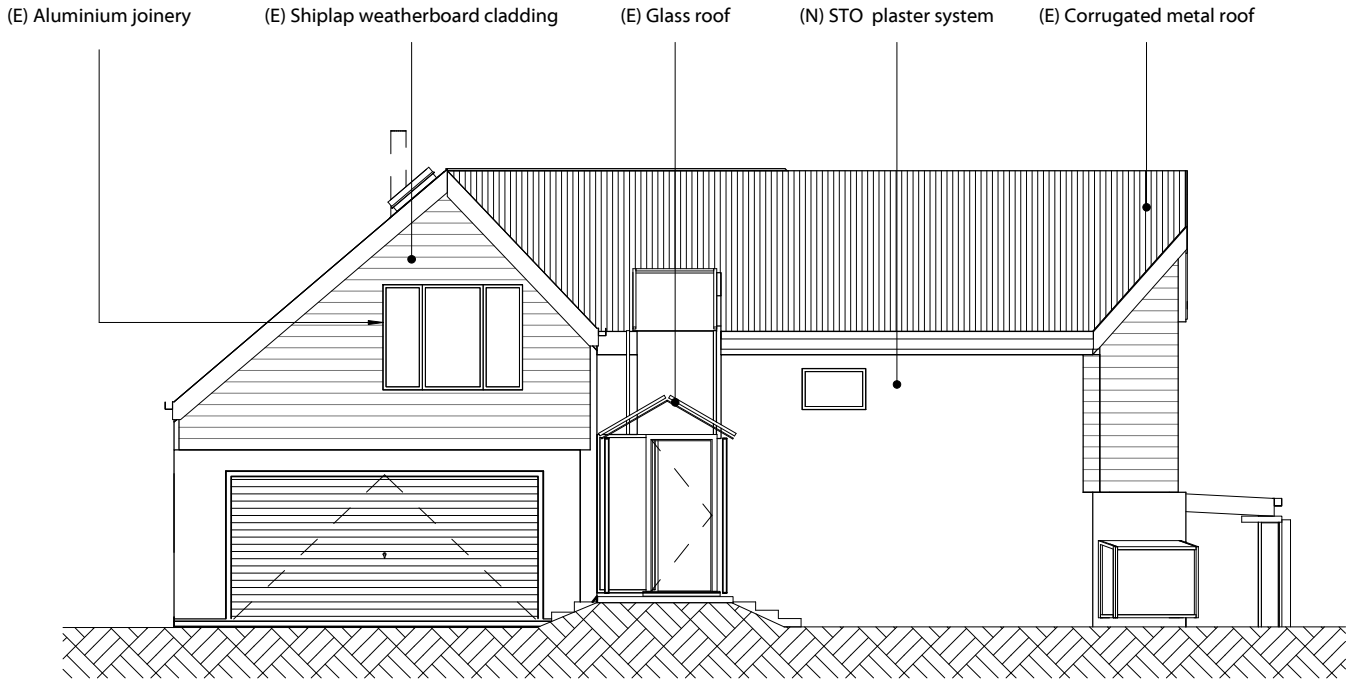
Elevation

Wall/Cladding (Timber Frame) - Oamaru 92m²
Damage - Oamaru Stone cladding collapsed
Repair - Replace with Sto Poren Block 60m²
Repair - Remove remaining Omaru Stone 25.00m²
Repair - Remove and dispose of temporary polystyrene cladding 25.00m²
Repair - Epoxy inject west wall below garage 6.00l/m
Repair - Plaster Walls 20.00m²
Repair - Paint 20.00m²
Vent Pipe - Remove and reinstate for repairs x1

Comment: 2 out side AC units will need to be reconnected



1 Proposed East Elevation
1 : 100



2 Proposed South Elevation
1 : 100

Building Consent

CLIENT
Southern Response


SCALE
A3 @ 1:100

PROJECT NO
20715

DRAWING NO
A-310

ISSUE
0

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Elevations Proposed

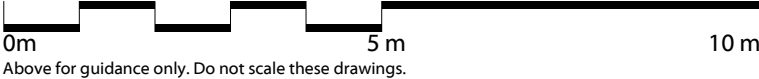
3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968


www.stephensonturner.com

STEPHENSON
&TURNER
ARCHITECTS

Auckland | Wellington | Christchurch

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

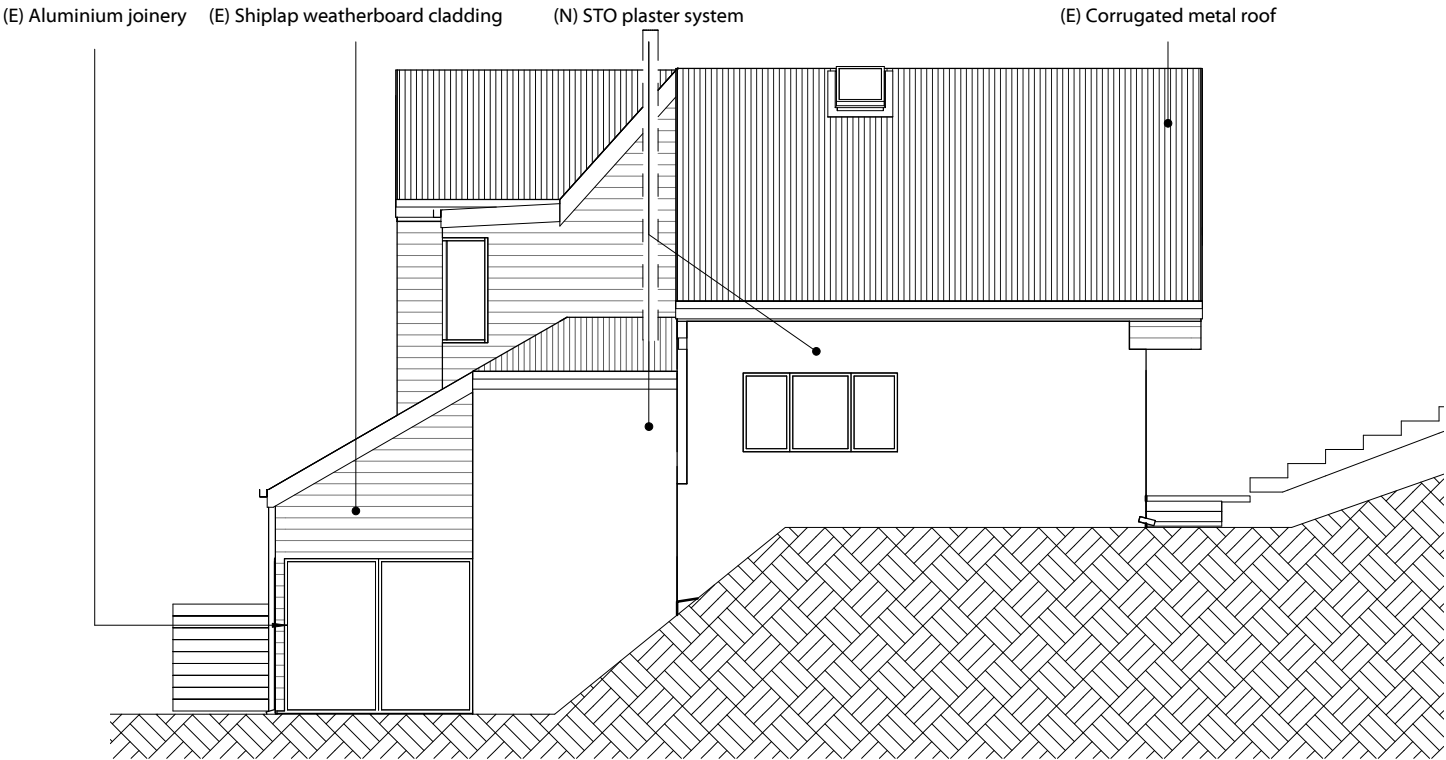


Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

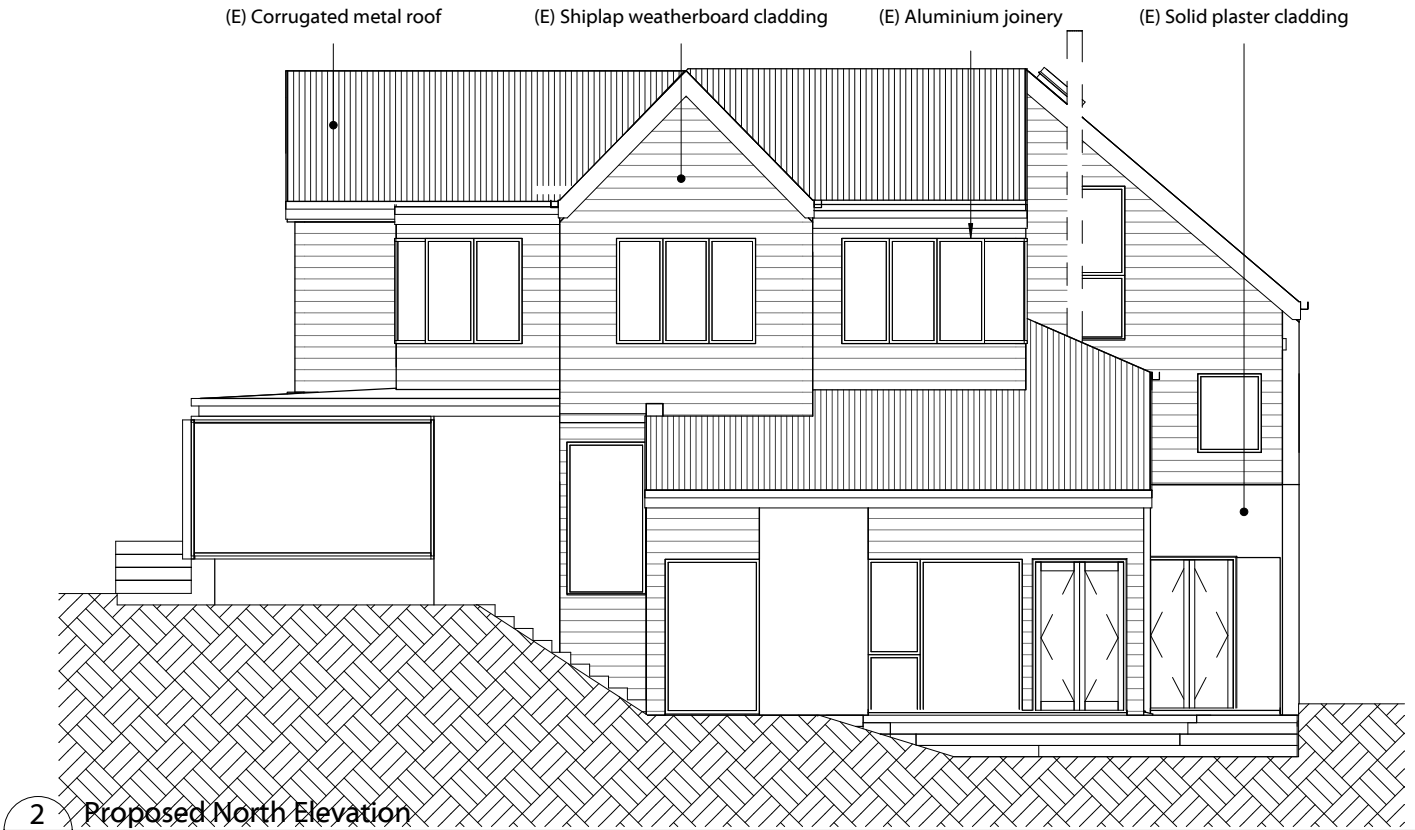
Elevation

Wall/Cladding (Timber Frame) - Oamaru 92m²
Damage - Oamaru Stone cladding collapsed
Repair - Replace with Sto Poren Block 60m²
Repair - Remove remaining Omaru Stone 25.00m²
Repair - Remove and dispose of temporary polystyrene cladding 25.00m²
Repair - Epoxy inject west wall below garage 6.00l/m
Repair - Plaster Walls 20.00m²
Repair - Paint 20.00m²
Vent Pipe - Remove and reinstate for repairs x1

Comment: 2 out side AC units will need to be reconnected



1 Proposed West Elevation
1 : 100



2 Proposed North Elevation
1 : 100

Building Consent

CLIENT
Southern Response

SCALE
A3 @ 1:100

PROJECT NO
20715

DRAWING NO
A-311

ISSUE
0

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
&TURNER
ARCHITECTS

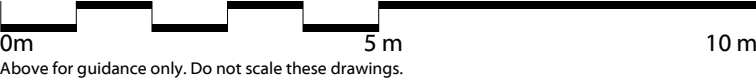
3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052

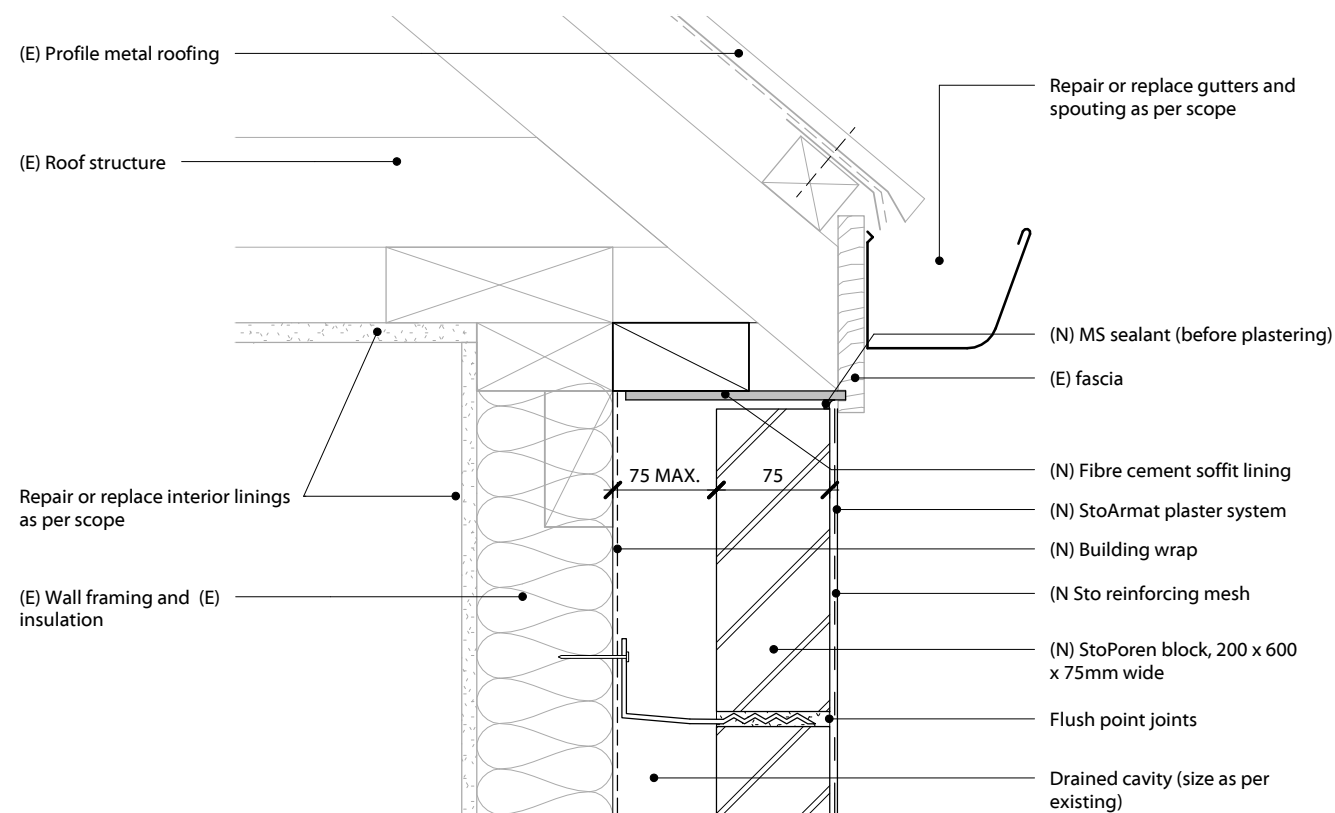
DRAWING TITLE
Elevations Proposed 2

Auckland | Wellington | Christchurch

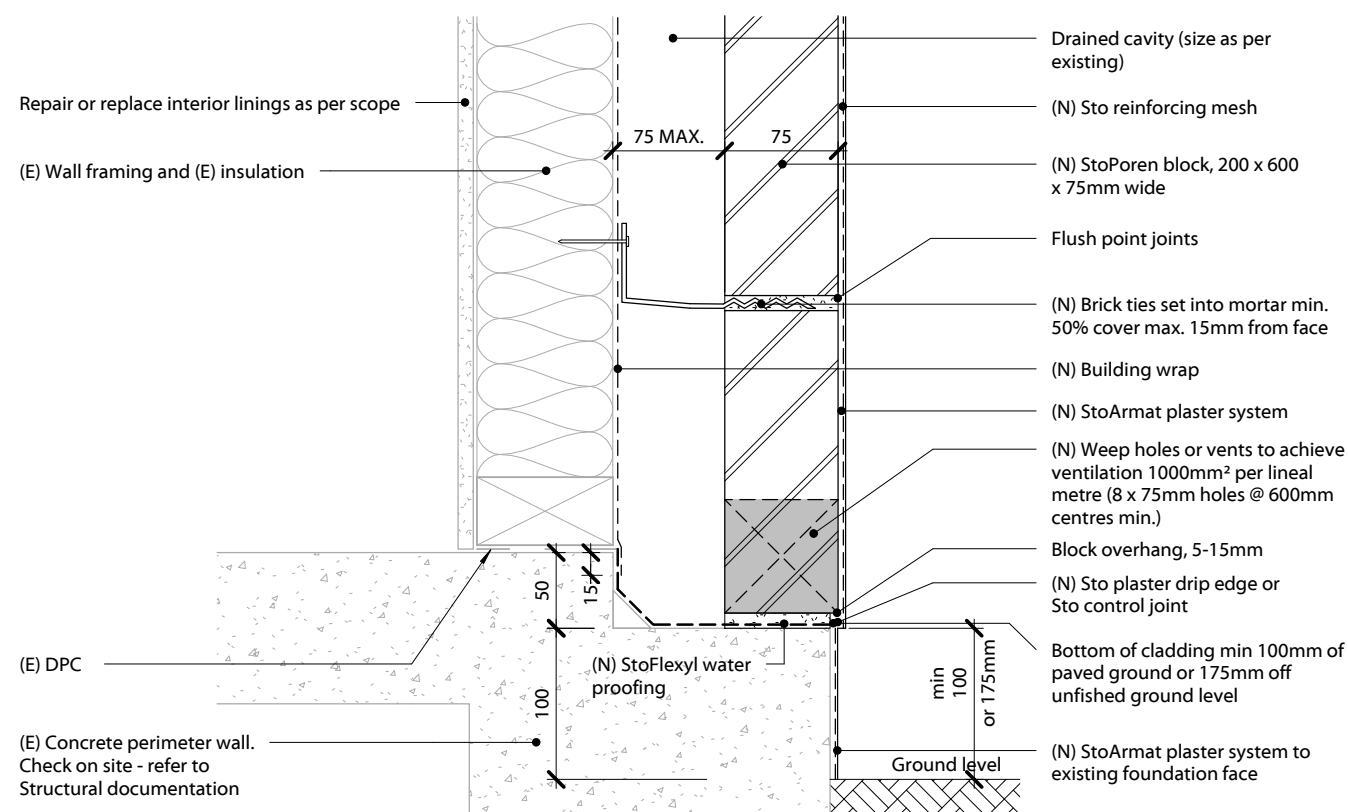
www.stephensonturner.com



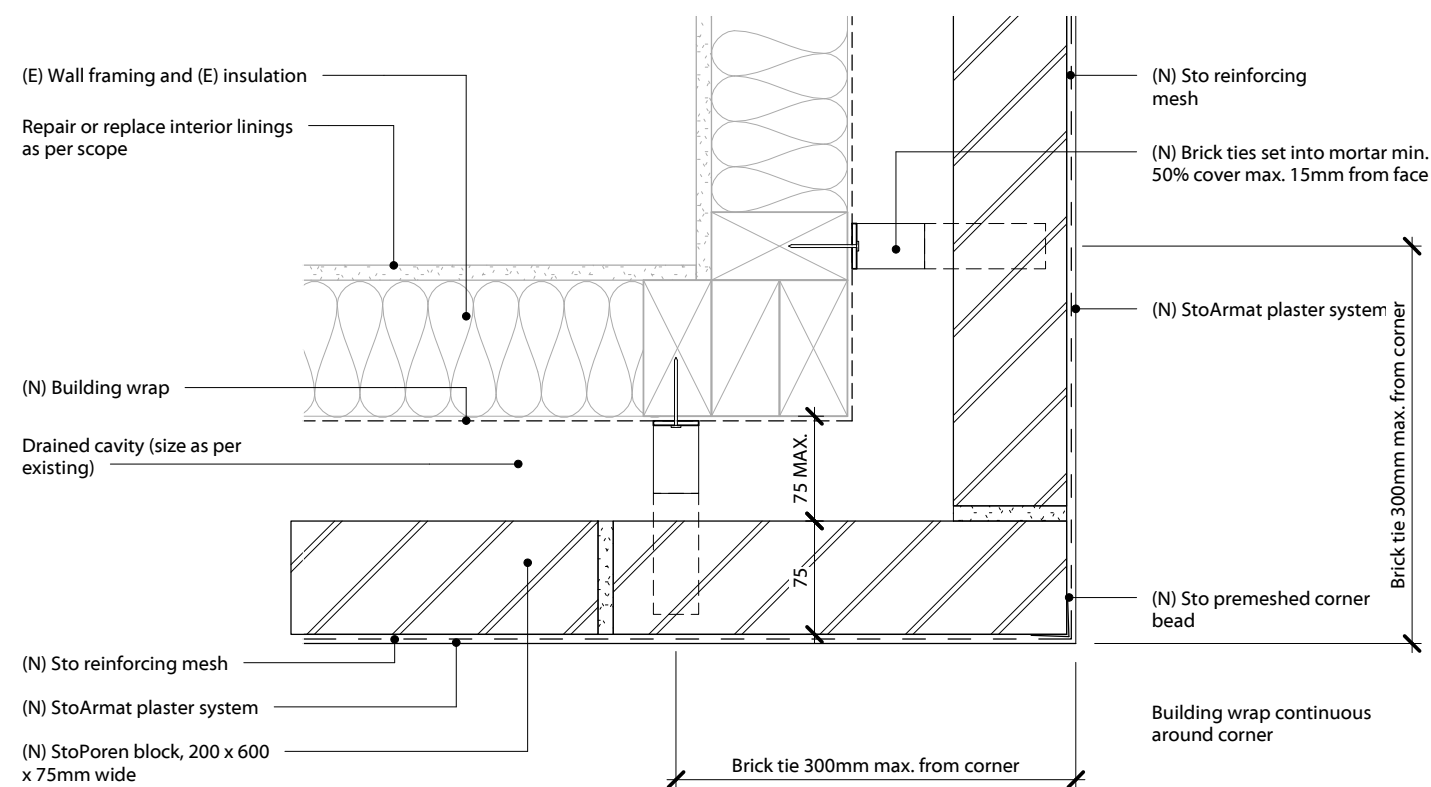
Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.



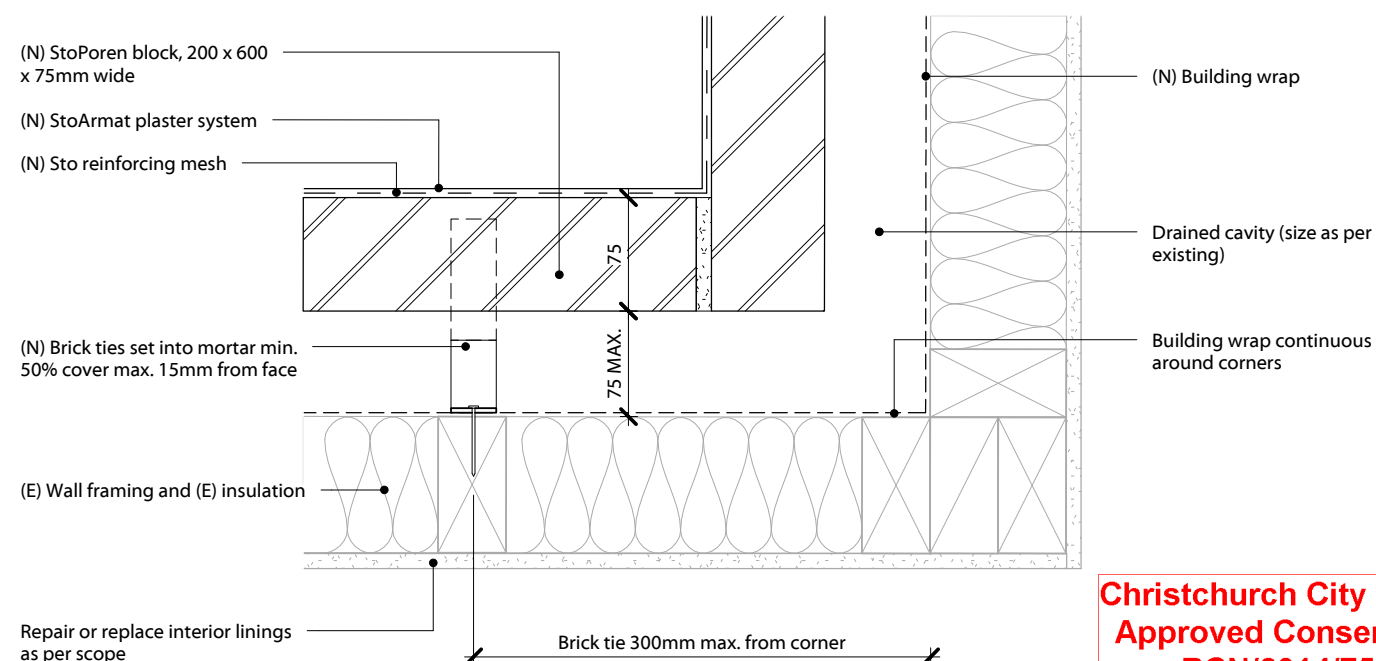
1 StoPoren Brick - Eaves detail
A-200 1:5



3 StoPoren Brick - Base of wall
A-200 1:5



2 StoPoren Brick - External corner
A-201 1:5



4 StoPoren Brick - Internal corner
A-200 1 : 5

**Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 11 of 24
11/09/2014**



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

**STEPHENSON
& TURNER
ARCHITECTS**

3/27 Tyne St
Riccanton
Christchurch
8013
New Zealand
+64 3 974 1968

ensonturner.com

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052

Building Envelope Details

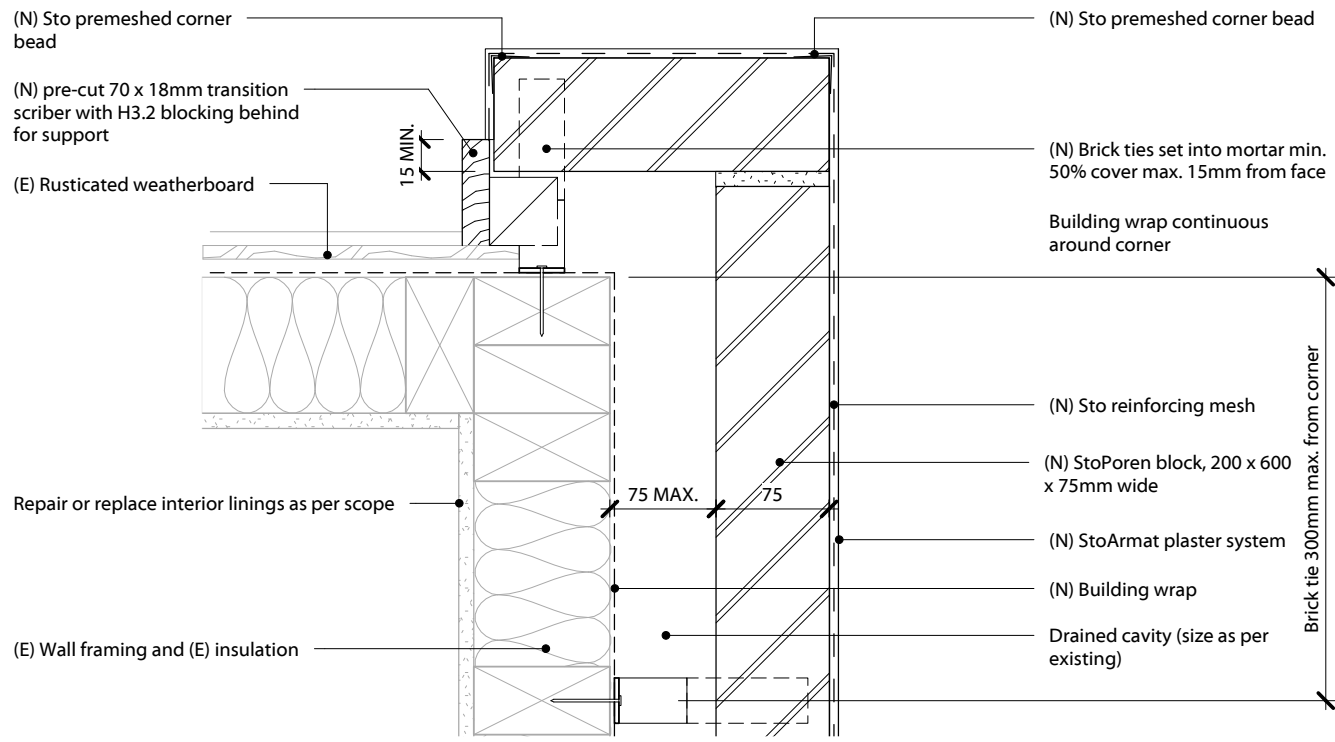
CLIENT
Southern Response

SCALE
A3 @ 1:5

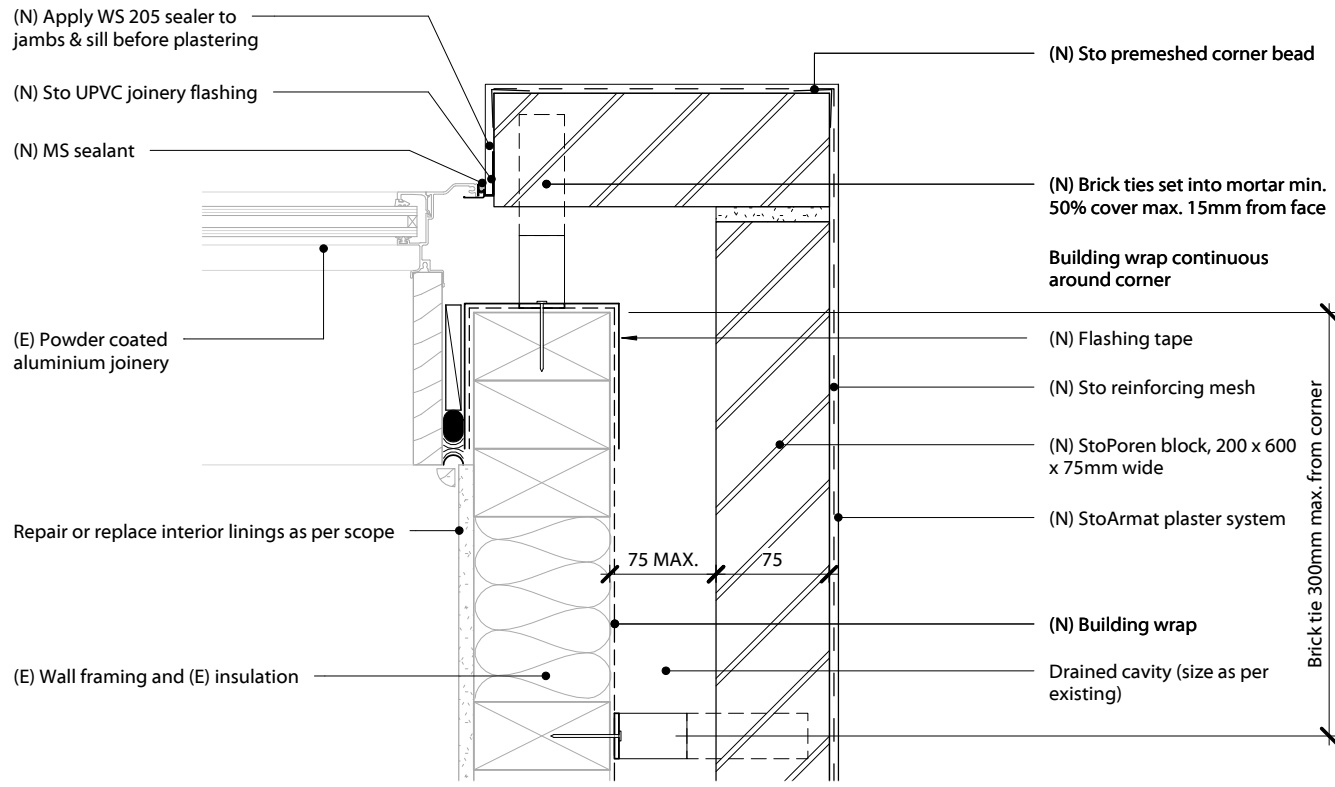
PROJECT NO
20715

DRAWING NO
A-600

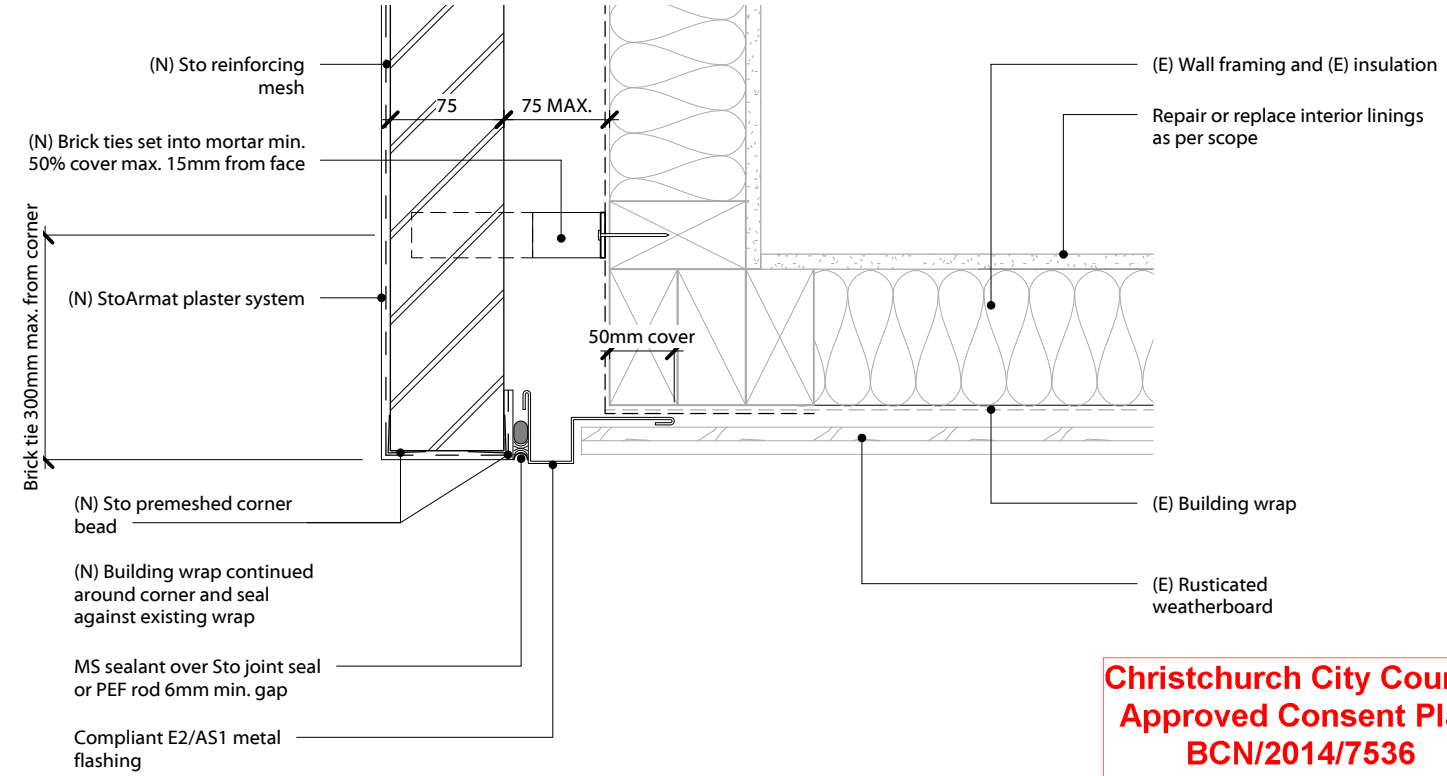
ISSUE
C



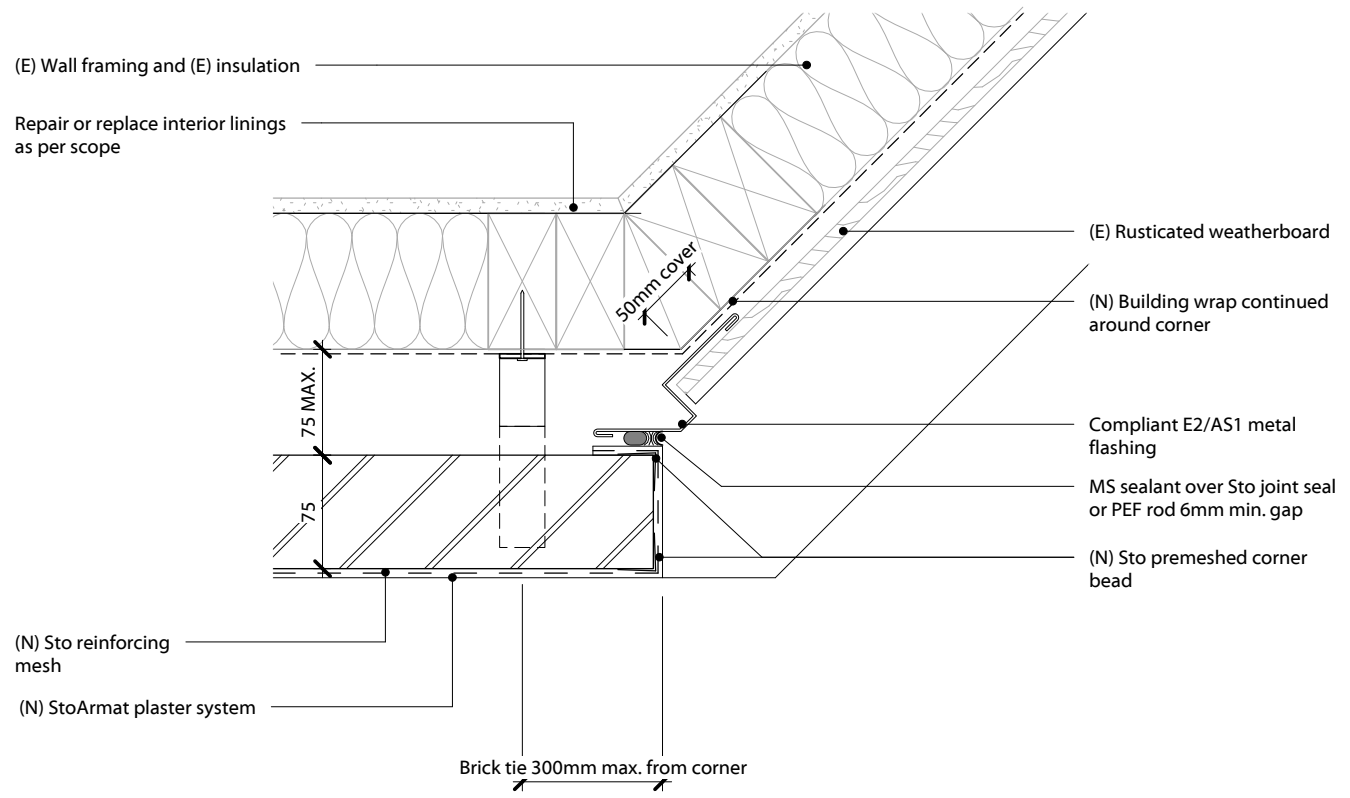
1 StoPoren Brick - Weatherboard/cladding corner junction
A-200 1:5



3 StoPoren Brick - Window/cladding corner junction
A-200 1:5

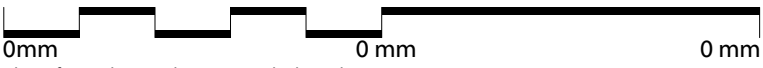


2 StoPoren Brick - External corner weatherboard junction
1:5



4 StoPoren Brick - External 45° corner weatherboard junction
A-201 1:5

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 12 of 24
11/09/2014



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
& TURNER
ARCHITECTS

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Building Envelope Details 2

Building Consent

CLIENT
Southern Response

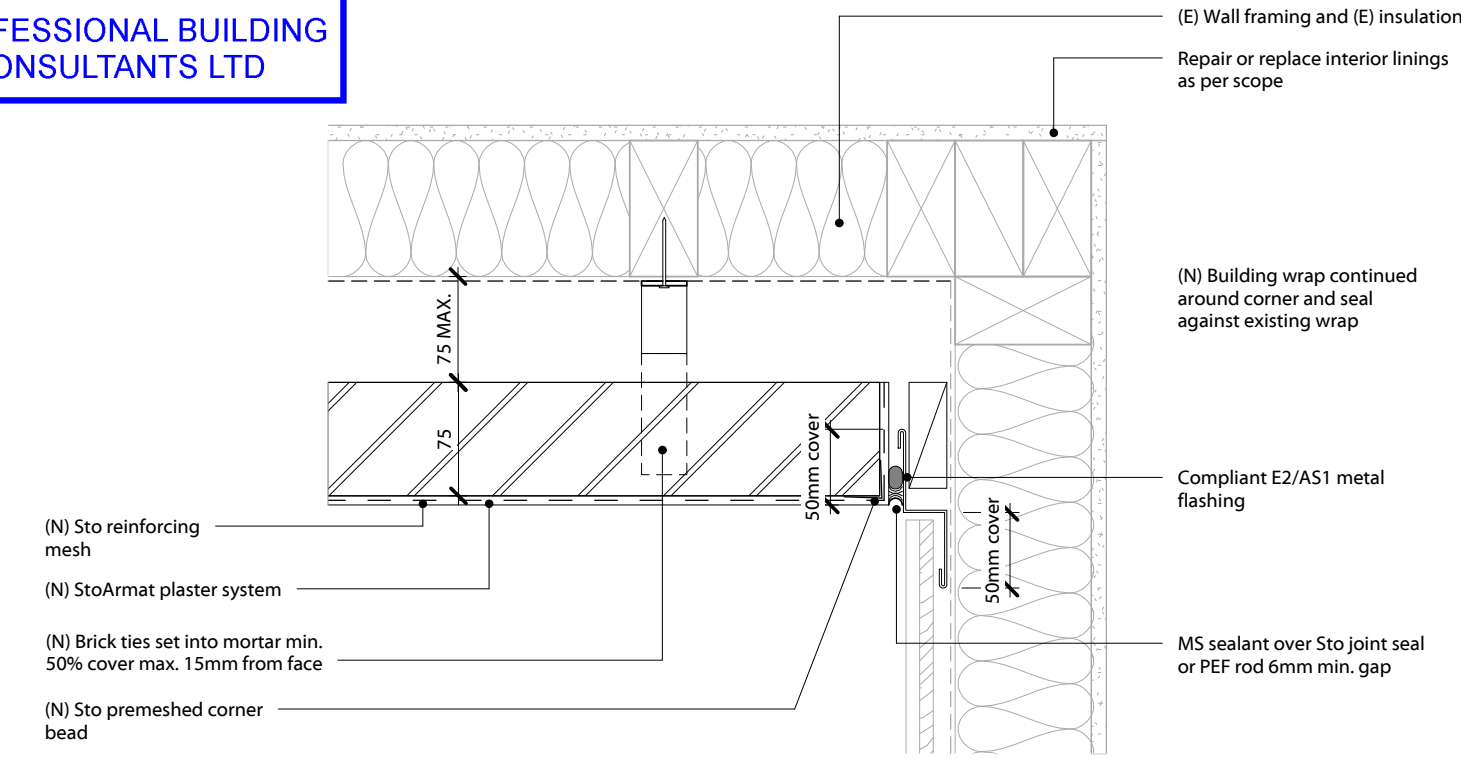
| | | |
|-------------------|---------------------|------------|
| SCALE A3 @ 1:5 | DRAWING NO A-601 | ISSUE 0 |
|-------------------|---------------------|------------|

PROJECT NO
20715

DRAWING NO
A-601

ISSUE
0

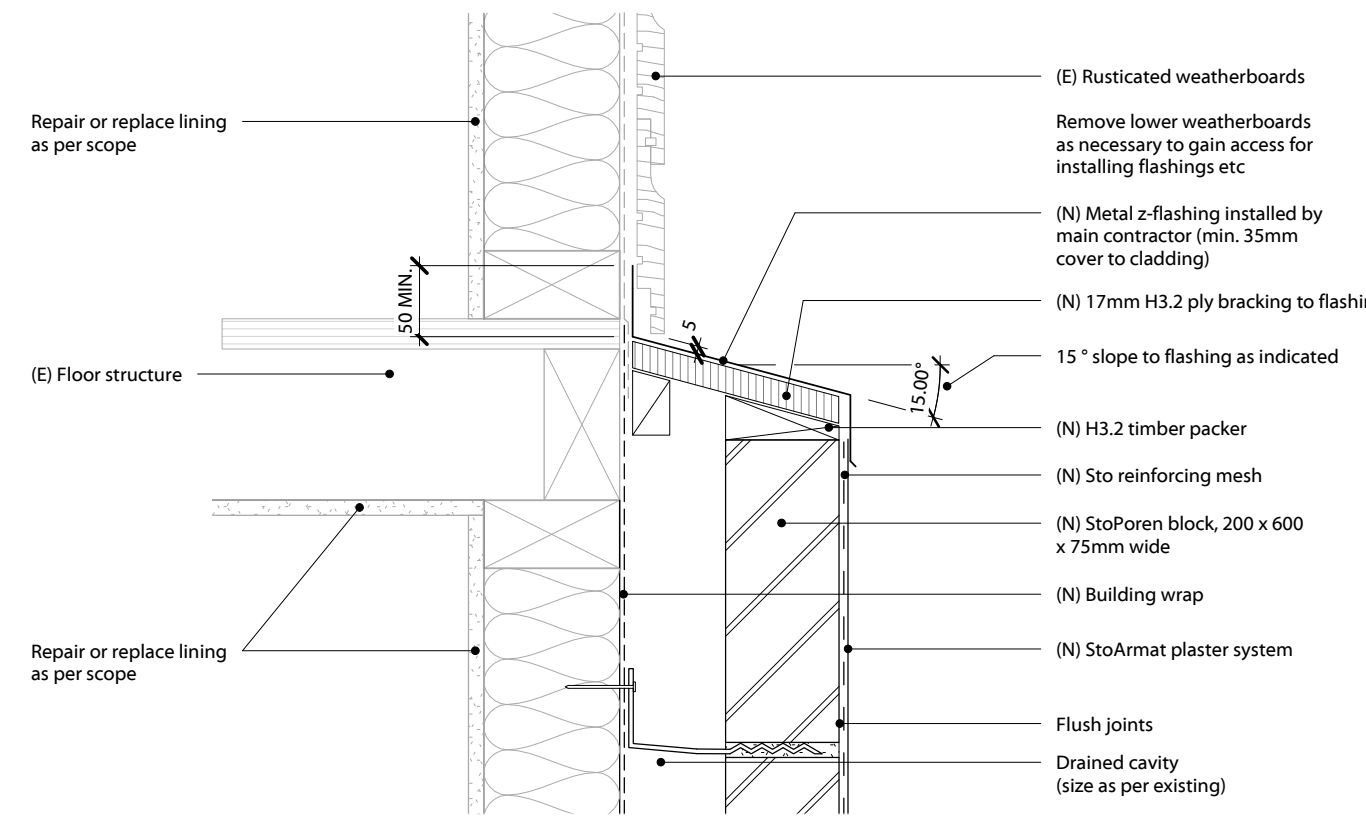
Auckland | Wellington | Christchurch
www.stephensonturner.com



1

StoPoren Brick - Internal corner weatherboard junction

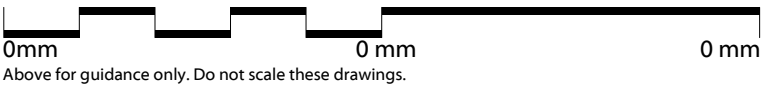
1:5



3

StoPoren Brick - Vertical junction to existing weatherboards

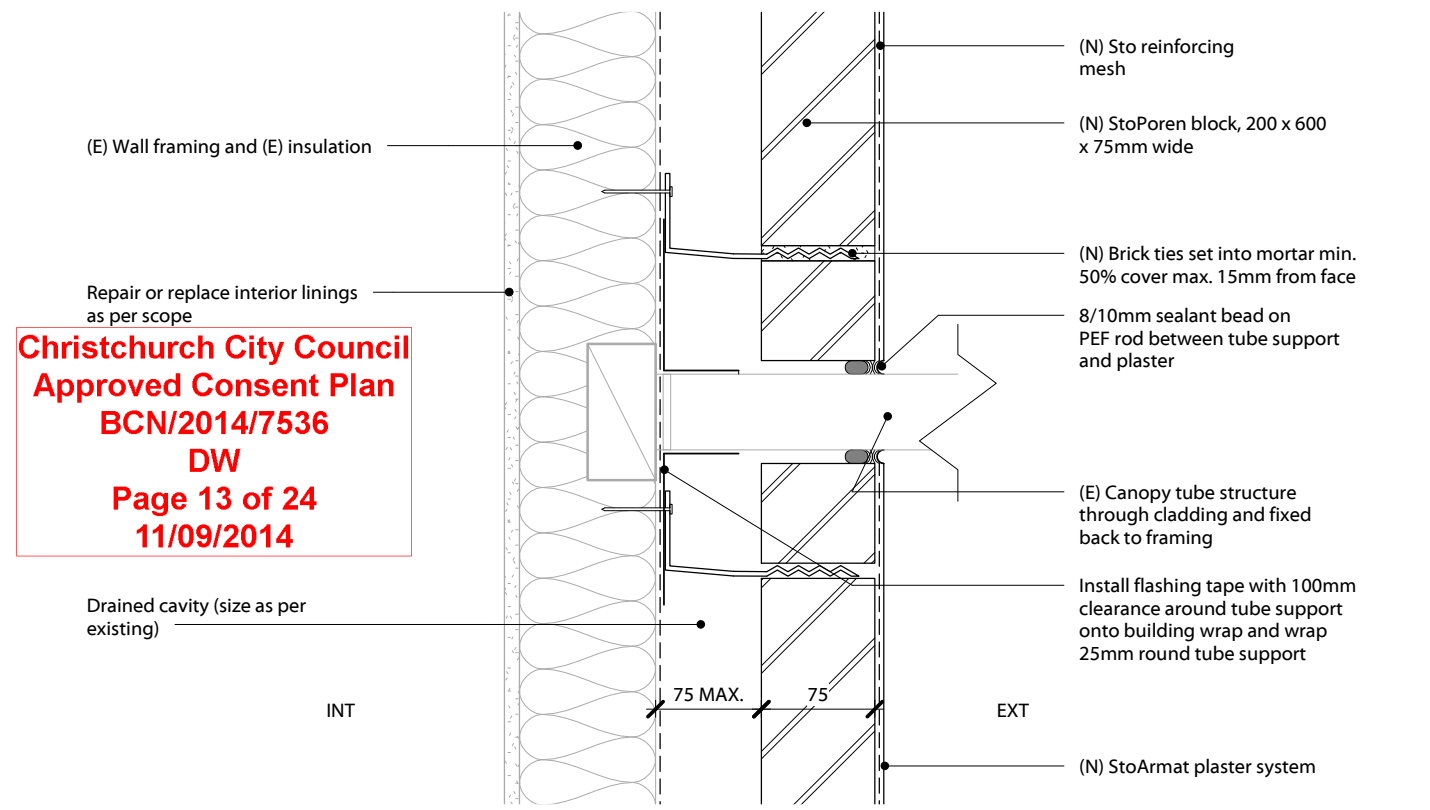
A-201 1:5



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

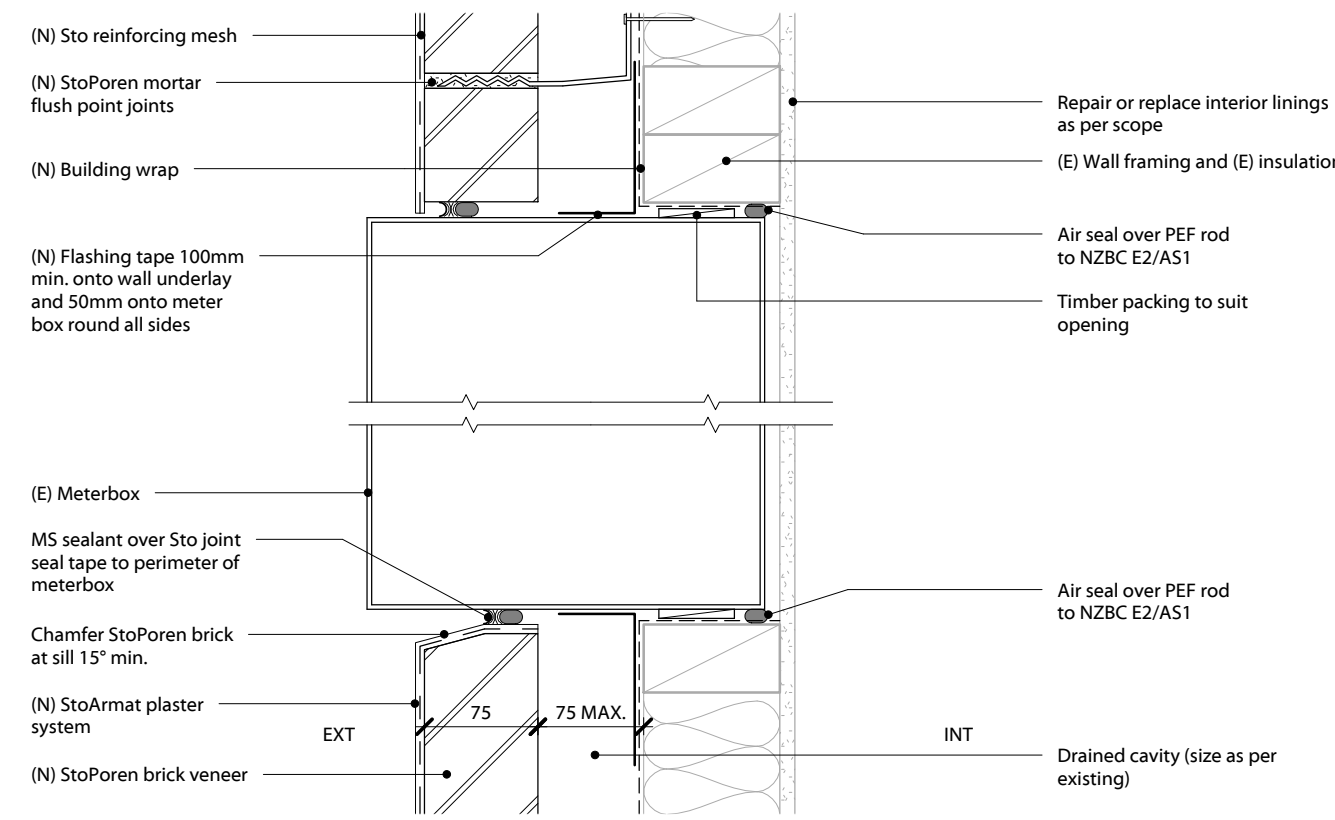
| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| 1 General Amendments | 11/09/14 | IM | DC |
| | | | |
| | | | |
| | | | |



2

StoPoren Brick - Canopy penetration

1:5



4

StoPoren Brick - Meterbox penetration

1:5

Building Consent

STEPHENSON
&TURNER
ARCHITECTS

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052
DRAWING TITLE
Building Envelope Details 3

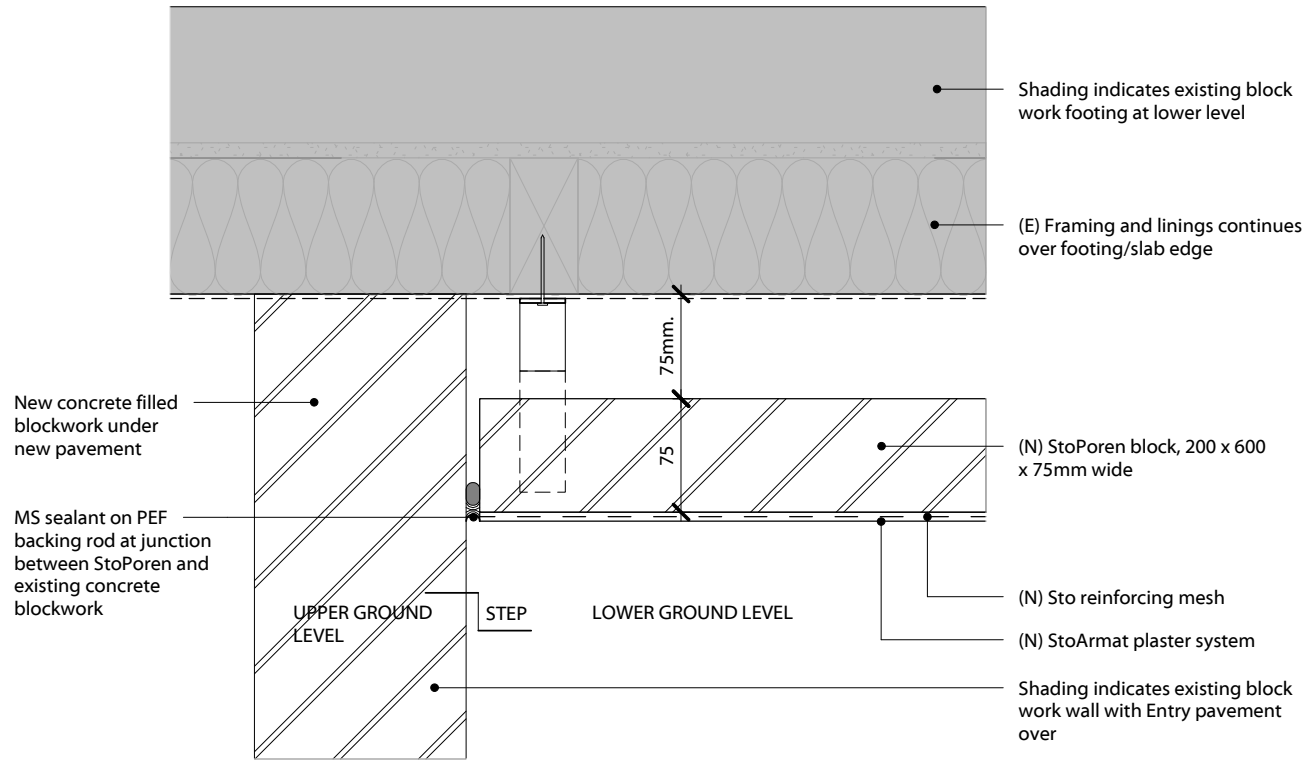
CLIENT
Southern Response

| | | |
|-------------------|---------------------|------------|
| SCALE A3 @ 1:5 | DRAWING NO A-602 | ISSUE 1 |
|-------------------|---------------------|------------|

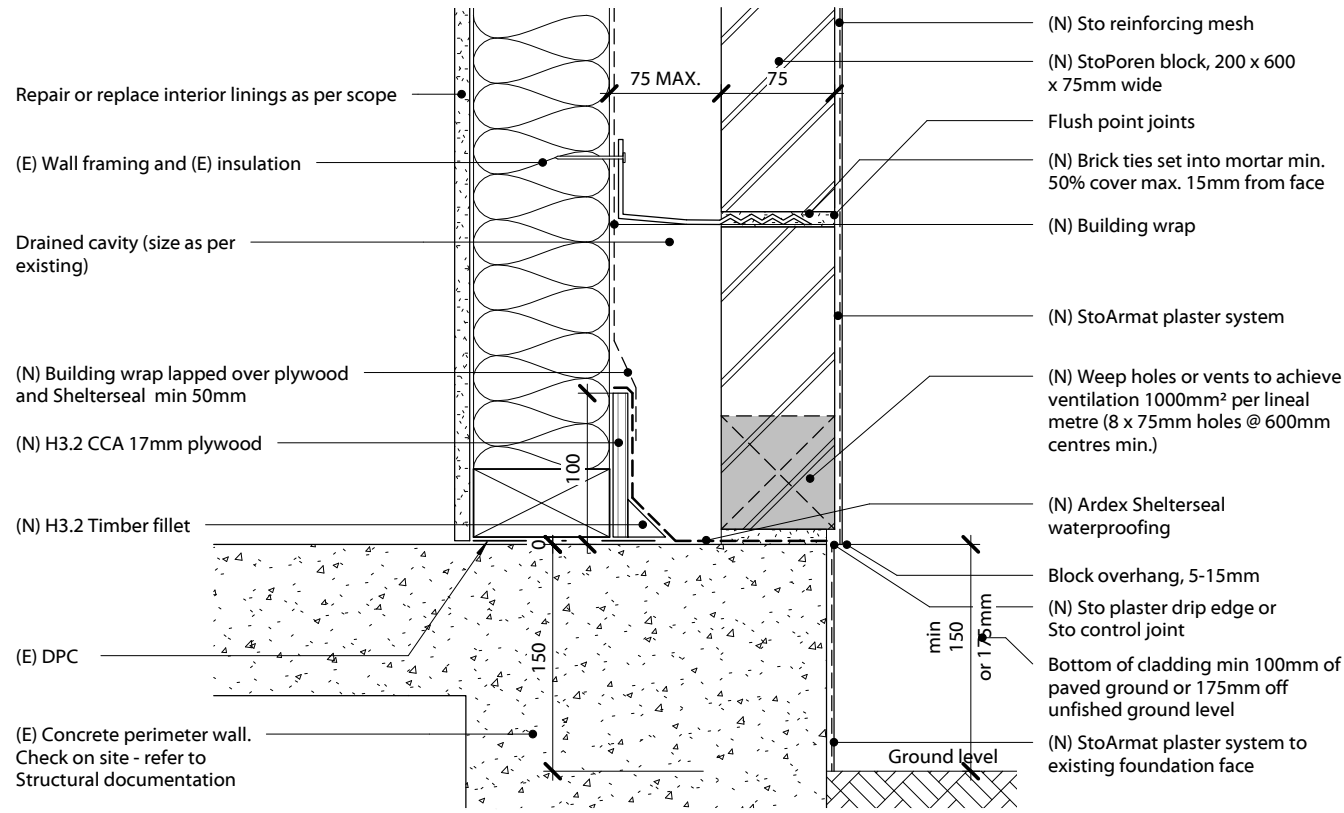
PROJECT NO
20715

Published: 11/08/2014 3:47:54 p.m.
Model: K:\Revit\20715_13 Nehru Place_jmccoy.rvt
Published Filename: 20715-A-603-0.pdf

1 StoPoren Brick - Lower level junction
A-201 1:5



2 StoPoren Brick - Base of wall
1:5



Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 14 of 24
11/09/2014

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
&TURNER
ARCHITECTS

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052

DRAWING TITLE
Building Envelope Details 4

CLIENT
Southern Response

SCALE
A3 @ 1:5

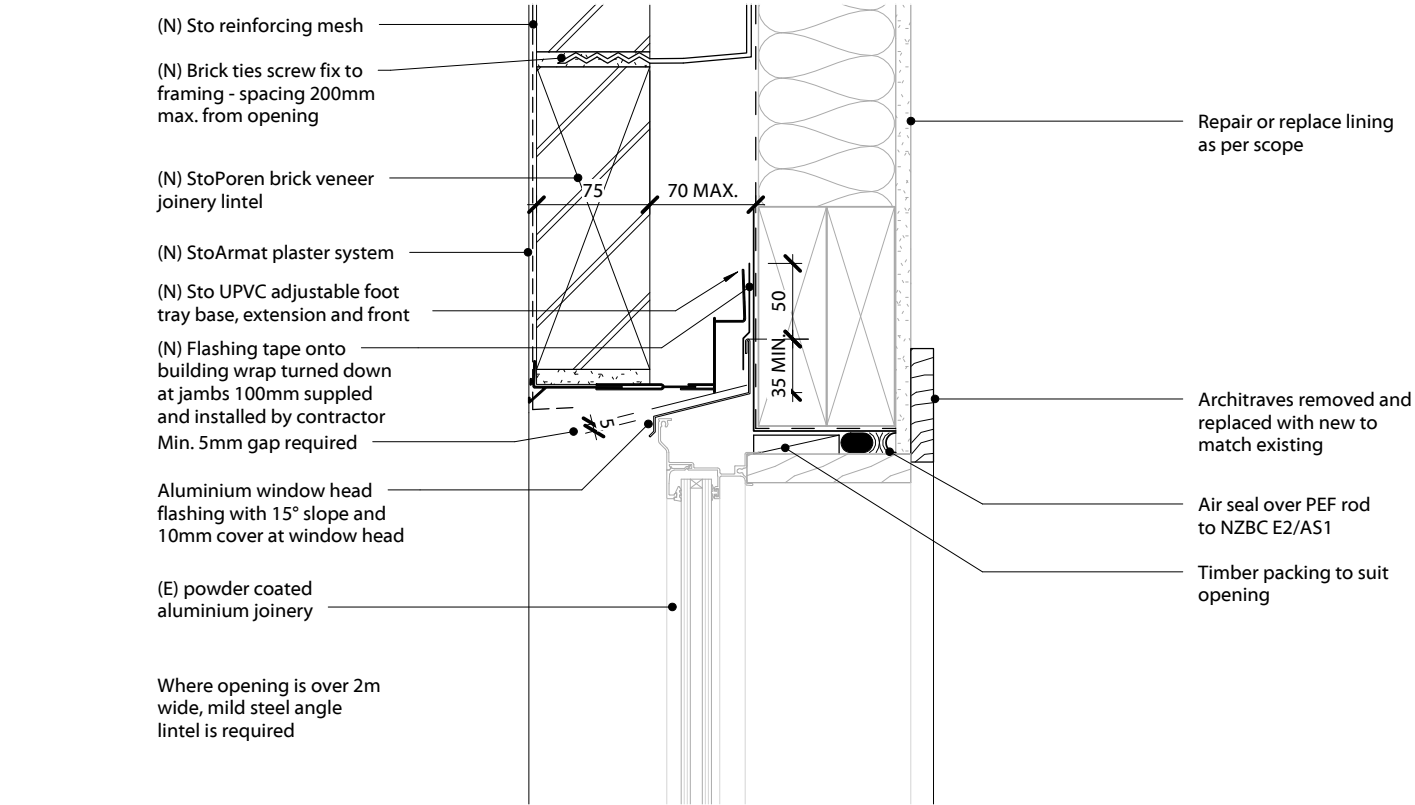
PROJECT NO
20715

DRAWING NO
A-603

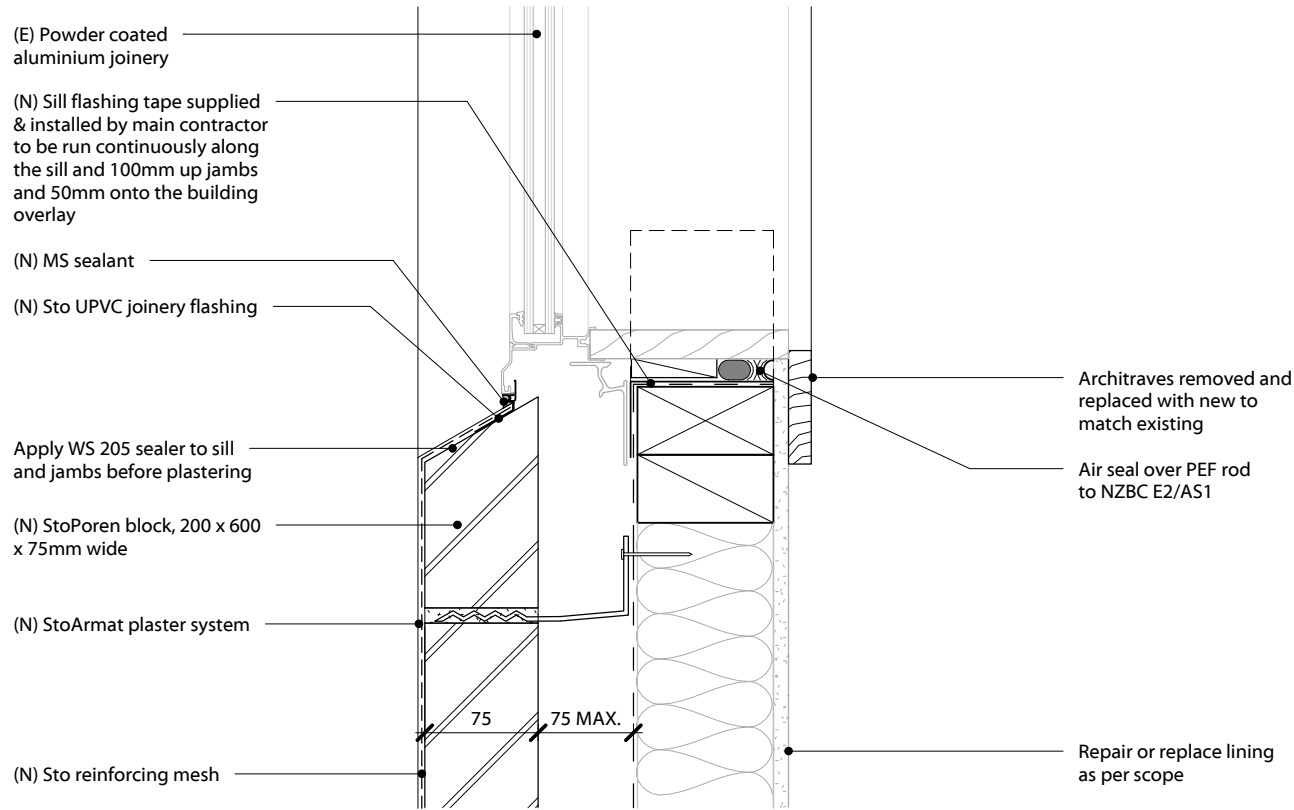
ISSUE
0

Published Filename: 20715-A-610-0.pdf

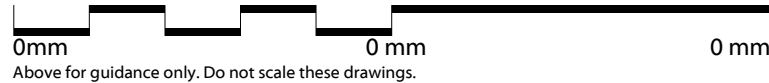
Published: 11/08/2014 3:47:55 p.m.
Model: K:\Revit\20715_13 Nehru Place_jmccoy.rvt



1 StoPoren Brick - Window head
A-202 1:5



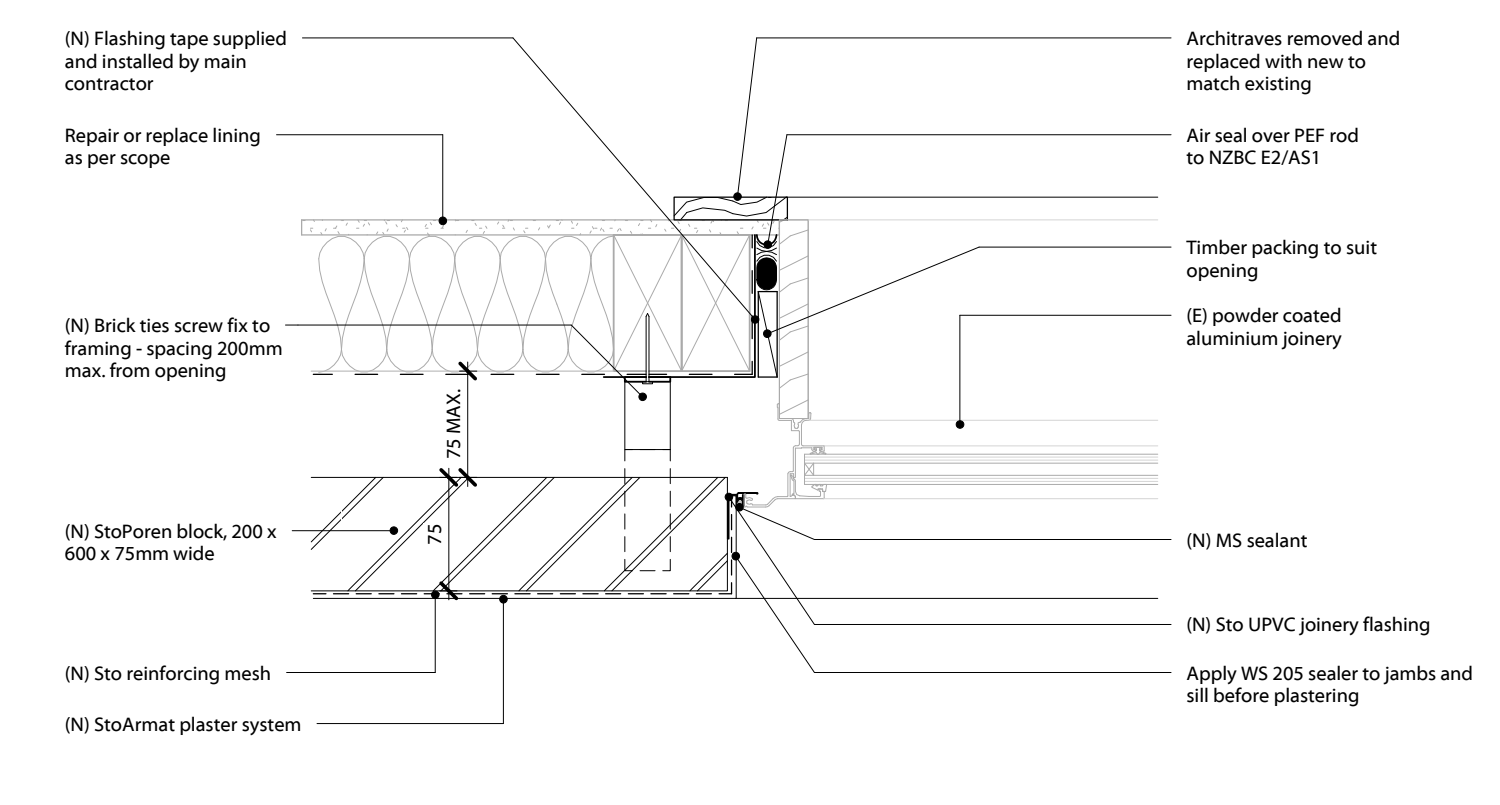
3 StoPoren Brick - Window sill
A-202 1:5



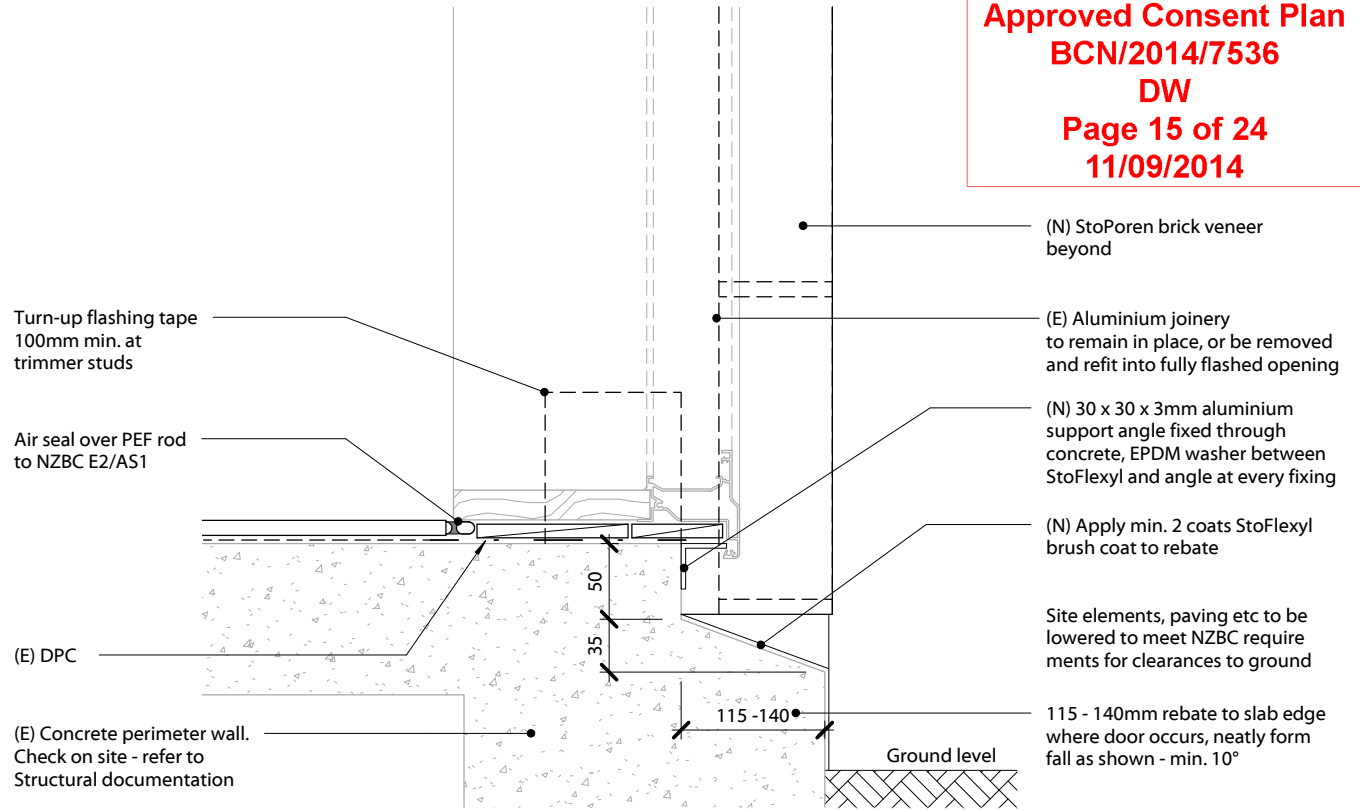
Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |



2 StoPoren Brick - Window jamb
A-202 1:5



4 StoPoren Brick - Door sill
A-200 1:5

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 15 of 24
11/09/2014

Building Consent

CLIENT
Southern Response

| SCALE | DRAWING NO | ISSUE |
|------------|------------|-------|
| A3 @ 1:5 | 20715 | 0 |
| PROJECT NO | | |
| 20715 | A-610 | 0 |

PROJECT
13 Nehru Street
Cashmere, Christchurch 8052

DRAWING TITLE
Door & Window Details

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968



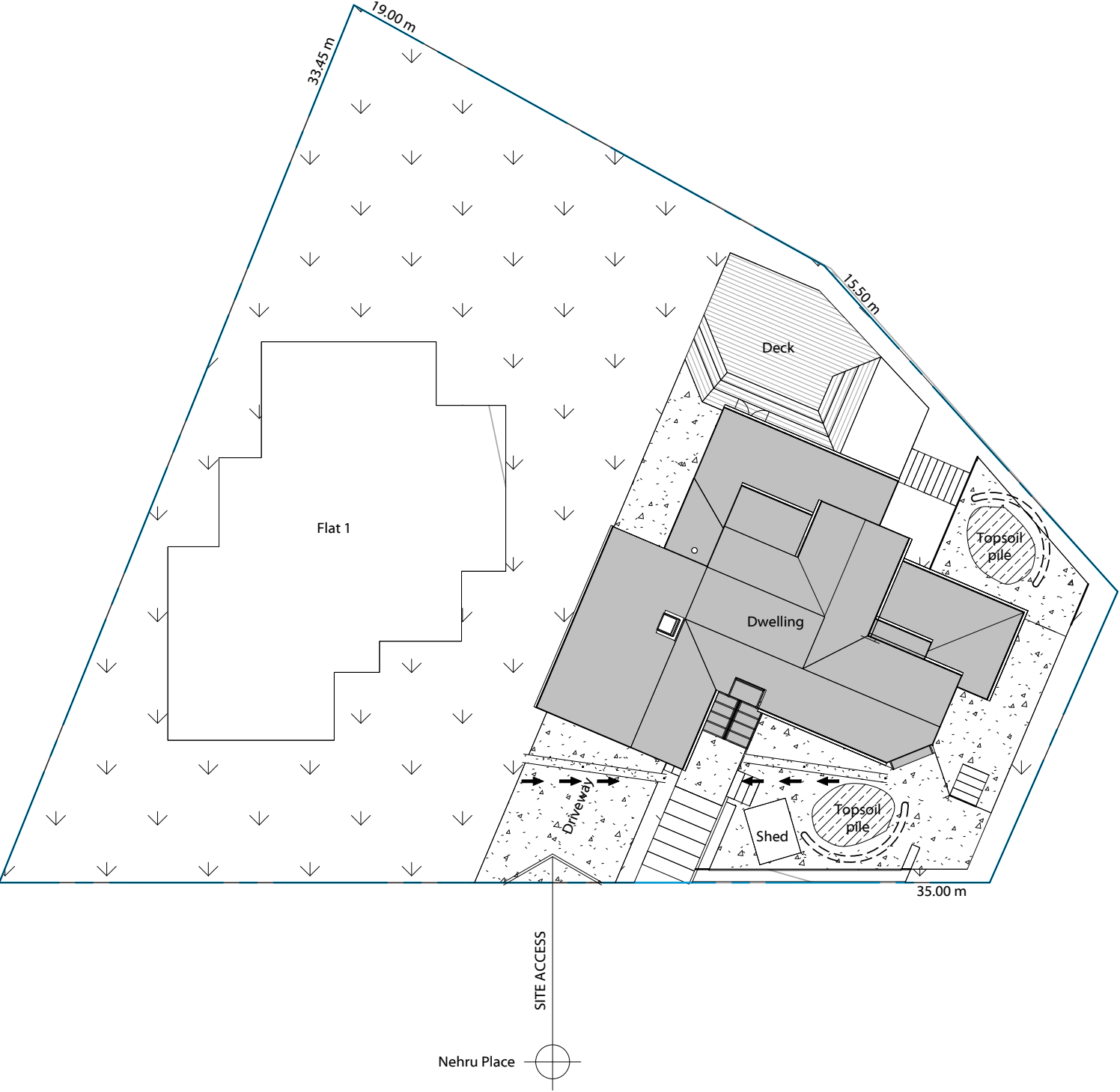
www.stephensonturner.com

STEPHENSON
&TURNER
ARCHITECTS

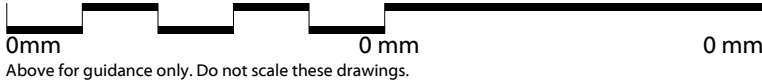
Auckland | Wellington | Christchurch

Published Filename: 20715-A-690-0.pdf

Published: 11/08/2014 3:47:57 p.m.
Model: K:\Revit\20715_13 Nehru Place_jmccoy.rvt



1 Site Sediment Plan
1 : 200



Contractors must verify all dimensions on site prior to commencing any work or making any shop drawings which must be submitted for comment prior to manufacture.

© Copyright Stephenson & Turner New Zealand Limited

| ISSUE | DATE | PREPARED | REVIEWED |
|-------------------------------|----------|----------|----------|
| 0 Issued For Building Consent | 08/08/14 | LK | DC |
| | | | |
| | | | |
| | | | |
| | | | |

STEPHENSON
&TURNER
ARCHITECTS

Auckland | Wellington | Christchurch

www.stephensonturner.com

3/27 Tyne St
Riccarton
Christchurch
8013
New Zealand
+64 3 974 1968



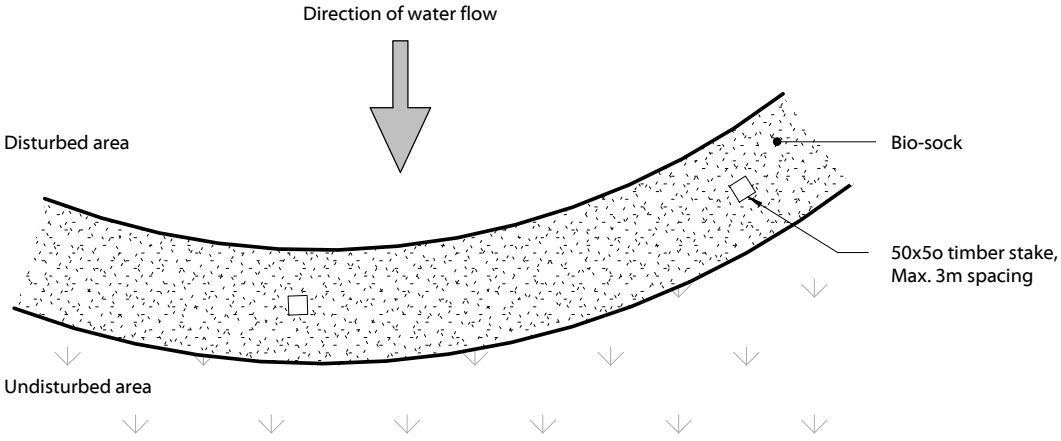
PROJECT
13 Nehru Street
Cashmere, Christchurch 8052

DRAWING TITLE
Site Management Plan

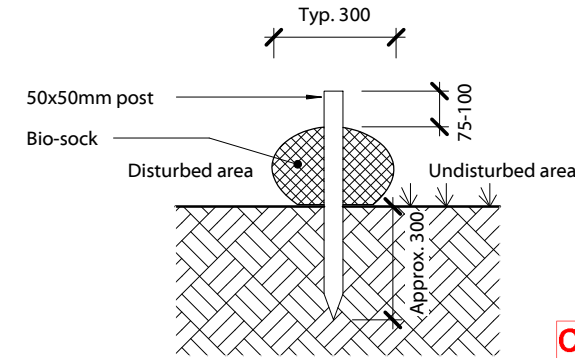
CLIENT
Southern Response

SCALE
A3 @ 1:20, 1:200

| | | |
|------------|------------|-------|
| PROJECT NO | DRAWING NO | ISSUE |
| 20715 | A-690 | 0 |



2 Bio-sock Plan
1 : 20

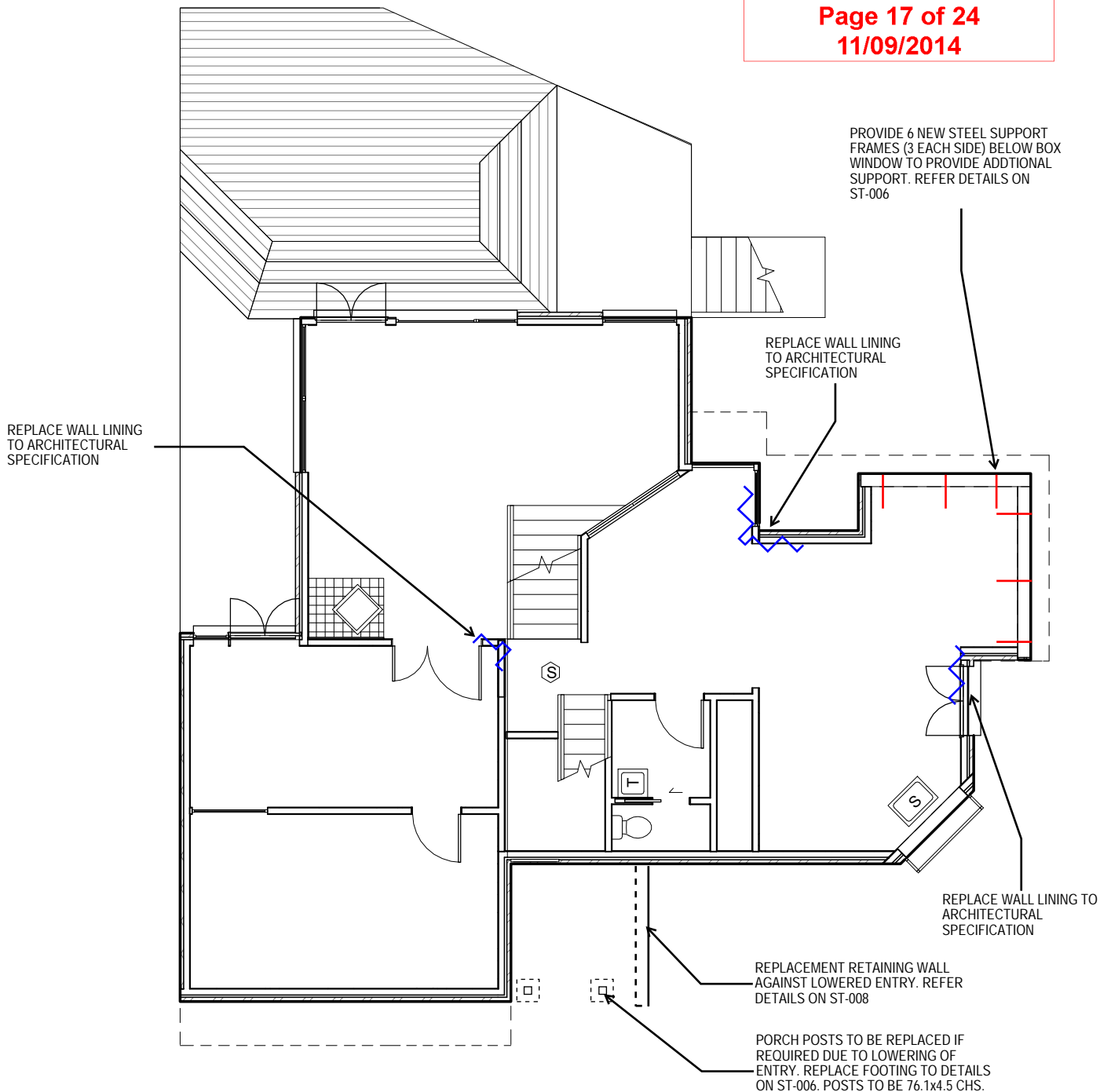


3 Bio-sock Section
1 : 20

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 16 of 24
11/09/2014

| Legend | |
|--------|-----------------------------------|
| | Property boundary line |
| | Soil or earth stockpile area |
| | Proposed or existing dwelling |
| | Existing concrete for site access |
| | Existing or remaining vegetation |
| | Embankment or bund |
| | 'Bio-sock' sediment controller |
| | Flow diversion drain/bank |

Building Consent



LOWER FLOOR

N.T.S.

GENERAL NOTES

- DETAILED INSPECTION OF ALL SUBFLOOR AND ROOF STRUCTURES BY BUILDER AND REPAIR TO NZS 3604 IF REQUIRED.
- REPAIR OF INTERNAL LININGS IN ACCORDANCE WITH SPECIFICATION.
- BRACING CHECK AND SCHEDULE TO BE COMPLETED.

aurecon

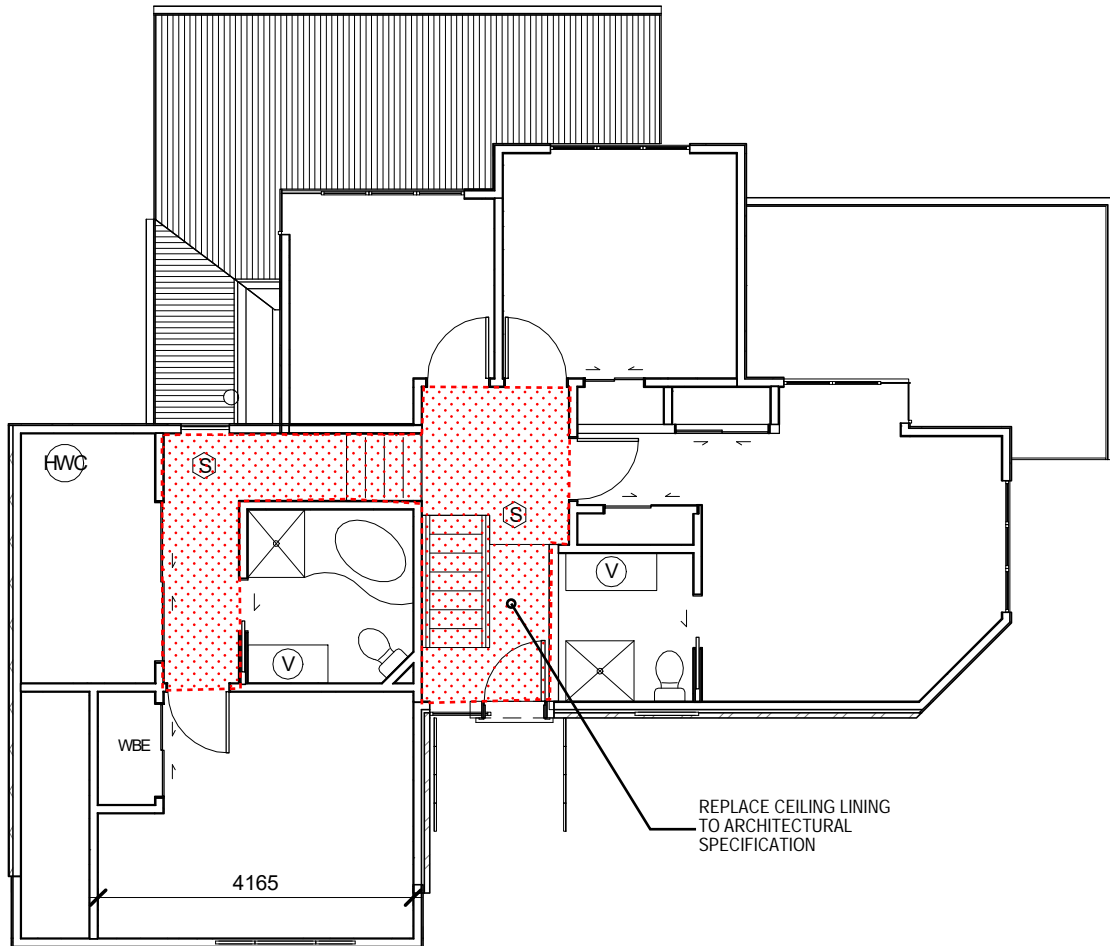


| REV | DATE | REVISION DETAILS | APPROVED |
|-----|------------|-----------------------------|-----------|
| A | 24.01.2014 | ISSUED FOR CONSIDERATION | L. HOWARD |
| B | 13.06.2014 | ISSUED FOR BUILDING CONSENT | L. HOWARD |

| SCALE | SIZE |
|-----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | |
| L. HOWARD | 109 |

| APPROVED | DATE |
|----------|-----------|
| Approver | L. HOWARD |

| PROJECT | TITLE | PROJECT No. | WBS | TYPE | DISC - NUMBER | REV |
|---|--|-------------|------|------|---------------|-----|
| SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | D3449428 - 13 NEHRU PLACE LOWER FLOOR REPAIR | 238194 | 0114 | DRG | ST-004 | B |



UPPER FLOOR

N.T.S.

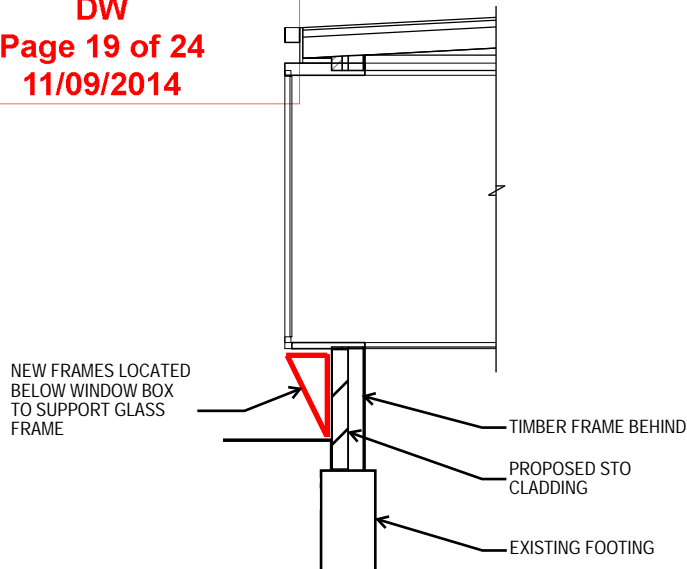
GENERAL NOTES

- DETAILED INSPECTION OF ALL SUBFLOOR AND ROOF STRUCTURES BY BUILDER AND REPAIR TO NZS 3604 IF REQUIRED.
- REPAIR OF INTERNAL LININGS IN ACCORDANCE WITH SPECIFICATION.
- BRACING CHECK AND SCHEDULE TO BE COMPLETED.

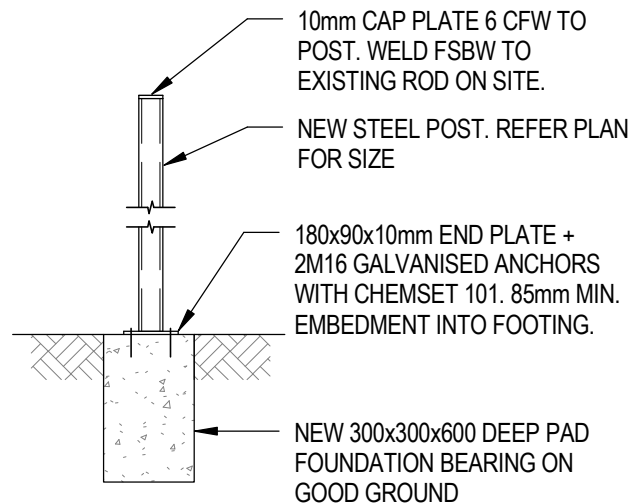
aurecon



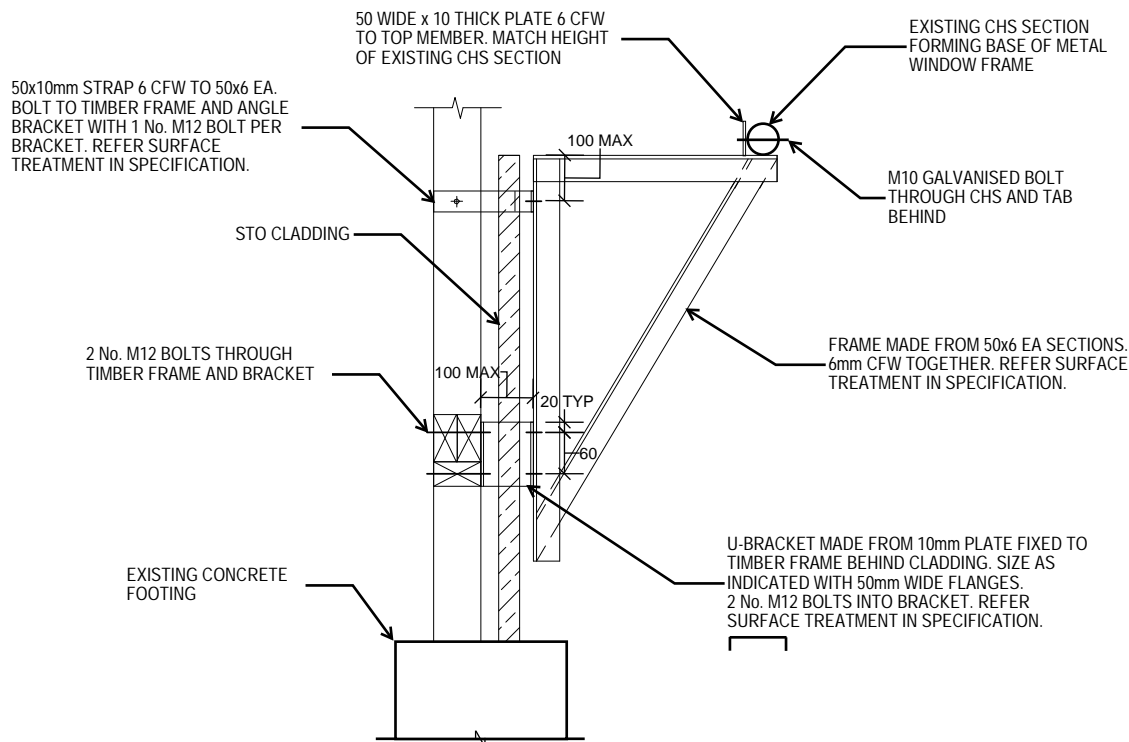
| REV | DATE | REVISION DETAILS | APPROVED | SCALE | SIZE | PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | | | | |
|-----|------------|--------------------------|----------|-----------|------|-------------|---|------|------|---------------|-----|
| A | 24.01.2014 | ISSUED FOR CONSIDERATION | L HOWARD | NTS | A4 | | | | | | |
| | | | | DRAWN | | APPROVED | | | | | |
| | | | | K.FOOTE | | DATE | | | | | |
| | | | | DESIGNED | | TITLE | D3449428 - 13 NEHRU PLACE UPPER FLOOR REPAIRS | | | | |
| | | | | A PEREIRA | | | | | | | |
| | | | | CHECKED | 110 | DRAWING No. | PROJECT No. | WBS | TYPE | DISC - NUMBER | REV |
| | | | | L HOWARD | | 238194 | 238194 | 0114 | DRG | ST-005 | A |
| | | | | | | Approver | L HOWARD | | | | |



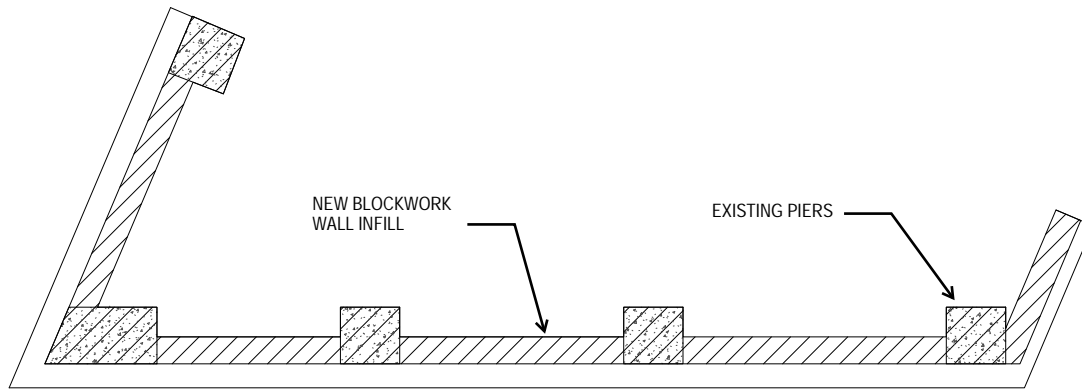
SECTION THROUGH WINDOW BOX
N.T.S.



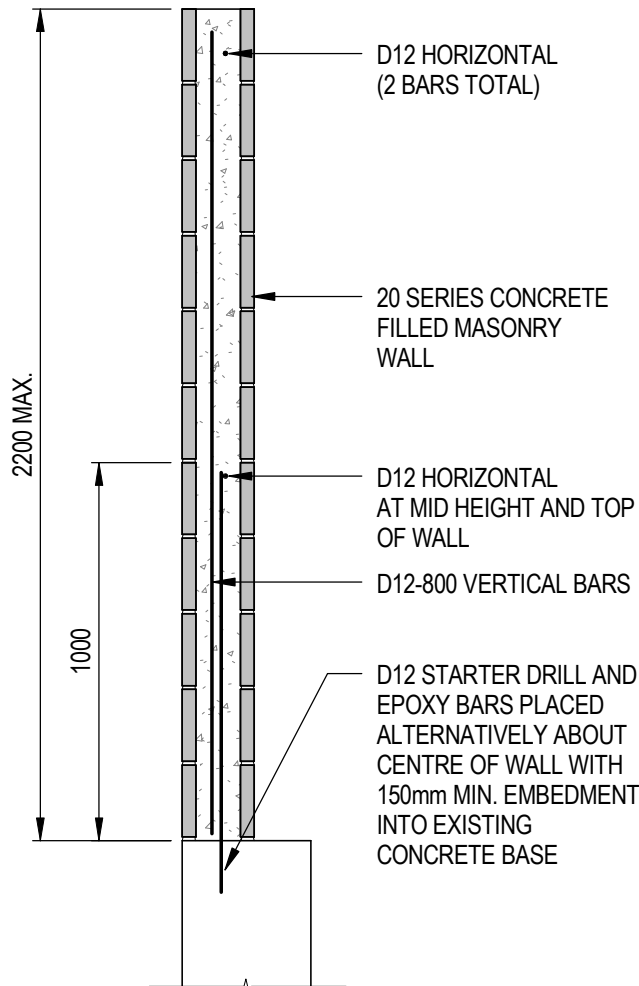
REPLACEMENT POST AND
FOOTING
N.T.S.



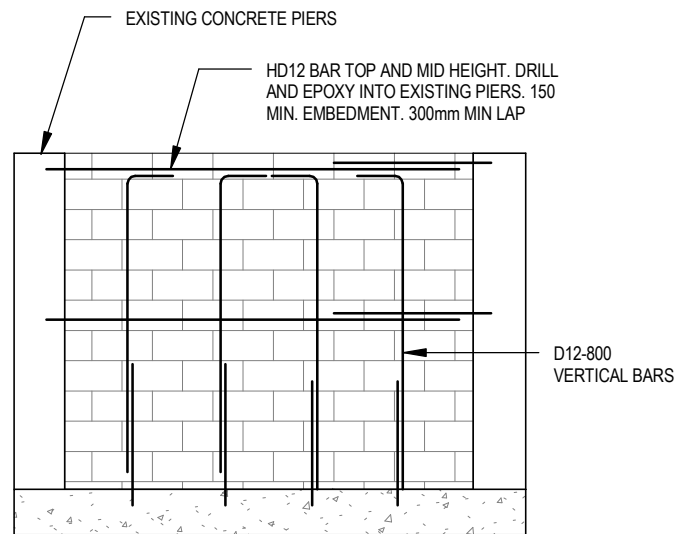
SUPPORT FRAME TYP.
N.T.S.



REPLACEMENT EXTERNAL
BLOCKWORK WALL - PLAN
N.T.S.

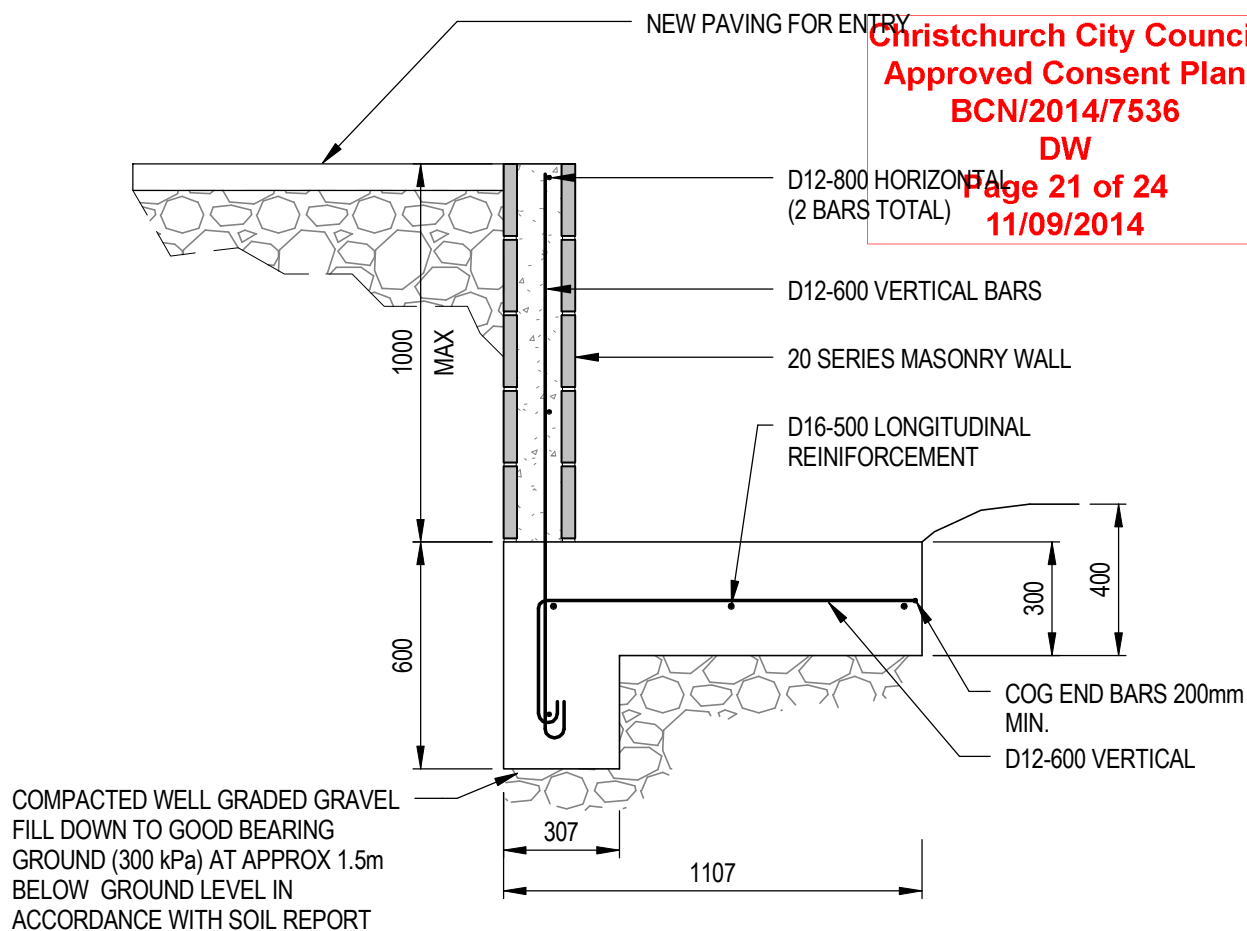


REPLACEMENT EXTERNAL
BLOCKWORK WALL - SECTION
N.T.S.



REPLACEMENT EXTERNAL
BLOCKWORK WALL - ELEVATION
N.T.S.

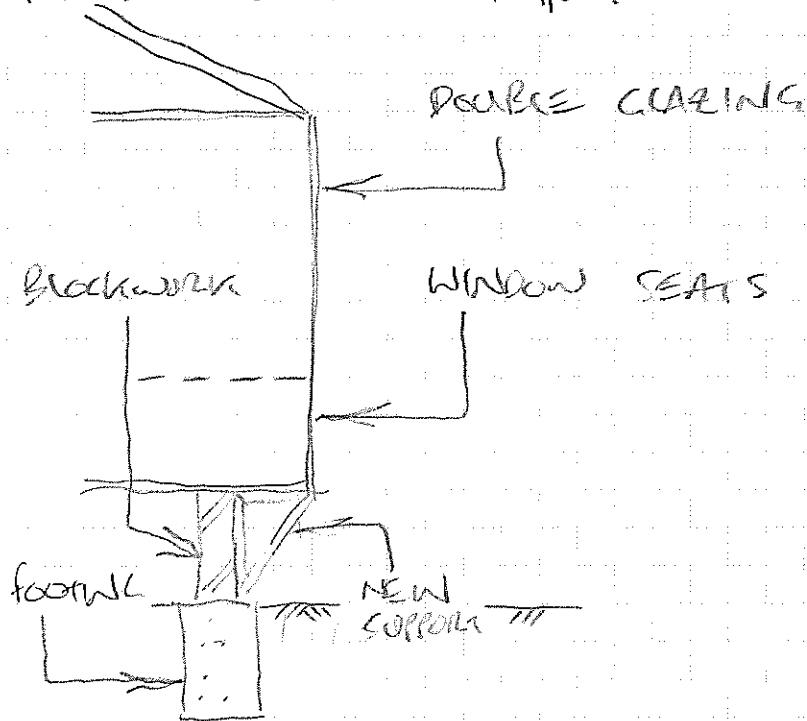
Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 20 of 24
11/09/2014



REPLACEMENT RETAINING
WALL AGAINST ENTRY
N.T.S.

| | | | |
|-----------------------------------|--|---------------|--------|
| Client: | | Date: JAN '14 | |
| Project/Job: 4 RES : 0114 | | Job No: | |
| Subject: 13 NEHRU PLACE, CASHMERE | | Sheet No: | By: BN |

FRAME REQUIRED TO SUPPORT WINDOW:



REV A
 31/1/14

LOADS:

ROOF:

$$G = 0.2 \times 0.1 = 0.3 \text{ kPa} = 0.3 \text{ kN/m}$$

$$Q = 0.25 \times 1 = 0.25 \text{ kN/m}$$

WINDOW: (TAKES 2POT OF 6mm)

$$G = 0.15 \times 3 \text{m} \times 2 = 0.9 \text{ kN/m}$$

WINDOW SEATS:

$$G = 0.2 \text{ kN/m} \text{ (MAX)}$$

$$Q = 1.5 \text{ kPa} \times 0.4 \text{m} = 0.6 \text{ kN/m}$$

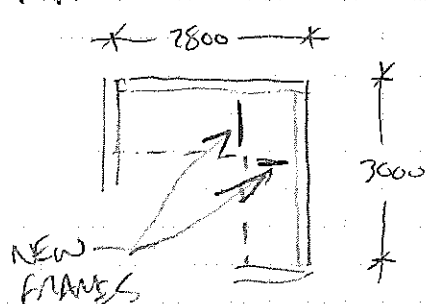
| | | |
|-----------------------------------|-----------|--------------|
| Client: | | Date: JAN 14 |
| Project/Job: SPES | Job No: | |
| Subject: 13 NEHRA PLACE, CASIMERE | Sheet No: | By: BW |

TOTAL LOADS:

$$G = 1.4 \text{ kN/m}$$

$$Q = 6.85 \text{ kN/m}$$

PLAN:

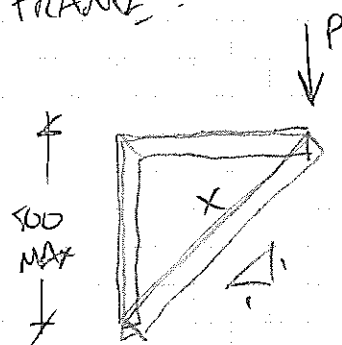


→ Allow for $\frac{1}{3} \times 3 \text{ m}$
OF LOAD PER FRAME

$$G = 1.4, Q = 6.85 \text{ kN}$$

$$P^* = 3.0 \text{ kN}$$

FRAME:



∴ LOAD IN STRUT

$$\sin 45^\circ = \frac{P}{X}$$

$$\therefore X = 4.3 \text{ kN}$$

CHECK MEMBER CAPACITY IN COMPRESSION:

$$60 \times 6 \text{ EA}, \phi N_c = 92.2 \text{ kN @ 1m}$$

REV A
31/1/14

= OK

| | | |
|------------------------------------|-----------|---------------|
| Client: | | Date: JAN '14 |
| Project/Job: CRES | Job No: | |
| Subject: 13 NELLUM PLACE, CASHMERE | Sheet No: | By: BW |

CHECK ANCHOR FIXINGS:

ADAPT M10 ANCHORS WITH CHEMSET 101

CAPACITY = 2.0 kN IN SHEAR IN CONCRETE BLOCK WALL

(REF: RAMSET SPECIFIERS BOOK)

∴ 4 ANCHORS = 8 kN > 3.0 kN

REV A
31/11/14

∴ OK

CHECK COMBINED CAPACITY (SHEAR + TENSION)

TENSION CAPACITY = 1.8 kN

PROVIDE 2 ANCHORS @ TOP = 3.6 kN > 3.0 ∴ OK

COMBINED:

$$\frac{N^*}{\phi N_{ur}} + \frac{V^*}{\phi V_{ur}} \leq 1.2$$

$$\therefore \frac{3.0}{3.6} + \frac{3.0}{8} = 1.2 \quad \therefore \text{OK}$$

Christchurch City Council
Approved Consent Plan
BCN/2014/7536
DW
Page 24 of 24
11/09/2014

SPECIFICATION of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

13 Nehru Place

Project Specification

13 Nehru Place, Cashmere, Christchurch, New Zealand

Project Ref: SR# D3449428

Printed: 11 August 2014



Specification built using masterspec software
Masterspec ID: 101357; Version ID: 13927

masterspec

TABLE OF CONTENTS

| | |
|---|----|
| 1210 PROJECT..... | 3 |
| 1220 GENERAL REQUIREMENTS | 4 |
| 1233 DOCUMENTS REFERENCED..... | 8 |
| 1237 WARRANTIES..... | 10 |
| 1237WA WARRANTY AGREEMENT | 13 |
| 4285SP STO POREN BRICK VENEER SYSTEM | 16 |
| 5113G GIB® PLASTERBOARD LININGS | 27 |
| 6221 FLOOR TILING..... | 32 |
| 6311 TIMBER STRIP, BLOCK AND PLANK FLOORING | 39 |
| 6700R RESENE PAINTING GENERAL | 46 |
| 6721R RESENE PAINTING INTERIOR | 52 |

1210 PROJECT.

1. GENERAL

1.1 PROJECT

| | |
|--------------------|---|
| Street address: | 13 Nehru Place, Cashmere, Christchurch 8022 |
| Legal description: | Flat 2 DP 53703 on Lot 4 DP 45824 |
| Site area: | 779m ² |
| Project type: | Earthquake repairs & reinstatement |
| Intended use: | Single residential building |
| Intended life: | Indefinite but not less than 50 years |

1.2 PROJECT DESCRIPTION

Earthquake repairs to include the following:

- Detailed inspection of roof structures and replacement of damaged elements
- Repointing all damaged areas of veneer and replacement of damaged bricks/blocks
- Repair of internal linings
- Excavation behind retaining wall to reveal tanking extent to locate damage and repair
- Repairing any cracking of retaining wall by breaking out and replacing with new blockwork

1.3 OWNER

| | |
|------------------|---|
| Name: | Lile Family Trust |
| Mailing address: | 13 Nehru Place, Cashmere, Christchurch 8022 |
| Telephone: | Not available |
| Email: | Not available |

1.4 DESIGNER

| | |
|------------------|---------------------------------------|
| Name: | Stephenson & Turner NZ Ltd |
| Mailing address: | PO Box 13324, Christchurch |
| Telephone: | (03) 974 1968 |
| Email: | christchurch@stephensonturner.com |

1.5 ENGINEER

| | |
|------------------|-------------------------------|
| Name: | Aurecon Group |
| Mailing address: | Unit 1, 150 Cavendish Road |
| Telephone: | (03) 366 0821 |
| Email: | christchurch@aurecongroup.com |

1220 GENERAL REQUIREMENTS

1. GENERAL

1.1 THE WORKS

The works are as described in this specification and shown on the drawings.

1.2 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

1.3 THE SITE

The site of the works, the site address and the legal description are listed under the sections 1210 PROJECT. Confine access and work to the area of site indicated on the drawings.

1.4 SPECIFICATION SECTIONS

Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read this section with all other sections.

1.5 INTERPRETATIONS

Required: Required by the documents, or by a statutory authority.

Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Approval: Approval in writing.

Direction: Direction in writing.

Notified: Notified in writing.

1.6 ABBREVIATIONS

The following abbreviations are commonly used throughout the specification:

| | |
|--------|--|
| AS | Australian Standard |
| AS/NZS | Joint Australian/New Zealand Standard |
| BCA | Building Consent Authority |
| BRANZ | Building Research Association of New Zealand |
| LBP | Licensed Building Practitioner |
| NZBC | New Zealand Building Code |
| NZS | New Zealand Standard |
| NZS/AS | Joint New Zealand/Australian Standard |
| NUO | Network Utility Operator |
| OSH | Occupational Safety and Health |
| RBW | Restricted Building Work |
| TA | Territorial Authority |

1.7 INCONSISTENCIES

If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

1.8 SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.

Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified.

Advise the owner whether an amendment will or may be required to the Building Consent and the expected costs of such amendment.

- 1.9 THE WORDS "PROVIDE" OR "FIX"
The words "provide" (or "supply") or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.
- 1.10 MANUFACTURERS AND SUPPLIERS
Manufacturers and suppliers requirements, instructions, specifications or details are those issued by them for their particular material, product or component and are the latest edition.
- 1.11 REFERENCED DOCUMENTS
Reference is made to various New Zealand Building Code (NZBC) acceptable solutions (AS) and verification methods (VM) for criteria and/or methods used to establish compliance with the Building Act 2004. Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.
- 1.12 PRECEDENCE OF REFERENCED DOCUMENTS
This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where Building Consent is affected, the change notified to the BCA for advice as to whether an amendment is required to the Building Consent Authority.
- 1.13 BUILDING CONSENT COMPLIANCE
It is an offence under the Building Act 2004 to carry out any work not in accordance with the Building Consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where Building Consent is affected refer any change to the BCA for advice as to whether an amendment is required to the Building Consent.
- 1.14 STATUTORY OBLIGATIONS
Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.
- 1.15 BUILDING CONSENT
Obtain the original or copies of the Building Consent form and documents from the owner and keep on site. Liaise with the BCA and/or the building certifier for all required notices and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.
- 1.16 INSPECTIONS
Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the BCA inspector.
- 1.17 KEY PERSONNEL
Provide names and contact detail of LBP's/ key personnel. Prior to Restricted Building Work being carried out, provide names, registrations numbers (where appropriate) and contact detail of LBP's that are required for RBW by the Building Consent Authority as part of the Building Consent.
- Include the following as applicable:
- Person with the appropriate site license
 - Carpenter
 - Registered drainlayer
 - Registered plumber
 - Registered gasfitter
 - Registered electrician
 - Roofer
 - Block layer
 - Bricklayer
 - External plasterer

- External window manufacturer
- Waterproof membrane applicator

- 1.18 **PRODUCER STATEMENTS AND LBP DOCUMENTATION**
When Records of Work or producer statements verifying construction are required, for the application for the Code Compliance Certificate, provide copies to both the BCA and the owner. Provide LBP documents and producer statements in the form required by the BCA.
- 1.19 **CERTIFICATE OF COMPLIANCE**
Provide Certificates of Compliance for electrical and gas work carried out.
- 1.20 **CODE COMPLIANCE CERTIFICATE**
Provide documentation that the Owner requires in order to obtain a Code Compliance Certificate for the consented work.
- 1.21 **TRADE GUARANTEES AND WARRANTIES**
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, or are required as a condition of Building Consent, provide guarantees/warranties to the owner.
- 1.22 **SITE ACCOMMODATION**
Provide, erect and maintain scaffolding, sheds, toilets, water, power and hoardings. Allow for cartage, craneage, plant hire and storage. Arrange for temporary works and services necessary for the completion of the works.
- 1.23 **HEALTH AND SAFETY**
Make the works safe and provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.
- 1.24 **PROTECT THE WORKS**
Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.
- 1.25 **STORAGE AND PROTECTION**
Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.
- 1.26 **ANTIQUITIES AND ITEMS OF VALUE AND INTEREST**
Report immediately the finding of any fossils, antiquities, pre-1900 items, or objects of value. Ensure they remain undisturbed until approval is given for their removal.
- 1.27 **MEANS OF COMMUNICATION**
All directions and approvals in writing.
- 1.28 **PROGRAMME**
Provide a programme for the contract works, including the work of separate contractors being carried out concurrently with this contract. Form of programme: A dated bar chart, identifying the contract work's critical path and all key dates for the provision of labour, materials and elements. Supply a copy of the programme, and any updates to the owner.
- 1.29 **WORKING HOURS**
Work on site is restricted to between 0800 to 1800, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by the owner.

- 1.30 **RESTRICTIONS**
Do not:
- smoke on site
- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.
- 1.31 **QUALITY ASSURANCE**
Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.
- 1.32 **DAMAGE AND NUISANCE**
Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the TA and relevant Acts and Standards.
- 1.33 **SET-OUT AND DATUM**
Set out the works to conform with the drawings. Establish a permanent site datum to confirm the existing ground floor level and its relationship to other existing and new building levels.
- 1.34 **EXECUTION OF THE WORK**
Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.
- 1.35 **MATERIALS AND PRODUCTS**
Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.
- 1.36 **COMPATIBILITY**
Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.
- 1.37 **COMPLETE ALL SERVICES**
Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.
- 1.38 **CLEAR AWAY**
Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.
- 1.39 **CLEAN**
Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including floors, glass, cabinetwork, joinery, sanitary and hardware items.

1233 DOCUMENTS REFERENCED

1. GENERAL

Documents listed below are, when referred to in the text, part of this specification. However, this specification takes precedence in the event of it being at variance with and requiring a higher standard than any cited document.

1.1 ACTS AND REGULATIONS

[Building Act 2004](#)

Gas (Safety and Measurement) Regulations 2010

[Health and Safety in Employment Act 1992](#)

Electricity (Safety) Regulations 2010

[Plumbers, Gasfitters and Drainlayers Act 2006](#)

1.2 NEW ZEALAND BUILDING CODE VERIFICATION METHODS

[NZBC E2/VM1](#) External moisture

[NZBC G12/VM1](#) Water supplies

1.3 NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTIONS

[NZBC B1/AS1](#) Structure - general

[NZBC B2/AS1](#) Durability

[NZBC D1/AS1](#) Access routes

[NZBC E1/AS1](#) Surface water

[NZBC E2/AS1](#) External moisture

[NZBC E2/AS3](#) External moisture

[NZBC F2/AS1](#) Hazardous building materials

[NZBC F7/AS1](#) Domestic smoke alarms

[NZBC G1/AS1](#) Personal hygiene

[NZBC G10/AS1](#) Piped services - Gas

[NZBC G11/AS1](#) Gas as an energy source

[NZBC G12/AS1](#) Water supplies

[NZBC G13/AS2](#) Foul water - Drainage

1.4 NEW ZEALAND STANDARDS

[AS/NZS 1604.3](#) Specification for preservative treatment - Plywood

[AS/NZS 2269.0](#) Plywood - Structural - Specifications

[AS/NZS 2589](#) Gypsum linings - Application and finishing

[AS/NZS 2642.2](#) Polybutylene pipe systems - Polybutylene pipe for hot and cold water applications

[AS/NZS 2699.1](#) Built-in components for masonry construction Wall ties

[AS/NZS 3000](#) Electrical installations (known as the Australian/NZ Wiring Rules)

[NZS 3101.1](#) Concrete structures standard

[NZS 3103](#) Sands for mortars and plasters

[NZS 3104](#) Specification for concrete production

[NZS 3109](#) Concrete construction

[NZS 3114](#) Concrete surface finishes

[AS/NZS 3500.2](#) Plumbing and drainage - Sanitary plumbing and drainage

[AS/NZS 3500.3](#) Plumbing and drainage - Stormwater drainage

[NZS 3501](#) Specification for copper tubes for water, gas and sanitation

[NZS 3602](#) Timber and wood-based products for use in building

[NZS 3603](#) Timber structures standard

[NZS 3604](#) Timber-framed buildings

[NZS 3622](#) Verification of timber properties

[NZS 3631](#) New Zealand national timber grading rules

[AS/NZS 4130](#) Polyethylene (PE) pipes for pressure applications

[NZS 4210](#) Masonry construction materials and workmanship

[NZS 4211](#) Specification for the performance of windows

[NZS 4218 2004](#) Energy efficiency - Housing and small building envelope

[NZS 4223.1](#) Glazing in buildings - Glass selection and glazing

[NZS 4223.3](#) Glazing in buildings - Human impact safety requirements

[NZS 4223.4](#) Glazing in buildings - Wind, dead, snow and live actions

[NZS 4229](#) Concrete masonry buildings not requiring specific engineering design

| | |
|-----------------------------|--|
| NZS 4251.1 | Solid plastering - Cement plasters for walls, ceilings and soffits |
| AS/NZS 4666 | Insulating glass units |
| AS/NZS 4671 | Steel reinforcing materials |
| AS/NZS 4858 | Wet area membranes |
| AS/NZS 5601.1: 2010 | Gas installations - general installations |
| NZS 6803 | Acoustics - Construction noise |

1.5 BUILDING RESEARCH ASSOCIATION OF NEW ZEALAND (BRANZ)

Weathertight Solutions Vol. 2: Stucco

Good practice guide: Tiling

Good practice guide: Membrane roofing

Bulletin 441 - Sealed joints in external claddings - 2. Sealants

Bulletin 519 - Fasteners selection

1.6 OTHER DOCUMENTS

Cement & Concrete Association of New Zealand

- [CCANZ CP 01](#): Code of practice for weathertight concrete and concrete masonry construction

Department of Labour - Occupational Safety and Health (OSH)

- [Approved code of practice for safety in excavation and shafts for foundations](#)
- [Repainting lead based paints](#)

Membrane Group New Zealand Inc.

- MGNZ CoPTM: Code of practice for torch-on membrane systems for roofs and decks

New Zealand Demolition and Asbestos Association (NZDAA)

- [Best Practice Guideline for Demolition in New Zealand](#).
- [New Zealand Guidelines for the Management and Removal of Asbestos](#)

New Zealand Metal Roofing Manufacturers Inc

- [NZMRM COP](#): NZ Metal roof and wall cladding: Code of practice

Window Association of New Zealand Incorporated (WANZ)

- [WANZ PQAS](#): Powder Coating Quality Assurance System
- [WANZ Installation Guide](#): The WANZ Guide to Window Installation as described in E2/AS1 Amendment 5.

1237 WARRANTIES

1. GENERAL

This general section refers to the requirements for warranties as listed, either in this work section and/or in specific work sections. It includes: -

- Warranties for parts of the work required by the Principal in a required form
- Installer/applicator warranties for parts of the work in the installer/applicator's standard form
- Manufacturer/supplier warranties provided with products, appliances and the like in the suppliers standard form
- Guarantees/Warranties provided by contractors in the contractor's standard form

Warranties

1.1 PROVIDE WARRANTIES

Provide executed warranties in favour of the principal in respect of, but not limited to, materials, components, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the warranty in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability under the terms of the warranty called for in that specified section of work.

- Conform to the 1237WA WARRANTY AGREEMENT form included in the specification/conditions of contract.
- Commence warranties from the date of practical completion of the contract works (unless otherwise stated).
- Maintain their effectiveness for the times stated.
- Provide executed warranties prior to practical completion.

1.2 WEATHERTIGHTNESS AND WATERTIGHTNESS WARRANTY

A warranty is required from the contractor for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general warranty is in addition to any specific warranties required.

Provide this warranty in favour of the principal. The terms and conditions of this warranty in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability for execution and materials for that part of the work.

- Conform to the standard form 1237WA WARRANTY AGREEMENT included in the contract documents.
- Commence the warranty from the date of Practical Completion.
- Maintain its effectiveness for the time stated.

1.3 WARRANTIES - INSTALLER/APPLICATOR

Where installer/applicator warranties are offered covering execution and materials of proprietary products or complete installations, provide such warranties to the contract administrator. These warranties may be provided in lieu of the warranties that are otherwise required provided that these warranties are subject to similar conditions and periods.

Provide warranties in favour of the principal. The terms and conditions of such warranties in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability for execution and materials for that part of the work.

- Conform to the installer/applicator standard form. Where the installer/applicator does not have a standard form, use the 1237WA WARRANTY AGREEMENT included in the contract documents.
- Commence the warranties from the date normally applicable for the work.

- Maintain their effectiveness for the times stated.

1.4 WARRANTIES - MANUFACTURER/SUPPLIER

Where warranties are offered covering materials, equipment, appliances or proprietary products, provide all such warranties to the contract administrator.

Provide warranties in favour of the principal. The terms and conditions of such warranties in no case negate the minimum remedies available under common law as if no warranty had been offered. Failure to provide the warranty does not reduce liability for execution and materials for that part of the work.

- Conform to the manufacturer/suppliers standard form.
- Commence the warranties from the date normally applicable.
- Maintain their effectiveness for the times stated.

Submissions

1.5 REVIEW BY CONTRACTOR

Obtain the warranties from the installers and suppliers at the earliest possible date and review to ensure that they are correctly filled out and executed. Where warranties are executed as a deed, ensure that a duplicate copy is provided for execution by the Principal/Owner. Keep safe and secure until required for submission.

1.6 WARRANTIES - REQUIRED BY BUILDING CONSENT AUTHORITY

Obtain copies of warranties required for submission to the BCA as a condition of the Building Consent. Keep safe and secure until required at the time of the BCA final inspection and Code Compliance Certificate. Provide to the BCA in the form they require.

1.7 WARRANTIES - REQUIRED BY CONTRACT

Obtain copies of warranties listed in the contract documents for submission to the Contract Administrator/Owner. Provide all warranties at the same time. Present the warranties to the Contract Administrator in a "clear view" document book suitably labelled with the project name and details. If the project has an operations and maintenance documentation provision, present the warranties with the operations and maintenance information.

1.8 TIME FOR SUBMISSION

Refer to the contract conditions for any requirement relating to the time for submission for warranties

[NZIA](#) SCC Contracts

Submit all warranties no later than the date of the contractors advice of achieving practical completion.

[NZS 3910](#) Contracts

Submit all warranties before the engineer issues the practical completion certificate.

[NZS 3915](#) Contracts

Submit all warranties before the end of the defects liability period.

Guarantees - Contractor - Registered Master Builders Federation of NZ

1.9 MASTER BUILD SERVICES LTD 7 YEAR GUARANTEE

Provide a Master Build New Homes Alterations & Additions Guarantee including all costs in the contract price and covering loss of deposit, non-completion and defects in materials and workmanship and structural defects under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.

1.10 MASTER BUILD SERVICES LTD 10 YEAR CLASSIC GUARANTEE

Provide a Master Build 10 Year Classic New Homes Alterations & Additions Guarantee including all costs in the contract price and covering defects in materials and workmanship, and structural defects including rot and fungal decay under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.

- 1.11 **MASTER BUILD SERVICES LTD 10 YEAR PREMIUM GUARANTEE**
Provide a Master Build 10 Year Premium New Homes Alterations & Additions Guarantee including all costs in the contract price and covering loss of deposit, non-completion, defects in materials and workmanship, and structural defects including rot and fungal decay under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.

Guarantees - Contractor - Certified Builders Association of NZ

- 1.12 **CERTIFIED BUILDERS HOMEFIRST 10 YEAR GUARANTEE**
Provide a Certified Builders HomeFirst 10 Year Builders Guarantee. Complete the guarantee application and arrange for it to be signed by both the owner and builder before commencement of the works. Forward it to Builtin New Zealand Limited for approval, along with payment of the premium, a copy of the building consent and payment schedule.

Guarantees - Contractor - Builtin NZ

- 1.13 **WATERTIGHT WARRANTY FOR WEATHERTIGHT REPAIRS**
Provide a WaterTight Warranty for leaky home remediation works. Complete the guarantee application and arrange for it to be signed by both the owner and builder before commencement of the works. Forward it to Builtin New Zealand Limited for approval, along with payment of the premium and a copy of the repair plan and building consent.
- 1.14 **HOMEFIRST 7 YEAR GUARANTEE**
Provide a Homefirst 7 Year Builders Guarantee. Complete the guarantee application and arrange for it to be signed by both the owner and builder before commencement of the works. Forward it to Builtin New Zealand Limited for approval, along with payment of the premium, a copy of the building consent and payment schedule.
- 1.15 **5 YEAR BULTIN COMMERCIAL DEFECTS GUARANTEE**
Provide a Builtin 5 Year Commercial Defects Guarantee. Complete the guarantee application and arrange for it to be signed by the parties to the building contract before practical completion of the works. Forward it to Builtin New Zealand Limited for approval, along with payment of the premium and a copy of the building consent.

Warranties schedule

- 1.16 **SCHEDULE OF WARRANTIES**
Provide the Warranties and Guarantees listed in this section:

2 years Weathertightness and watertightness

Additionally the following work sections have Warranty requirements, refer to these sections for details:

~

1237WA WARRANTY AGREEMENT

1. WARRANTY AGREEMENT

Contract for: 13 Nehru Place, Cashmere, Christchurch 8200
(the contract works)

Contractor:
(the contractor)

Principal:
(the principal)

Warrantor: ~
(name of contractor, subcontractor or materials supplier)

Warranted works: ~
(the warranted works)

Warranted materials: ~
(the warranted materials)

Warranty period: ~ years from the date of practical completion of the contract works.

The principal has entered into a contract (the contract) with the contractor for carrying out the contract works. The warranted works / materials are part of the contract works.

The contractor has agreed to arrange for the provision of a warranty in respect of the warranted works / materials for the warranty period on the terms set out in this warranty.

The warrantor has agreed to provide a warranty in respect of the warranted works / materials for the warranty period on the terms set out in this warranty.

2. IT IS HEREBY AGREED

The warrantor warrants to the principal that the warranted work performed /materials supplied shall be as required in the contract. If not specified the work shall be of good trade practice with materials and fittings of merchantable quality.

This warranty shall be in addition to and shall not derogate from any manufacturer's warranty or any warranty implied by law, attaching to any part of the warranted works.

2.1 WARRANTOR'S OBLIGATIONS

The warrantor agrees that if the warrantor is advised by the principal in writing of any defect in the warranted works / materials within the warranty period for which the warrantor is liable under the terms of this warranty, the warrantor will promptly take steps to remedy the defect / replace defective materials.

2.2 REMEDIAL WORK / REPLACEMENT OF DEFECTIVE MATERIALS

Any remedial work / replacement of defective materials which the warrantor is liable to undertake / provide under this warranty shall be carried out:

- to the standard required by the contract; and
- in a prompt and timely manner; and
- without unnecessary inconvenience to any occupants; and
- at the warrantor's cost; and
- subject to reasonable access being provided to the warrantor for the purpose of carrying out the remedial work.

2.3 REPAIR, REPLACEMENT AND/OR COMPENSATION

Where the cost of replacement of work and/or materials is out of all proportion to the consequences of the defect, or where the defect may not be reasonably capable of

rectification without substantial expense which is out of all proportion to the cost of the contract works, the warrantor may:

- where the defect or defective material is reasonably rectified by repair rather than by replacement, the warrantor's obligation under this warranty shall be only to repair or otherwise make good the defect or
- propose reasonable monetary compensation in lieu of remedying the defect or
- propose a combination of both repair and compensation.

The principal must consider the warrantor's reasonable proposals and the parties must endeavour in good faith to reach agreement. Where agreement cannot be reached the dispute shall be resolved in accordance with the disputes clause in this warranty.

2.4 FAILURE BY WARRANTOR TO PERFORM REMEDIAL WORK

If the warrantor fails to promptly, adequately and satisfactorily carry out the remedial work or to propose acceptable repair/compensation, the principal may then arrange for the remedial work to be carried out by others.

If the warrantor fails to promptly, adequately and satisfactorily provide replacement materials or to propose acceptable repair/compensation, the principal may then arrange for the replacement materials to be supplied by others.

The principal must first give the warrantor 10 working days notice to carry out and complete the remedial work / supply replacement materials. If the warrantor does not complete this work / supply replacement materials within the time, the principal must then advise the warrantor in writing that the work will be carried out / materials will be supplied by others.

In such event the warrantor is not released from obligations under this warranty, which continues in full force and effect, except in respect of the defect remedied / materials supplied by the principal or by another person contracted by the principal. The reasonable cost of the remedial work carried out / materials supplied by such other persons including all reasonable costs of the principal is to be paid to the principal by the warrantor on demand.

2.5 EXCLUSIONS

The principal agrees that the warrantor is not liable for any defect or damage caused by:

- wilful act or negligence of the principal or any person other than the warrantor; or
- fire, explosion, earthquake, war, subsidence, slips, faulty materials or workmanship other than caused by the defect in the warranted work; or
- any force of nature which the warrantor could not reasonably foresee; or
- any neglect or unnecessary delay by the principal in giving notice to the warrantor of a defect in the warranted works becoming apparent; or
- design faults, errors or discrepancies, unless the warrantor undertook the design of the part of the warranted works the subject of the defect; or
- unintended use of the warranted works by the principal or any occupant thereof; or
- failure by the principal or any occupant thereof to maintain the warranted works in accordance with good practice and any manufacturer's stated or recommended instructions or requirements.

2.6 ASSIGNMENT

The principal may assign the benefit of this warranty to any person.

2.7 DISPUTES

Any dispute or difference between the principal and the warrantor arising out of or in connection with this warranty, or the subject matter of this warranty, including any question about its existence or validity, will be referred to arbitration by a sole arbitrator to be agreed upon by the parties. If the parties are unable to agree upon the identity of an arbitrator within 10 working days from the date upon which notice of the dispute is given, then the arbitrator will be appointed by the Registrar of the Building Disputes Tribunal (NZ) Ltd upon the application of either party.

2.8 NOTICES

Notices given to the warrantor are deemed to have been effectively served on the warrantor if given in accordance with the contract.

3. EXECUTED BY

Signed by the warrantor:

on this:day of20.....
(day) (month) (year)

(And where required to be executed as a deed) signed in the presence of:

Witness signature

Name:
(print)

Address:
(print)

Occupation:
(print)

Signed by the principal:

on this:day of20.....
(day) (month) (year)

(And where required to be executed as a deed) signed in the presence of:

Witness signature

Name:
(print)

Address:
(print)

Occupation:
(print)

NOTE - Where the warrantor is not the contractor the warranty agreement must be executed by the warrantor and the principal in the manner required for execution of a deed.

Any of these parties which are a company must execute the warranty by having it signed, under the name of the company, by two or more directors. If there is only one director, it is sufficient if the warranty agreement is signed under the name of the company by that director, but the signature must be witnessed by another person. The witness must not only sign but must also add his or her occupation and address. Alternatively, companies may execute under power of attorney. Any party which is a body corporate (other than a company) must execute by affixing its seal, which must be attested in the manner provided for in the rules of, or applicable to, the body corporate.

In the case of a party who is an individual, the party must sign and the signature must be witnessed by another person. The witness must not only sign but must also add his or her occupation and address.

4285SP STO POREN BRICK VENEER SYSTEM

1. GENERAL

This section relates to the supply and fixing of **Sto Poren Brick Veneer System** using Poren Bricks to achieve a lightweight masonry brick veneer construction.

It includes:

- steel reinforced aerated concrete Sto Poren lintels
- finishing system comprised of StoPoren Plaster System
- Sto proprietary flashings and accessories.

1.1 ABBREVIATIONS AND DEFINITIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

The following abbreviations apply specifically to this section:

| | |
|-------|---|
| AAC | Autoclaved Aerated Concrete |
| ICF | Insulating Concrete Formwork |
| LRV | Light Reflectance Value |
| MPNZA | Master Painters New Zealand Association |
| LBP | Licensed Building Practitioner |
| RBW | Restricted Building Work |

Documents

1.2 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

| | |
|---|---|
| NZBC B2/AS1 | Durability |
| NZBC C/AS1-AS7 | Protection from fire |
| NZBC E2/AS1 | External moisture |
| AS/NZS 1170 | Structural design actions |
| AS/NZS 1170.2 | Structural design actions - Wind actions |
| AS/NZS 2699.1 | Built-in components for masonry construction - Wall tiles |
| NZS 3602 | Timber and wood-based products for use in building |
| NZS 3603 | Timber structures standards |
| NZS 3604 | Timber-framed buildings |
| NZS 4210 | Masonry construction: Materials and workmanship |
| AS/NZS 4600 | Cold formed steel structures |
| AS/NZS 4858 | Wet area membranes |
| NZ NASH Standard Residential and low-rise steel framing Part 1: Design Criteria | |

1.3 MANUFACTURER/SUPPLIER DOCUMENTS

Manufacturer's and supplier's documents related to this part of the work:

Sto Manual including specification and CAD details

Sto Technical data sheets

StoQuality Assurance Document

BRANZ Appraisal 739 Sto Poren Brick Veneer Cladding System

BRANZ Test No. DC1182 StoFlexyl waterproofing to [AS/NZS 4858](#)

BRANZ Fire Test FH 5008 StoPoren Plaster, [NZBC C/AS1-AS7](#), 5.8 External Surface Finishes - pass

BRANZ Fire Test FH 5009 StoArmat Plaster, [NZBC C/AS1-AS7](#), 5.8 External Surface Finishes - pass

Manufacturer/supplier contact details

Company: **Stoanz Ltd**

Web: www.sto.co.nz

Email: info@sto.co.nz

technical@sto.co.nz

Telephone: 04 801 7794

04 801 4741

Warranties

- 1.4 **WARRANTY - MANUFACTURER/SUPPLIER**
Provide a material manufacturer/supplier warranty:
15 years: For materials supplied by Stoanz Ltd
20 years: For materials in the StoArmat Plaster System
- Provide this warranty on the Sto standard form including Sto Contractor PS3.
 - Commence the warranty from the date of practical completion of the contract works.

Refer to the general section 1237 WARRANTIES for additional requirements.

- 1.5 **WARRANTY - INSTALLER/APPLICATOR**
Provide an installer/applicator warranty:
5 years: For execution and workmanship
- Provide Sto Contractor PS3 warranty as part of Sto Warranty documentation.
 - The Sto Contractor must complete a Sto Quality Assurance Document pre-warranty.
 - Commence the warranty from the date of practical completion of the contract works.

Refer to the general section 1237 WARRANTIES for additional requirements.

Requirements

- 1.6 **QUALIFICATIONS**
The contractor is to be registered by Sto and experienced in the installation and application of the Sto Poren Brick Veneer System.
All brick veneer work to be installed or supervised by a Registered Mason or licensed building practitioner (LBP): Licensed for Bricklaying and Blocklaying 1: Brick/masonry Veneer. RBW must be supervised by an LBP.
- 1.7 **NO SUBSTITUTIONS**
Substitutions are not permitted to any of the specified systems, components and associated products listed in this section.
- 1.8 **PROTECTION OF NEW PLASTER**
Provide protection systems as required by the manufacturer to protect fresh plaster from adverse weather conditions.
- 1.9 **INSPECTIONS**
Allow to inspect the whole of the work at each stage. Determine a programme for inspections including notification when each part and stage of the work is ready for inspection prior to the work commencing.
- Permit representatives of Sto to inspect the work in progress and to take samples of their products from site if requested. Refer to Sto manual or web site for details.
- 1.10 **FINISH SAMPLE**
If requested submit one 600mm x 200mm Poren brick with the selected finish texture and colour for approval. Obtain signature of acceptance on sample and return to the approved applicator.
- 1.11 **MAINTENANCE INSTRUCTIONS**
Provide Sto Poren Maintenance Schedule with Sto Warranty documents on practical completion for issuing to the building owner and Building Consent Authority.
- 1.12 **HEALTH AND SAFETY**
Refer to the requirements of the Health and Safety in Employment Act and OSH: [Guidelines for the provision of facilities and general safety in the construction industry](#).
If the elimination or isolation of potential hazards is not possible then minimise hazards in this work on site by using the proper equipment and techniques as required in the MPNZA Painters hazard handbook. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put into place procedures for dealing

with emergencies. Obtain from Stoanz Ltd the material safety data sheets for each product. Keep sheets on site and comply with the required safety procedures.

Compliance information

- 1.13 **DURABILITY**
The work covered by this part of the specification has been designed and constructed to meet the NZBC durability requirement of 15 years with a serviceability life in excess of 30 years when maintained. Refer to the following:
BRANZ Appraisal 739 Sto Poren Brick Veneer Cladding System
- 1.14 **ON GOING MAINTENANCE INSTRUCTIONS**
Provide details of ongoing maintenance required to satisfy the performance requirements of the [NZBC B2/AS1](#).
- 1.15 **INFORMATION REQUIRED FOR CODE COMPLIANCE**
Provide the following compliance documentation: -
- Sto Warranty document package including Sto warranty, Sto Contractors PS3 warranty and Sto Maintenance Schedule
- Other information required by the BCA in the Building Consent Approval documents.

Performance - wind

- 1.16 **DESIGN PARAMETERS - NON SPECIFIC DESIGN**
Design the framing to the wind zone parameters of [NZS 3604](#), table 5.4.
Refer to general section 1220 PROJECT for details.
- 1.17 **DESIGN PARAMETERS - SPECIFIC DESIGN**
Design the framing to the wind pressure parameters of [AS/NZS 1170.2](#).
Refer to general section 1220 PROJECT for details.
- 1.18 **DESIGN PARAMETERS - STO POREN BRICK VENEER**
The Sto Poren Brick Veneer when fixed in accordance with the Sto Poren manual and specifications has been accessed by BRANZ to differential design ULS wind pressure of extra high (2.13 kPa or 55 m/s)

Tests

- 1.19 **TESTS**
Refer to the following:
- BRANZ Test No. DC1182 StoFlexyl waterproofing to [AS/NZS 4858](#) for waterproof membranes
- BRANZ Fire Test FH 5008 StoPoren Plaster, [NZBC C/AS1-AS7](#), 5.8 External Surface Finishes - pass
- BRANZ Fire Test FH 5009 StoArmat Plaster, [NZBC C/AS1-AS7](#), 5.8 External Surface Finishes - pass
- BRANZ Poren Mortar brick bond test
- BRANZ Poren brick tie strength test
- BRANZ Poren brick internal shear strength evaluation
- BRANZ Poren brick lintel - bending resistance, support, compressive strength, steel reinforcing corrosion resistance evaluations

2. PRODUCTS

Materials

- 2.1 **POREN BRICK**
Poren Brick, manufactured from aerated lightweight concrete with an approximate density of 52kg/m², supplied 600mm x 200mm x 75mm thick.

- 2.2 **POREN LINTEL**
Poren steel reinforced lintels, manufactured from aerated lightweight concrete, and supplied 2400mm x 200mm x 75 mm thick. Note lintels require a minimum 200mm brick seat.

Components

- 2.3 **POREN LINTEL SHELF BRACKET**
Hot dipped galvanized steel angle 75mm high x 100mm deep x 310mm wide, to join Poren Lintels when openings exceed 2m. Shelf brackets are fixed to the timber lintel behind with M10 hot dipped galvanized coach bolts for flitch beams or minimum 75mm coach screws for timber beams.
- 2.4 **SHELF ANGLE ON PARALLEL SLOPING ROOF LINE**
Hot dipped galvanized continuous steel angle 75mm high x 100mm deep to support Poren Bricks on a gabled (sloping parallel) roof line. Shelf angle fixed to timber studs behind with M10 x 75mm hot dipped galvanized coach screws at maximum 600mm centres.
- 2.5 **POREN BRICK TIES**
To [AS/NZS 2699.1](#), veneer ties minimum grade EM screw fixed to framing.
- Note: In coastal locations where Exposure Zones apply and are defined in [NZS 3604](#) as Zone D (and some microclimatic conditions such as geothermal areas), shelf brackets, shelf angles, metal lintels, brick ties and screw fixings shall be in accordance with [NZBC E2/AS1](#), Tables 18C and 18D.
- 2.6 **FLASHINGS**
Head, jamb, sill and any other required flashings made from powder coated aluminium, stainless steel or uPVC supplied by main contractor for timber, aluminium and uPVC joinery to [NZBC E2/AS1](#) and specific construction requirements.
- 2.7 **STO FLASHINGS AND COMPONENTS**
Sto uPVC flashings, finishing edges, trays, etc to be used for weatherproofing exterior plaster at joinery transitions, junctions, terminations, cavities and for forming corners and drip edges.
- 2.8 **STO CONTROL JOINTS**
Sto uPVC 8mm or 12mm uPVC control joints.

Accessories

- 2.9 **STO POREN MORTAR**
Sto Poren Mortar, a polymer modified, cement-based adhesive mortar formulated for Poren Brick construction. Supplied in 25kg bags and mixed on site with clean water and applied in a 10mm +/- 2mm continuous bedding to bond the bricks and encase brick ties.
- 2.10 **ARCHITECTURAL MOULDINGS**
AAC or polystyrene shapes used to create decorative detailing, fixed using AAC construction adhesive or GlueCoat mortar applied to the shape prior to placing over the plaster mesh coat.
- 2.11 **STO JOINT SEAL TAPE**
An expanding polyurethane foam waterproof impregnated inseal tape for weatherproofing joints. Use within sizes 15mm wide - 2mm/6mm or 5mm/12mm joints.
- 2.12 **WATER**
Clean, fresh and free from excess alkali, salt, silt and organic materials.

Waterproofing plaster

- 2.13 **STOFLEXYL WATERPROOFING PLASTER**
StoFlexyl, a cementitious dispersion leveller containing additives and binders mixed 1/1 with Portland Cement.
- StoPoren plaster system**
- 2.14 **S-PROTECT WS205 SILANE**
S-Protect WS205 Silane, a European silane sealer with water repelling properties.
- 2.15 **STOPOREN PLASTER**
StoPoren Plaster 4/5mm, a European designed fibre reinforced AAC mineral plaster with good adhesion properties, water retention agents and machine application properties, 4mm to 5mm thick.
- 2.16 **STO EUROPEAN REINFORCING MESH**
Alkali-resistant fibreglass woven reinforcing mesh with a nominal mesh size of approximately 4mm x 4mm or 6mm x 6mm and an approximate weight of 165g/m².
- 2.17 **STOPLEX W SEALER**
StoPlex W Sealer, a consolidating primer with siloxane additives. Deep penetration for consolidation with absorbency regulating and water repelling properties.
- 2.18 **STOLIT K & MP COLOURED FINISHING RENDERS**
European fibre reinforced coloured finishing renders in a pail. Organic bound, strong, hardwearing, impact resistant coloured finishing render, available in 6 finishes. Refer to SELECTIONS for texture and colour range.
- 2.19 **STOCOLOR MAXICRYL FACADE PAINT**
Matt coloured pure acrylate facade paint. Natural looking matt, hard, durable, coating with excellent resistance to weathering. Refer to SELECTIONS for colour.
- 2.20 **S-PROTECT SC STAY CLEAN**
Clear, invisible Silane sealer for added protection against staining of coloured sponge finishes.
- StoArmat Miral plaster system**
- 2.21 **S-PROTECT WS205 SILANE**
S-Protect WS205 Silane, a European silane sealer with water repelling properties.
- 2.22 **STOPOREN BASECOAT PLASTER**
StoPoren Plaster 4/5mm, a European designed fibre reinforced AAC mineral plaster with good adhesion properties, water retention agents and machine application properties, 4mm to 5mm thick.
- 2.23 **STOARMAT CLASSIC REINFORCEMENT PLASTER**
StoArmat Classic Reinforcement Plaster, a European manufactured, fibre reinforced, strong, flexible, impact resistant, white reinforcing plaster containing a calibration grain to ensure correct mesh plaster thickness.
- 2.24 **STO EUROPEAN REINFORCING MESH**
Alkali-resistant fibreglass woven reinforcing mesh with a nominal size of 4mm x 4mm or 6mm x 6mm square and a weight of 160 g/m².
- 2.25 **STOLIT K & MP COLOURED FINISHING RENDERS**
European fibre reinforced coloured finishing renders in a pail. Organic bound, strong, hardwearing, impact resistant coloured finishing render, available in 6 finishes. Refer to SELECTIONS for texture and colour range.
- 2.26 **STOCOLOR MAXICRYL FACADE PAINT**
Matt coloured pure acrylate facade paint. Natural looking matt, hard, durable, coating with excellent resistance to weathering. Refer to SELECTIONS for colour.

- 2.27 S-PROTECT SC STAY CLEAN
Clear, invisible Silane sealer for added protection against staining of coloured sponge finishes.

3. EXECUTION

Conditions

- 3.1 SUBSTRATE - TIMBER FRAMING
Check framing to [NZS 3604](#) for Non Specific Design or to [NZS 3603](#) and [AS/NZS 1170](#) for Specific Design.
Do not commence work until the framing is of the standard required for the specified finish; plumb, level and in true alignment. Moisture content of timber framing must not exceed the requirements specified by [NZS 3602](#) to minimise shrinkage and movement after the bricks are fixed. Studs are not to exceed 600mm centres and nogs fitted flush at a maximum of 800mm centres. In Extra High Wind Zones and where Specific Design applies studs shall be at a maximum of 400mm centres. Wall underlay to comply with [NZBC E2/AS1](#) including Table 23.
Main contractor to confirm framing has moisture content of a maximum of 24% prior to commencing installation.
- 3.2 STO POREN BRICK SUBSTRATE
Do not commence work until openings and apertures have been cut, pipes, fixtures, fixing bricks have been fixed and underlay flashings and other preparations are complete. Rectify all defects in substrate prior to application of plaster coatings. Ensure that backgrounds and adjoining surfaces are, after the preparation called for in this section, is of the required standard for the Sto Poren Brick Veneer System.
- 3.3 FLASHING AND DETAILING
Comply with [NZBC E2/AS1](#), 4.0 Flashings and Sto Poren penetration flashing guidelines. Carry out to the required standard of execution to ensure water does not penetrate.
- 3.4 STANDARDS AND TOLERANCES
Comply with the tolerances laid down in [NZS 4210](#) Table 2.2. To have no deviation more than 3mm from a straight edge 1200mm long. Abrupt deviations will not be accepted.
- 3.5 CONFIRM LAYOUT
Before commencing work confirm the layout of control joints and other visual detailing of the finished work.
- 3.6 FOUNDATION REQUIREMENTS
Confirm concrete on slab-on-ground to [NZS 3604](#) or [NZBC E2/AS1](#) for brick veneer or Specific Design. A minimum 50mm rebate is required in the concrete foundation/slab with a depth to allow a 40mm to 75mm cavity. The minimum distance from the rebate to unpaved ground is 100mm or 25mm to paved ground.
- 3.7 VENEER HEIGHT
Ensure maximum height of veneer is a maximum of 7.5m above its foundation support, except that at gable ends and some piers this height may be at 10m. Where veneer is above roofs, maximum permitted height is 4m above the veneer roof line support, or 7.5m above an adjacent building foundation, whichever is the lesser.

Installation - preparatory work

- 3.8 PENETRATIONS - PREPARATORY WORK
Confirm that exterior wall openings have been prepared correctly for all window and door joinery and other penetrations through the veneer. Required preparatory work includes the following:
- Wall underlay installed and dressed into openings with flexible flashing tape ready for the installation of window and door frames and other penetrations
 - Window joinery wider than 600mm requires a joinery support bar
 - Position window and door joinery to sit 10mm to 20mm over the brick veneer (cavity + 10 - 20mm) and attach Sto Stick On sill and jamb flashings before installing bricks

- Installation of flashings required to be installed prior to brick veneer installation
- Where electrical cables pass through cavity use conduit so cables can be serviced and penetrations can be flashing taped
- All penetrations such as water pipes, ducting, light fittings, must be installed with a minimum of 5° outward slope and be flashing taped to the wall underlay by the contractor who installed them.

3.9 FLASHING AND ACCESSORIES

Fit Sto jambs and sills flashings to joinery and check contractor supplied head flashings.

Installation - Poren bricks

3.10 INSTALL POREN BRICKS

Install Poren Bricks in accordance with the Sto Manual specifications and CAD details requirements:

- Install bricks with a 5mm to maximum 20mm overhang to StoFlexyl waterproofed rebate on a maximum 20mm mortar bed maintaining a minimum 40mm cavity
- Lay bricks true in both vertical and horizontal planes, bed bricks in running bond of Sto Poren mortar with all joinery and service cut outs correctly made using Poren Brick Lintels or cladding infill over any openings
- Provide mortar joint 10mm +/- 2mm tooled flush with brick surface
- Fully embed brick ties in mortar joints, install ties a minimum half way through the brick (maximum 15mm from exterior face), screw fix a minimum of 35mm into framing at approximately 5 per square metre at a maximum of 600mm longitudinally (every stud) and a minimum of 400mm centres vertically (every second course)
- Install snake wire reinforcing at 800mm centres on corners, above large openings, across narrow width and at stress points
- Allow a curing time of (normally five to seven days weather dependant) after placement, before applying StoPoren Plaster System.

3.11 INSTALL POREN STEEL REINFORCED LINTELS

Install Poren Steel Reinforced Lintels in accordance with Sto Manual specifications and CAD details requirements:

- For openings up to 2000mm install Poren lintel and allow for a minimum of 200mm brick support on either side of opening with two brick ties 150mm apart at all joins
- For openings larger than 2000mm install Poren Shelf Bracket bolted to timber lintel in accordance with Sto Poren CAD Details.

3.12 INSTALL POREN STEEL REINFORCED LINTELS

Install Poren Lintels in accordance with Sto Manual specifications and CAD details requirements:

- Join Poren Lintels on the Poren Shelf Bracket with 10mm Poren Mortar. Embed brick ties in the mortar bed at a minimum of 600mm centres with two brick ties at joins including ends placed 150mm apart
- Extend Poren Shelf Bracket across cavity to under seat the Poren Brick by a minimum of 55mm, pack off frame as required and adjust coach screws / bolts accordingly
- Use Sto Adjustable foot tray as lintel head flashing or Sto Drip Edge to finish underside of the lintel.

3.13 INSTALL CONTROL JOINTS

Provide control joints in the plaster system to Sto Manual specifications and CAD details requirements. Locate control joints at 6m centres to coincide with the substrate and/or junctions between dissimilar materials or where shown on the drawings. Reinforce control joint with brick ties placed a maximum of 150mm from the joint at a maximum 400mm horizontal centres. Insert Sto flexible uPVC 8mm or 12mm control joints in the StoArmat mesh coat ensuring the mesh coat does not overlay the V joint. Either coat the V joint in the paint system for a negative detail or fill with MS sealant, concave tooled.

3.14 BALUSTRADE AND PARAPET TOPS / FOUNDATION DETAIL

Provide a minimum slope of 10° on all horizontal surfaces. Where required Sto Poren 50mm Panel can be used apply StoFlexyl / meshed waterproofing correctly mixed with Portland cement extending 75mm up and down any adjacent vertical plaster surfaces. Allow to dry and apply the Sto Poren or StoArmat mesh coat. StoFlexyl waterproofing

must attain a minimum thickness of 1.5mm to meet [NZBC E2/AS1](#) and [AS/NZS 4858](#). For concrete foundation details StoFlexyl is applied from 150mm above ground extending 100mm past the finished plaster system.

- 3.15 **PROVIDE ARCHITECTURAL MOULDINGS**
Fix architectural profiles, (normally AAC or pre-meshed poly mouldings) used to create detailing after the substrate has been mesh plastered or waterproofed. Attach using Gluecoat mortar applied to the back face. Mechanical fixings may be required for larger or heavy profiles. All plant on shapes are to be pre-meshed and to be meshed on to the base mesh plasterer before the finishing plastering commences.
- 3.16 **INSTALL UPVC FLASHINGS**
Install all Sto pre-meshed uPVC corner angles and finishing edges to external corners and terminations as required. Bed in StoPoren plaster set straight to line before commencing to install in mesh coat application.
- 3.17 **IRREGULARITIES**
Before commencing fill voids or damage in brick surfaces with StoPoren plaster to reinstate substrate.
- 3.18 **PENETRATIONS - SERVICES**
Install all penetrations such as waste pipes, electrical wiring in uPVC conduits and metal plumbing piping with a minimum 5° downward slope, through the StoPoren plaster system, and seal using a double application of MS sealant.
- 3.19 **APPLY SEALANT**
Seal all junctions between joinery / adjacent surfaces / dissimilar materials sections and the plaster mesh coat, and around penetrations with a BRANZ appraised MS sealant, in accordance with sealant manufacturer's requirements. Allow to cure before applying finishing plaster.

Waterproofing system

- 3.20 **APPLY WATERPROOFING SYSTEM**
Apply StoFlexyl waterproofing plaster in accordance with Sto Poren Specification and CAD drawings.

Conditions - plaster systems

- 3.21 **DELIVERY**
Keep StoPoren bagged plaster products dry in transit. Take delivery of StoPoren plaster products in good condition. Reject all damaged materials and immediately notify supplier in writing.
- 3.22 **STORAGE**
Deliver all materials in original unopened packaging with labels intact. Provide dry storage on site, stack carefully, protect from mechanical damage. Keep bagged render dry and off concrete surfaces.
- 3.23 **PLASTERING CONDITIONS**
Carry out plastering to Sto specification under conditions which will not adversely affect the finished work.
- 3.24 **PROTECT**
Before commencing, apply masking protection to all joinery, pipes, roofs and adjacent surfaces likely to be marked. Use covers to keep the working areas clean and remove any contamination of finished work immediately.
- 3.25 **SUBSTRATE**
Ensure the main contractor and the sub trades are aware of their responsibilities relating to the required provision of weather tight details at all dissimilar material overlays, junctions, penetrations, clearances and transitions including any blockings or back flashings required (refer to www.sto.co.nz for details).

Do not commence work until required openings and apertures have been cut, pipes, fixtures, fixing plates have been installed and flashings and other detailing are complete. Do not commence plastering until the Sto approved contractor accepts the substrate is of the required standard.

3.26 FLASHING AND DETAILING

Install flashing in accordance with the Sto Poren Brick Veneer flashing details. Penetrations such as waste pipes and fixing brackets shall be adequately flashed and waterproofed prior to plaster application. Carry out to the required standard of execution to ensure water does not penetrate.

Plaster systems

3.27 SURFACE PREPARATION AND PRE-TREATMENT OF POREN BRICKS

Rasp all surfaces where necessary to remove excess bonding, mortar or nibs to ensure that all brick joints are flush and true. Fix minor surface damage using plaster.

3.28 SEALER

To clean and seal surfaces apply one coat of S-Protect WS 205 Silane sealer by back pack sprayer and block brush to seal the surface.

3.29 CONTROL JOINTS

Mark out all control joints that have been installed in the substrate so that Sto uPVC control joints can be installed in the mesh coat.

3.30 BALUSTRADE AND PARAPET TOPS / BASE DETAIL

A minimum slope of 10° is required on all horizontal surfaces. To sealed surfaces apply StoFlexyl waterproofing correctly mixed with Portland cement extend 75mm up and down any adjacent vertical plaster surfaces and embed Sto mesh before applying a finishing coat. StoFlexyl waterproofing must attain a minimum thickness of 1.5mm to meet [NZBC E2/AS1](#) and [AS/NZS 4858](#). For concrete foundation details StoFlexyl is applied from 150mm above ground extending 100mm past the finished plaster system.

3.31 BASE MESH COAT PLASTER

To clean sealed Sto Poren Brick surfaces, apply one levelling/straightening coat of StoPoren base plaster at the 3mm - 4mm setting corner angles as required. While the plaster is still wet, lightly embed Sto mesh, ensuring adjacent drops of mesh are overlapped by a minimum of 75mm and the mesh is embedded onto the plaster. Allow to dry and apply one further coat of StoPoren plaster at 2mm to achieve a level plane surface free of hollows and deviations.

3.32 SEALER

To clean dry plastered surfaces apply one coat of Stoplex W sealer by back pack sprayer and block brush to seal the surface.

3.33 COLOURED FINISHING RENDER

Apply selected Stolit K or MP coloured finishing render applied with a stainless steel trowel gauging to the thickness of the aggregate size and finished with a plastic float to the requisite pattern. Apply Stolit MP or MP Natural in two coats and finish with a float and judicious use of a damp sponge.

3.34 STOLIT K FAÇADE PAINT

Apply one coat of StoColor Maxicryl matt facade paint tinted to the selected colour on Stolit K render.

3.35 STOLIT MP SEALER COAT

Apply one coat S-Protect SC stay clean sealer on MP finishes.

StoArmat Miral Plaster System - standard spec SS501

- 3.36 **SURFACE PREPARATION AND PRE-TREATMENT OF POREN BRICKS**
Rasp all surfaces where necessary to remove excess bonding, mortar or nibs to ensure that all brick joints are flush and true. Fix minor surface damage using plaster.
- 3.37 **PANEL SEALER**
To clean dry panel surfaces apply one coat of S-Protect WS 205 Silane sealer by back pack sprayer and block brush to seal the surface.
- 3.38 **CONTROL JOINTS**
Mark out all control joints that have been installed in the Sto Poren Brick substrate so that Sto Poren uPVC control joints can be installed in the mesh coat.
- 3.39 **BASECOAT PLASTER**
To clean sealed surfaces, apply one levelling/straightening coat of StoPoren base plaster at approximate thickness of 4mm - 6mm setting corner angles and finishing edges as required to achieve a level plane surface free of hollows and deviations.
- 3.40 **MESHED REINFORCEMENT PLASTER**
To dry Sto Poren surfaces apply one even coat of StoArmat reinforcement plaster at approximate thickness 1.5mm / 2mm. While the plaster is still wet, lightly embed Sto European mesh, ensuring adjacent drops of mesh are overlapped by a minimum of 75mm and the mesh is embedded onto the plaster. Allow to dry and apply one further coat of StoArmat at approximate thickness of 1.5mm. Once dry remove any slight ridging with a Sto rasp.
- 3.41 **BALUSTRADE AND PARAPET TOPS / BASE DETAIL**
A minimum slope of 10° is required on all horizontal surfaces. To basecoat plastered surfaces apply StoFlexyl waterproofing correctly mixed with Portland cement extend 75mm up and down any adjacent vertical plaster surfaces and embed Sto mesh before applying a finishing coat. StoFlexyl waterproofing must attain a minimum thickness of 1.5mm to meet [NZBC E2/AS1](#) and [AS/NZS 4858](#). For concrete foundation details StoFlexyl is applied from 150mm above ground extending 100mm past the finished plaster system.
- 3.42 **COLOURED FINISHING RENDER**
Apply selected Stolit K or MP coloured finishing render applied with a stainless steel trowel gauging to the thickness of the aggregate size and finished with a plastic float to the requisite pattern. Apply Stolit MP or MP Natural in two coats and finish with a float and judicious use of a damp sponge.
- 3.43 **STOLIT K FAÇADE PAINT**
Apply one coat of StoColor Maxicryl matt facade paint tinted to the selected colour on Stolit K render.
- 3.44 **STOLIT MP SEALER COAT**
Apply one coat S-Protect SC stay clean sealer on MP finishes.

Completion

- 3.45 **ROUTINE CLEANING**
Regularly remove debris, unused materials and other elements from the site relating to the plaster system application. Replace damaged or marked elements leaving the whole of this work to the required standard.
- 3.46 **FINAL INSPECTION**
A final inspection by the contractor administrator and Sto contractor of the entire finished Sto Poren Brick Veneer System to take place immediately after completion of the work and any defects or subsequent damage made good immediately.

4. SELECTIONS

For further details on selections go to www.sto.co.nz
Substitutions are not permitted to the following, unless stated otherwise.

Materials

- 4.1 POREN BRICKS
 Location: Replacement cladding for existing Oamaru stone
 Supplier: Stoanz Ltd
 Brand: Poren Bricks
 Size/thickness: 600mm x 200mm x 75mm thick

Waterproofing system

- 4.2 STOFLEXYL WATERPROOFING PLASTER
 Location: To all openings
 Supplier: Stoanz Ltd
 Brand: StoFlexyl

Plaster systems

- 4.3 STOARMAT MIRAL PLASTER SYSTEM - STANDARD SPEC SS501
 Location: Over StoPoren brick
 Supplier: Stoanz Ltd
 Substrate: StoPoren brick
 Primer coat: S-Protect WS 205 silane sealer
 Levelling coat: StoPoren 3mm-5mm basecoat plaster
 Mesh coat: StoArmat meshed reinforcement plaster
 Aggregate render: Stolit K ~ finished in one coat of StoColor Maxicryl façade paint
 Sponge render: Stolit MP ~ sealed with one coat of S-Protect stay clean sealer
 Smooth render: Stolit Milano finished in one coat of StoColor Maxicryl façade paint, or
 StoPur WV 200 transparent
 Coats: One
 Colour: To be selected with owner

5113G GIB® PLASTERBOARD LININGS

1. GENERAL

This section relates to the supply, fixing and jointing of GIB® plasterboard linings and accessories to timber and steel framed walls and ceilings to form:

- standard systems
- superior finish quality systems
- bracing systems
- fire rated garage boundary wall systems
- wet area systems

1.1 RELATED SECTIONS

Refer to ~ for ~.

1.2 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

AWCINZ Association of Wall and Ceiling Industries New Zealand

Documents

1.3 DOCUMENTS REFERRED TO

Documents referred to in this section are:

| | |
|-----------------------------|---|
| NZBC E2/AS1 | External moisture |
| AS 1397 | Continuous hot-dip metallic coated steel sheet and strip - Coatings of zinc and zinc alloyed with aluminium and magnesium |
| AS/NZS 2588 | Gypsum plasterboard |
| AS/NZS 2589 | Gypsum linings - Application and finishing |
| NZS 3604 | Timber-framed buildings |
| AS/NZS 4600 | Cold-formed steel structures |
| BRANZ technical paper P21: | A wall bracing test and evaluation procedure |
| NASH | Residential and Low-Rise Steel Framing Part 1 2010 Design Criteria |

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.4 MANUFACTURER'S DOCUMENTS

Manufacturer's and supplier's documents which refer to work in this section are:

- GIB® Site Guide (Jan 2010)
- GIB Ultraliner® Plus lining system (February 2006)
- GIB® Noise Control Systems (March 2006)
- GIB Aqualiner® Wet Area Systems (March 2007)
- GIB® Ezybrace® Systems (June 2011)
- GIB® Ezybrace® Software (2011)
- GIB® Ezybrace® for Steel Frame Housing (NASH) Software (2011)
- GIB® Residential Garage Boundary Walls (March 2009)
- GIB® Rondo® Metal Ceiling Batten Systems
- GIB-Cove®
- GIB® Goldline® Platinum Tape-on Trims
- GIB® UltraFlex high impact corner mould
- [BRANZ Appraisal 294 \(2011\)](#) - GIB® Ezybrace® Systems
- [BRANZ Appraisal 427](#) - GIB Aqualiner® Wet Area Systems

Copies of the above literature are available at

Web: www.gib.co.nz

Telephone: 0800 100 442

Requirements

- 1.5 **NO SUBSTITUTIONS**
Substitutions are not permitted to any specified GIB® systems, GIB® system components, GIB® plasterboard, associated GIB® products or GIB® accessories.
- 1.6 **INSTALLER WORK SKILLS AND QUALIFICATIONS**
GIB® plasterboard fixers and plasterers to be experienced competent workers, familiar with GIB® plasterboard lining systems installation and finishing techniques. Submit evidence of experience on request. For example:
- National Certificate of Interior Systems; or
- Certified Business member of AWCINZ.
- Performance**
- 1.7 **INSPECTIONS AND ACCEPTANCE**
Allow for inspection of the finished plasterboard surface:
- before applying sealer and
- before applying finish coatings or decorative papers,
so that after assessment of the type and/or angle of illumination and its effect on the completed decorative treatment, group approval and acceptance of the surface can be given.
- 1.8 **FIRE RATING REQUIREMENTS**
Provide the GIB® fire resistant rated garage boundary wall systems. Refer to SELECTIONS for system/FRR.
- 1.9 **SOUND INSULATION REQUIREMENTS**
Provide the GIB® Noise Control Systems. Refer to SELECTIONS for system/STC. Include for forming and treating of perimeters of openings and penetrations in the elements to ensure the specified performance. Ensure absence of adjoining flanking paths.
- 1.10 **BRACING REQUIREMENTS**
Provide braced wall systems using GIB® Ezybrace® Systems (June 2011) or GIB® Ezybrace® Software (2011) to meet the requirements of [NZS 3604](#) when tested to BRANZ Technical paper P21. Alternatively use GIB® Ezybrace® for Steel Frame Housing (NASH) Software 2011 to meet the requirements of NASH Residential and Low-Rise Steel Framing Part 1 2010 Design Criteria. Refer to drawings for location and type.

2. **PRODUCTS**

Materials

- 2.1 **GIB® PLASTERBOARD**
Gypsum plaster core encased in a face and backing paper formed for standard and water resistance use to [AS/NZS 2588](#). Refer to SELECTIONS for location, type, thickness and finish.
GIB® Standard plasterboard
GIB Wideline® plasterboard
GIB Ultraline® and/or GIB® Ultraline PLUS high quality surface plasterboard
GIB Fyrelime® fire resistant plasterboard
GIB Braceline® & GIB® Noiseline dual purpose wall bracing & noise control plasterboard
GIB Aqualine® wet area plasterboard
GIB Fibrerock® Impact Resistant Gypsum lining
- 2.2 **CORNICE**
GIB-Cove® plasterboard cornice. Refer to SELECTIONS for profile and size.

Components

- 2.3 **CEILING BATTENS**
GIB® Rondo® metal ceiling battens, batten joiners and perimeter channel.

- 2.4 **SCREWS**
GIB® Grabber® drywall screws.
- 2.5 **NAILS**
GIB® Nails (gold passivated).
Size: 30mm, 40mm
- 2.6 **TAPE ON TRIMS AND EDGES**
GIB® Goldline® tape-on trims
GIB® UltraFlex high impact corner mould
- 2.7 **METAL ANGLE TRIMS**
GIB® galvanized steel slim angle trims.
- 2.8 **CONTROL JOINTS**
GIB® Rondo® P35 control joints.
GIB® Goldline® tape-on trims

Accessories

- 2.9 **ADHESIVE**
Timber frame and/or steel frame:
GIBFix® One ultra low VOC water based wallboard adhesive
GIBFix® All-Bond solvent based wallboard adhesive

2.10 **JOINTING COMPOUND**

| | |
|---------------------|---|
| Bedding compound: | GIB Tradeset®, GIB Lite Blue®, GIB MaxSet®, GIB ProMix® All Purpose, GIB Plus 4® |
| Finishing compound: | GIB ProMix® All Purpose, GIB® Trade Finish®, GIB® Trade Finish® Lite, GIB ProMix® Lite, GIB® U-Mix, GIB Plus 4® |
| Cove: | GIB-Cove® Bond |

- 2.11 **JOINTING TAPE**
GIB® paper jointing tape.
- 2.12 **ACOUSTIC SEALANT**
GIB Soundseal® ultra low VOC water based highly flexible acoustic sealant.
- 2.13 **GAP FILLER**
GIB® Gap Filler ultra low VOC multi-purpose acrylic flexible filler

3. EXECUTION

Conditions

- 3.1 **STORAGE**
Store GIB® plasterboard sheets and accessories in dry conditions stored indoors out of direct sunlight in neat flat stacks on either an impervious plastic sheet or clear of the floor with no sagging and avoiding damage to ends, edges and surfaces. Reject damaged material. Refer to GIB® Site Guide (Jan 2010).
- 3.2 **LEVELS OF PLASTERBOARD FINISH**
Provide the selected plasterboard surfaces to the pre decorative levels of finish specified in [AS/NZS 2589](#).
- 3.3 **CONFIRM LEVELS OF PLASTERBOARD FINISH ACCEPTANCE**
Before commencing work, agree in writing upon the surface finish assessment procedure towards ensuring that the quality of finish expectations are reasonable and are subsequently obtained and acceptable.

Do not apply decorative treatment until it is agreed in writing by the contractor, subcontractors and decorator that the specified plasterboard Level of Finish has been achieved.

"Levels of plasterboard finish" is a tool for specifying the required quality of finish when installing and flush stopping GIB® plasterboard **prior** to the application of a range of decorative finishes under various lighting conditions. Refer to **AS/NZS 2589**.

3.4 SUBSTRATE

Do not commence work until the substrate is plumb, level and to the standard required by the sheet manufacturer's requirements. Refer to GIB® Site Guide (Jan 2010).

3.5 TIMBER FRAME MOISTURE CONTENT

Maximum allowable moisture content to [AS/NZS 2589](#) for timber framing at lining: 18% or less for plasterboard linings. Refer to [NZBC E2/AS1](#) and GIB® Site Guide (Jan 2010).

3.6 METAL FRAMING

Metal framing, to which gypsum lining is fixed, shall comply with AS 1397, [AS/NZS 4600](#), or NASH Residential and Low-Rise Steel Framing Part 1 2010 Design Criteria, as applicable. Where adhesion of gypsum linings is required, surfaces shall be free of oil, grease, dust and other foreign materials. Refer to the metal framing manufacturers specifications where high density gypsum linings (>800 kg/m³) such as GIB Braceline® and GIB Noiseline® are specified for fixing to light gauge steel framing.

3.7 PROTECTION

Protect surfaces; cabinetwork, fittings, equipment and finishes already in place from the possibility of water staining and stopping damage. Refer to GIB® Site Guide.

Application

3.8 INSTALL CEILING BATTENS

Install to GIB® Rondo® Ceiling Batten Systems.

3.9 LINING WALLS AND CEILINGS GENERALLY

Form to GIB® Site Guide (Jan 2010). Ensure bulk insulation thickness shall not exceed that of the wall framing.

3.10 BOARD ORIENTATION

Minimise joints by careful sheet layout using the largest sheet sizes possible, and generally fixing horizontally. Where part sheets are required for various stud heights they should be positioned so the cut sheet is as low as possible to keep joints below eye level.

3.11 FORM NOISE CONTROL SYSTEMS

Form to GIB® Noise Control Systems.

3.12 FORM WET AREA SYSTEMS

Form to GIB Aqualine® Wet Area Systems.

3.13 FORM BRACING SYSTEMS

Form to GIB® Ezybrace® Systems (June 2011).

3.14 FORM CONTROL JOINTS

Form control joints to GIB® Site Guide.

3.15 INSTALL COVES

Install to GIB-Cove® literature using GIB-Cove® Bond.

3.16 INSTALL TAPE-ON TRIMS

Install to GIB® Goldline® Tape-on trims literature and/or GIB® Ultraflex high impact corner mould literature.

Finishing

3.17 FINISHING GENERALLY

To GIB® Site Guide (Jan 2010) and [AS/NZS 2589](#).

Completion

- 3.18 **REPLACE**
Replace damaged sheets or elements.
- 3.19 **CLEAN DOWN**
Clean down completed surfaces to remove irregularities and finally sand down with fine paper to the sheet manufacturer's requirements, to leave completely smooth and clean.
- 3.20 **REMOVE**
Remove debris, unused materials and elements from the site.
- 3.21 **LEAVE**
Leave work to the standard required by following procedures.

4. SELECTIONS**Plasterboard****4.1 STANDARD SYSTEMS WALLS**

| Location | Plasterboard type / Lining requirements | Thickness | Finish Level |
|------------------------------|---|-----------|--------------|
| Refer to architects drawings | GIB® Standard plasterboard | 10mm | |

4.2 STANDARD SYSTEMS CEILINGS

| Location | Plasterboard type / Lining requirements | Thickness |
|------------------------------|---|-----------|
| Refer to architects drawings | GIB® Standard plasterboard | 13mm |

4.3 BRACING SYSTEMS

Refer to GIB® Ezybrace® Systems. For bracing element location refer to drawn documentation.

Accessories**4.4 CORNICE**

Size/brand/type: To match existing if any

6221 FLOOR TILING

1. GENERAL

This section relates to the supply and installation of ceramic floor tiles.
It includes:

- concrete substrates
- timber substrate floors
- timber floor overlays

1.1 RELATED WORK

Refer to 6211 WALL TILING for wall tiling.

Documents

- 1.2 DOCUMENTS
Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:
- | | |
|-------------------------------|---|
| NZBC D1/VM1 | Access routes |
| NZBC D1/AS1 | Access routes |
| NZBC E3/AS1 | Internal moisture |
| AS/NZS 3661.1 | Slip resistance of pedestrian surfaces - Requirements |
| AS 3740 | Waterproofing of wet areas within residential buildings |
| AS 3958.1 | Ceramic tiles - Guide to the installation of ceramic tiles |
| NZS 4121 | Design for access and mobility - Buildings and associated facilities |
| AS/NZS 4671 | Steel reinforcing materials |
| AS ISO 13007.1 | Ceramic tiles - Grouts and adhesives: Terms, definitions and specifications for adhesives |
| AS ISO 13007.3 | Ceramic tiles - Grouts and adhesives: Terms, definitions and specifications for grouts |
| BRANZ | Good practice guide: Tiling |

Warranties

- 1.3 WARRANTY - MANUFACTURER/SUPPLIER
Provide a material manufacturer/supplier warranty:
2 years: For materials
- Provide this warranty on the manufacturer/supplier standard form.
 - Commence the warranty from the date of practical completion of the contract works.

Refer to the general section 1237 WARRANTIES for additional requirements.

- 1.4 WARRANTY - INSTALLER/APPLICATOR
Provide an installer/applicator warranty:
2 years: For materials
- Provide this warranty on the installer/applicator standard form.
 - Commence the warranty from the date of practical completion of the contract works.

Refer to the general section 1237 WARRANTIES for additional requirements.

Requirements

- 1.5 QUALIFICATIONS
Tilers to be experienced, competent trades people familiar with the materials and techniques specified.
- 1.6 NO SUBSTITUTIONS
Substitutions are not permitted to any of the specified systems, components and associated products listed in this section.

- 1.7 **SAMPLES**
Refer to the general section 1270 CONSTRUCTION for details of how samples will be reviewed.
Provide the following samples for review by the Contract Administrator:
~

- 1.8 **DEFLECTION CRITERIA FOR SUSPENDED FLOORS**
Check that the floor is rigid enough for the tiling. Deflection of suspended floors should not exceed 1/360th of the span under dead load and live load.

- 1.9 **ADHESIVES COMPATIBILITY**
Adhesives selected for use on proprietary substrates or waterproof membranes to have documented compatibility approval from the respective manufacturers.

- 1.10 **PROVIDE SPARE TILES**
Provide spare tiles. Refer to SELECTIONS for type and quantity.

Performance

- 1.11 **SLIP RESISTANCE FOR ACCESS ROUTES**
Slip resistance for tiles to comply with [NZBC D1](#)/AS1: 2.0 Level access routes and 3.0 Ramps.
- when in place on a level access route, to have a mean coefficient of friction (μ) not less than 0.4 when tested in accordance with [AS/NZS 3661.1](#).
- when in place on a sloping access route, to have a coefficient of friction (μ) not less than $0.4 + 0.0125S$ (S = slope of surface expressed as a percentage).
- 1.12 **PROVIDE EVIDENCE OF SLIP RESISTANCE**
Provide evidence that the tiles comply with the standard of performance specified.
- 1.13 **CERTIFY SLIP RESISTANCE**
Provide certificates and any other evidence at the time of selection/supply that the tiles comply with [NZBC D1](#)/VM1 and [NZBC D1](#)/AS1: Access routes.

2. PRODUCTS

Materials

- 2.1 **FLOOR TILES**
Refer to SELECTIONS for product selection.
- 2.2 **REINFORCING MESH**
To [AS/NZS 4671](#), galvanized 500mm x 500mm x 2.5mm.
- 2.3 **SEPARATING LAYER**
Single layer polyethylene film.
- 2.4 **BUILDING UNDERLAY**
Breather type bitumen saturated kraft paper.
- 2.5 **ANTI FRACTURE/UNCOUPLING MEMBRANE**
Proprietary anti-fracture/uncoupling membrane.

Components

- 2.6 **EXPANSION JOINT, METAL AND RUBBER**
Clear anodised aluminium/brass with metal anchor to set into in-situ concrete, cement screed/bed and complete with rubber infill.
- 2.7 **EXPANSION JOINT, METAL AND COMPOUND**
Aluminium/brass angles with high density foam rubber insert and jointing compound.

- 2.8 **EXPANSION JOINT, PLASTIC**
Rigid stabilised PVC sides with flexible central section.
- Accessories**
- 2.9 **SCREED**
Mix of 3:1 Portland cement, coarse washed sand gauged with liquid polymer additive to the tile manufacturer's stated requirements.
- 2.10 **CEMENT MORTAR**
Sand and cement bedding coat with liquid polymer additive, to the tile manufacturer's stated requirements.
- 2.11 **SHEET WATERPROOFING MEMBRANE**
Proprietary sheet waterproofing system.
- 2.12 **LIQUID WATERPROOFING MEMBRANE**
To AS 3740.
- 2.13 **TILE ADHESIVE**
To AS ISO 13007.1.
- 2.14 **SAND AND CEMENT GROUT**
1 part Portland cement to 2-3 parts fine, washed sand, mixed to a paste consistency with a minimum of clean, potable water.
- 2.15 **PROPRIETARY GROUT**
Cement based, compressible and to suit particular location/use. To AS ISO 13007.3.
- 2.16 **MOVEMENT JOINT SEALANT**
To BRANZ Good practice guide: Tiling, section 5.0.
- Neutral cured sealant for areas where waterproof membranes are used or where used against aluminium.
- Acid cured sealant except for areas where waterproof membranes are used or where used against aluminium.
Note: Check compatibility of membrane and sealant, use bond breaking tape to separate them if required.

3. **EXECUTION**

- 3.1 **DELIVERY, STORAGE AND HANDLING**
Take delivery of materials and goods and store on site and protect from damage.
Protect finished surfaces, edges and corners from damage.
Move/handle goods in accordance with manufacturer's requirements.
Reject and replace goods that are damaged or will not provide the required finish
- 3.2 **CHECK TILES**
Check tiles to ensure that they are as specified, from the same batch, of a consistent colour and pattern and sufficient to complete the work. Reject tiles that vary widely in colour or pattern. Reject tiles that are damaged.
- 3.3 **CONFIRM LAYOUT**
Before commencing work confirm the proposed layout of tiles and expansion joints and other visual considerations of the finished work.
- 3.4 **SETTING OUT**
Before commencing the setting out confirm the number and location of cut tiles. Minimise in number with no cut tiles less than half size and only at the perimeter of the work.
- 3.5 **GENERALLY**
Prepare surface and complete tiling work in accordance with AS 3958.1, as modified by BRANZ Good practice guide: Tiling.

Conditions

- 3.6 **SERVICES AND ACCESSORIES**
Ensure that all services and accessories are in place and located to suit the tile layout, and that the substrate, background and adjoining surfaces (with the preparation called for in this section) are of the quality necessary to allow tiling of the required standard.
- 3.7 **DO NOT START**
Do not start laying tiles until concrete floors are cured, moisture content of floors is such that shrinkage is complete, thermal movement has been accommodated and the levels and surface finish will achieve tile laying of the required standard.
- 3.8 **SUBSTRATE TEMPERATURE**
Do not carry out tiling where the substrate temperature is below 5°C or above 40°C.
- 3.9 **MOISTURE CONTENT**
Ensure the floor is dry and if in doubt check for moisture content by hygrometer. Do not proceed with tiling work until readings for the whole area show 75% relative humidity or less.
- 3.10 **SCREEDS**
Form screeds with a deviation from plane of not more than 5mm over 3 metres.
- 3.11 **FALLS**
Form screeds in areas where water is used in significant amounts with a deviation from plane of not more than 5mm over 3 metres. Unless otherwise specified form screeds with the following falls:
Unless stated otherwise provide minimum fall gradients to BRANZ Good Practice Guide - Tiling, clause 6.5 Falls in floors.
- | | |
|----------------|--|
| 1 : 40 minimum | For tiled decks which also acts as a roof |
| 1 : 60 minimum | For paving over ground |
| 1 : 50 minimum | For unenclosed shower bases (to NZBC E3/AS1 , 3.3.5) |
| 1 : 60 minimum | For enclosed shower bases |
| 1 : 50 minimum | For shower bases for people with disabilities (to NZS 4121 , 10.5.11.3 (b).) |
| 1 : 60 minimum | For commercial kitchens or similar |

Application - preparing existing surfaces

- 3.12 **EXISTING CONCRETE FLOORS**
Completely remove existing surface finishes down to the concrete. If the exposed concrete finish is not suitable then scabble or acid etch the surface to expose the coarse aggregate.

Movement joints

- 3.13 **MOVEMENT JOINTS**
Provide movement joints with a minimum width of 4mm, carried through tile and bedding and where substantial movement is anticipated, through the rigid sheet to the structure. Install joints over expansion joints, at junctions between different backgrounds, abutting other materials, at internal corners and at junctions with floors and columns. Ensure joints are clean, formed, filled and with sealant inserted to the sealant manufacturer's requirements.
- 3.14 **METAL EXPANSION JOINT**
Accurately locate and fix joints in situ, with the bedding, or on top of the bedding, to finish flush with the installed tile and to the tile manufacturer's requirements. Fit and fix rubber/rubber compound inserts to finish flush. Fit expansion joints at regular intervals over the floor area at intervals not exceeding 4 metres, at changes in floor plane and where the floor plane is interrupted.

Waterproofing

- 3.15 **INSTALL WATERPROOFING MEMBRANE**
 Install waterproofing membrane between the tile adhesive and the substrate. Reinforce all junctions of the waterproofing membrane to BRANZ Good practice guide: Tiling; 7.0 Waterproofing interior wet areas. Unless otherwise specified or shown on the drawings, install waterproof membranes as follows:
- Unenclosed shower cubicle
- To 1800mm above floor and 300mm above shower rose.
 - To at least 1500mm from shower rose.
 - To the floor within 1500mm of the shower rose.
- Bath with a shower over and no shower screen
- To 1500mm from the shower rose and top edge.
 - To 1800mm above base of bath.
 - To the floor within 1500mm of the shower rose.
- Bath with shower over and a screen for the shower
- To 1800mm height around sides of bath.
- Bath
- To 150mm minimum around the sides and along walls horizontally 150mm minimum.
- Splashback to a vanity
- To 300mm minimum up wall behind the vanity.
 - To the floor level at least twice the width of the vanity and 500mm min beyond it at each end.
- 3.16 **LAYING SHEET WATERPROOFING MEMBRANE**
 Install to manufacturers requirements and to BRANZ Good tiling practice, 7.0 Waterproofing interior wet areas.
- 3.17 **APPLYING LIQUID WATERPROOFING MEMBRANE**
 Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements and in accordance with AS 3740 and to BRANZ Good practice guide: Tiling, 7.0 Waterproofing interior wet areas.
- Application - tile installation**
- 3.18 **BONDED CEMENT MORTAR**
 Apply proprietary cement slurry bond coat over the whole of the floor to the tile manufacturer's requirements. Thoroughly mix and place the 40mm thick mortar bed over the bond coat and firmly tamp, screed and compact to the required level. Apply proprietary cement slurry bond coat to the wet mortar bed and set tiles while still tacky, firmly beating into the bedding and aligning the 3mm tile joints at the same time.
- 3.19 **MODIFIED CEMENT BASED ADHESIVE**
 Apply and float thick or thin bed of modified cement based adhesive to bed thickness to the adhesive manufacturer's requirements. Rib surface with a notched trowel, press tiles and place with required grout joints and to obtain adequate coverage by adhesive on the back of each tile to AS 3958.1.
- 3.20 **MODIFIED CEMENT BASED ADHESIVE AND WATERPROOF MEMBRANE**
 Apply appropriate waterproof membrane to manufacturer's requirements. Apply and float thick or thin bed of modified cement based adhesive to bed thickness to the adhesive manufacturer's requirements. Rib surface with a notched trowel, press tiles and place with required grout joints and to obtain adequate coverage by adhesive on the back of each tile to AS 3958.1.
- 3.21 **PLASTER SCREED AND SEPARATING LAYER**
 Lay polyethylene sheet/building underlay to a smooth surface, joints lapped 100mm minimum. Place galvanized steel mesh over with spacers to centralise it in the mortar bed. Thoroughly mix and place the proprietary screed mix to the manufacturer's

requirements and compact to the required level. Ensure drying times are observed before installation of tiles by thin/thick set method.

Grouting

- 3.22 **APPLY GROUTING**
Remove spacers. Apply grouting mix to as large an area as can be worked before setting commences. Work with a grouting tool back and forth until joints are completely filled with no adhesive showing. Avoid damage to the surface of tiles, using masking tape where necessary. Finish to depth of cushion and flush with surface to cushion edge and square-edge tiles. Remove surplus grout with a damp sponge and tool the joints to finish the grout uniform in colour, smooth and without voids, pinholes or low spots.
- 3.23 **APPLY PROPRIETARY GROUTING**
Remove spacers. Prepare joints, mix and apply grout and finish off to the grout manufacturer's requirements, to finish the grout uniform in colour, smooth and without voids, pinholes or low spots.

Cleaning

- 3.24 **CLEAN TILES**
Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave them completely clean and without blemish. Finally polish glazed tiles with a clean dry cloth.

Completion

- 3.25 **ROUTINE CLEANING**
Carry out routine trade cleaning of this part of the work including periodic removal all debris, unused and temporary materials and elements from the site.
- 3.26 **DEFECTIVE OR DAMAGED WORK**
Repair damaged or marked tiles. Replace damaged or marked tiles where repair is not possible or will not be acceptable. Leave work to the standard required for following procedures. Ensure tiles are not disturbed by foot traffic for at least 24 hours after laying and after grouting.
- 3.27 **PROTECTION**
Provide the following temporary protection of the finished work:
Provide protection to tiles by laying sheet material such as insulating board for the period between completion of laying and completion of the contract works.

4. SELECTIONS

Substitutions are not permitted to the following, unless stated otherwise.

Samples

- 4.1 **SAMPLES FOR REVIEW**
~

Materials

- 4.2 **CERAMIC TILES**
Location: Bathroom & En Suite
Manufacturer: To match existing (check on site)
Pattern/number: To match existing (check on site)
Colour: To match existing
Edging: To suit
Grout width: To suit
- 4.3 **TILE ADHESIVE**
Location: Bathroom & En Suite
Manufacturer: ARDEX

Brand/type: ARDEX Tile adhesive
Trade name/number: ARDEX X77

- 4.4 PROPRIETARY GROUT
Location: Bathroom & En Suite
Manufacturer: ARDEX
Brand/type: ARDEX DG 5
Colour: To match existing

Components

- 4.5 LIQUID WATERPROOFING MEMBRANE
Location: Bathroom & En Suite
Brand/type: ARDEX Superflex WPM 001

Accessories

Spares

- 4.6 PROVIDE SPARE TILES
Tile: Bathroom & En Suite
Number: 4

6311 TIMBER STRIP, BLOCK AND PLANK FLOORING

1. GENERAL

This section relates to the supply, laying and finishing of timber flooring as an overlay, including underlays over the existing substrate.

It includes:

- laminated timber
- solid timber

Documents

1.1 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

| | |
|-------------------------------|---|
| NZBC D1/AS1 | Access routes |
| AS/NZS 1859.4 | Reconstituted wood-based panels - Specifications - Wet-processed fibreboard |
| AS/NZS 2269.0 | Plywood - Structural - Specifications |
| AS/NZS 1860.1 | Particleboard flooring - Specifications |
| AS/NZS 3661.1 | Slip resistance of pedestrian surfaces - Requirements |
| BRANZ BU 330 | Thin flooring materials - 2 Preparation and laying |

Requirements

1.2 SAMPLES

Submit on request samples of the timber flooring specified sufficient to show the grain pattern and the colour variance. Obtain written acceptance of sample panel. Keep samples on site, undamaged, for matching with the work as it proceeds. Refer to SELECTIONS.

1.3 SAMPLE PANEL

Submit on request one sample panel of the flooring specified. Obtain written acceptance of sample panel. Keep sample panel on site, undamaged, for matching with the work as it proceeds. Sample panel may be installed as specified in intended location and may later form a part of the specified flooring. Refer to SELECTIONS for requirements.

1.4 QUALIFICATIONS

Floor layers to be experienced, competent trades people, familiar with the materials and the techniques specified.

1.5 NO SUBSTITUTIONS

Substitutions are not permitted to any of the specified systems, components and associated products listed in this section.

Performance

1.6 SLIP RESISTANCE FOR ACCESS ROUTES

Slip resistance for flooring to comply with [NZBC D1/AS1](#): 2.0 Level access routes and 3.0 Ramps.

- when in place on a level access route, to have a mean coefficient of friction (μ) not less than 0.4 when tested in accordance with [AS/NZS 3661.1](#).
- when in place on a sloping access route, to have a coefficient of friction (μ) not less than $0.4 + 0.0125S$ (S = slope of surface expressed as a percentage).

1.7 CERTIFICATES

Provide certificates and any other evidence that the completed flooring will comply with the standard of performance specified.

1.8 CERTIFICATES, SLIP RESISTANCE

Provide certificates and any other evidence at the time of selection/supply that the completed flooring will comply with [NZBC D1/VM1](#) and [NZBC D1/AS1](#).

- 1.9 TESTING
Sample and test the substrate to BRANZ BU 330 to ensure that moisture content is within the limits specified. Provide a written record.

2. PRODUCTS

Materials

- 2.1 CONSTRUCTION PLYWOOD UNDERLAY
Rotary cut radiata pine veneer ply, face sanded, treated H3 for wet areas and to [AS/NZS 2269.0](#).
- 2.2 HARDBOARD UNDERLAY
High density standard hardboard sheet to [AS/NZS 1859.4](#).
- 2.3 MOISTURE RESISTANT UNDERLAY
MR melamine-urea formaldehyde resin bonded particleboard to [AS/NZS 1860.1](#).
- 2.4 FOAM UNDERLAY
2mm Thick, closed cell foam underlay to provide a moisture membrane.
- 2.5 ACOUSTIC OVERLAY
Minimal thickness sound control system to isolate impact noise.
- 2.6 TIMBER STRIP, BLOCK AND PLANK FLOORING
Refer to SELECTIONS for product selection.
- 2.7 TIMBER TRIM
Skirting, edge strip, reducer strip and nosing as detailed and to match overlay flooring.

Accessories

- 2.8 FOAM UNDERLAY TAPE
Moisture resistant tape, 48mm wide.
- 2.9 CONCRETE SEALER
Two part water based epoxy coating.
- 2.10 EXPANSION STRIPS
Coloured silicone flexible expansion sealant.
- 2.11 EXPANSION COVERS
Selected expansion covers as supplied.
- 2.12 ADHESIVE, DIRECT STICK
As required by the overlay flooring supplier and as not to cause cupping or curling of timber through moisture absorption from the adhesive.
- 2.13 ADHESIVE, FLOATING
PVA or aliphatic resin, as recommended by the overlay flooring supplier.

Finishes

- 2.14 SEALER
Two coats of penetrating oil sealer to the flooring supplier's requirements.
- 2.15 POLYURETHANE
Resin-based, moisture-curing polyurethane to the flooring supplier's requirements.

3. EXECUTION

Conditions

- 3.1 **STORAGE AND HANDLING**
Accept packs of timber and accessories undamaged and dry. Store on level, dry surfaces in non-traffic, non-work areas that are enclosed and dry. Avoid damage to timber.
- 3.2 **CHECK TIMBER**
Check that the timber supplied is as specified, of a consistent colour and grain and sufficient to complete the work. Reject timber that varies widely in colour or grain. Reject timber that is damaged. Check the moisture content of the timber to ensure it is at the required level for the installation environment.
- Check laminated strip and plank flooring to ensure it has been supplied at the moisture content recommended by the suppliers for the proposed location. Do not remove planks from packs until just prior to installation.
- 3.3 **DO NOT START**
Do not start laying before the building is enclosed, doors are hung and lockable, wet work complete, full lighting available and in the case of air-conditioned buildings the air-conditioning operating for 6 weeks.
- 3.4 **INSPECT THE SUBSTRATE**
Inspect the substrate to ensure it provides a suitable finish. Do not start laying if the substrate will not allow work of the required standard.
- 3.5 **STARTING WORK**
Starting work means the floor layer accepts the substrate as allowing work of the required standard.
- 3.6 **CARRY OUT THE WORK**
Carry out the work to conform with this specification and in accordance with the timber floor supplier's technical requirements.
- 3.7 **LAYOUT**
Before beginning the installation, confirm the proposed layout of the timber, grain direction, any other visual considerations of the finished work and specified expansion requirements relating to the specified product. Minimise in number with no cut planks less than half width and only at the perimeter of the work.
- 3.8 **SURFACE TOLERANCES, DIRECT STICK**
Substrate to have no deviations greater than 3mm over a 3 metre straightedge in any given direction and no abrupt variations greater than 1mm over 250mm.
- 3.9 **SURFACE TOLERANCES, FLOATING**
Substrate to have no deviations greater than 5mm over a 3 metre straightedge in any given direction and no abrupt variations greater than 2mm over 250mm.
- 3.10 **MOISTURE CONTENT, TIMBER SUBSTRATE**
Check for moisture content by hygrometer to BRANZ BU 330. Do not commence installation until readings for the whole area show a moisture content of:
8 - 12% for air conditioned buildings
10 - 14% for intermittently heated buildings
12 - 16% for unheated buildings
- 3.11 **MOISTURE CONTENT, CONCRETE SUBSTRATE**
Check for moisture content by hygrometer to BRANZ BU 330. Do not commence installation until the hygrometer readings achieve a maximum of 60-70% relative humidity. Refer to 6192 FLOORING SUBSTRATE PREPARATION.

Conditions - floor heating

3.12 UNDERFLOOR HEATING, FLOATING APPLICATIONS

If a moisture test has not been carried out, turn off the underfloor heating 1 week prior to the test. Check for moisture content by hygrometer to BRANZ BU 330 and do not commence installation until hygrometer readings show 60-70%.

Turn off underfloor heating during and for 48 hours either side of the work period. Wait 48 hours after laying is complete before turning on the underfloor heating. Allow the temperature to build up at a rate of 1°C day to a maximum of 27°C. Ensure the thermostat is fitted with a maximum temperature of 27°C.

3.13 ON-FLOOR HEATING, FLOATING APPLICATIONS

Check with the supplier of the on-floor heating. Floating installations may be installed directly over cables and elements when approved in writing by the on-floor heating and flooring suppliers.

Application - surface preparation - existing

3.14 PREPARATION, EXISTING CONCRETE AND SEALER APPLICATION

Strip off existing floor coverings. Clear substrate of debris, clean off surface contamination and carry out surface repairs if required using a proprietary levelling compound. Carefully feather out at perimeters of repaired areas. Grind level, then vacuum to remove dust. Refer to allowable surface tolerances. Check for moisture content by hygrometer to BRANZ BU 330. Do not commence installation until the hygrometer readings show 60-70%. Apply concrete sealer before commencing flooring installation.

3.15 PREPARATION, EXISTING PLYWOOD OR PARTICLEBOARD

Clear substrate of debris, machine sand to remove surface contamination and to make level, then vacuum to remove dust. Refer to allowable surface tolerances.

3.16 REMOVE SKIRTING'S AND TRIMS

Remove existing skirting's and trims prior to new flooring installation. Store on site and reinstall over new flooring when flooring installation is complete.

Application - surface preparation - new

3.17 PREPARATION NEW CONCRETE

Clear substrate of debris, then vacuum to remove dust. Refer to allowable surface tolerances. Check for moisture content by hygrometer to BRANZ BU 330. Do not commence installation until the hygrometer readings show 60-70%. Apply concrete sealer if required before commencing flooring installation.

3.18 PREPARATION, NEW TONGUE AND GROOVE

Clear substrate of debris, machine sand to make level, then vacuum to remove dust. Refer to allowable surface tolerances.

3.19 PREPARATION, NEW PLYWOOD OR PARTICLEBOARD

Clear substrate of debris, machine sand to make level, then vacuum to remove dust. Refer to allowable surface tolerances.

Application - floor underlays

3.20 INSTALLING PLYWOOD UNDERLAYS

Lay plywood sheets with joints staggered, with a 1mm gap between sheets and 2mm at perimeters. Use 18mm divergent staples at 100mm centres throughout the whole sheet and 30mm apart, 18mm in from the edges of the sheets. Punch staples below the surface and sand joints level.

3.21 INSTALLING HARDBOARD UNDERLAYS

Lay standard hardboard, with joints staggered, with a 1mm gap between sheets and 2mm at perimeters. Use 18mm divergent staples at 100mm centres throughout the whole sheet, 30mm apart, 18mm in from the edges of the sheets. Punch staples below the surface and sand joints level.

- 3.22 **INSTALLING ACOUSTIC OVERLAY**
Place acoustic underlay strip around the base of walls, columns and any vertical fixtures. Glue fix overlay pads to substrate using adhesive as required by the overlay manufacturer, ensuring pads are placed diagonally to the joints in the surface floor coverings.

Application - installation

- 3.23 **LAYING, DIRECT STICK**
Apply adhesive approved by the flooring supplier, at the required spread rate. Follow requirements for open time, taking note of substrate porosity, ambient temperature and relative humidity. Remove excess adhesive as the work proceeds using approved techniques. Install the flooring strictly in accordance with the flooring supplier's stated requirements. Ensure the required expansion gap is left at perimeters and around fixed obstacles.
- 3.24 **LAYING, FLOATING**
Install 2mm foam underlay to the total floor area, in long, continuous runs, allowing to cove up walls by 50mm. Tape joints using moisture resistant tape, to create an impervious membrane. Install the timber floor strictly in accordance with the flooring supplier's stated requirements. Ensure the required expansion gap is left at perimeters and around fixed obstacles.
- 3.25 **EXPANSION GAPS, PERIMETERS**
Calculate expansion gaps strictly to manufacturer's requirements, to suit the environment, size of the installation and product type.
- 3.26 **EXPANSION STRIPS**
Apply coloured silicone flexible expansion sealant supplied by the flooring manufacturer to match the dimensions of the expansion gap flush with the finished flooring. Apply to flooring manufacturer's directions.
- 3.27 **EXPANSION COVERS**
Cover expansion joints using matching expansion joint covers supplied by flooring manufacturer.

Finishing

- 3.28 **SURFACE FINISHING, UNFINISHED FLOORS**
Allow the adhesive to cure fully and then finish the timber surface with five fine sandings.
- 3.29 **WAX COATING, UNFINISHED FLOORS**
Apply two coatings of timber sealer and then a spirit based wax polish to the flooring supplier's requirements.
- 3.30 **POLYURETHANE COATING, UNFINISHED FLOORS**
Apply four coats of resin-based, moisture-curing polyurethane to the coating manufacturer's and flooring supplier's requirements. Physically protect the surface from damage or contamination before and after coating.
- 3.31 **CLEAN TIMBER FLOORING**
Leave timber flooring surfaces free of adhesive, dirt and debris. Vacuum off, damp mop with a low-foam neutral detergent and allow to dry.

Completion

- 3.32 **ROUTINE CLEANING**
Carry out routine trade cleaning of this part of the work including periodic removal all debris, unused and temporary materials and elements from the site.

3.33 DEFECTIVE OR DAMAGED WORK
Repair damaged or marked elements. Replace damaged or marked elements where repair is not possible or will not be acceptable. Leave work to the standard required for following procedures.

3.34 PROTECTION
Provide the following temporary protection of the finished work:
~

4. SELECTIONS

Substitutions are not permitted to the following, unless stated otherwise.

Requirements

4.1 SAMPLE
Flooring: Required
Finish: Required

4.2 SAMPLE PANEL
Location: ~
Size: ~ metres x ~ metres
Flooring: ~
Finish: ~

Materials

4.3 WOOD BLOCK PARQUET
Location: ~
Brand: ~
Species: ~
Pattern: ~
Size: ~mm x ~mm
Thickness: ~mm
Finish: ~

4.4 WOOD MOSAIC PARQUET
Location: ~
Brand: ~
Species: ~
Pattern: ~
Size: ~mm x ~mm
Thickness: ~mm
Finish: ~

4.5 TONGUE AND GROOVE
Location: ~
Brand: ~
Species: ~
Size: ~mm x ~mm
Thickness: ~mm
Finish: ~
Moisture content: ~

4.6 LAMINATED STRIP FLOORING
Location: ~
Brand: ~
Species: ~
Pattern: ~
Size: ~mm x ~mm
Thickness: ~mm
Finish: ~

4.7 LAMINATED PLANK FLOORING

Location: ~
 Brand: ~
 Species: ~
 Pattern: ~
 Size: ~mm x ~mm
 Thickness: ~mm
 Finish: ~

4.8 TIMBER TRIM

Timber species: ~

Adhesive

4.9 ADHESIVE, DIRECT STICK

Brand: ~
 Type: ~

Components

4.10 CONSTRUCTION PLYWOOD UNDERLAY

Grade: ~
 Thickness: ~mm
 Plies: ~

4.11 HARDBOARD UNDERLAY

Manufacturer: ~
 Thickness: ~mm

4.12 ACOUSTIC OVERLAY

Manufacturer: ~
 Type: ~

6700R RESENE PAINTING GENERAL

1. GENERAL

This section relates to the general matters related to **Resene** painting work.

1.1 RELATED WORK

Refer to 6721R RESENE PAINTING INTERIOR

1.2 ABBREVIATIONS AND DEFINITIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

The following abbreviations apply specifically to this section:

MPNZA Master Painters New Zealand Association Inc.

Documents

1.3 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

[Health and Safety in Employment Act 1992](#)

MPNZA Specification manual

1.4 MANUFACTURER/SUPPLIER DOCUMENTS

Manufacturer's and supplier's documents related to this section are:

Resene One-Line specifications and product data manual
(hard copy or at www.resene.co.nz)

Resene Putting your safety first

Copies of the above literature are available from **Resene**

Telephone: 0800 **RESENE** (0800 737 363)

Warranties

1.5 WARRANTY - MANUFACTURER/SUPPLIER

Warrant this work under normal conditions of use against failure referring to the **Resene** Promise of Quality in the **Resene** One-Line specifications and product data manual.

Requirements

This painting specification is written based on information available at the time of writing.

1.6 NO SUBSTITUTIONS

Substitutions are not permitted to any specified **Resene** coating system, or associated components and products. Do not combine paints from different manufacturers in a paint system.

If in the applicator's own expertise and judgement an amendment to this specification is required, or where a substrate preparation, or required painting system is not covered in this specification, this shall be brought to the attention of the contract administrator and any amendment agreed before work proceeds any further.

1.7 QUALIFICATIONS

Painters to be experienced competent workers, familiar with the materials and the techniques specified and with the **Resene** coating systems and be members of the Master Painters New Zealand Association Inc.

The applicator is to have the necessary skill, experience and equipment to undertake the work. The applicator remains responsible for ensuring proper completion of the work.

Painters to be selected from the **Resene** Eco.Decorator programme. The **Resene** Eco.Decorator programme is designed to recognise a nationwide network of environmentally responsible, quality focussed painting contractors. Refer to www.resene.co.nz/ecodecorator.htm for a list of Eco.Decorators in your area.

1.8 HEALTH AND SAFETY

Refer to and comply with the requirements of the [Health and Safety in Employment Act 1992](#) including the obligation to:

- Eliminate hazards and if hazards cannot be eliminated or isolated, then minimise the hazards in this work by using the proper equipment and techniques as required by the MPNZA Painters hazard handbook and **Resene** Putting your safety first handbook.
- Supply protective clothing and equipment.
- Inform the contractor as well as the employees and others on site of those hazards and put in place procedures for dealing with emergencies.

1.9 SAFETY DATA SHEETS

Obtain from **Resene** (phone 0800 **RESENE**, or www.resene.co.nz) the safety data sheet for each product used and comply with the required safety procedures. Keep sheets on site.

Performance

1.10 RESENE INSPECTION

Permit representatives of **Resene** to inspect the work in progress and to take samples of their products from site if requested. **Resene** will take care when inspecting the work, but does not accept any responsibility for the proper completion of the work before or after such inspection.

1.11 INSPECTION OF THE WORK

Inspection of the whole of the work at each of the stages set out in SELECTIONS may be made. Agree on a programme that will facilitate such inspection, including notification when each part and stage of the work is ready for inspection.

2. PRODUCTS

Materials

2.1 MATERIALS GENERALLY

Do not combine paints from different manufacturer's in a paint system.

Use only Resene products (which are guaranteed for consistency and performance under [AS/NZS ISO 9001](#) and APAS) prepared, mixed and applied as directed in the Resene One-Line Specifications and Product Data Manual. This specification has been written using where practical and available both low/no VOC and Environmental Choice approved products.

2.2 EXPOSED DARK COLOURS

Darker colours in areas of high sun exposure place significant stress on the coating and substrate. **Resene** 'CoolColour' technology reduces heat absorption of a wide range of colours. Contact your local Resene Representative or visit www.resene.co.nz for more information or visit www.resene.co.nz/coolcolour. View a list of Resene colours that can be made using Resene CoolColour technology at www.resene.co.nz/colourlibrary.

2.3 THINNERS/ADDITIVES

Use only if and when expressly directed by Resene for their particular product in a particular application. Always wear gloves when handling any solvents including turpentine as harmful chemicals may be absorbed into the body through the skin.

Accessories

2.4 ACCESSORIES

Contact your local **Resene ColorShop** for a full range of accessories and usage advice.

3. EXECUTION

Conditions

3.1 EXECUTION

To conform to required trade practice, which shall be deemed to include those methods, practices and techniques contained in the Master Painters New Zealand Association Inc. Specification manual.

3.2 TREATED SURFACES

Where surfaces have been treated with preservatives or fire retardants, check with the treatment manufacturer that coating materials are compatible with the treatment and do not inhibit its performance. If they are not compatible, obtain instructions before proceeding.

3.3 ANCILLARY SURFACES

The descriptions of areas in schedules and elsewhere are of necessity simplified. Coat ancillary exposed surfaces to match similar or adjacent materials or areas, except where a fair-faced natural finish is required or items are completely prefinished. In cases of doubt obtain written instructions before proceeding.

3.4 HARDWARE

Do not paint hinges or hardware that cannot be removed. Before commencing work carefully remove hardware, fixtures and fittings, set aside where they cannot be damaged or misplaced and replace on completion. Refer to SELECTIONS for hardware, fixtures and fittings for removal.

3.5 PROTECTION

Supply, lay and fix dropsheets, coverings and masking necessary to protect adjoining, fixtures, fittings and spaces from paint drops, spots, spray and damage.

Application - preparatory work

3.6 SURFACE PREPARATION

Refer to the **Resene** One-Line specifications and product data manual for surface preparation sheets (or obtain them by phoning 0800 **RESENE**, or at www.resene.co.nz) listed in the materials systems schedule clauses. Carry out the preparatory work required by them for each of the substrates.

3.7 SHARP EDGES, CRACKS AND HOLES

Remove and/or repair sharp edges, cracks and holes if present, as outlined in the preamble of the **Resene** One-Line specifications and product data manual.

Elastomeric sealants, if used, should not be painted. The paint film will not match the flexibility of the sealant and may severely limit its effectiveness.

3.8 REMEDIAL WORK

If any substrate or surface, that even with the preparation work called for in this section, cannot be brought up to a standard that will allow painting or clear finishing of the required standard then do not proceed until remedial work is carried out.

3.9 GAP FILLING

Make good cracks, holes, indented and damaged surfaces. Use suitable gap fillers to match the surface being prepared. Any special priming requirements of the fillers must be satisfied. Allow to dry or set before sanding back level with the surface. Prime or seal timber before using putty.

Exterior and wet areas: Use only Portland cement base or water-insoluble organic base gap fillers.

- 3.10 **OFF-SITE WORK**
Carry out this work under cover in a suitable environment with suitable lighting. Store items, both before and after coating, in a clean, dry area protected from the weather and mechanical damage, properly stacked and spaced to allow air circulation and to prevent sticking.
- 3.11 **PRIMING JOINERY**
Pre-treat any cut surfaces of preservative treated timber before priming. Ensure L.O.S.P. treated joinery has dried sufficiently to lose solvent odour. Pre-treat bare timber with **Resene** TimberLock (see Data Sheet D48) to improve the durability of subsequent coats.

Liberally coat end grain, allow to soak in and then recoat.
- 3.12 **CONCEALED JOINERY SURFACES**
Where off-site coatings are specified they must be applied to surfaces including those concealed when incorporated into the building.
- 3.13 **CONCEALED METAL SURFACES**
Apply primer to suit the coating system to surfaces which will be concealed when incorporated into the building.
- 3.14 **EXTERNAL DOORS**
Prime or seal and paint bottom edges before hanging.
- 3.15 **BEAD GLAZING**
Stained, varnished, or painted joinery to have the first two coats, or the primer and one undercoat, applied to rebates and beads before glazing.
- 3.16 **PUTTY FRONTING**
According to the putty manufacturer's instructions allow putty to set, then prime with **Resene** Wood Primer (see Data Sheet D40). Fully protect the putty by completing the **Resene** coating system as soon as it is sufficiently firm.
- Application - generally**
- 3.17 **PAINTING GENERALLY**
Comply with the **Resene** One-Line specifications and product data manual data sheets and the additional requirements of this work section.
Ensure large wall areas that require more than one container of paint per coat, have enough paint boxed (mixed) together to complete the final coat. This will not apply if a single factory batch of paint, rather than shop tinted paint, is applied.
- 3.18 **MIXING**
Although generally supplied ready-mixed, thoroughly mix paints. Lift any settled pigment and ensure the paint is homogenous.
- 3.19 **ENVIRONMENT**
Defer painting of exterior surfaces until weather conditions are favourable - warm dry days without frost or heavy dews. Avoid painting in direct sunlight any surfaces that absorb heat excessively. As far as possible apply paint in the temperature range 15°C to 25°C. If temperatures fall outside the range of 10°C and 35°C do not paint unless paints with the necessary temperature tolerance have been specified. Do not apply solvent borne paint if moisture is present on the surface.
- 3.20 **SEQUENCE OF OPERATIONS**
Painting work to generally follow the following sequences:
 - Complete surface preparation before commencing painting.
 - Apply primers, sealers, stains, undercoats, paints and clear coatings in the sequences laid down by **Resene**.
 - Allow the full drying time between coats laid down by **Resene**.
 - Do not expose primers, undercoats and intermediate coats beyond **Resene's** recommendations before applying the next coat.
 - Finish broad areas before painting trim.

- Ensure batch numbers of tins are matched for whole areas.
- Internally, paint ceilings before walls and walls before joinery, trim and other items.

3.21 APPLICATION

Select brush, roller, or pad and apply coatings to the requirements of **Resene** to obtain a smooth, even coating of the specified thickness, uniform gloss and colour.

3.22 LIGHTLY SAND

Lightly sand primers, sealers, undercoats and intermediate coats to remove dust pick-up, protruding fibres and coarse particles. Complete by removing dust immediately before applying the next coat.

3.23 DEFECTIVE WORK

Correct defective work immediately and recoat as required, following precisely the **Resene** system being applied.

3.24 EACH COAT

Each coat of paint and the completed paint system to have the following qualities and properties:

- Uniform finish, colour, texture, sheen and hiding power and the proper number of coats applied.
- No blemishes such as runs, sags, crinkling, fat edges, entrained paint skins, hairs, dust, bare or starved patches, cracks, brush marks, ladder marks and blistering.
- Proper covering of corners, crannies, thin edges, cracks, end grain and other difficult places of application.

Completion

3.25 CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination. Clean off glass indicators at the completion of the building works. Clean glass inside and out to a shining finish. Use the Resene Washwise on site 'paint equipment clean-up water' reclamation system to minimise the environmental impact of cleaning paint application tools.

3.26 LEAVE

Leave the whole of this work uniform in gloss and colour, of correct thickness, free from painting defects, clean and unmarked and to the standard required by following procedures.

3.27 REMOVE

Remove dropsheets, coverings and masking to leave surrounding surfaces and areas clean, tidy and undamaged. Remove debris, unused materials and elements from the site.

3.28 REPLACE

Replace hardware without damage to it or the adjoining surface and leave hardware properly fitted and in working order.

3.29 DISPOSAL OF PAINTS AND THINNERS

Note: The use and disposal of paint and thinners represents a significant environmental hazard.

Ensure all paint and thinners are disposed of in the following manner:

- When requested hand over part used paint containers to client for maintenance touch ups.
- Recycle leftover paint at a Resene ColorShop as part of the Resene "Paintwise programme". Contact your local Resene ColorShop for details or view information online at www.resene.co.nz/paintwise.htm.
- Donate left over paint to local community groups.
- Solvent based paints, paint thinners, turpentine, mineral spirits and solvents require special disposal procedures. Do not pour down sewer or storm water drains, sinks or into the ground. If they cannot be recycled they must be disposed of in a refuse dump licensed to take toxic waste.

3.30 MAINTENANCE

Good maintenance of coating systems involves a routine of regular cleaning as well as regular inspections. Regular inspections of the coating systems are recommended to identify breakdown, accidental damage to or undesirable deterioration of the paint. Refer the Resene Caring for your paint finish brochure and the Resene website, www.resene.co.nz/comn/services/maintenance.htm.

4. SELECTIONS

4.1 SELECTIONS

Refer to 6721R RESENE PAINTING INTERIOR for selections.

6721R RESENE PAINTING INTERIOR

1. GENERAL

This section relates to the surface preparation, painting and clear finishing of new and existing interior substrates using **Resene** architectural and decorative coating systems.

1.1 RELATED WORK

Refer to 6700R RESENE PAINTING GENERAL for general matters related to painting work.

2. PRODUCTS

Materials

2.1 PAINT TYPES GENERALLY/ THINNERS AND ADDITIVES

Refer to 6700R RESENE PAINTING GENERAL for product clauses.

3. EXECUTION

Conditions

3.1 EXECUTION

Refer to 6700R RESENE PAINTING GENERAL for execution clauses.

4. SELECTIONS

Substitutions are not permitted to the following, unless stated otherwise.

Resene interior paint systems

4.1 INTERIOR PAPER FACED PLASTER/SOLID PLASTER/FIBROUS PLASTER

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne gloss**
 System: **Resene** One-Line Spec. No. 15i 1.1 Level 5 (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC; solventborne sealer
 2nd coat: **Resene** Enamacryl D309, waterborne gloss enamel
 3rd coat: **Resene** Enamacryl D309, waterborne gloss enamel

For Level 5 Resene Broadwall 3 in 1 system - Resene One-Line Spec. No. 15i 1.11 L 5 (EC)

Replace Resene Broadwall Surface Prep & Seal with Resene Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.1 L 4 (EC)

Remove Resene Broadwall Surface Prep & Seal from Surface prep and add 1st coat: Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne semi-gloss**
 System: **Resene** One-Line Spec. No. 15i 1.2 Level 5 (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet, area stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** Lustacryl D310, waterborne semi-gloss enamel
 3rd coat: **Resene** Lustacryl D310, waterborne semi-gloss enamel

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.21 L 5 (EC)

Replace Resene Broadwall Surface Prep & Seal with Resene Broadwall 3 in 1 in the clause above

For Level 4 system - Resene One-Line Spec No. 15i 1.2 L 4 (EC)
Remove Resene Broadwall Surface Prep & Seal from Surface prep and add 1st coat:
Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne semi-gloss enamel kitchen & bathroom**
System: **Resene** One-Line Spec. No. 15i 1.2K Level 5 (EC)
Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
1st coat (if reqd): For wet, area stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
2nd coat: **Resene** Lustacryl Kitchen & Bathroom D310K, waterborne semi-gloss enamel
3rd coat: **Resene** Lustacryl Kitchen & Bathroom D310K, waterborne semi-gloss enamel

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.21K L 5 (EC)
Replace Resene Broadwall Surface Prep & Seal with Resene Broadwall 3 in 1 in the clause above

For Level 4 system - Resene One-Line Spec No. 15i 1.2K L 4 (EC)
Remove Resene Broadwall Surface Prep & Seal from Surface prep and add 1st coat:
Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne satin**
System: **Resene** One-Line Spec. No. 15i 1.3 Level 5 (EC)
Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
2nd coat: **Resene** Lumbersider D34, waterborne satin
3rd coat: **Resene** Lumbersider D34, waterborne satin

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.31 L 5 (EC)
Replace Resene Broadwall Surface Prep & Seal with Resene Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.3 L 4 (EC)
Remove Resene Broadwall Surface Prep & Seal from Surface prep and add 1st coat:
Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne low sheen**
System: **Resene** One-Line Spec. No. 15i 1.4 ZS Level 5 (EC)
Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
2nd coat: **Resene** Zylone Sheen or **Resene** Zylone Sheen VOC Free D302, waterborne low sheen
3rd coat: **Resene** Zylone Sheen or **Resene** Zylone Sheen VOC Free D302, waterborne low sheen

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.41 ZS L 5 (EC)
Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.4 ZS L 4 (EC)
 Remove Resene Broadwall Surface Prep & Seal from Surface prep and add 1st coat:
 Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne low sheen**
 System: **Resene** One-Line Spec. No. 15i 1.4 SC Level 5 (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** SpaceCote Low Sheen D311, waterborne low sheen enamel
 3rd coat: **Resene** SpaceCote Low Sheen D311, waterborne low sheen enamel

For Level 5 Resene Broadwall 3 in 1 system - Resene One-Line Spec. No. 15i 1.41 SC Level 5 (EC)
 Replace Resene Broadwall Surface Prep & Seal with Resene Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.4 SC L 4 (EC)
 Remove Resene Broadwall Surface Prep & Seal from Surface prep and add 1st coat:
 Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne low sheen enamel kitchen & bathroom**
 System: **Resene** One-Line Spec. No. 15i 1.4 K Level 5 (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** SpaceCote Low Sheen Kitchen & Bathroom D311K, waterborne low sheen enamel
 3rd coat: **Resene** SpaceCote Low Sheen Kitchen & Bathroom D311K, waterborne low sheen enamel

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.41 K L 5 (EC)
 Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.4 K L 4 (EC)
 Remove **Resene** Broadwall Surface Prep & Seal from Surface prep and add 1st coat:
Resene Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne flat - renewable ceiling paint**
 System: **Resene** One-Line Spec. No. 15i 1.5R Level 5 Ceiling (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): **Resene** Broadwall Waterborne Wallboard Sealer D403, waterborne sealer or,
 For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** Earthsense Ceiling Paint D316, waterborne flat
 3rd coat: **Resene** Earthsense Ceiling Paint D316, waterborne flat

Product will remain water sensitive for up to two weeks, during this period, keep dry and do not wash or scrub.

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne flat**
 System: **Resene** One-Line Spec. No. 15i 1.5 Level 5 (EC)

Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** Zylone 20 D37, waterborne flat
 3rd coat: **Resene** Zylone 20 D37, waterborne flat

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.51 L 5 (EC)

Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.5 L 4 (EC)

Remove **Resene** Broadwall Surface Prep & Seal from Surface prep and add 1st coat: **Resene** Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

Description: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne flat- ceiling**
 System: **Resene** One-Line Spec. No. 15i 1.5 Level 5 Ceiling (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet area, stained, porous or powdery areas - **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** Ceiling Paint D305, waterborne flat
 3rd coat: **Resene** Ceiling Paint D305, waterborne flat

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.51 Level 5 Ceiling (EC)

Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.5 L 4 Ceiling (EC)

Remove **Resene** Broadwall Surface Prep & Seal from Surface prep and add 1st coat: **Resene** Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

System: **Interior paperfaced plaster/solid plaster/fibrous plaster, waterborne flat**
 Description: **Resene** One-Line Spec. No. 15i 1.5 SC Level 5 (EC)
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat (if reqd): For wet area, stained, porous or powdery area, **Resene** Sureseal D42NEC, solventborne sealer
 2nd coat: **Resene** SpaceCote Flat D314, waterborne flat enamel
 3rd coat: **Resene** SpaceCote Flat D314, waterborne flat enamel

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.51 SC L 5 (EC)

Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 1.5 SC L 4 (EC)

Remove **Resene** Broadwall Surface Prep & Seal from Surface prep and add 1st coat: **Resene** Broadwall Waterborne Wallboard Sealer D403, waterborne sealer

System: **Interior paperfaced plaster/solid plaster/fibrous plaster, solventborne gloss**
 Description: **Resene** One-Line Spec. No. 15i 2.1 Level 5
 Surface prep: D84; D85; D87; **Resene** Broadwall Surface Prep & Seal D807, waterborne prep
 1st coat: **Resene** Sureseal D42, solventborne sealer
 2nd coat: **Resene** Acrylic Undercoat D404, waterborne undercoat
 3rd coat: **Resene** Super Gloss D32, solventborne gloss

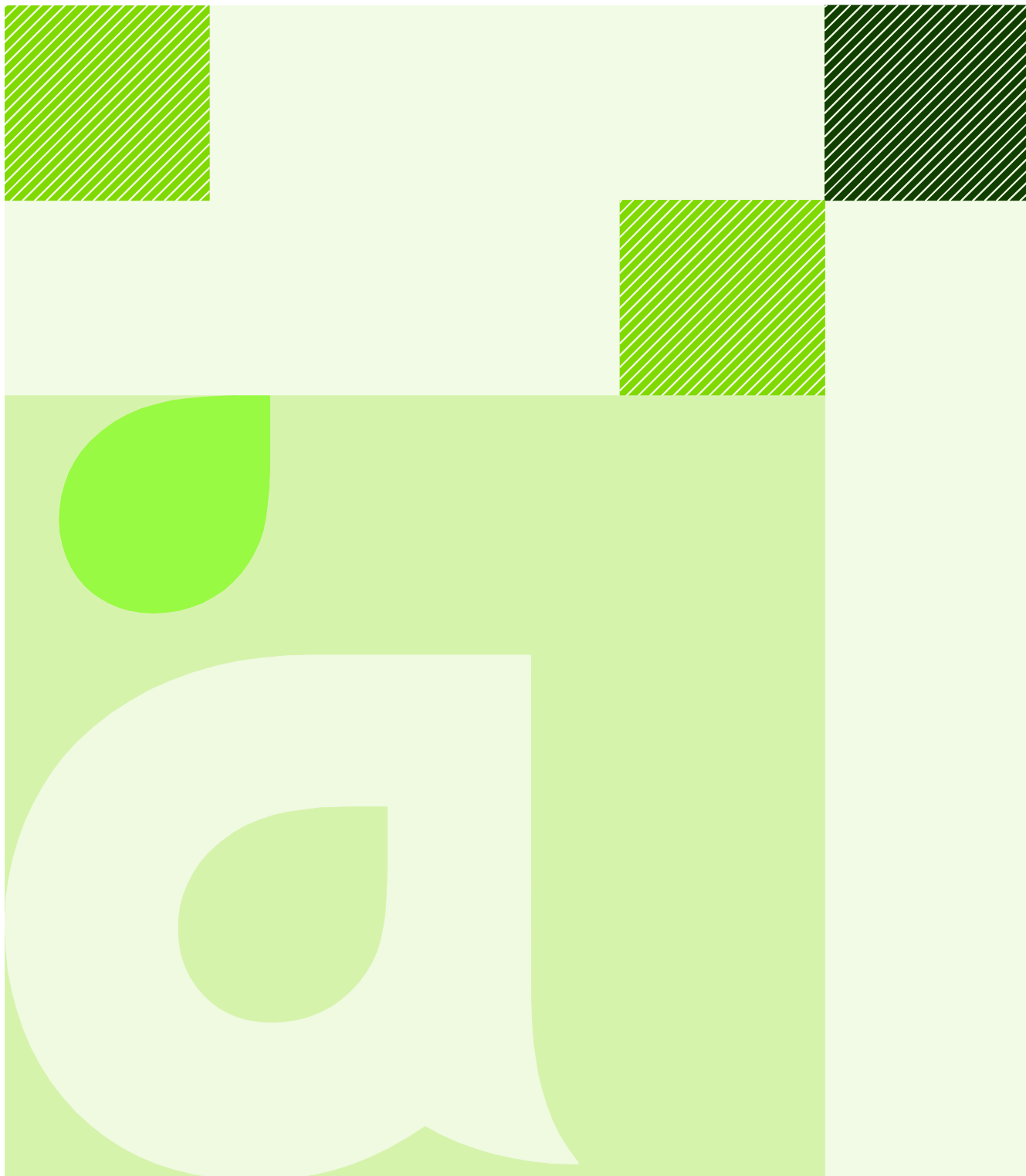
For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 1.21 L 5
 Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1

For Level 4 system - **Resene** One-Line Spec No. 15i 2.1 Level 4
 Remove **Resene** Broadwall Surface Prep & Seal from Surface prep

System: **Interior paperfaced plaster/solid plaster/fibrous plaster, solventborne semi-gloss**
 Description: **Resene** One-Line Spec. No. 15i 2.2 Level 5
 Surface prep: D84; D85; D87, **Resene** Broadwall Surface Prep & Seal D807, waterborne prep.
 1st coat: **Resene** Sureseal D42, solventborne sealer
 2nd coat: **Resene** Lusta-Glo D33, solventborne semi-gloss
 3rd coat: **Resene** Lusta-Glo D33, solventborne semi-gloss

For Level 5 **Resene** Broadwall 3 in 1 system - **Resene** One-Line Spec. No. 15i 2.21 L 5
 Replace **Resene** Broadwall Surface Prep & Seal with **Resene** Broadwall 3 in 1 in the clause above

For Level 4 system - **Resene** One-Line Spec No. 15i 2.2 Level 4, remove **Resene** Broadwall Surface Prep & Seal from Surface prep



Project:
Residential House Repairs
Structural Specification for 13 Nehru
Place, Cashmere

Client Reference:
D3449428
Aurecon Reference:
238194.0114
Prepared for:
Southern Response
Revision: 0
24 January 2014

Document Control Record

Document prepared by:

Aurecon New Zealand Limited
Level 2, 518 Colombo Street
Christchurch 8011
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com

A person using Aurecon documents or data accepts the risk of:

- a) Using the documents or data in electronic form without requesting and checking them for accuracy against the original hard copy version.
- b) Using the documents or data for any purpose not agreed to in writing by Aurecon.

| Document control | | | | | aurecon | |
|------------------|-----------------|--|----------------|-----------|-------------|-----------|
| Report Title | | Residential House Repairs Structural Specification for 13 Nehru Place, Cashmere | | | | |
| Document ID | | D3449428-238194-0114-SPC-0001 | Project Number | | 238194.0114 | |
| File Path | | | | | | |
| Client | | Southern Response | Client Contact | | PM Name | |
| Rev | Date | Revision Details/Status | Prepared by | Author | Verifier | Approver |
| 0 | 28 January 2014 | Issued for Consent | B. Walker | B. Walker | L. Howard | L. Howard |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Current Revision | | 0 | | | | |

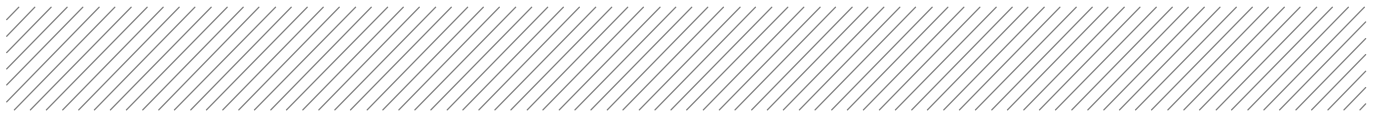
| Approval | | | |
|------------------|---------------------|--------------------|--------------------|
| Author Signature | | Approver Signature | |
| Name | Ben Walker | Name | Lee Howard |
| Title | Structural Engineer | Title | Technical Director |

Contents

| | | |
|----------|---|-----------|
| 1 | General | 6 |
| 2 | Demolition | 7 |
| 1.1 | Scope | 7 |
| 1.2 | Related Documents | 7 |
| 1.3 | Demolition Contractor | 7 |
| 1.4 | Demolition Plan | 7 |
| 1.5 | Compliance | 7 |
| 1.6 | Existing Services | 7 |
| 1.7 | Dust and Noise | 8 |
| 1.8 | Protection of Adjacent Sites | 8 |
| 1.9 | Explosives | 8 |
| 1.10 | Foundations | 8 |
| 1.11 | Removal of Support | 8 |
| 1.12 | Separation from Existing Buildings | 8 |
| 1.13 | Levelling the Site | 9 |
| 1.14 | Fence the Site | 9 |
| 1.15 | Salvage Materials | 9 |
| 1.16 | Materials to be Carted Away | 9 |
| 3 | Excavation and Sitework | 10 |
| 3.1 | Related Documents | 10 |
| 3.2 | Geotechnical Investigation | 10 |
| 3.3 | Methods of Excavation | 10 |
| 3.4 | Surplus Material | 10 |
| 3.5 | Existing Soft Spots and Previously Filled Areas | 11 |
| 3.6 | Excavations Too Deep | 11 |
| 3.7 | Maintain Excavations | 11 |
| 3.8 | Excavation for Services | 11 |
| 3.9 | Dewatering | 11 |
| 3.10 | Compaction | 11 |
| 3.11 | Backfilling | 11 |
| 3.12 | Hardfill | 12 |
| 3.13 | Granular Hardfill Base for Capillary Break to Underside of Slabs on Grade | 12 |
| 3.14 | Verification Testing | 12 |

| | | |
|----------|--|-----------|
| 3.15 | Hazardous and Contaminated Materials | 13 |
| 3.16 | Drainage Material behind Retaining Walls | 13 |
| 4 | Reinforcing Steel | 14 |
| 4.1 | Quality Assurance | 14 |
| 4.2 | Supervision | 14 |
| 4.3 | Testing | 14 |
| 4.4 | Producer Statements | 14 |
| 4.5 | Materials and Workmanship | 14 |
| 4.6 | Reinforcing Steel | 14 |
| 4.7 | Bend Diameters | 15 |
| 4.8 | Cover | 15 |
| 4.9 | Tolerances | 15 |
| 4.10 | Laps in Concrete | 15 |
| 4.11 | Cleaning Steel | 16 |
| 5 | Concrete | 17 |
| 5.1 | Quality Assurance | 17 |
| 5.2 | Erection and Temporary Works | 17 |
| 5.3 | Materials and Workmanship | 17 |
| 5.4 | Concrete | 17 |
| 5.5 | Concreting | 17 |
| 5.6 | Curing and Protection | 18 |
| 5.7 | Tolerances | 18 |
| 5.8 | Concrete Finishes | 18 |
| 5.9 | Schedule of Surface Finishes | 18 |
| 5.10 | Dampcourse Membrane | 18 |
| 5.11 | Foundations | 19 |
| 5.12 | Epoxy Grouting Of Reinforcing Bars | 19 |
| 5.13 | Existing crack repair | 20 |
| 6 | Concrete Blockwork | 22 |
| 6.1 | Quality Assurance | 22 |
| 6.2 | Materials and Workmanship | 22 |
| 6.3 | Blocks | 22 |
| 6.4 | Mortar | 22 |
| 6.5 | Grout | 23 |
| 6.6 | Reinforcement | 23 |
| 6.7 | Block Laying | 23 |
| 6.8 | Cleaning Out | 24 |

| | | |
|----------|---|-----------|
| 6.9 | Temporary Bracing | 24 |
| 6.10 | Grout Filling | 24 |
| 6.11 | Pointing and Cleaning Down | 24 |
| 6.12 | Rebates, Reveals, Building In, etc | 25 |
| 6.13 | Control Joints | 25 |
| 6.14 | Seismic Movement Joints | 25 |
| 7 | Structural Steelwork | 26 |
| 7.1 | Quality Assurance | 26 |
| 7.2 | Drawings | 26 |
| 7.3 | Welding Certificates | 26 |
| 7.4 | Materials | 26 |
| 7.5 | Steel | 26 |
| 7.6 | Alternative Sections | 27 |
| 7.7 | Bolts | 27 |
| 7.8 | Welding Consumables | 28 |
| 7.9 | Fabrication | 28 |
| 7.10 | Welding | 28 |
| 7.11 | Qualification of Welding Procedures and Personnel | 29 |
| 7.12 | Assembly | 29 |
| 7.13 | Temporary Bracing | 29 |
| 7.14 | Existing Structure | 30 |
| 7.15 | Holding Down Bolts | 30 |
| 7.16 | Proprietary Fasteners | 30 |
| 7.17 | Drypack | 30 |
| 7.18 | Corrosion Protection | 30 |
| 7.19 | Galvanising | 30 |
| 7.20 | Painting | 31 |
| 8 | Structural Timber | 33 |
| 8.1 | Quality Assurance | 33 |
| 8.2 | Timber | 33 |
| 8.3 | Moisture Content | 33 |
| 8.4 | Treatment | 34 |
| 8.5 | Bolts | 34 |
| 8.6 | Screws and Nails | 34 |
| 8.7 | Fixings To Bottom Plates | 34 |
| 8.8 | Workmanship | 34 |
| 8.9 | Protection | 35 |



| | | |
|------|---|----|
| 8.10 | Framing | 35 |
| 8.11 | Damp Proofing | 35 |
| 8.12 | Erection | 35 |
| 8.13 | Proprietary Sheet Bracing Systems | 35 |
| 8.14 | Repair of damaged plasterboard linings. | 36 |

1 General

This Specification is to be read in conjunction with the General and Special Conditions of Contract, the Drawings and the other contract documents. This section of the Specification applies to all trades.

The Contractor shall conform fully, both on and off site, with the provisions of the New Zealand Building Code in all matters related to construction safety, in particular with approved documents F1 (Hazardous Agents on Site), F2 (Hazardous Building Materials), F4 (Safety from Falling) and F5 (Construction and Demolition Hazards). The Contractor shall at all times comply with the Health and Safety in Employment Act 1992, and particularly the Approval Code of Practice for Demolition, as well as the Health and Safety in Employment Regulations 1995 and all subsequent amendments.

The Contractor is deemed to have visited the site and examined the building on the site and those adjoining, and shall be fully aware of any and all circumstances that may affect the buildings. It also includes satisfying themselves as to site conditions, levels, access, services, adjoining buildings and all other matters affecting the execution of this Contract.

The Contractor shall be solely responsible for the entire safety of the work and no indication of approval or disapproval of any demolition methods and sequence, shoring, screen, protection works, etc by the Engineer shall be interpreted as in any way reducing the Contractor's responsibility for the same.

All work shall be carried out in accordance with the New Zealand Building Code and, except where inconsistent with the specific requirements of this Specification, in accordance with the Approved Documents of the Building Industry Authority and the relevant standards of Standards New Zealand. Where standards are referenced, this means the latest version of the standard including all amendments and revisions.

The Contractor shall employ a Registered Surveyor to set out the building and to establish benchmarks as required.

The Contractor shall locate and protect all underground services that might be affected by the construction work prior to commencing work.

The Contractor shall take all necessary precautions to avoid damage to adjoining public and private property and shall be wholly responsible for reinstating any damage incurred during the contract.

When the works are sufficiently complete that they are ready for application to the Territorial Authority for a Code Compliance Certificate, the Contractor shall furnish a fully completed Producer Statement. The Producer Statement shall cover all work completed under this Specification.

2 Demolition

1.1 Scope

This Section is for the full or partial demolition of the buildings on the site, including foundations and the removal and disposal of all demolished material and disturbed ground. It includes the provision of all precautionary safety measures, screens, scaffoldings, hoarding, covered walkways and the like for carrying out the demolition work.

1.2 Related Documents

In this Section of the Specification, reference is made to the latest revisions of the following documents:

- Health and Safety in Employment Act 1992 – Approved Code of Practice for Demolition
- The New Zealand Building Code

1.3 Demolition Contractor

The demolition work shall be carried out by a competent firm of contractors employing skilled workmen experienced in that type of work. The Contractor shall keep a competent Foreman on site at all working times. The Foreman shall be empowered to receive and act on instruction given by the Engineer.

The Contractor shall notify the Engineer the name of his Safety Supervisor prior to commencement, who shall be the holder of a current Department of Labour OSH Qualification. Evidence of this shall be made available to the Engineer.

1.4 Demolition Plan


The Contractor shall prepare a demolition plan or method statement prior to commencing the work as outlined in the HSE Approval Code of Practice for Demolition Section 4.8. The demolition plan shall be submitted to the Territorial Authority at the time of application for demolition consent. The Contractor shall also provide a copy of the demolition plan to the Engineer. However, this does not relieve the Contractor of sole responsibility for carrying out the demolition in a safe and orderly manner.

1.5 Compliance

The Contractor shall be deemed to have allowed for all work associated with the safe and orderly carrying out of the demolition work, including complying with all Territorial Authority requirements, demolition consent, Building Act, Occupational Health and Safety requirements, and all other acts, laws, by-laws and regulations that may affect the execution of the contract. No variations will be allowed on the grounds of ignorance of the site or the buildings on it or adjoining, or the conditions under which the work will be executed.

1.6 Existing Services

The Contractor shall:

- 
- a) Locate all underground services affected by excavation work. Any details that are provided to the Contractor of existing private underground services are done so in good faith. The Contractor is responsible for locating all existing underground services before working in any area. The Contractor is required to carry out a detection survey of the site to ensure there are no buried operative electric cables.
 - b) Obtain all records of underground services held by service authorities other than the Principal.
 - c) Give all required notices to the Water, Sewage, Gas and Electricity Authorities or Companies, the Territory Authority and Telecom and other telecommunications companies and pay all relevant fees and charges.
 - d) Protect existing services, rectify any damage or interference to them and provide temporary services whilst repairs are being carried out.
 - e) Extinguish and remove all services which will be made redundant by the works.

1.7 Dust and Noise

The Contractor shall take measures to minimise nuisance from dust, noise and other causes affecting adjoining properties and the public.

1.8 Protection of Adjacent Sites

The Contractor shall take all necessary precautions to avoid damage to adjoining public and private property and shall be wholly responsible for reinstating any damage incurred during the contract. The Contractor is responsible for keeping all public thoroughfares clear and free of debris.

Prior to the commencement of excavation, the Contractor shall undertake a condition survey of neighbouring properties likely to be affected by the excavation work. This shall include a photographic survey and the results of the survey shall be agreed with the owners of the neighbouring properties. Failure to do so could render the Contractor liable for claims of damage to neighbouring properties.

1.9 Explosives

The use of explosives is prohibited.

1.10 Foundations

This Contract includes removal of all foundations on the site.

1.11 Removal of Support

Do not remove support to, undermine, or in any way lessen the capacity of foundations to structures on adjoining sites. If foundations cannot be removed without affecting the stability of neighbouring buildings, seek advice from the Engineer before proceeding.

1.12 Separation from Existing Buildings

The Contractor is to allow for the neat removal of all flashings etc and generally allow for all measures that may be required to separate the structure from those on adjoining sites. The Contractor is to allow for the fact that there may be adherence of the wall to be demolished to the adjoining property, and for all the separation measures that may be necessary in order to demolish the building without damaging the adjacent buildings.



1.13 Levelling the Site

The site is to be left clear of all demolition and related rubble and all disturbed ground.

Any ground that is disturbed shall not be recompacted but shall be removed from the site. The only exception to this is adjacent to the street boundary where the ground shall be banked up to protect the back of the footpath from damage. The site is to be left essentially level and in all cases lower than the nearest adjoining footpath.

1.14 Fence the Site

The Contractor shall provide all necessary measures to secure the site against unauthorised entry. On completion of the work the Contractor shall securely fence the site.

1.15 Salvage Materials

All materials, debris and other items arising from demolition shall become the property of the Contractor unless specifically stated otherwise, and due allowance for the credit value (if any) of such materials, items, etc shall be made in the tender. Carefully dismantle any material that is to remain the property of the Owner, store and protect until completion of the works and hand over to the Owner.

1.16 Materials to be Carted Away

The Contractor shall remove off site all salvaged materials, debris arising from demolitions and discard all rubbish left on site by the previous occupants to a legal dump to be provided by the Contractor. The Contractor shall remove debris and rubbish in such a manner as to cause as little inconvenience as possible to the adjoining owners and the public.

The Contractor shall not burn debris, rubbish or salvaged material on site. The Contractor shall not allow demolished materials to accumulate on site.

3 Excavation and Sitework

3.1 Related Documents

In this Specification, reference is made to the latest revisions of the following documents.

- NZS 3604: 2011; Light Timber Frame Buildings Not Requiring Specific Design
- Ministry of Business and Innovation (MBIE); Repairing and rebuilding houses affected by the Canterbury Earthquakes, Dec 2012 Revision 3

3.2 Geotechnical Investigation

A geotechnical investigation has been carried out and the results of this are available on request. This information is provided to the Contractor in good faith and the Owner takes no responsibility for its accuracy. The Contractor is responsible for drawing his own conclusions as to the ground conditions.

The Contractor is deemed to be fully conversant with normal local conditions as they affect this contract, and make all allowances for the same. No claim will be considered on grounds of ignorance of the same.

The Contractor shall begin excavation from the site as it presently exists.

3.3 Methods of Excavation

The Contractor shall perform excavation work in such a manner that the risks of injunction to cease work or the threat of injunction from adjoining or adjacent owners or occupiers shall be avoided as far as it is practicably possible to do so for the entire period of the Contract. The cost effect of any such cause shall be borne by the Contractor, and no time extensions will be considered as a result of these causes.

The manner of excavation shall be the responsibility of the Contractor. If, in the opinion of the Engineer, weather conditions or the methods employed are such as to result in undue disturbance of the ground adjacent to or below the levels of final trimming, the Contractor shall suspend the work and shall complete it as and when directed.

Excavation, as a minimum, shall include stripping of the site to remove all rubbish, noxious material and organic material, including topsoil, covering the area where the building, pavements or civil works are to be placed.

Excavation shall be carried out to the dimensions shown on the drawings, to a tolerance of + 0, - 50 mm for level.

3.4 Surplus Material

Remove from site and dispose of all excavated material. Fouling of the site or adjoining property and/or streets by spilled material will not be permitted.

3.5 Existing Soft Spots and Previously Filled Areas

Excavate and remove from site all material from soft spots and previously filled areas at the direction of the Engineer. The Engineer will advise in writing of the area, extent and depth of excavation required. These areas shall be filled in accordance with the Backfilling Section of this specification. Such material shall be compacted to achieve 95% of maximum dry density, determined at optimum water content, when measured in accordance with NZS 4402.

3.6 Excavations Too Deep

Should the Contractor excavate to a greater depth than called for by the drawings or by the Engineer's written instructions, he shall fill to the proper level in accordance with the Engineer's instructions without additional cost. This may involve filling with site concrete.

3.7 Maintain Excavations

Secure and maintain excavations free from slips, erosion, water and other fluids or fallen materials. Provide and maintain stable battered slopes, pile liners, shoring, strutting, sheet piling, planking, pumps and other materials or plant necessary for carrying out and maintaining excavations and remove them when no longer necessary.

Allow to protect exposed faces of temporary batters and slopes as necessary (with hessian and spray-applied bitumen emulsion or other approved protection), to prevent slumping and collapse.

3.8 Excavation for Services

Excavate for all services, including plumbing, drainage, electrical, gas telecommunications as indicated. Cross reference with the Architects drawings and Building Services drawings.

3.9 Dewatering

If water enters excavations which are meant to receive concrete, the water shall be pumped out and any soft materials unsuitable for receiving concrete shall be removed and replaced with clean compacted hardfill or concrete to the required levels. Dig suitable temporary sumps outside the line of the foundations to receive dewatering pumps as necessary.

The Contractor shall employ all suitable methods for minimising the runoff of sediment laden water from the site and shall comply with accepted practices in this respect.

3.10 Compaction

Consolidate the base of all excavations for foundation pads. Compact the exposed surface using compacting plate-hammers or other methods to achieve 95% of maximum dry density, defined at optimum water content, in accordance with NZS 4402.

3.11 Backfilling

Backfill around the sides of foundation and retaining walls, except where otherwise required by this Specification, with approved hardfill material as specified below. Hardfill material shall be good quality low fines crushed aggregate material of approved origin, well graded and able to be compacted to a dense uniform layer. It shall be clean and free from fines, silts, clays and debris.

Remove all timber, rubbish and other debris and other loose material before backfilling.

Hardfill to bring levels up to the underside of the basecourse, site concrete, capillary break material or sand blinding as appropriate with at least 150mm hardfill under beams, pads and pits.

Spread hardfill in layers of loose thickness not greater than 150 mm and compact with a vibrating roller, plate compactor or other suitable equipment to achieve not less than 95% of maximum dry density determined at optimum water content in accordance with Test 4.1.1 NZS 4402. Avoid contamination with excavated material. Blind surface with sand if necessary to achieve a smooth surface. Any soft patches evident after hardfilling shall be brought to the attention of the Engineer.

3.12 Hardfill

All hardfill material used in the construction at the site shall conform to the following:

| Standard Test Sieve Aperture | % Passing Bay Mass |
|------------------------------|--------------------|
| 60.0mm | 100 |
| 19.0mm | 30 to 70 |
| 4.75mm | 10 to 40 |
| 75µm | 10 maximum |

The plasticity when tested in accordance with NZS 4402 tests 2, 3 and 4 shall have an index not exceeding 6. Stone used for hardfill shall have a 10 percent fines generation at 110kN or greater.

The Contractor remains solely responsible for materials compliance throughout the supply period.

Where in the opinion of the Engineer the material appears outside the parameter given above then the Contractor shall employ an IANZ registered laboratory to confirm by testing that supplied materials are within the specifications. Works associated with non-compliance of materials including initial and subsequent testing will be at the Contractors cost. Tests that are instructed by the Engineer which confirm material compliance with this specification will be paid as a variation to the contract.

3.13 Granular Hardfill Base for Capillary Break to Underside of Slabs on Grade

Provide a minimum of 150mm of granular hardfill material comprising crushed rock or other material approved by the Engineer complying with Clause 7.5.3.2. of NZS 3604 to bring levels up to underside of sand blinding under slab on grade and slab thickenings. Compaction shall be as for Backfilling.

3.14 Verification Testing

The Contractor shall employ an independent laboratory to undertake site tests to verify compliance with compaction tests for all backfilling, hardfilling and capillary break material which shall be at the rate of 1 per 30m³ placed or at any other frequency instructed by the Engineer. All costs of testing shall be borne by the Contractor.



3.15 Hazardous and Contaminated Materials

Should the Contractor, during excavation work, encounter materials which appear to be hazardous to contaminated in any way such that they would not be accepted at a conventional landfill site, the Contractor shall immediately cease work which could spread the hazardous material or worsen the contamination and advise the Engineer seeking instructions on how the work should proceed.

Removal of such material will constitute a variation.

3.16 Drainage Material behind Retaining Walls

Provide a drainage layer of free draining, crushed granular material, complying with NZS 3604, to the back of all walls, with a perforated pipe at the base discharging to the open or an outlet as shown on the drawings.

4 Reinforcing Steel

4.1 Quality Assurance

It is the Reinforcing Steelworker's responsibility to ensure that the reinforcement placed complies in all respects with the drawings and the Specification.

4.2 Supervision

The Reinforcing Steelworker shall be represented on site by a competent leading hand while steel is being placed.

During pouring, the Reinforcing Steelworker shall be on call to correct any damaged or displaced reinforcing.

4.3 Testing

The Contractor shall demonstrate to the Engineer that all reinforcement complies with the Specification and produce manufacturer's certificates of origin to the Engineer. Should such certificates indicate that the requirements of this Specification may not be met, the Contractor shall pay for such tests as the Engineer may decide are necessary to establish that the steel does meet this Specification.

4.4 Producer Statements

When the works are sufficiently complete that they are ready for application to the Territorial Authority for a Code Compliance Certificate, the Contractor shall furnish a fully completed Producer Statement. This certificate shall cover all work completed under this Section of the Specification.

Issue and acceptance of Producer Statements shall not relieve the Contractor of any responsibilities in respect of the full completion and maintenance of the works. Refer to the Preliminary and General Section of the Specification.

4.5 Materials and Workmanship

All materials and workmanship shall conform to the requirements of NZS 3109, the New Zealand Building Code and conditions of the Building Consent.

4.6 Reinforcing Steel

All reinforcement shall be Grade 300E and 500E complying with AS/NZS 4671. Grade 500E reinforcement shall be manufactured by a micro-alloy process, such as manufactured by Pacific Steel. Alternative manufacturers will only be approved if written evidence is provided, including test certificates, verifying the product. Grade 500E reinforcement manufactured by a quench and tempered process will not be accepted, as this steel cannot be heated or welded without losing its strength. Any steel to be tested is to be heated to cherry red and allowed to cool in air before testing. .

Hard drawn steel wire reinforcing mesh shall be Grade L complying with AS/NZS 4671.

Ductile 430 Mesh shall be Grade E complying with AS/NZS 4671.

Mill certificates must be provided to the Engineer for all reinforcing steel used on the project.

4.7 Bend Diameters

Unless otherwise noted on the drawings, main reinforcing bars shall be bent to the following internal diameters.

| Steel Grade | Bar Size | Minimum Bend Diameters |
|---------------|-------------|------------------------|
| 300E and 500E | 6mm – 20mm | 5 bar diameters |
| 300E and 500E | 25mm – 40mm | 6 bar diameters |

Bend diameters for stirrups and ties shall be to suit the diameter of the enclosed bar with a minimum of 2 bar diameters for plain bars and 4 bar diameters for deformed bars. Grade 500E steel for stirrups and ties shall be bent as for Grade 300E steel.

4.8 Cover

The minimum cover shall be 50mm unless pouring directly against ground where 75mm cover shall be provided. Refer also to the drawings or refer to the Engineer.

4.9 Tolerances

Tolerances for bending and fixing of reinforcing steel and fixing shall comply with NZS 3109.

4.10 Laps in Concrete

The positions of laps other than those detailed shall be discussed and agreed with the Engineer before fabrication.

All lapping bars shall be tied to each other.

Lap lengths shall generally be as detailed on the drawings, but in any case not less than 400mm. Where laps have not been specifically detailed, laps shall comply with the table below.

| Bar Diameter | Grade 300E deformed | Grade 500E deformed |
|--------------|---------------------|---------------------|
| 10 | 400 | 600 |
| 12 | 480 | 720 |
| 16 | 640 | 960 |
| 20 | 800 | 1200 |
| 25 | 1000 | 1500 |
| 32 | 1280 | 1920 |

Lap lengths for plain round bars shall be two times the length given in the table above for the corresponding grade of deformed bar.

Laps to reinforcing mesh shall fully comply with the requirements of NZS 3101 but shall not be less than 225mm at all edges, and in any case give a minimum of 2 overlapping cross wires plus 50mm. Where Ductile 500 mesh is lapped, the lap lengths shall be 250mm between outer cross bars as per the manufacturers recommendations.



4.11 Cleaning Steel

Reinforcement as fixed shall be cleaned to remove any material which adversely affects the bond to concrete. Any mould oil on the steel shall be thoroughly cleaned off before concrete is placed. Clean all starter bars before placing steel for subsequent pouring.

5 Concrete

5.1 Quality Assurance

It is the Contractor's responsibility to ensure that the construction of all concrete work complies in all respects with the Drawings and Specifications.

The Contractor's quality assurance procedure should encompass all aspects of the concrete construction including, but not necessarily limited to:

- Formwork quality
- Reinforcing steel placement
- Cast in items
- Concrete quality
- Concrete finishes
- Construction tolerances

The Contractor shall supply evidence of production quality standards to the Engineer in advance of construction in accordance with NZS 3109.

5.2 Erection and Temporary Works

The Contractor shall be responsible for all erection, propping and temporary support of the contract works, and any other temporary works required for the completion of the contract works, including lifting design, rigging analysis, propping and shoring design.

5.3 Materials and Workmanship

The Contractor shall adhere to all requirements of NZS 3109, except where specified otherwise herein or instructed otherwise by the Engineer. A copy of this standard shall be kept on the site and relevant parts read with the following Clauses of this Specification.

5.4 Concrete

All concrete apart from "no fines" concrete shall be Special or Normal Grade as defined in NZS 3109, Clause 6.2, with sufficient cement quantity to ensure satisfactory finish and durability, from a New Zealand Ready Mixed Concrete Association audited plant. Maximum aggregate size shall be 20mm unless specified otherwise. Calcium chloride shall not be used.

The concrete shall be Normal concrete and have the following minimum strengths at 28 days unless noted otherwise in the drawings:

- | | |
|--------------------------------------|--------|
| • Foundation pads and strip footings | 25 MPa |
| • Slab on grade and raft foundations | 30 MPa |

5.5 Concreting

All concreting shall conform to NZS 3109. Concrete shall not be pumped without the Engineer's approval.

Vibrators shall be used for the compaction of all concrete. They shall be high frequency type of approved pattern.

Vibrators shall be moved to new positions as frequently as necessary to ensure uniform vibration of the whole mass and fully compacted concrete. On no account shall vibrators come within 12mm of the face of the formwork. Vibrators shall not be used to transfer concrete from one position to another.

5.6 Admixtures

Admixtures are acceptable with prior Engineers approval.

5.7 Curing and Protection

All concrete shall be cured as defined in NZS 3109. The use of a plastic curing compound shall be as agreed with the Engineer specifically for each occasion before it is used. The Contractor shall be responsible for ensuring that the curing compound proposed is compatible with subsequent floor covering or surface treatments including any sealers, paints, tiling or waterproofing membranes.

5.8 Tolerances

Dimensional tolerances are to conform to NZS 3109 and to NZS 3114, unless specified otherwise herein.

5.9 Concrete Finishes

All concrete finishes shall be in accordance with NZS 3114, unless specified otherwise herein.

In general, slab finishes shall comply with Part 3, NZS 3114; and formed finishes shall be to Part 1, NZS 3114.

5.10 Schedule of Surface Finishes

| | <u>Class</u> |
|---|--------------|
| • Slabs to take plaster or tiles | U2 |
| • Other slabs | U3 |
| • Top surfaces of foundation beams and pads | U2 |
| • Concrete below ground | F1 |
| • Concrete to take plaster or tiles | F2 |
| • Concrete surfaces not exposed in the completed building | F3 |
| • Concrete surfaces exposed in or outside the completed building | F5 |
| • All precast surfaces exposed in the finished job (off a steel form) | F5X |
| • Feature architectural finishes (off a steel form) | F6X |

5.11 Dampcourse Membrane

Provide and lay Moistop 737 or 0.25mm polythene or approved equivalent DPC over sand blinding on hardfill on existing ground beneath the base slab, and thickenings, including perimeter and internal thickenings.

Joint DPC as necessary by lapping a minimum of 250mm and completely sealing the joints with 50 mm wide pressure sensitive polythene tape to produce a continuous membrane. Turn damp-proofing up or

down against foundations, walls and columns as appropriate and adequately seal around protrusions and service pipes to ensure the waterproofness of the complete membrane.

Protect the DPC during all operations until the floor slab is completed, and repair any damage that may occur or replace damaged material.

5.12 Foundations

Form and cast all foundations as detailed. Foundations are to be cast against formwork on each side unless otherwise approved by the Engineer. Where approval is given to cast against ground an extra 25mm thickness of concrete will be required on each unformed face to provide additional cover.

Cast in sleeves for all pipes and cables through foundations.

The Engineer shall be advised in sufficient time to inspect all foundation excavations before the placing of any tidy concrete or hardfill.

5.13 Epoxy Grouting Of Reinforcing Bars

Drill and epoxy grout deformed reinforcing bars into concrete as shown on the drawings and when specifically instructed by the Engineer. Generally this will only be required for connecting into existing concrete. Epoxy grouting is not an alternative construction method to the details shown on the drawings. All epoxy grouted bars shall comply with the following provisions and shall be subject to the approval of the Engineer.

The holes must be drilled with hammer drills. Diamond core drilling is not acceptable.

Holes for vertical bars shall be vertical and holes for horizontal starters shall slope downward at 15 degrees.

The depth of hole and embedment of the reinforcing bars shall be to the minimum depths set out in the table below unless noted otherwise on the drawings. This table is based on the use of Sika Anchor Fix-1 or Sika Anchor Fix-3+ or Hilti HIT HY150 anchoring adhesive. Alternatives cannot be used without written approval of the Engineer. The grout shall be non-shrink. Moisture sensitive epoxy resins shall not be used. If the hole size is larger than the minimum specified, a sand filled grout may be required. The epoxy grouts shall be used strictly in accordance with the manufacturer's instructions.

Embedment Depth

| Deformed Bar Size (mm) | Minimum Hole Diameter (mm) | Grade 300E | Grade 500E |
|------------------------|----------------------------|------------|------------|
| 10 | 14 | 130 | 210 |
| 12 | 16 | 170 | 280 |
| 16 | 22 | 250 | 420 |
| 20 | 28 | 350 | 590 |
| 25 | 32 | 490 | 820 |

- NOTE:
1. The tabulated values above apply to a deformed bar epoxy grouted into a hole with rough sides brushed clean of dust and loose material, in dry concrete.
 2. If HIT-RE500 injection adhesive is used, then the embedment depths for Grade 500E bars can be reduced to the following:
20 dia - 550mm

25 dia - 680 mm

Holes must be dry prior to filling with epoxy unless the epoxy used is suitable for wet holes or underwater application. If the concrete is moist then the bonding surface must be roughened to provide a depth of surface roughness of 2-3mm or more so that the loss in chemical bonding can be replaced by mechanical bonding.

All holes shall be cleaned out using a stiff bristled wire bottle brush and an oil free compressed air source so that all dust and debris are removed from the side of the hole. When this has been completed the Contractor is to notify the Engineer for inspection of the holes prior to placement of bars and epoxy grout.

The holes shall be partially filled with epoxy grout prior to inserting the reinforcing bar. Holes shall be filled from the bottom up (rather than pouring from the top). Vertical holes can be filled with a pourable grade epoxy. Horizontal holes must be filled with "plastic" epoxy using purpose made and filled cartridges in a "sealant" gun. Standard cartridges shall be modified by placing plastic hosing over the cartridge nozzle of sufficient length to reach the base of the drilled hole.

After the bars have been placed in position, ensure that the epoxy fills the hole to the surface of the concrete. Top up holes if necessary. Bars shall be placed in the holes, given one turn to expel air voids and shall be fully supported (if necessary) and left undisturbed for at least 24 hours. After 24 hours horizontal bars installed at 15 degree slope can be bent horizontal.

Notify the Engineer of the names of the site staff responsible for ensuring that this Specification is being followed.

Pull out tests shall be undertaken on a minimum of 15% of all epoxy grouted bars, but with a minimum of three tests for each applicable bar size. The tension test load shall not be less than 70% of the yield strength of the bar, or as otherwise directed by the Engineer. All costs for testing shall be borne by the Contractor.

5.14 Existing crack repair

Only those cracks caused by the earthquake should be repaired. This excludes cracks that formed prior to the earthquake unless it appears that they have increased significantly in width due to the earthquake.

Each individual crack caused by the earthquake has not been identified and recorded. A general specification is provided for crack repair and all repair work shall be carried out by applicators licensed by the manufacturers of the relevant materials.


The contractor shall consult the engineer to determine the type and level of quality control measures required for the repair prior to undertaking any work. It is expected that at a minimum three cores are taken for the first 30 metres and then one core for every 30 metres thereafter. More advanced testing may be required where deemed appropriate by the engineer.

The contractor shall review and undertake the crack repair in accordance with the manufacturers' specifications and instructions for use.

Repair of Cracks in Concrete

Cracks Less Than 0.2mm Wide

Cracks less than 0.2mm wide do not need to be repaired. However, if these cracks are external they should be sealed to prevent moisture ingress.



Cracks Between 0.2mm and 2mm Wide

Where access is available to both sides of the crack, repair with Sikadur Injectokit LV or Sikadur 52.

Where access is available to one side of the crack only, repair with Sikadur Injectokit TH.

Cracks Greater Than 2mm Wide

Where access is available to both sides of the crack, repair with Sikadur Injectokit LV or Sikadur 52.

Where access is available to one side of the crack only, repair with Sikadur 52 with Extender T, or repair with Sikadur 31.

Repair of Cracks in Brickwork

Cracks in brickwork shall be repaired by specialist contractors experienced in this type of work. The contractor shall nominate the specialist contractor for approval prior to commencing this work.

Cracks Less Than 0.2mm Wide

Cracks less than 0.2mm wide do not need to be repaired. However, if these cracks are external they should be sealed to prevent moisture ingress.

Cracks Between 0.2mm and 0.5mm Wide

Repair with a cement/water grout with an expansive additive and a super plasticiser added. The specialist grouting contractor shall propose the grout for approval. Repoint brickwork.

Cracks Greater Than 0.5mm Wide

Repair with a cement/sand grout with an expansive additive and a super plasticiser added. The specialist grouting contractor shall propose the grout for approval. Repoint brickwork.

6 Concrete Blockwork

6.1 Quality Assurance

It is the Contractor's responsibility to ensure that the construction of all blockwork complies in all respects with the drawings and Specification.

Before blocklaying commences on site, the Contractor shall advise the Engineer in writing the name of the Registered Structural Mason, registered with the New Zealand Masonry Trades Registration Board, who will be responsible for the blockwork. The Contractor shall ensure that the Registered Structural Mason is on site in a Foreman capacity at all times and shall satisfy the Engineer that the standards of construction are being monitored and maintained.

All blockwork may be subject to inspection by the Engineer to check that the requirements of this Specification have been met.

6.2 Materials and Workmanship

Materials and workmanship shall comply with NZS 4210 unless noted otherwise herein.

Blockwork shall be erected only under the direction of a Registered Structural Mason employed by a Contractor specialising in the laying of concrete blocks. Blockwork in this contract is classified as design Grade B, in accordance with NZS 4230.

6.3 Blocks

All concrete blocks shall be of Vibrapac pattern from an approved manufacturer, in accordance with AS/NZS 4455. Blocks shall be of an approved standard grey colour, properly cured, square and true to shape and size. Blocks shall be manufactured from standard aggregates to NZS 3121; lightweight aggregate blocks shall NOT be used.

Excessively damaged or otherwise irregular blocks will NOT be accepted. Where block types are shown on the drawings, the blocks used shall be such as to achieve the joint patterns shown on the drawings and be capable of being placed to suit reinforcing steelwork already in place.

Blocks shall be cut as necessary, to fit dimensions or to suit reinforcing. Cutting shall be done by means of a special hydraulic block cutting machine or carborundum saw and exposed edges shall be clean, square and even.

6.4 Mortar

Mortar shall conform with NZS 4210, Clause 2.2. Special attention must be paid to sand grading and mix proportions of 1 part cement to 3 parts sand are recommended. The minimum 28 day compressive strength of the mortar shall be 12.5 MPa. Approved workability additives may be used.

Allow to test mortar in accordance with Appendix 2.A of NZS 4210. A test sample of at least three cylindrical specimens shall be taken for every 200 square metres of wall and the test results submitted to the Engineer for approval.

6.5 Grout

Grout shall be coarse grout in accordance with NZS 4210, Clause 2.3. Grout shall be mixed at an approved ready mix plant in accordance with NZS 3104. Site mixing will only be permitted with the express and prior approval of the Engineer. The minimum 28 day compressive strength of the grout shall be 17.5 MPa.

Allow to test grout in accordance with Appendix 2.A of NZS 4210. A test sample of at least three cylindrical specimens shall be taken for every 200 square metres of wall filled and the test results submitted to the Engineer for approval.

6.6 Reinforcement

Ensure correct location of blockwork starters, with reference to block layout etc.

In general, vertical reinforcing will be positioned in advance of laying, but horizontal reinforcing will be positioned when the appropriate course is laid. Vertical steel, including starters should be central, unless noted otherwise. Starters which have been cast out of position shall NOT be bent over into position. In the event of bars being out of position, the Engineer should be notified and will supply a remedial detail, which may involve drilling and epoxy grouting of new starters.

Vertical reinforcement shall be fixed to starter bars before block laying commences.

Lap lengths shall be a minimum of 450mm long and not less than that given below, unless specifically noted otherwise:

- Grade 300E reinforcing: 40 bar diameters
- Grade 500E reinforcing: 70 bar diameters

Lapping bars shall be tied to each other. The position of laps other than those detailed shall be discussed and agreed with the Engineer before fabrication.

6.7 Block Laying

Block laying shall comply with Clause 2.7 of NZS 4210 and cleaning out shall comply with Clause 2.8.

The base shall be scored, scabbled or otherwise mechanically roughened to a minimum amplitude of 1.5mm prior to laying of blocks. It shall be clean and free from all laitance, loose mortar or any other material which would prevent the mortar bonding to it.

Unless otherwise indicated on the drawings, all blockwork shall be laid in running (stretcher) bond throughout and all panels shall be carefully set out so as to avoid use of cut blocks wherever possible. The set out of the first course of each wall shall be approved by the Engineer before work proceeds.

No blocks shall be laid during inclement weather. No blocks shall be laid on a partially built wall which has been exposed to rain until the wall has dried out. Alternatively, provide adequate cover to the top of block walls under construction during inclement weather.

To facilitate cleaning out of mortar droppings and other debris, the first course of each lift shall be laid using inverted knock-in bond beam blocks. Sand shall NOT be sprinkled at the bottom of the grout space.

Build blockwork to vertical reinforcing with open ended type blocks and end closers. Provide bond beam and open ended bond beam type blocks and end closures for horizontal reinforcement. Where blockwork is not course bonded at wall junctions, cut blocks at all levels to allow horizontal reinforcing and grout to

pass through. Blockwork shall be so constructed that filling concrete is contained within the grout spaces and does not leak from these spaces.

The maximum lift height shall be 3.6m. Walls higher than 3.6m shall be constructed in Sections.

Construction tolerances shall be in accordance with Table 2.7.1 of NZS 4210.

All newly laid concrete blockwork shall be protected from drying winds or sunshine and shall be kept damp for a minimum of three days by covering with moist hessian or by other approved means.

6.8 Cleaning Out

All walls shall have cleanout ports at the bottom with inverted open ended blocks for length of wall. Cleanout ports shall be spaced to match all wall starter locations and at no greater than 800mm centres. Cleanout ports are to be left open to allow time for the Engineer to inspect the tied laps in the reinforcement.

On completion of laying, clean out vertical cores of excessive mortar likely to impede the free flow of grout and then thoroughly clean out first course of all mortar droppings. After cleaning out and inspection by the Engineer, face shells are to be mortared in over clean out ports and braced prior to grouting. Alternatively, retain the block fill with a recessed form, later to be plastered to a finish to match the balance of the blockwork.

6.9 Temporary Bracing

The Contractor is required to provide and maintain temporary support to blockwalls until the walls have been filled, the grout filling has cured, and the walls are adequately built into the final structure as shown on the drawings. Any damage resulting from failure or neglect to provide adequate support to blockwalls during construction shall be repaired at the blocklayer's expense.

6.10 Grout Filling

All blocks shall be fully filled. Grouting shall be by the High Lift Grouting Method with expansive admixture, in accordance with NZS 4210, Clause 2.12. Expansive admixture shall be Darexpan or similar approved and used in accordance with the manufacturer's instructions.

Walls may be filled in a single continuous pour of up to 3.6m lift height with continuous vibration using a pencil vibrator. The top of each pour must be trowelled to compact it, about two hours after the pour.


When the air temperature is less than 8°C, Darexpan shall not be used and grouting must be the High Lift Grouting Method, in accordance with NZS 4210, Clause 2.13. Grouting using the High Lift Grouting Method without expansive admixtures, or any other method may ONLY be done in specific cases and with the prior approval of the Engineer.

The blocklayer is responsible for ensuring all face shells, supports, forms etc are adequate to prevent bursting of the wall during filling. Do not pour grout until spaces to be filled have been checked for restrictions or debris.

During grout filling around reinforcement ensure that the position of reinforcing is correctly maintained. Prevent any movement of projecting reinforcement while grout is setting.

6.11 Pointing and Cleaning Down

Walls shall be neatly and expertly pointed with ruled concave joints of mortar as specified in NZS 4210, Clause 2.7.7, as the work proceeds.



On completion of walls clean down and remove all mortar projections and irregularities. Patch and make good around all pipes, conduits etc., penetrating the blockwalls. Make good any faults in the pointing.

Walls to be covered in the finished work shall have joints compacted by tooling and left flush. Add additional mortar before tooling to ensure joints are completely full.

6.12 Rebates, Reveals, Building In, etc

Cross refer to the Architectural Drawings to ensure all blocks around openings etc are correctly laid with sills, reveals and rebates as necessary.

Allow to drill and chisel out neat rectangular holes in the concrete blocks as work proceeds for electrical plug and switch boxes shown in electrical plan on concrete block faces. Holes shall be accurately positioned and carefully cut to exact sizes and be close fitting to flush boxes.

Holes shall be concealed by flush plates. Where part of the hole is not fully covered it shall be neatly patched and finished to match surrounding blockwork to the Architect's approval.

As the work proceeds, build into blockwork all necessary bolts, STEELWORK and METALWORK items and other fittings and fixings as shown on the drawings or otherwise required for the work. The blocklayer is to ascertain these particulars and make the necessary provisions beforehand.

Allow to work in with all other trades.

6.13 Control Joints

Construct vertical control joints where shown on the drawings and at not more than 8m spacing along all walls where not specifically shown. The Blocklayer must discuss in advance with the Engineer the location of all control joints when they are not shown on the drawings.

Control joints shall be continuous vertical joints. Reinforcement and filling grout shall be continuous through the joint unless shown otherwise.

Mortar on internal wall faces in a control joint shall be laid and painted after all shrinkage has taken place and at least 14 days after grouting the wall. Seal control joints on external wall faces with Sikaflex AT-Facade sealant or an approved equivalent.

6.14 Seismic Movement Joints

Maintain clearances to columns and other structural elements as shown on the drawings. Fill joints with approved compressible fire proofing material and sealant, to the Architects details.

7 Structural Steelwork

7.1 Quality Assurance

The Structural steelworker's quality assurance procedures should encompass all aspects of the structural steel construction including, but not necessarily limited to:

- (a) Compliance for materials
- (b) Welding procedures
- (c) Steel preparation prior to painting
- (d) Quality of painting/coatings
- (e) Erection

The Engineer may arrange to have an independent inspection service which may encompass aspects of the above. This is entirely independent of the Structural steelworkers own procedures, and alleviates none of the Structural steelworkers responsibilities to maintain their own quality assurance programme.

7.2 Drawings

The drawings indicate the general arrangement and dimensions of the steelwork and have been made to scale. Where dimensions have not been given, scaled dimensions shall not be used.

The structural drawings and the Architectural drawings are complementary and the Contractor shall consult the latter for materials, details and dimensions not shown on the former. If any discrepancies are found within the drawings refer to the Engineer for instructions before proceeding.

7.3 Welding Certificates

The Contractor shall forward to the Engineer a list of proposed welders and their welding certificates prior to any welding being carried out.

No welder shall carry out work for which he is not certified.

7.4 Materials

The Contractor shall adhere to all relevant requirements of NZS 3404: "Steel Structures Standard", AS/NZS 1554.1: Part 1 "Welding of Steel Structures", and AS/NZS 1554.2: Part 2 "Stud Welding" for the supply of all materials and in workmanship both on and off site.

The use of materials complying with Standards equivalent to those given in this Subsection will only be permitted with the prior approval of the Engineer.

7.5 Steel

All hot rolled steel Sections shall be Grade 300 complying with BHP-300 PLUS specification and AS/NZS 3679:Part 1 - Hot Rolled Structural Steel Bars and Sections, unless otherwise noted. BHP-300 PLUS specification shall take precedence where conflict exists with AS/NZS 3679: Part 1.

All mild steel shall comply with the requirements of AS/NZS 3679:Part 1 - Structural Steel Hot Rolled Bars and Sections.

Welded Sections (welded beams and welded columns) shall be Grade 300 unless otherwise noted and comply with AS/NZS 3679:Part 2 - Welded Sections.

Hollow Sections shall be Grade C350, unless otherwise noted, and comply with the requirements of AS 1163:1991 - Structural Steel Hollow Sections.

Solid Sections shall comply with the requirements of AS/NZS 3678:Structural Steel - Hot Rolled Plates Floor Plates and Slabs.

All steel intended to be welded shall be suitable for welding in accordance with the specified welding procedures of AS/NZS 1554.1.

The condition of the surface shall not be worse than Rust Grade C as defined in the Swedish Standard SIS 055900.

All structural steel for this contract shall be obtained from sources approved by the Engineer. Any unidentified steel shall not be used unless approved by the Engineer. When the use of such steel is approved it shall only be used as specified in NZS 3404 Cl. 2.2.3. Mill certificates must be provided to the Engineer for all steel used on the project.

7.6 Alternative Sections

The Contractor shall ascertain at the time of tendering whether the steel sizes detailed on the drawings will be available for the job. Any tender based on substitute sizes must be accompanied by a statement listing the substitutions. Substitute sizes will be permitted only with the approval of the Engineer. The extra cost of substitute sizes required, but not notified at the time of tender will be borne by the Contractor.

7.7 Bolts

Mild steel (black) bolts, nuts and washers shall comply with the requirements of

AS 1111: ISO Metric Hexagon Commercial Bolts and Screws

AS 1112: ISO Metric Hexagon Nuts etc

High-strength bolts, nuts and washers shall comply with the requirements of

AS 1252: High-Strength Steel Bolts with Associated Nuts and Washers for Structural Engineering (ISO Metric Series)

Bolts, nuts and washers which form a permanent part of a structure subject to weather exposure shall be galvanised. Hot dip galvanised bolts shall be limited to those received from the bolt manufacturer. Where these are not available, the bolts, nuts and washers shall be electrogalvanised, but only in accordance with AS 1897. Where necessary to ensure even bearing, tapered washers to BS 4320 "Metal Washers for Engineering Purposes" shall be used.

All bolts shall be installed with one washer and one nut unless shown otherwise on the drawings. A washer shall be placed under the rotating component.

Hardened or plate washers shall be used under both the bolt head and nut for any slotted and oversize holes.

7.8 Welding Consumables

Welding electrodes shall comply with the requirements of:

AS/NZS 2717.1 Gas Metal Arc Welding Electrodes

AS 1858.1 Submerged Arc Welding

AS 2203 Flux Cored Electrodes for Arc Welding

and be appropriate for the grade of steel being welded.

Welding wire shall be of a type recommended by the manufacturer for the materials to be joined and the welding position. Wire which shows signs of rust or has been in contact with oil shall not be used.

Welding flux used from sealed containers must be dry. Unused flux recovered from welds may be used in the proportions of one part of used flux to four parts of new flux, however reground flux will not be acceptable.

Material for arc stud welding shall confirm to the requirements of AS 1554.2.

7.9 Fabrication

Fabrication shall comply with the requirements of NZS 3404: Steel Structures Standard, Chapter 14, except as modified by this Specification.

The Engineer shall be notified well in advance of commencement of work in the shop in order that inspections of materials and workmanship may be made.

The Contractor shall provide all necessary penetrations and fixings in members for other trades, as advised prior to fabrication and approved by the Engineer.

7.10 Welding

Weld quality shall be Category SP (Structural Purpose).

All welding shall be shop welds unless noted otherwise. Shop welds shall be understood to mean weldment laid under controlled conditions in an approved facility by certified welders under continuous supervision of certified welding inspectors. As such field welding is specifically banned without prior permission of the Engineer.

Welding shall comply with AS/NZS 1554.1, AS/NZS 1554.2 or AS/NZS 1554.5 in conjunction with NZS 3404 as appropriate including the current SNZ amendments. All references in these standards to AS 4100 shall be read as references to NZS 3404. Copies of the above appropriate standards shall be kept in the workshop or on the site when there is a requirement for site welding.

The Contractor shall submit to the Engineer for approval, details of the welding procedures to be used including details of the equipment and consumables before any welding is carried out.

All weld runs shall be as specified and not finish with a concave surface. Welds shall have proper penetration, with all slag deposits removed as work proceeds, and when the runs are complete. All welds shall be continuous around joints to prevent the ingress of moisture.

All butt welds are to be full penetration unless otherwise specified on the drawings. Butt welds shall be ground flush.

Welding of hollow sections shall incorporate internal sections or backing plates as necessary to complete the specified weld.

Open ended hollow sections shall be capped using 3mm material and seal welded, unless shown otherwise on the drawings.

7.11 Qualification of Welding Procedures and Personnel

All welding procedures as a minimum shall be prequalified in accordance with Section 4.3 of AS/NZS 1554.1 or AS/NZS 1554.5 as appropriate. If, in the opinion of the Engineer, additional qualification tests are required they shall be carried out in accordance with Section 4.6 of AS/NZS 1554.1 or AS/NZS 1554.5 as appropriate.

Welding supervisors shall hold Welding Supervisor qualifications from the New Zealand Institute of Welding or an equivalent qualification acceptable to the Institute. In addition all personnel involved in welding shall only be employed on the types of weld for which they are suitably qualified and they shall hold current Welding Certificates in accordance with NZS 4711 Qualification Tests for Metal-Arc Welders. Should qualification testing be required it shall be the Contractor's responsibility for the arranging and payment of such tests.

7.12 Assembly

The component parts shall be assembled in a manner such that they are neither twisted nor otherwise damaged and shall be so prepared that the specified cambers, if any, are provided.

All steel members such as upturned channels, horizontally placed beams, composite members, girts, etc. which may be capable of holding water, shall be provided with weep holes to prevent accumulation of water during construction or of condensation afterwards.

Assembled parts shall be brought into close contact and drift pins shall be used only for bringing members into position, not to enlarge or distort holes. Field errors shall not be corrected by gas cutting except with the permission of the Engineer.

Each part of the structure shall be aligned as soon as practicable after it has been erected. Permanent connections shall not be made until sufficient of the structure has been aligned, levelled, plumbed and temporarily connected to ensure that members will not be displaced during subsequent erection or alignment of the remainder of the structure.

7.13 Temporary Bracing

The Contractor shall provide, install and afterwards remove, sufficient temporary bracing to keep the structure plumb and in true alignment until other structural units provide the necessary permanent bracing. The steelwork shown on the drawings is that required in the design for the finished structure only and is not necessarily adequate for construction purposes. Any failure to make proper and adequate provision against damage during erection shall be the entire responsibility of the Contractor. The temporary guying and bracing should be capable of resisting all loading liable to be encountered on the structure during the erection period, including those loadings from erection plant and its operation, wind loads and other construction loads.

All connections for temporary bracing and members to be provided for erection purposes shall be made in such a manner so as not to weaken the permanent structure or to impair its serviceability.

Bracing shall not be used to force the structural frame into its correct position. Tighten bracing only after the frame has been squared, aligned and plumbed or, if inserted at an earlier time, loosen to permit these operations and tighten on completion.

7.14 Existing Structure

Where Sections of existing structure are to be removed or strengthened, the Contractor shall provide all the necessary support required to prevent distortion of the existing structure and excessive loads being placed on other parts of the structure.

7.15 Holding Down Bolts

Holding down bolts shall be of the size, number and length to achieve the correct embedment and allow the final fixing to the base plate. To ensure the correct alignment, a template shall be made for each holding down bolt type and configuration.

All holding down bolts, nuts and washers which form a permanent part of a structure subject to weather exposure or are contained within exterior wall framing shall be galvanised.

7.16 Proprietary Fasteners

Proprietary fasteners shall be installed strictly as specified by the manufacturer. These fasteners are referenced on the drawings by the bolt size, and not, in the case of expanding shell anchors, by the anchor or hole size.

7.17 Drypack

All base plates to concrete surfaces shall be grouted with Portland cement mortar, having a minimum 28 day compressive strength of 30MPa, mixed as dry as possible and having a thickness of at least 20mm unless otherwise shown on the drawings. The mortar shall contain an expansive admixture mixed according to the manufacturer's instructions. Consolidate drypack in position by thoroughly ramming with a suitable blunt rammer. Unless shown otherwise all edges shall be finished to give 45 degree slope from the underside of the base plate.

7.18 Corrosion Protection

All welds shall have slag removed, and welds exposed in the finished building shall have spatter removed and be ground to a neat clean finish.

Surface preparation such as sand blasting or wire brushing shall be carried out after fabrication of major elements has taken place, and the appropriate coating applied as soon as possible after preparation, in accordance with the manufacturers Specification, but in any case within 4 hours.

In all cases the total coating shall be applied in the shop in accordance with the manufacturer's recommendations. On site painting shall be kept to a minimum adjacent to necessary site joints. These areas shall be made good and painted in accordance with the manufacturer's recommendations and adjacent areas shall be protected during welding.

Surfaces which will be in contact or near contact after fabrication or erection should receive their specified surface preparation and treatment prior to assembly. Such surfaces should be dry before assembly.

7.19 Galvanising

Components specified on the drawings as being galvanised are to be hot-dip galvanised in accordance with AS/NZS 4680, AS/NZS 4791 or AS/NZS 4792 as appropriate.

In addition to the requirements of these codes, the following shall be complied with.

The material used for hot dip galvanising shall be zinc metal specifically made for this purpose and shall be 99.5% pure.

The average weight of zinc coating shall be not less than 380 gm/sq.m for bolts and washers and not less than 700 gm/sq.m for other structural steelwork.

All bolts and nuts shall be galvanised after screw cutting and tolerances used in screw cutting shall make allowance for this.

Damaged surfaces or welded areas shall be made good with Interzinc 352 or equivalent applied strictly in accordance with the manufacturer's requirements.

7.20 Painting

All items of steelwork shall be cleaned and primed before being dispatched from the fabricating shop, unless otherwise specified.

All surface coatings materials shall be the products of the same manufacturer. The materials shall be supplied to site in unbroken packages plainly labelled with the product name and manufacturer.

The following descriptions outline the coating materials to be used. These are based on International Protective Coatings Ltd products. Other products may be proposed but shall follow the application methods and coating thickness recommended by the manufacturer. The coating manufacturer may suggest alternative systems to meet the Specification.

The approval of the Engineer shall be obtained for all material, preparation and coating options if different to those specified.

Concealed Interior Mild Steelwork

Flame clean, chip and power disc brush to remove all scale and rust to pictorial standard St 3 of AS 1627.9. Alternatively abrasive blast prepare steelwork to AS1627.4 Class 2.

Apply one coat of approved red oxide zinc phosphate alkyd primer (e.g. International Interprime 198) to achieve a minimum dry film thickness of 75 microns.

Exposed Interior Mild Steelwork (not exposed to weather)

Abrasive blast to AS 1627.4 Class 2½ "near white" standard.

Apply one coat of an approved epoxy zinc primer (e.g. International Interzinc 42) to achieve a minimum dry film thickness of 75 microns, followed by a polyurethane (e.g. International Interthane 990) to a thickness of 75 microns, colour and gloss level as selected by the Architect.

Exposed Exterior Mild Steelwork


Abrasive blast to AS 1627.4 Class 2½ "near white" standard.

Apply one coat of an approved epoxy zinc primer (eg International Interzinc 42) to achieve a minimum dry film thickness of 75 microns.

Apply an intermediate coat of an approved high build epoxy (e.g. International Intergard 475 HS or Intercure 420) at a further minimum dry film thickness of 125 microns.

Apply a topcoat of approved polyurethane (e.g. International Interthane 990 gloss or Interthane 870 semi-gloss) at a further minimum dry film thickness of 75 microns, colour and gloss level as selected by the Architect.

After erection, all unpainted and damaged areas, including damaged areas on existing steelwork, black bolts and nuts shall be prepared to a bright metal surface to AS 1627.9 St3 standard and



painted with a spot primer coat of epoxy zinc primer (e.g. International Interzinc 52) at a minimum dry film standard of 75 microns. After sufficient curing apply subsequent coats of Interplus 356 (epoxy) as intermediate coat and polyurethane topcoats to the film builds nominated above.

Painted Galvanised Steelwork

Where required by the Architect, galvanised steel shall be painted.

Degrease in accordance with AS 1627.1. Sweep abrasive blast entire surface using non-metallic media.

Apply one coat of an approved epoxy primer (e.g. International Intercure 200) to achieve a dry film thickness of 50 microns.

Apply a topcoat of an approved polyurethane (e.g. Interthane 990 gloss or Interthane 870 semi-gloss) at a dry film thickness of 75 microns, colour and gloss level as selected by the Architect.

8 Structural Timber

8.1 Quality Assurance

It is the Contractor's responsibility to ensure that the construction of all structural timber complies in all respects with the drawings and the Specification.

All timber construction may be subject to inspection by the Engineer to check that the requirements of this specification have been met.

The structural timber manufacturer shall be licensed by Standards New Zealand to use the New Zealand certification mark on their products.

The Contractor's quality assurance procedures should encompass all aspects of the structural timber construction.

The Contractor shall advise the Engineer in writing the name of a suitably experienced and qualified representative to be responsible for the quality control of all structural timber work.

The nominated representative will be required to complete and sign a written quality control checklist for each major component after fabrication and after erection. A copy of each completed checklist is to be forwarded to the Engineer no more than seven days after completion of fabrication/erection.

The format and detail of the checklist shall be agreed to by the Engineer and the Contractor prior to the commencement of any structural timber work.

The Engineer may arrange to have an independent inspection service which may encompass aspects of the above. This is entirely independent of the Contractor's own procedures, and alleviates none of the Contractor's responsibilities to maintain their own quality assurance programme.

8.2 Timber

All timber shall be Pinus Radiata MSG8 grade unless otherwise specified on the drawings and shall meet the requirements of Table 2.3 of NZS 3603 for mechanically graded timber. The modulus of elasticity of any one piece of timber shall not be less than 6.5GPa.

Where requested by the Engineer, the Contractor shall furnish results of testing undertaken on a suitably calibrated and verified stress grading machine demonstrating compliance with the above.

All timber shall be seasoned and straight and true and free from wind, warp and distortion and in lengths suitable for the members required.

8.3 Moisture Content

All framing timber shall have a moisture content of between 12% and 18% before being placed on the job.

All timber in load bearing walls is to be kiln-dried, to prevent excessive shrinkage reduction in the overall vertical dimension.

Where required by the Engineer, the Contractor is to prove the moisture content by the use of a resistance type moisture meter.

8.4 Treatment

All timber shall be treated to the requirements of NZS 3602 including subsequent amendments for a 50 year durability performance unless specified otherwise. All preservation treatment shall be in accordance with NZS 3640.

8.5 Bolts

Where bolts are used they shall be complete with nuts and washers unless otherwise specified. All bolts, nuts and washers are to be galvanised finish. Allow to countersink bolt heads and nuts as necessary to clear linings. The diameter of a hole for a bolt shall not be less than the bolt diameter nor exceed it by 1.5mm.

For the following bolt diameters use washer sizes as below unless otherwise specified on the drawings:

| | |
|-----------|-----------------|
| up to M8 | 25 x 25 x 1.5mm |
| up to M12 | 50 x 50 x 3mm |
| up to M20 | 65 x 65 x 5mm |
| over M20 | 75 x 75 x 6mm |

8.6 Screws and Nails

Nails fixing exposed timbers and nails which will be covered with plaster or similar shall be stainless steel unless otherwise specified.

Screws shall be steel, unless otherwise specified and of suitable gauge and lengths to ensure adequate fixing. Screws exposed to weather shall be stainless steel unless otherwise specified.

Minimum penetration of nails, brads and screws shall be ten times the fastener diameter into framing. Nail penetration through packing will not count. Minimum sheet edge distance for fasteners shall be 10mm.

All folded metal angles/nail plates/joist hangers and miscellaneous timber fasteners shall be galvanised G.250 mild steel conforming to AS 1397.

8.7 Fixings To Bottom Plates

All fixings to bottom plates on external wall lines shall be galvanised rather than zinc plated. This applies to proprietary fasteners as well as bolts and nails.


8.8 Workmanship

All timber shall be worked and cut to be true and square and free from wind and warp with all joints matching and mating to a proper contact fit.

All connections whether nailed, screwed, glued, mortised or dovetailed shall be accurately made and properly executed to provide sound satisfactory connections for the class of work required. Timbers containing defects or distortions shall not be cramped to provide mating at connections but shall be discarded and replaced by true defect-free timbers before connections are made.

In exposed work all nails shall be well punched and screws adequately countersunk to allow for finishing with stopping work.

Except where raised head screws are shown or specified, all screws shall be countersunk, neatly flush or recessed to allow for flush stopping.



Unless otherwise specified or shown, holding down bolts for plates on horizontal or near horizontal surfaces shall be 12mm diameter at 900mm maximum centres. In all cases there shall be a bolt within 300mm of each end of timber. All bolts shall have hexagonal heads and nuts and have heavy gauge washers bearing on the timber. Bolts shall be set 150mm into concrete and where closer than 75mm to the edge shall be bent into the body of concrete.

Provide and install to good trade practise all necessary fixings and connections (nails, bolts, screws, adhesives, proprietary mechanical fixings etc) required for the fabrication and erection of all timber work.

8.9 Protection

Framing timbers stored on the site shall be fillet stacked and protected from moisture and contamination by other agents.

8.10 Framing

All framing shall comply with the requirements of NZS 3604.

All framing shall be fixed true to line and square and/or to the plan profiles. The maximum tolerance from plane or the plan profiles shall be 6mm in 3.0m measured from a straight edge or template. All framing shall be checked before fixing linings.

8.11 Damp Proofing

Place approved bituminous fabric dampcourse materials between all faces of timber and concrete and/or concrete masonry work which would be otherwise in contact whether shown on the drawings or not.

The checking and cutting of timbers and framing shall be reduced to a minimum and checking shall be replaced with bored holes where possible.

The checking of plates and studs shall not be greater than 16mm for 75mm members, or 25mm for 100mm members. Holes drilled through the centres of members in lieu of checking as above may be 25mm diameter and 38mm diameter respectively.


Beams and joists shall not be notched or holed on their edges at any point closer than 600mm to the end supports. Holes shall be drilled only along the neutral axis. Holes or notches shall not exceed one-fifth of the depth of the beam or 32mm diameter or the width dimension, whichever is the lesser.

8.12 Erection

All framework shall be carried up true and plumb and temporary erection bracing shall be introduced wherever necessary to take care of all loads to which the structure may be normally subjected. Such bracing shall be left in place as long as may be required for safety.

8.13 Proprietary Sheet Bracing Systems

Proprietary sheet bracing systems to walls, ceilings and sub-floor foundations, including Winstone WallBoards Ltd 'Gib Bracing Systems' and Carter Holt Harvey 'Ecoply Plybrace' bracing systems shall be installed in strict accordance with the manufacturer's specifications and brochures ('Gib Bracing Systems' 2006, and 'Ecoply Plybrace House Bracing System Manual'). No materials specified in these



brochures or manufacturers specifications shall be substituted without written approval from the Engineer.

8.14 Repair of Damaged Plasterboard Linings.

Refer to the following publication for the appropriate repairs to damaged GIB board walls and ceilings.

GIB technical information bulletin issued: November 2011 titled Guidelines for Repairing GIB Plasterboard Linings in Wind or Earthquake Damaged properties which can be viewed on www.gib.co.nz. (<http://gib.co.nz/assets/Chch-earthquake/tools/Guidelines-to-repairingNov11.pdf>)

Walls which are to be re-lined as required by the above publication are to be re-lined as a GS1 bracing element (minimum). Any damaged sections of wall forming part of a bracing element must be replaced with an equivalent sheet material fastened as a bracing element.

When a full bracing schedule is provided as part of the repairs the walls are to be lined according to this plan.



Aurecon New Zealand Limited

Level 2, 518 Colombo Street
Christchurch 8011

PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821

F +64 3 379 6955

E christchurch@aurecongroup.com

W aurecongroup.com

Aurecon offices are located in:

Angola, Australia, Botswana, China,
Ethiopia, Hong Kong, Indonesia,
Lesotho, Libya, Malawi, Mozambique,
Namibia, New Zealand, Nigeria,
Philippines, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
United Arab Emirates, Vietnam.

19 December 2013

Paul Schreiner
Southern Response Earthquake Services
PO Box 9123
Tower Junction
CHRISTCHURCH 8011

-Via Aconex-

Christchurch City Council
Approved Consent Document
BCN/2014/7536
DW
38 Pages
11/09/2014

Dear Paul

13 Nehru Place – Damage and Repair Methodology Report
Claim Number D3449428

Following receipt of your Request for Proposal, dated 10 December, structural engineers from Aurecon visited the above address on 17 December and a non-intrusive visual inspection was carried out to assess the damage caused by the earthquakes throughout 2010, 2011, 2012 and resultant aftershocks. A relative floor level survey was also carried out at the time of the inspection.

1. Property Description

The property can be described as follows:

Land Technical Category The site has the following classification in accordance with CERA residential land zones and technical category in accordance with MBIE guidelines: -

Green Zone, N/A - Port Hills & Banks Peninsula – Properties in parts of the Port Hills and Banks Peninsula have not been given a Technical Category. This is because properties in the hill areas have always required a site-specific foundation design and are not generally subject to liquefaction or lateral spread. Normal consenting procedures will apply in these areas.

Dwelling Double storey, split level

Construction Timber Frame

Foundation In accordance with the MBIE guidelines for “Repairing and rebuilding houses affected by the Canterbury earthquakes” (2012, version 3) the house foundations can be described as predominately: -

Type C2 foundation and floor type – This is described as a ‘Timber-framed dwelling on concrete floor (slab-on-grade). Brick or concrete masonry exterior cladding (veneer).

Roof Corrugated metal sheets

External Cladding Timber and block cladding

Internal Linings Plasterboard

Garage Attached, Type C2 foundation, block cladding

2. Noted Damage

The building has sustained some damage as a result of the Canterbury earthquake sequence. The primary structural damage observed is summarised below:

- The veneer was extensively damaged;
- Damage to internal wall and ceiling linings in particular at the sheet joints;
- Extensive damage to some internal walls, such as in the kitchen and dining room;
- Extensive damage to ceiling linings (upper floor);
- Double glazed window in the kitchen requires support reinforcement, due to its cantilever geometry (agreed with Project Manager)

3. Floor level Survey

A floor level survey was carried out during our inspection using a Zip Level. The levels were taken to determine the extent of any floor level variations across the house. The measurements were taken on top of the existing floor coverings which will have introduced some variation. The levels are shown as relative levels, the absolute values of which are not important; it is how the levels vary that is important. Refer the attached level survey for details.

The following summarises the key findings of the level survey:

- Maximum variation across the ground floor (same floor covering) = 22mm (<50mm MBIE criteria)
- Maximum variation across the first floor = 30mm (<50mm MBIE criteria)
- Maximum slope recorded 0.4% Approx.

4. Repair Methodology

The following works will be required to repair the structure:

- Replace veneer by light weight concrete panels in accordance with the architectural documentation (agreed with Project Manager)
- Internal linings to be repaired to the requirements of the specification
- Extensively damaged internal wall and ceilings linings to be replaced to the requirements of the specification and extent indicated on the attached repair methodology sketch.
- Reinforcement to hold the double glazed window (seating place/ loads) in the corner of the kitchen. Calculations are required for this new support.
- Builder to undertake detailed inspection of roof structures and replace any damaged elements in accordance with NZS 3604

All of the above work will need to be designed and supervised by a structural/geotechnical chartered professional engineer and undertaken by a licensed building practitioner.

5. Site inspections required

The following site inspections should be allowed for:

Structural Inspections:

- Final Inspection



Site identification photograph

MAX FALL (SAME FLOOR COVERING): 22mm

MAX SLOPE: 0.4%

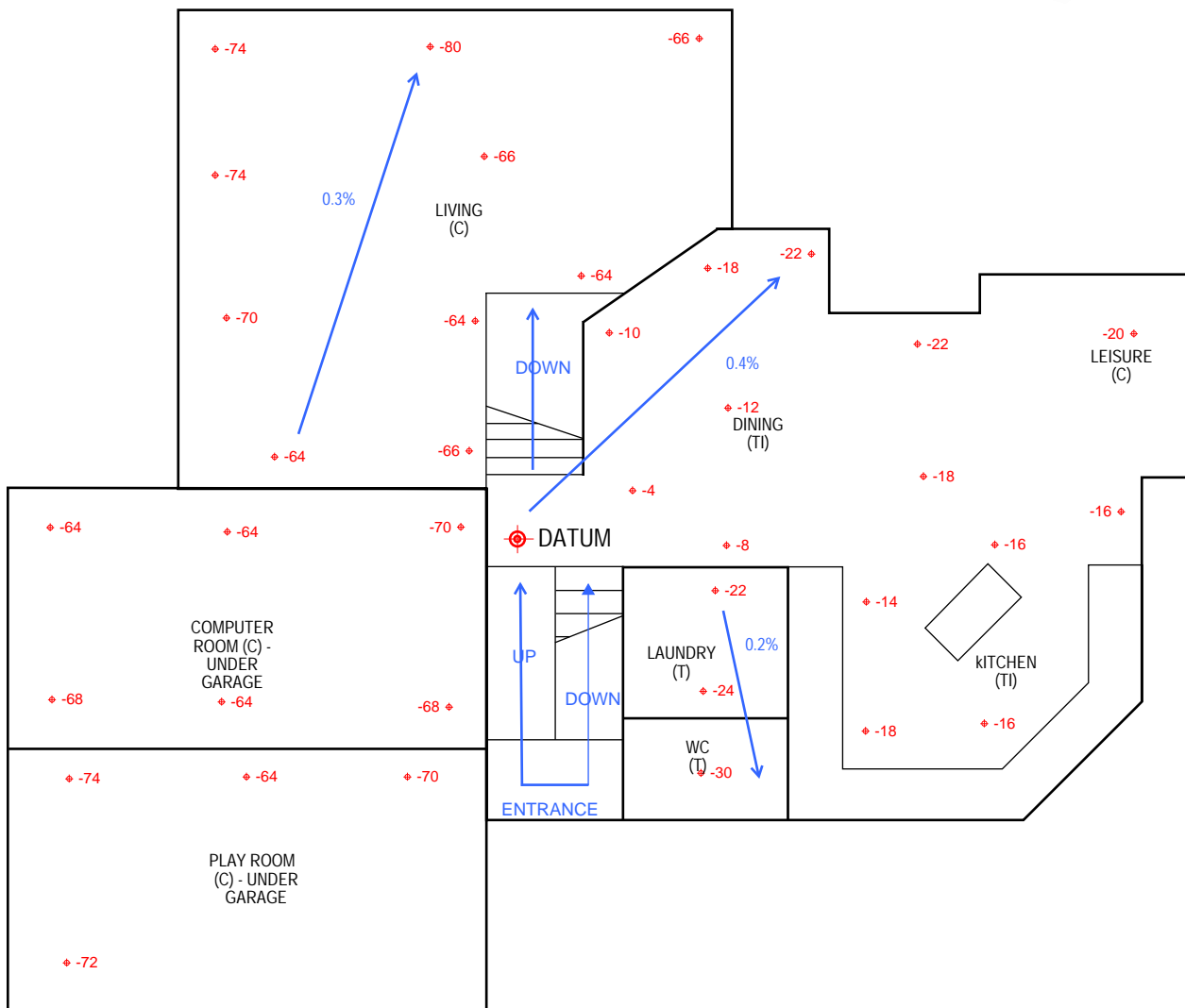
ALL SLOPES APPROXIMATE

NOTE: ALL LEVELS IN mm

(C) = CARPET

(T) = TILES

(TI)= TIMBER FLOORING



LOWER FLOOR

NTS

aurecon



| REV | DATE | REVISION DETAILS | APPROVED |
|-----|-----------|--------------------------|----------|
| A | 5.12.2013 | ISSUED FOR CONSIDERATION | L HOWARD |
| | | | |
| | | | |
| | | | |
| | | | |

| SCALE | SIZE |
|----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | 215 |
| L HOWARD | |

| APPROVED | DATE |
|----------|------|
| | |
| | |
| | |
| | |

| PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION |
|---------------|--|
| TITLE | D3449428 - 13 NEHRU PLACE LEVEL SURVEY |
| PROJECT No. | 238194 |
| WBS | 0114 |
| TYPE | SK |
| DISC - NUMBER | S-001 |
| REV | A |

MAX FALL (SAME FLOOR COVERING): 30mm

MAX SLOPE: 0.4%

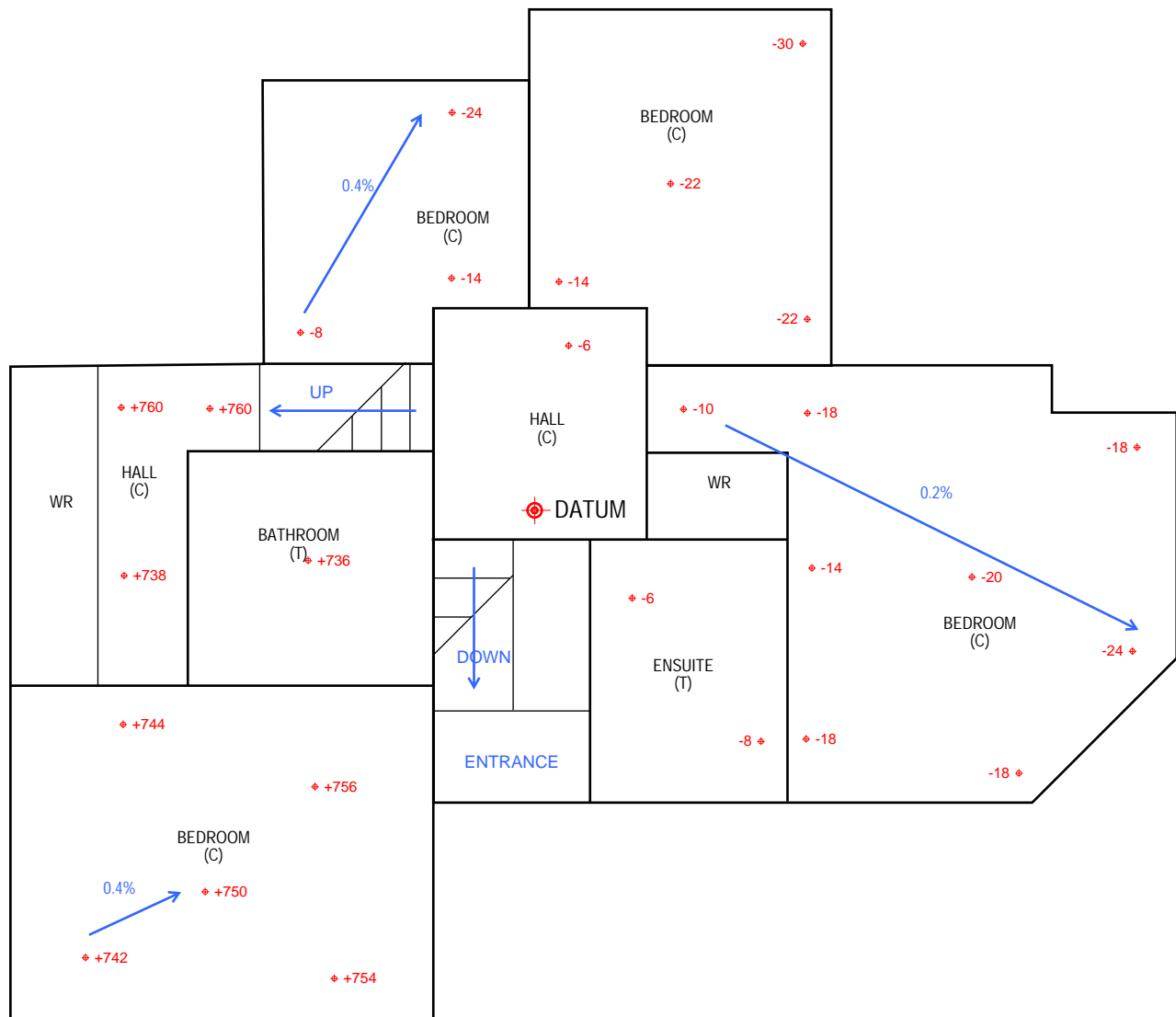
ALL SLOPES APPROXIMATE

NOTE: ALL LEVELS IN mm

(C) = CARPET

(T) = TILES

(TI) = TIMBER FLOORING



UPPER FLOOR NTS

aurecon



| REV | DATE | REVISION DETAILS | APPROVED |
|-----|-----------|--------------------------|----------|
| A | 5.12.2013 | ISSUED FOR CONSIDERATION | L HOWARD |
| | | | |
| | | | |
| | | | |

| SCALE | SIZE |
|----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | 216 |
| L HOWARD | |

| APPROVED | DATE |
|----------|------|
| | |
| | |
| | |
| | |

| PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION |
|---------------|--|
| TITLE | D3449428 - 13 NEHRU PLACE LEVEL SURVEY |
| PROJECT No. | 238194 |
| WBS | 0114 |
| TYPE | SK |
| DISC - NUMBER | S-002 |
| REV | A |

MAX FALL (SAME FLOOR COVERING): 16mm

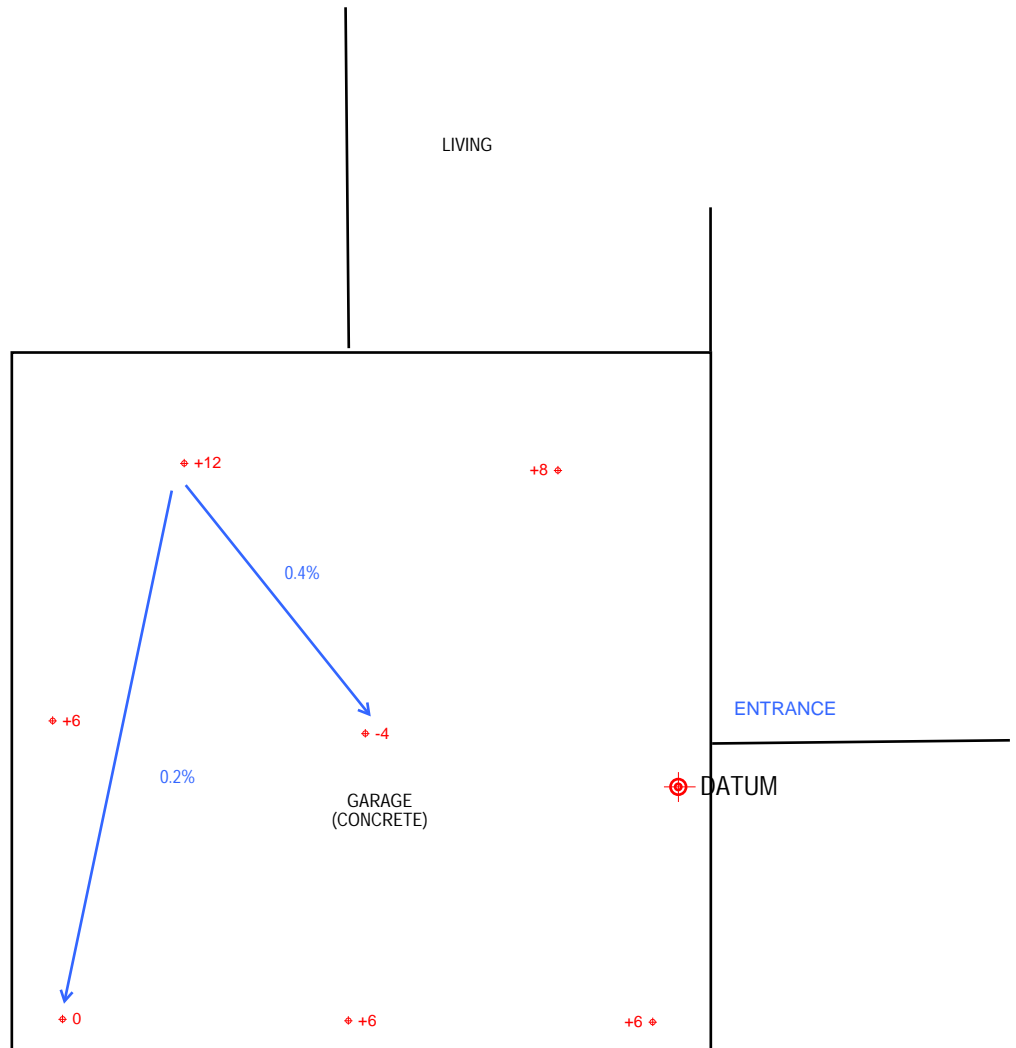
MAX SLOPE: 0.4%

ALL SLOPES APPROXIMATE

NOTE: ALL LEVELS IN mm

(C) = CARPET

(T) = TILES

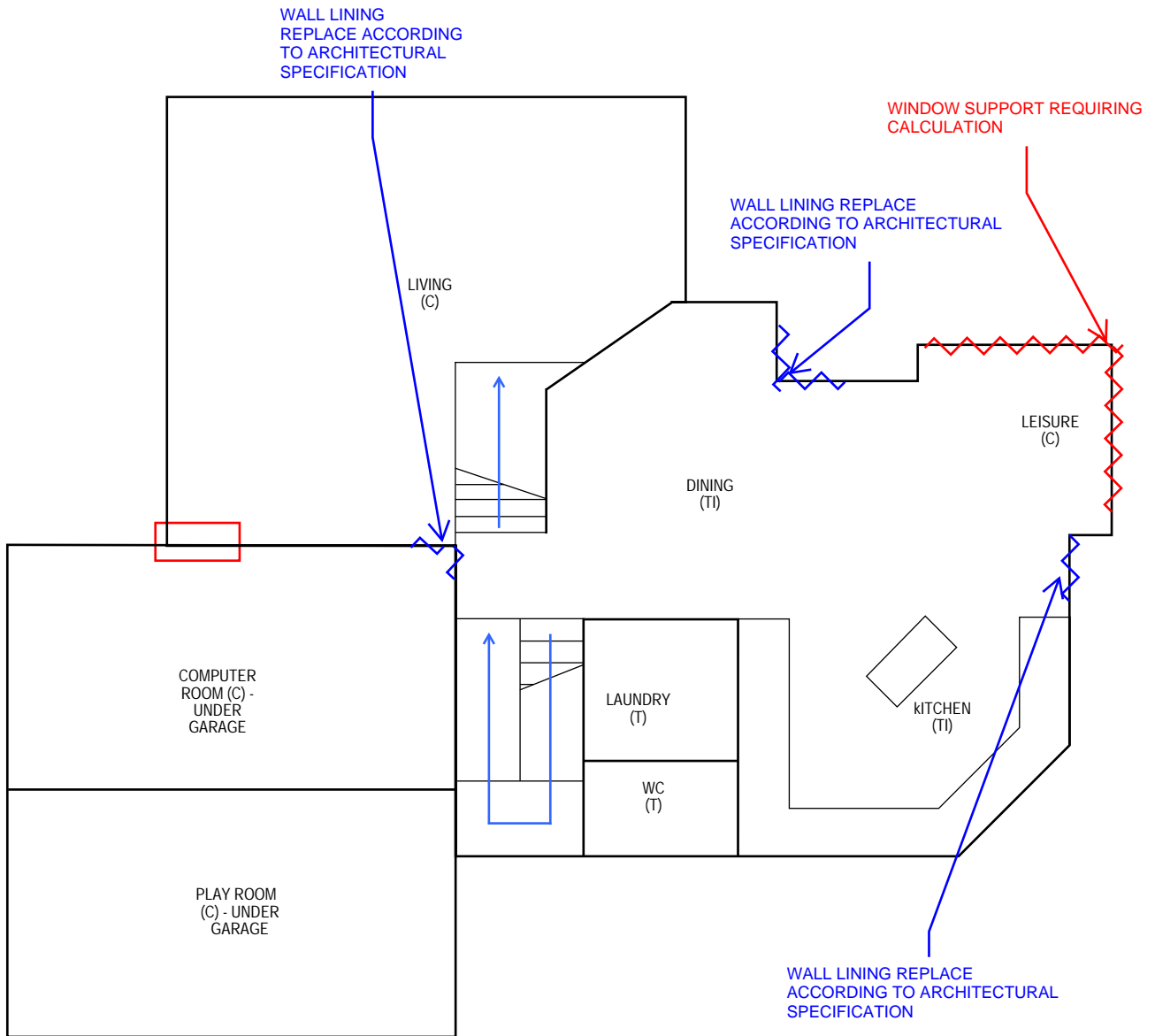


GARAGE
NTS



| REV | DATE | REVISION DETAILS | APPROVED | SCALE | SIZE | PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | | | | |
|-----|-----------|--------------------------|-----------|------------|------|----------|--|-------------|---|--------------|------|
| A | 5.12.2013 | ISSUED FOR CONSIDERATION | L. HOWARD | NTS | A4 | | | | | | |
| | | | | DRAWN | | APPROVED | DATE | TITLE | D3449428 - 13 NEHRU PLACE LEVEL SURVEY | | |
| | | | | DESIGNED | | | | | | | |
| | | | | A. PEREIRA | | | | | | | |
| | | | | CHECKED | 217 | | | | | | |
| | | | | L. HOWARD | | Approver | L. HOWARD | DRAWING No. | PROJECT No. | WBS | TYPE |
| | | | | | | | | 238194 | 238194 | 0114 | SK |
| | | | | | | | | | | DISC. NUMBER | REV |
| | | | | | | | | | | S-003 | A |

NOTE:
 (C) = CARPET
 (T) = TILES
 (TI) = TIMBER FLOORING



LOWER FLOOR

NTS

GENERAL REPAIRS

-DETAILED INSPECTION OF ROOF STRUCTURES BY BUILDER AND REPAIR TO NZS 3604 IF REQUIRED.
 -REPLACE BLOCK CLADDING ACCORDING TO ARCHITECTURAL SPECIFICATIONS
 -REPAIR OF INTERNAL LININGS IN ACCORDANCE WITH SPECIFICATION.

aurecon



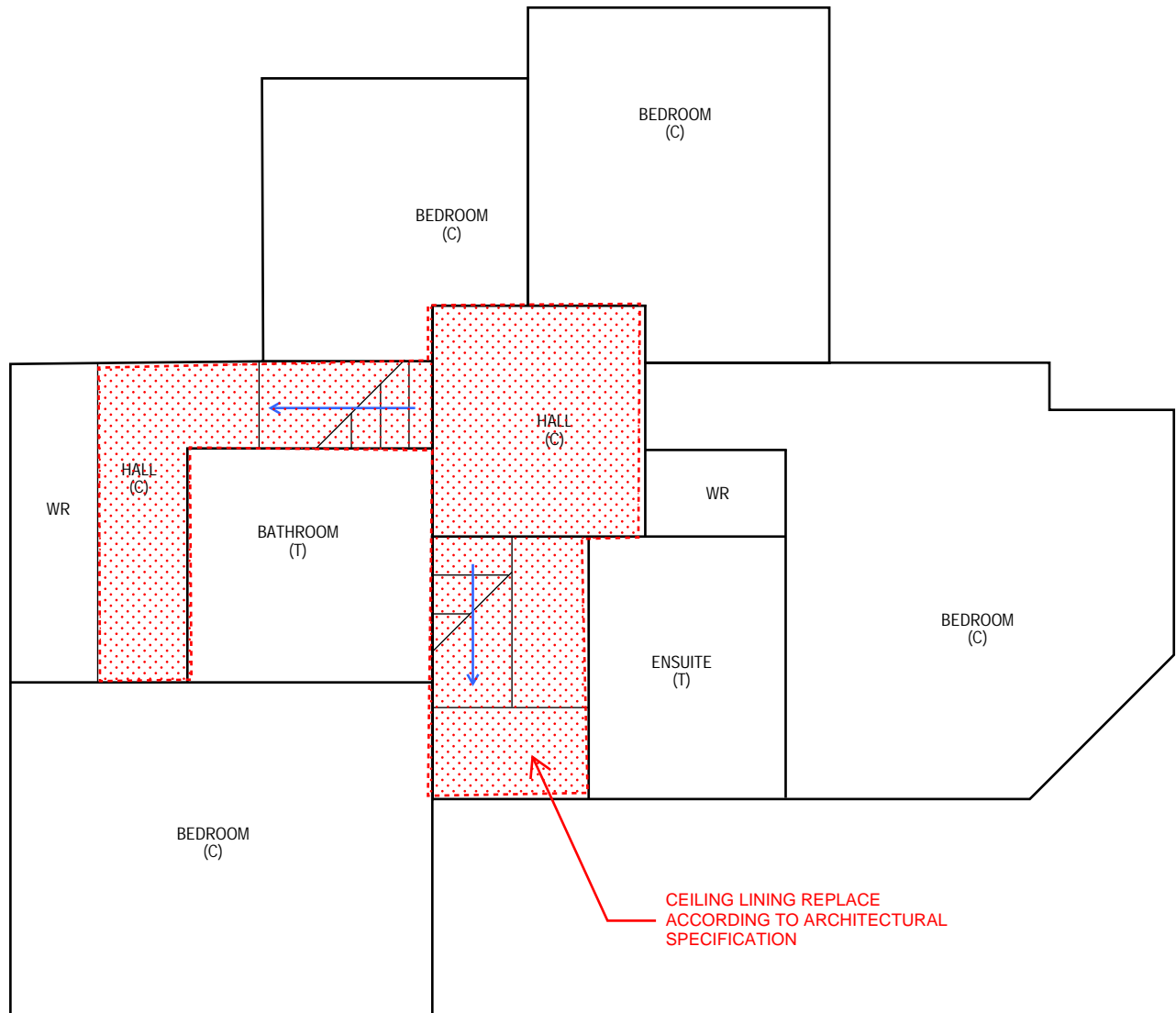
| REV | DATE | REVISION DETAILS | APPROVED |
|-----|-----------|--------------------------|----------|
| A | 5.12.2013 | ISSUED FOR CONSIDERATION | L HOWARD |
| | | | |
| | | | |
| | | | |

| SCALE | SIZE |
|----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | |
| L HOWARD | 218 |

| APPROVED | DATE |
|----------|------|
| | |
| | |
| | |
| | |

| PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION |
|---------------|---|
| TITLE | D3449428 - 13 NEHRU PLACE METHODOLOGY REPAIRS |
| PROJECT No. | 238194 |
| WBS | 0114 |
| TYPE | SK |
| DISC - NUMBER | S-004 |
| REV | A |

NOTE:
 (C) = CARPET
 (T) = TILES
 (TI) = TIMBER FLOORING



UPPER FLOOR NTS

GENERAL REPAIRS

- DETAILED INSPECTION OF ROOF STRUCTURES BY BUILDER AND REPAIR TO NZS 3604 IF REQUIRED.
- REPLACE BLOCK CLADDING ACCORDING TO ARCHITECTURAL SPECIFICATIONS
- REPAIR OF INTERNAL LININGS IN ACCORDANCE WITH SPECIFICATION.

aurecon



| REV | DATE | REVISION DETAILS | APPROVED |
|-----|-----------|--------------------------|-----------|
| A | 5.12.2013 | ISSUED FOR CONSIDERATION | L. HOWARD |
| | | | |
| | | | |
| | | | |

| SCALE | SIZE |
|-----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | |
| L. HOWARD | 219 |

| APPROVED | DATE |
|----------|------|
| | |
| | |
| | |

| PROJECT | TITLE | PROJECT No. | WBS | TYPE | DISC. NUMBER | REV |
|---|---|-------------|------|------|--------------|-----|
| SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | D3449428 - 13 NEHRU PLACE METHODOLOGY REPAIRS | 238194 | 0114 | SK | S-005 | A |



ARDEX WPM 150

Shelterstick Self-adhesive Membrane

2mm SBS Fibreglass Reinforced Bituminous Membrane

DISCLAIMER The technical details, recommendations and other information contained in this data sheet are given in good faith and represent the best of our knowledge and experience at the time of printing. It is your responsibility to ensure that our products are used and handled correctly and in accordance with any applicable New Zealand Standard, our instructions and recommendations and only for the uses they are intended. We also reserve the right to update information without prior notice to you to reflect our ongoing research and development program. Country specific recommendations, depending on local standards, codes of practice, building regulations or industry guidelines, may effect specific installation recommendations. The supply of our products and services is also subject to certain terms, warranties and exclusions, which may have already been disclosed to you in prior dealings or are otherwise available to you on request. You should make yourself familiar with them.

ARDEX WPM 150

Shelterstick Self-adhesive Membrane

2mm SBS Fibreglass Reinforced Bituminous Membrane

PRODUCT DESCRIPTION

Ardex WPM 150 (Shelterstick Self-adhesive Membrane) is a self-adhesive bituminous membrane.

SPECIAL FEATURES

Innovation is the feature that distinguishes Ardex WPM 150 (Shelterstick Self-adhesive Membrane) from traditional torch-on or fastened systems.

- Absolute waterproofing resists high hydrostatic pressure.
- Because Ardex WPM 150 (Shelterstick Self-adhesive Membrane) is cold applied and installed without the use of naked flames, they offer a higher safety level on the job.
- Highly resistant to acids, alkalis or other pollutants.
- Ardex WPM 150 (Shelterstick Self-adhesive Membrane) membrane self seals on contact if being installed using nails or other fasteners, or if cut accidentally.

USES

Ideal for general waterproofing, foundations, tunnels, etc. and especially when, due to the type of operation or materials, the use of torch/fire must be avoided (e.g. on isolation panels, wood paint etc.) For these applications, Ardex WPM 150 (Shelterstick Self-adhesive Membrane) can also become self-adhesive on the upper surface, simply by heating the protection film until soft, enabling the membrane to be used as an underlay for the application of traditional torch-on membranes.

INSTALLATION

Ardex WPM 150 (Shelterstick Self-adhesive Membrane) is cold applied without the use of torch or special tools. Provides a fast and long-lasting waterproofing on materials such as: metal, wood, zinc, aluminium, cement or clay tiles, concrete, stone, asbestos cement and a wide variety of plastic products: polyethylene, polypropylene, fibreglass, polycarbonate and some PVC types. The membranes can be installed directly on inflammable materials, on insulation panels that are not fire resistant and in environments where the use of naked flames is dangerous.

VERSATILE

Ardex WPM 150 (Shelterstick Self-adhesive Membrane) resists elongation and mechanical stresses like no other system or waterproofing material can. Ardex WPM 150 (Shelterstick Self-adhesive Membrane) is a self-adhesive bituminous membrane with fibreglass reinforcement for waterproofing, sound and vapour barriers, underlays, etc.

Its versatility is assured because of the softness, lightness, and flexibility. In situations where traditional torch-on or fastened systems cannot be used Ardex WPM 150 (Shelterstick Self-adhesive Membrane) provides the best results without compromising the quality of the work done. Ardex WPM 150 (Shelterstick Self-adhesive Membrane) is also ideal for urgent repairs, assuring long lasting results.

PACKAGING

Roll size: 1m wide x 15m x 2mm.

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: Aurecon New Zealand Ltd.....
(Design Firm)

TO: Rob Lile.....
(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council.....
(Building Consent Authority)

IN RESPECT OF: Earthquake Repairs.....
(Description of Building Work)

AT: 13 Nehru Place, Cashmere, Christchurch 8022.....
(Address)

LOT 4 DP 45824 SO

We have been engaged by the owner/developer referred to above to provide Structural Design.....
(Extent of Engagement).....services in respect of the requirements of

Clause(s) B1..... of the Building Code for
☐ All or ☒ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by Department of Building & Housing NZS 3604 MBIE GUIDELINES.....
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule..... or

The proposed building work covered by this producer statement is described on the drawings titled.....
D3449428 - 13 NEHRU PLACE..... and numbered ST-004 to ST-008.....;

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions None.....

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, LEE HOWARD.....am: ☒ CP Eng 1008889.....#
(Name of Design Professional)

☐ Reg Arch#

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: M.ENG. (Hons).....

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.
The Design Firm is a member of ACENZ ☒ YES ☐ NO

SIGNED BY LEE HOWARD..... ON BEHALF OF Aurecon New Zealand Ltd.....
(Design Firm)

Date 08/09/14..... (signature).....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

GUIDANCE ON USE OF PRODUCER STATEMENTS 11/09/2014

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

| | |
|--------------------------------|---|
| PS1 Design | Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent; |
| PS2 Design Review | Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent; |
| PS3 Construction | Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ or Schedules E1/E2 of NZIA's SCC 2007 ² |
| PS4 Construction Review | Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. |

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- ¹ *Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003*
- ² *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*
- ³ *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



13 Nehru Place, Cashmere, Christchurch

Earthquake Damage Repair

1. Structural Design Services

Aurecon NZ Limited, were engaged by Arrow International on behalf of Southern Response to provide structural design services for the building works to be carried out at 13 Nehru Place, Cashmere. These services include:

- Additional support to boxed out window
- External garden wall
- Retaining wall against entry way

Aurecon has not provided any architectural details (such as waterproofing) and these, along with details of existing wall demolition and construction sequencing are the responsibility of the contractor.

2. Design References

Relevelling and repair of the foundation is in accordance with Appendix A1 of the MBIE Guidelines (Version 3, 2012).

3. Drawing Schedule

The following is a list of drawings/specifications issued to Southern Response.

| Drawing Schedule | | | |
|------------------|---|----------|-----------|
| Drawing Number | Title | Revision | Date |
| ST-004 | Lower Floor Repair | B | 14/06/14 |
| ST-005 | Upper Floor Repair | A | 24/01/14 |
| ST-006 | Details | B | 14/06/14 |
| ST-007 | Details | A | 14/06/14 |
| ST-008 | Details | B | 08/09/14 |
| SPC-0001 | Structural Specification for 13 Nehru Place, Cashmere | 0 | 4/12/2013 |

4. List of Required Structural Inspections

- Final Inspection

5. List of Required Geotechnical Inspections

- Verify bearing capacity for re-levelling of foundation and repairs

11/09/2014

Form BA
**PROFESSIONAL BUILDING
CONSULTANTS LTD**

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 13 Nehru Place

Suburb: Cashmere

Town/City: Christchurch

Postcode: 8022

THE OWNER

Name(s): OWNER

Mailing address: As above

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (✓)

| | |
|-----|---|
| () | sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project |
| (✓) | lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project |
| () | lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design |
| () | specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work |

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Lee Howard supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

| Design work that is restricted building work | Description | Carried out/ supervised | Reference to plans and specifications |
|---|---|--|---------------------------------------|
| Tick (✓) if included Cross (X) if excluded | [If appropriate, provide details of the restricted building work] | [Specify whether you carried out this design work or supervised someone else carrying] | [If appropriate, specify references] |

| | | | |
|------------------------------------|-----|---|--|
| | | out this design work] | |
| Primary structure | | | |
| All RBW Design work relating to B1 | () | () Carried out () Supervised | |
| Foundations and subfloor framing | () | () Carried out () Supervised | |
| Walls | (√) | External garden blockwork wall. Retaining wall against entry, () Carried out (√) Supervised | |
| Roof | () | () Carried out () Supervised | |
| Columns and beams | () | () Carried out () Supervised | |
| Bracing | () | () Carried out () Supervised | |
| Other | (√) | Window Support () Carried out (√) Supervised | |

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

| | | | |
|--|-----|-----------------------------------|--|
| All RBW design work relating to E2 | () | () Carried out () Supervised | |
| Damp proofing | () | () Carried out () Supervised | |
| Roof cladding or roof cladding system | () | () Carried out () Supervised | |
| Ventilation system (for example, subfloor or cavity) | () | () Carried out () Supervised | |
| Wall cladding or wall cladding system | () | () Carried out () Supervised | |
| Waterproofing | () | () Carried out () Supervised | |
| Other | () | () Carried out () Supervised | |

FIRE SAFETY SYSTEMS: C1 – C6

| | | | |
|--|-----|-----------------------------------|--|
| Emergency warning systems, evacuation and fire service operation systems, suppression or | () | () Carried out () Supervised | |
|--|-----|-----------------------------------|--|

11/09/2014

control systems, or
otherPROFESSIONAL BUILDING
CONSULTANTS LTD

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (✓) No

If Yes, provide details of the waivers or modifications below:

| Clause | Waiver/modification required |
|--|--|
| <i>[List relevant clause numbers of building code]</i> | <i>[Specify nature of waiver or modification of building code]</i> |
| | |
| | |
| | |

Note: continue on another page if necessary.

ISSUED BY

| | |
|--|---|
| Name: Lee Howard | LBP or Registration number: CPEng 1008889 |
| The practitioner is a: () Design LBP () Registered architect (✓) Chartered professional engineer | |
| Design Entity or Company (optional): Aurecon New Zealand | |
| Mailing address (if different from below): | |
| Street address / Registered office: Lvl2/518 Colombo Street | |
| Suburb: Central | Town/City: Christchurch |
| PO Box/Private Bag: PO Box 1061 | Postcode: 8140 |
| Phone number: 03 366 0821 | Mobile: |
| After Hours: | Fax: |
| Email address: lee.howard@aurecongroup.com | Website: www.aurecongroup.com |

DECLARATION

I Lee Howard [name of practitioner], LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

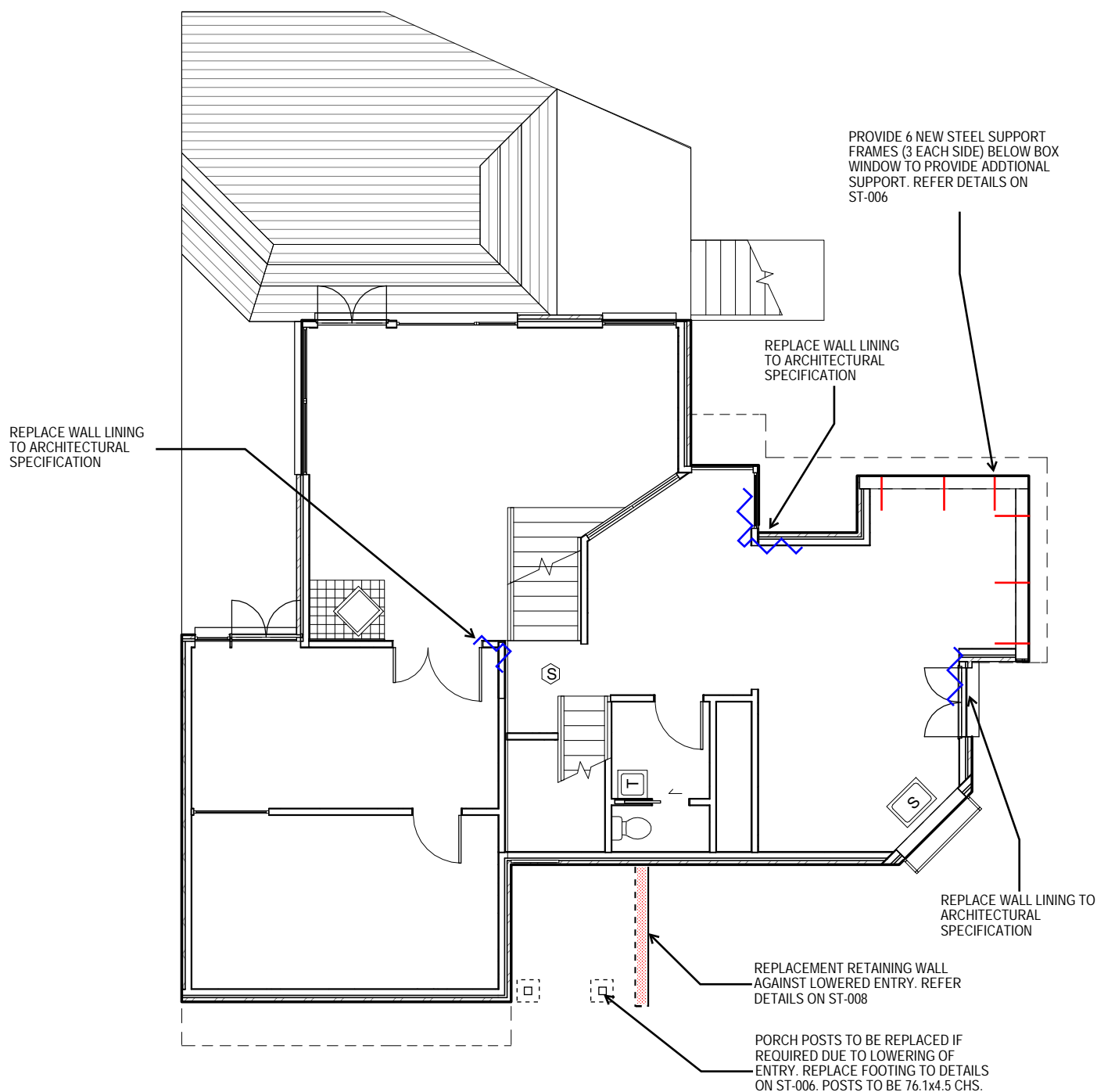
- Complies with the building code; or
- ~~Complies with the building code subject to any waiver or modification of the building code recorded on this form.~~

Signature:



Date: 08/09/14

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

LOWER FLOOR

N.T.S.

GENERAL NOTES

- DETAILED INSPECTION OF ALL SUBFLOOR AND ROOF STRUCTURES BY BUILDER AND REPAIR TO NZS 3604 IF REQUIRED.
- REPAIR OF INTERNAL LININGS IN ACCORDANCE WITH SPECIFICATION.
- BRACING CHECK AND SCHEDULE TO BE COMPLETED.

aurecon

| REV | DATE | REVISION DETAILS | APPROVED |
|-----|------------|-----------------------------|-----------|
| A | 24.01.2014 | ISSUED FOR CONSIDERATION | L. HOWARD |
| B | 13.06.2014 | ISSUED FOR BUILDING CONSENT | L. HOWARD |



| CLIENT | PROJECT | DATE | TITLE |
|--------|---------|------|-------|
| | | | |

| SCALE | SIZE |
|-------|------|
| NTS | A4 |

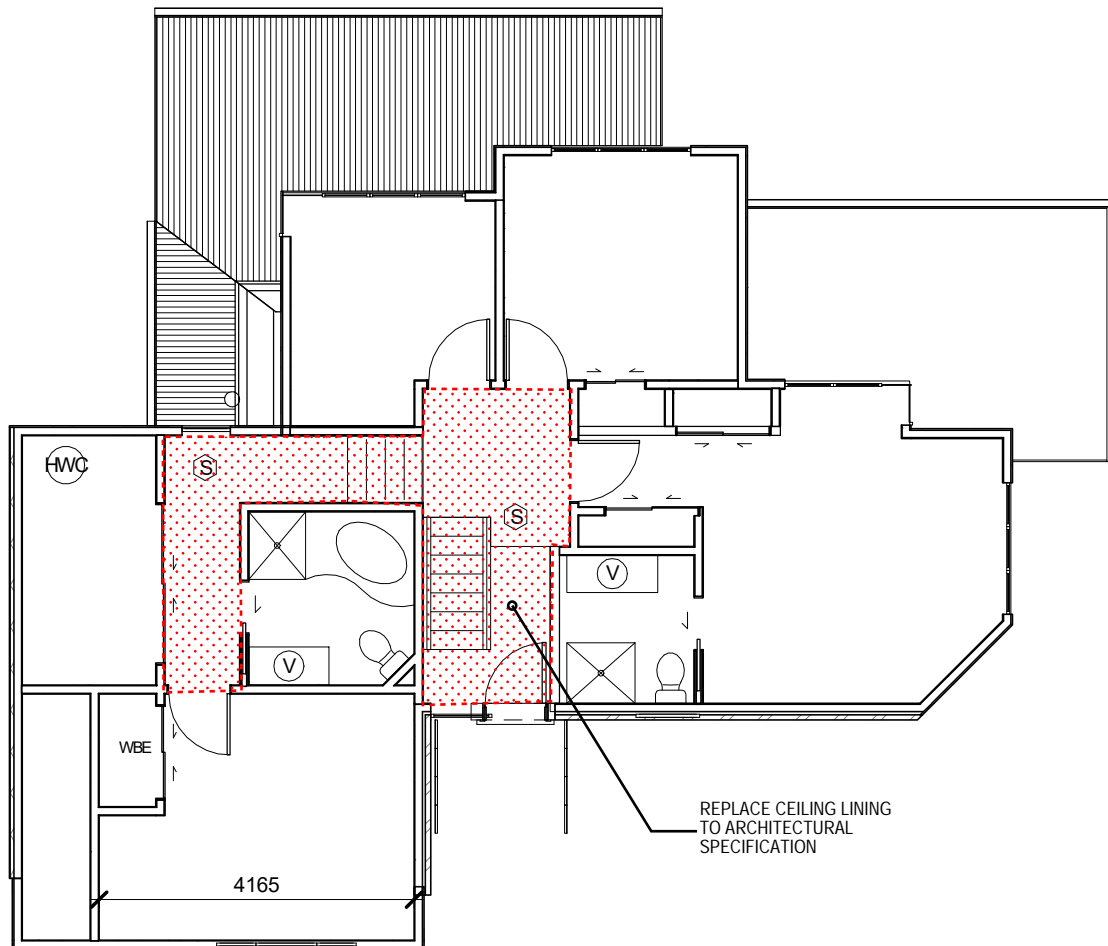
| DRAWN | DESIGNED | CHECKED |
|----------|------------|-----------|
| K. FOOTE | A. PEREIRA | L. HOWARD |
| | | 228 |

| APPROVED | DATE |
|----------|------|
| | |

| APPROVER | DATE |
|-----------|------|
| L. HOWARD | |

| PROJECT | TITLE | PROJECT No. | WBS | TYPE | DISC - NUMBER | REV |
|---|--|-------------|------|------|---------------|-----|
| SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | D3449428 - 13 NEHRU PLACE LOWER FLOOR REPAIR | 238194 | 0114 | DRG | ST-004 | B |

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

UPPER FLOOR

N.T.S.

GENERAL NOTES

- DETAILED INSPECTION OF ALL SUBFLOOR AND ROOF STRUCTURES BY BUILDER AND REPAIR TO NZS 3604 IF REQUIRED.
- REPAIR OF INTERNAL LININGS IN ACCORDANCE WITH SPECIFICATION.
- BRACING CHECK AND SCHEDULE TO BE COMPLETED.

aurecon

| REV | DATE | REVISION DETAILS | APPROVED |
|-----|------------|--------------------------|----------|
| A | 24.01.2014 | ISSUED FOR CONSIDERATION | L HOWARD |
| | | | |
| | | | |
| | | | |

| SCALE | SIZE |
|----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | |
| L HOWARD | 229 |

| APPROVED | DATE |
|----------|----------|
| | |
| Approver | L HOWARD |

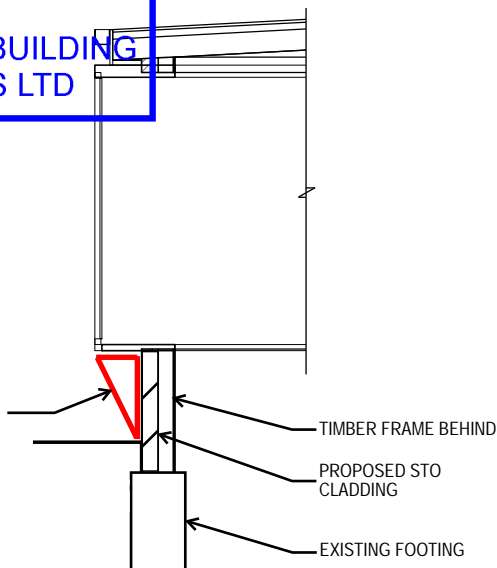
| PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION |
|---------------|--|
| TITLE | D3449428 - 13 NEHRU PLACE UPPER FLOOR REPAIRS |
| PROJECT No. | 238194 |
| WBS | 0114 |
| TYPE | DRG |
| DISC - NUMBER | ST-005 |
| REV | A |



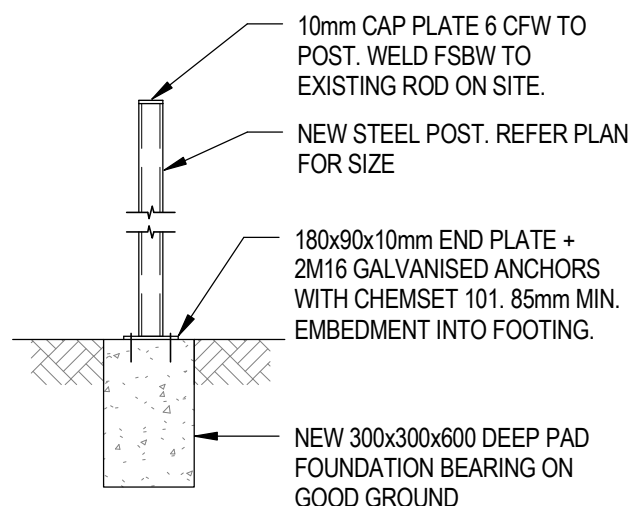
11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

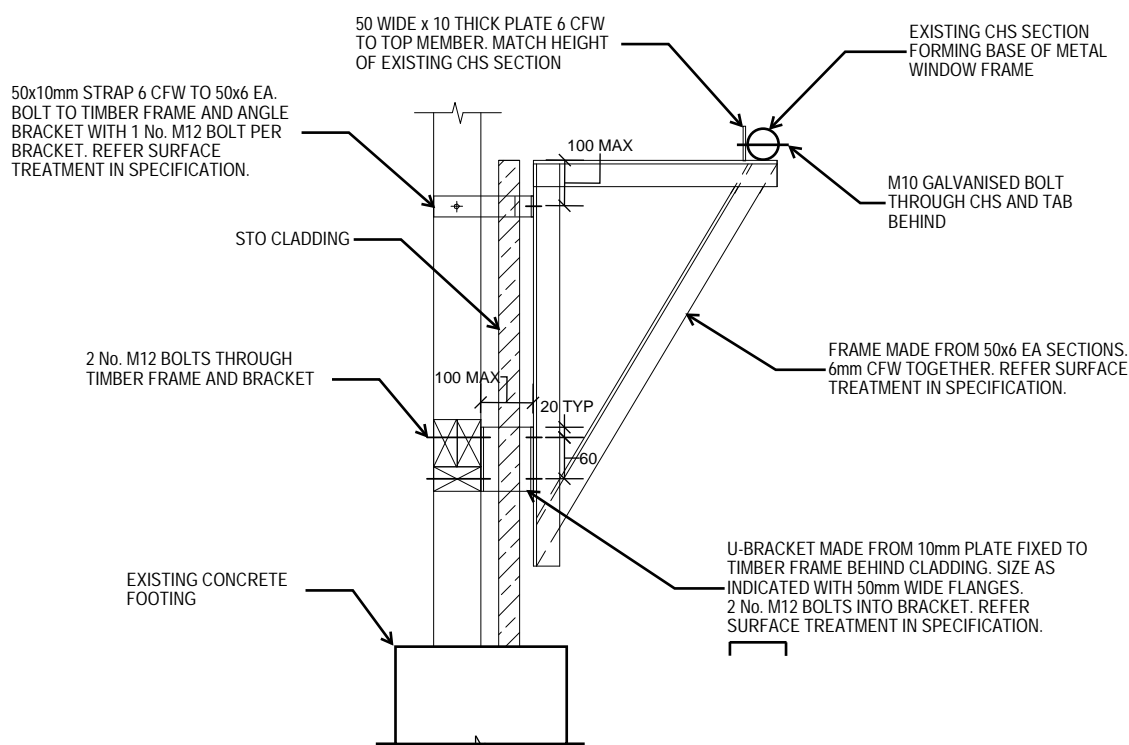
NEW FRAMES LOCATED
BELOW WINDOW BOX
TO SUPPORT GLASS
FRAME



SECTION THROUGH WINDOW BOX
N.T.S.



REPLACEMENT POST AND
FOOTING
N.T.S.



SUPPORT FRAME TYP.
N.T.S.

aurecon

| REV | DATE | REVISION DETAILS | APPROVED |
|-----|------------|-----------------------------|-----------|
| A | 24.01.2014 | ISSUED FOR CONSIDERATION | L. HOWARD |
| B | 13.06.2014 | ISSUED FOR BUILDING CONSENT | L. HOWARD |

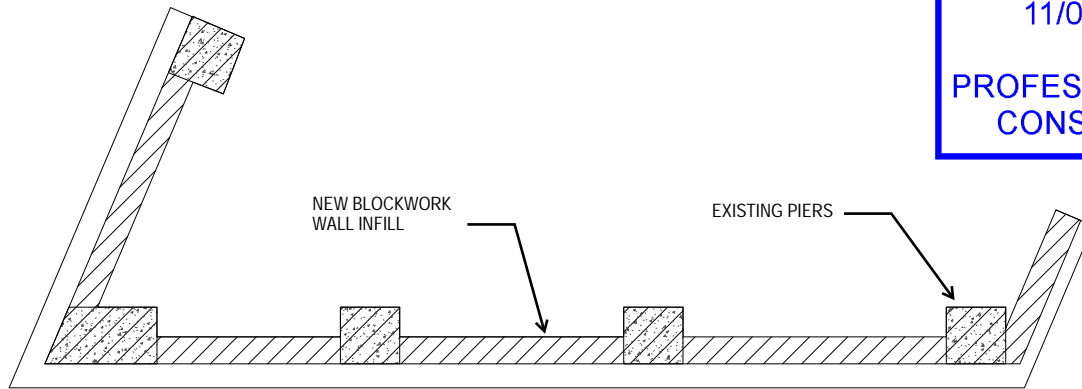
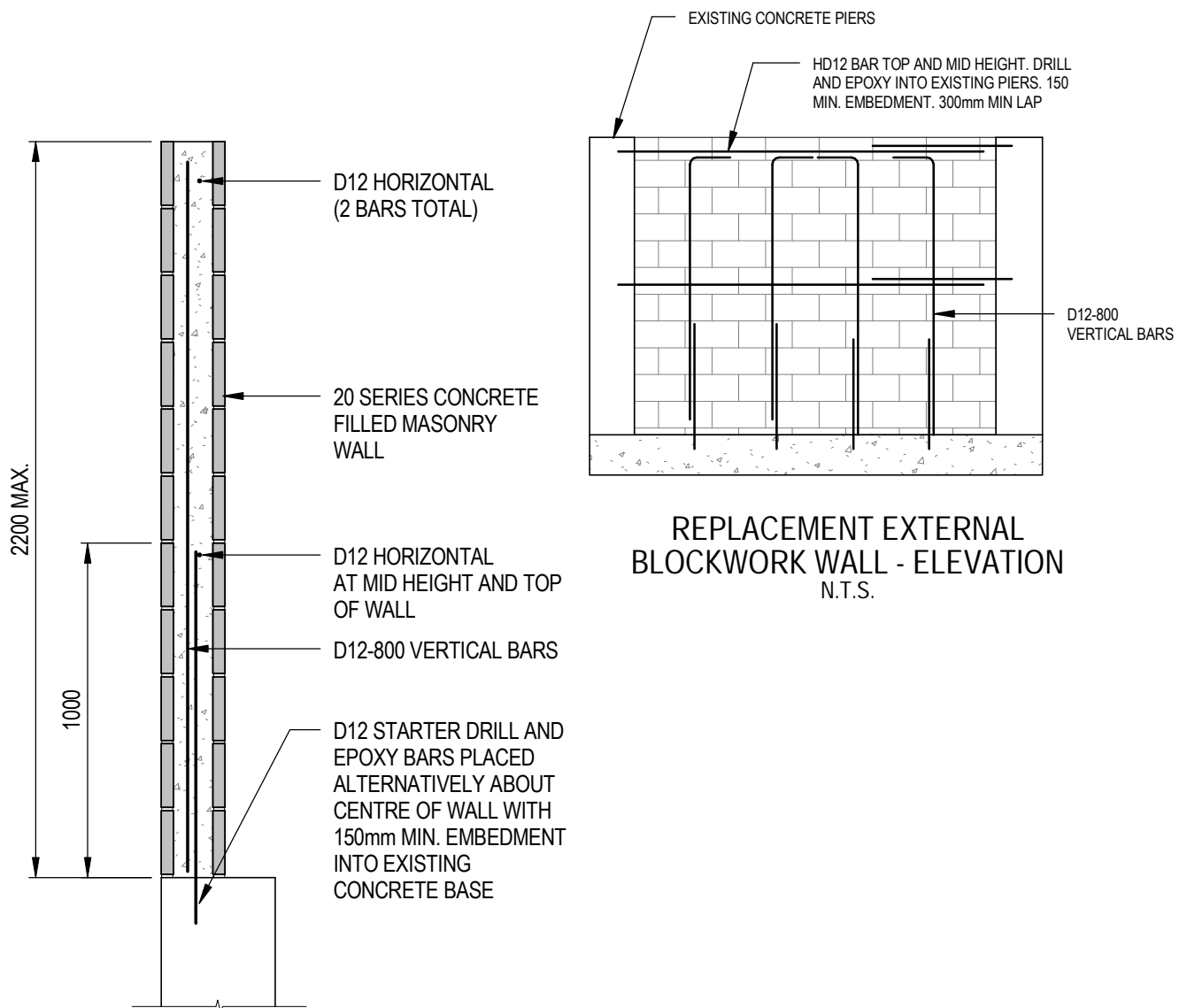


| SCALE | SIZE |
|----------|------------|
| NTS | A4 |
| DRAWN | K. FOOTE |
| DESIGNED | A. PEREIRA |
| CHECKED | L. HOWARD |
| 230 | |

| APPROVED | DATE |
|---------------------|------|
| Approver: L. HOWARD | |

| PROJECT | SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION |
|---------------|--|
| TITLE | D3449428 - 13 NEHRU PLACE DETAILS |
| PROJECT No. | 238194 |
| WBS | 0114 |
| TYPE | DRG |
| DISC - NUMBER | ST-006 |
| REV | B |

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTDREPLACEMENT EXTERNAL
BLOCKWORK WALL - PLAN
N.T.S.REPLACEMENT EXTERNAL
BLOCKWORK WALL - ELEVATION
N.T.S.REPLACEMENT EXTERNAL
BLOCKWORK WALL - SECTION
N.T.S.

aurecon

| REV | DATE | REVISION DETAILS | APPROVED |
|-----|------------|-----------------------------|----------|
| A | 14.06.2014 | ISSUED FOR BUILDING CONSENT | L HOWARD |
| | | | |
| | | | |
| | | | |

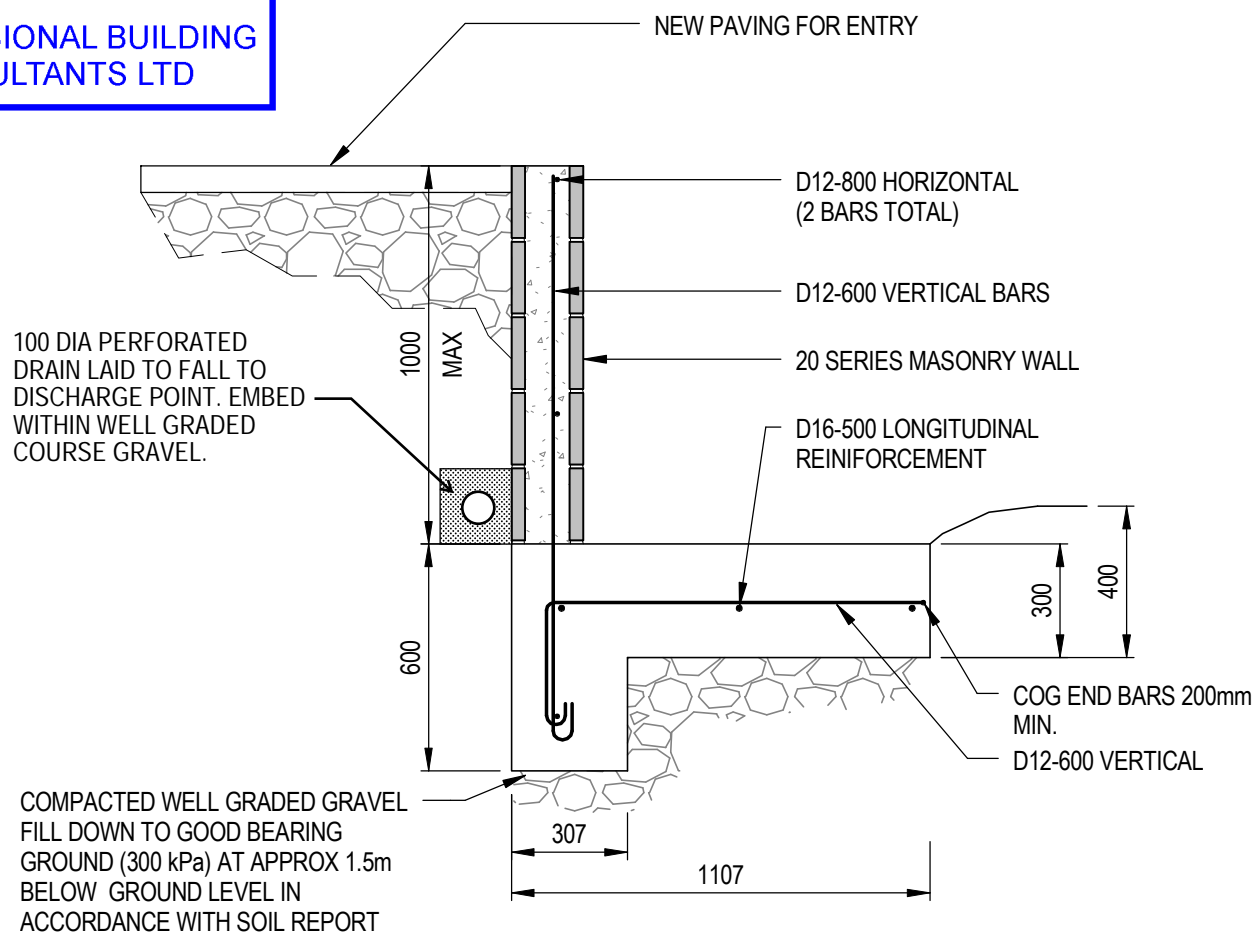
| SCALE | SIZE |
|----------|------------|
| NTS | A4 |
| DRAWN | K.FOOTE |
| DESIGNED | A. PEREIRA |
| CHECKED | L. HOWARD |
| 231 | |

| APPROVED | DATE |
|----------|------|
| | |
| | |
| | |
| | |

| PROJECT | TITLE | PROJECT No. | WBS | TYPE | DRG - NUMBER | REV |
|--|--------------------------------------|-------------|------|------|--------------|-----|
| SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | D3449428 - 13 NEHRU PLACE DETAILS | 238194 | 0114 | DRG | ST-007 | A |
| | | | | | | |
| | | | | | | |
| | | | | | | |



11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

REPLACEMENT RETAINING
WALL AGAINST ENTRY
N.T.S.

aurecon

| REV | DATE | REVISION DETAILS | APPROVED |
|-----|------------|-----------------------------|-----------|
| A | 14.06.2014 | ISSUED FOR BUILDING CONSENT | L. HOWARD |
| B | 08.09.2014 | ISSUED FOR BUILDING CONSENT | L. HOWARD |



| SCALE | SIZE |
|-----------|------|
| NTS | A4 |
| DRAWN | |
| DESIGNED | |
| CHECKED | 232 |
| L. HOWARD | |

| APPROVED | DATE |
|---------------------|------|
| | |
| Approver: L. HOWARD | |

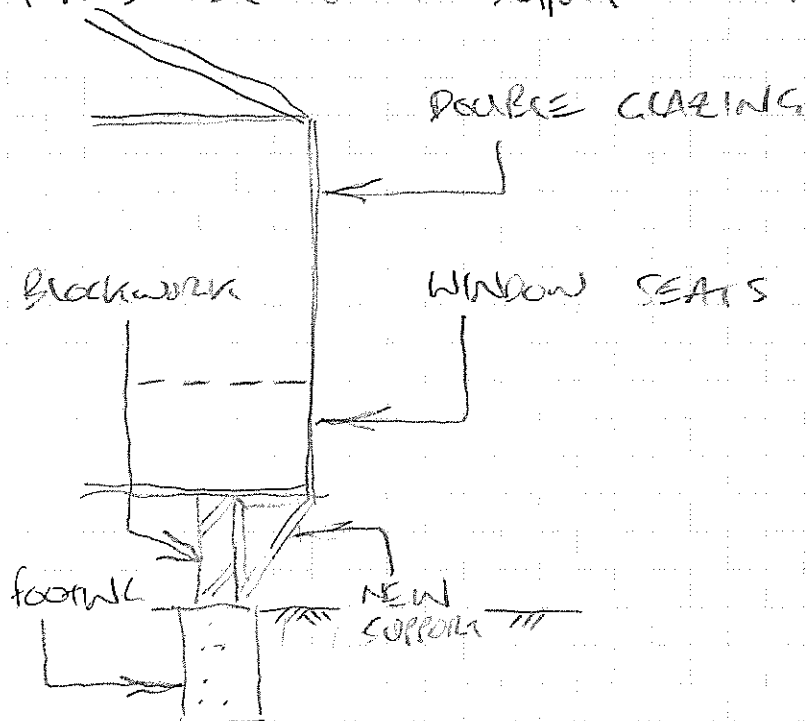
| PROJECT | TITLE | PROJECT No. | WBS | TYPE | DRG - NUMBER | REV |
|---|-----------------------------------|-------------|------|------|--------------|-----|
| SOUTHERN RESPONSE EARTHQUAKE RECONSTRUCTION | D3449428 - 13 NEHRU PLACE DETAILS | 238194 | 0114 | DRG | ST-008 | B |

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

| | | |
|-----------------------------------|-----------|---------------|
| Client: | | Date: JAN '14 |
| Project/Job: 4 RES : 0114 | Job No: | |
| Subject: 13 NEHRU PLACE, CASIMERE | Sheet No: | By: BN |

FRAME REQUIRED TO SUPPORT WINDOW:

REV A
31/1/14LOADS:

Roof:

$$G = 0.2 \times 0.1 = 0.3 \text{ kPa} = 0.3 \text{ kN/m}$$

$$Q = 0.25 \times 1 = 0.25 \text{ kN/m}$$

WINDOW: (TAKE 2POT OF 6mm)

$$G = 0.15 \times 3 \text{ m} \times 2 = 0.9 \text{ kN/m}$$

WINDOW SEATS:

$$G = 0.2 \text{ kN/m (MAX)}$$

$$Q = 1.5 \text{ kPa} \times 0.4 \text{ m} = 0.6 \text{ kN/m}$$

11/09/2014

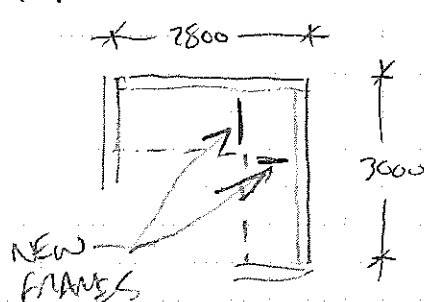
| | | |
|-----------------------------------|-----------|--------------|
| Client: | | Date: JAN 14 |
| Project/Job: SPES | Job No: | |
| Subject: 13 NEHRU PLACE, CASIMERE | Sheet No: | By: BW |

TOTAL LOADS:

$$G = 1.4 \text{ kN/m}$$

$$Q = 6.85 \text{ kN/m}$$

PLAN:

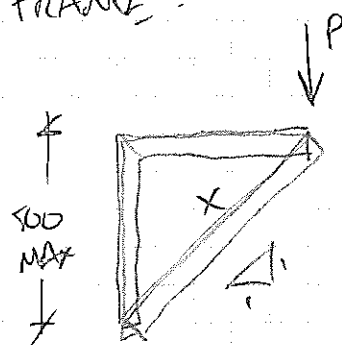


→ Allow for $\frac{1}{3} \times 3 \text{ m}$
OF LOAD PER FRAME

$$G = 1.4, Q = 6.85 \text{ kN}$$

$$P^* = 3.0 \text{ kN}$$

FRAME:



∴ LOAD IN STRUT

$$\sin 45^\circ = \frac{P}{X}$$

$$\therefore X = 4.3 \text{ kN}$$

CHECK MEMBER CAPACITY IN COMPRESSION:

$$60 \times 6 \text{ EA}, \phi N_c = 92.2 \text{ kN @ 1m}$$

= OK

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

aurecon

| | | | |
|------------------------------------|--|---------------|--------|
| Client: | | Date: JAN '14 | |
| Project/Job: CRES | | Job No: | |
| Subject: 13 NELLUM PLACE, CASHMERE | | Sheet No: | By: BW |

CHECK ANCHOR FIXINGS:

Adopt M10 ANCHORS WITH CHEMSET 101

CAPACITY = 2.0 kN IN SHEAR IN CONCRETE
BLOCK WORK

(REF: RAMSET SPECIFIERS BOOK)

∴ 4 ANCHORS = 8 kN > 3.0 kN

REV A
31/11/14

∴ OK

CHECK COMBINED CAPACITY (SHEAR + TENSION)

TENSION CAPACITY = 1.8 kN

PROVIDE 2 ANCHORS @ TOP = 3.6 kN > 3.0 ∴ OK

COMBINED:

$$\frac{N^*}{\phi N_{t,Rk}} + \frac{V^*}{\phi V_{t,Rk}} \leq 1.2$$

$$\therefore \frac{3.0}{3.6} + \frac{3.0}{8} = 1.2 \quad \therefore \text{OK}$$

10th September 2014

Professional Building Consultants Ltd.
 PO Box 76-515
 Manukau City 2241

Attn: Daniel Wetherill
 Building Official

Dear Daniel,

Building Consent Reference: BCN/2014/7536
13 Nehru Place, Cashmere

PBC Ref: 1410837

Reply to: Request for Information

Further information is supplied in response to your Request for Information dated 28th August 2014, refer below;

1. *The description describes jacking of the perimeter foundation but I am unable to clarify the extent of this from the Aurecon details provided and how it will comply with the Building Code or the MBIE Guidance Documents.*

There is no reference to jacking of the perimeter foundation within the engineering documentation. It may need to be removed from other documents.

2. *Please provide a schedule of inspections the engineer is required to undertake in order to issue a PS4 for the proposed work, currently I am unable to locate details that the engineer will undertake a final inspection.*

Refer to attached Aurecon documentation. Please see the repair methodology that includes a section for required inspections. Final inspection is noted.

3. *The Aurecon details show a replacement block wall and replacement retaining wall but I am unable to clarify its locations. Please also show the locations of the new nova coil and how its installation and location will comply with the requirements of E1 of the Building Code.*

Refer to attached updated Aurecon documentation which includes a drain behind the retaining wall. The location of the retaining wall is noted on drawing ST-001. We (Aurecon) have included a highlight of the extent in this set.

4. *Please clarify if the wall underlay is existing or new being installed and how it will comply with the requirements of the Building Code.*

In some areas the wall underlay will remain particularly behind the weatherboards which are not being removed (only removed where necessary to aid installation of Sto Poren blocks). New underlay to be lapped under existing and taped. New underlay Thermakraft Sonnix 232 details attached.

5. *As the cladding is not being replaced like for like, evidence to show how the installation and the cladding complies with the requirements of E2 is required. i.e. E2 Risk matrix, BRANZ Appraisal etc.*

11/09/2014

The cladding is not being replaced like for like as you point out but is not too dissimilar to the Oamaru stone and is further enhanced by the plaster system. BRANZ Appraisal attached for the Sto Poren block and plaster system.

6. *Please specify a fall to the flashing shown on Detail 3 Sheet A602 to ensure compliance with E2 of the Building Code?*

Refer to architectural documentation. Slope of 15 degrees indicated to flashing.

7. *Dennis Chippindale's LBP certificate is incomplete and missing pages, currently I am unable to establish if he is covering E2 for the LBP scheme, please review and amend.*

Design memorandum attached (4 pages). Cladding box has been ticked relevant to E2.

This response had been made within the required timeframe. We ask that the application resume with minimum delay.

Yours faithfully,
Stephenson and Turner New Zealand Limited

Ian Maclean
Senior Architectural Technician

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD

Form 2A

Memorandum from licensed building practitioner of design work**Section 30C or section 45, Building Act 2004****The building**

Street address of building: 13 Nehru Place, Cashmere, Christchurch 8022

The owner

Name: Robert John Lile and Susan Yvonne Lile

Address: 13 Nehru Place, Cashmere, Christchurch 8022

Telephone number: 0275468669 or 0800746866

Email address:

The Design Practice Legal Identity

Name: Stephenson & Turner Architects Engineers

Address: Lvl. 2, 158 Victoria Street, Te Aro Wellington

Telephone number: (04) 472 7899

Email address: christchurch@stephensonturner.com

Identification of design work that is restricted building work

I carried out or supervised the following design work that is restricted building work:

| Design work that is restricted building work | Description | Carried out/ supervised | Reference to plans and specifications |
|--|--|--|---|
| <i>[Tick]</i> | <i>[If appropriate, provide details of the restricted building work]</i> | <i>[Specify whether you carried out this design work or supervised someone else carrying out this design work]</i> | <i>[If appropriate, specify references]</i> |

Primary structure

| | | | |
|----------------------------------|-----|-----------------------------------|--|
| Foundations and subfloor framing | () | () Carried out () Supervised | |
| Walls | () | () Carried out () Supervised | |
| Roof | () | () Carried out () Supervised | |
| Columns and | () | () Carried out | |

| | | | |
|-------------|--|-----------------------------------|--|
| beams | | () Supervised | |
| Bracing () | | () Carried out () Supervised | |
| Other () | | () Carried out () Supervised | |

External moisture management systems

| | | | |
|--|------------------|-----------------------------------|-----------------------------|
| Damp proofing () | | () Carried out () Supervised | |
| Roof cladding or roof cladding system () | | () Carried out () Supervised | |
| Ventilation system (for example, subfloor or cavity) () | | () Carried out () Supervised | |
| Wall cladding or wall cladding system (Y) | <i>Cladding.</i> | () Carried out (Y) Supervised | Dwg. A-600, A-601 and A-610 |
| Waterproofing () | | () Carried out () Supervised | |
| Other () | | () Carried out () Supervised | |

Fire safety systems

| | | | |
|--|--|-----------------------------------|--|
| Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other () | | () Carried out () Supervised | |
|--|--|-----------------------------------|--|

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

Are waivers or modifications of the building code required? () Yes () No

If Yes, provide details of the waivers or modifications below:

| Clause | Waiver/modification required |
|--|--|
| <i>[List relevant clause numbers of building code]</i> | <i>[Specify nature of waiver or modification of building code]</i> |
| | |
| | |
| | |

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD**Note:** continue on another page if necessary.**Issued by**

Name: Dennis Chippindale

LBP or registration number: 2104

| | | | | | | |
|------------------------|-----|------------|-----|-----------------------------|-----|---------------------------------|
| The practitioner is a: | () | Design LBP | (Y) | Registered architect | () | Chartered professional engineer |
|------------------------|-----|------------|-----|-----------------------------|-----|---------------------------------|

Mailing address:

PO Box: 11393, Te Aro, Wellington

Phone number: Landline: (04) 472 7899 Mobile:

Email address: dennis.chippindale@stephensonturner.com

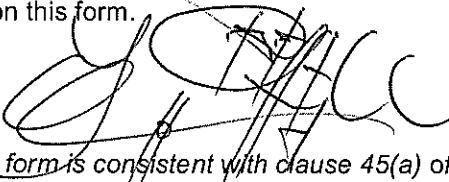
Declaration

I, Dennis Chippindale, Registered Architect, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work described on this form and that based on this I also state that the RBW:

(a) complies with the Building Code clauses identified on this form; or

(b) complies with the Building Code subject to any waiver or modification of the Building Code recorded on this form.

Signature:



Date: 17/08/2014

Note: This form is consistent with clause 45(a) of the Building Act 2004. The form shall only be used for residential projects less than 10 metres high.

11/09/2014

PROFESSIONAL BUILDING
CONSULTANTS LTD**BRANZ Appraised**

Appraisal No.739 [2012]

BRANZ Appraisals

Technical Assessments of products
for building and constructionBRANZ
APPRAISAL
No. 739 (2012)

Amended 3 September 2013

STOPOREN BLOCK
VENEER CLADDING
SYSTEM**Stoanz Limited**
72 Abel Smith Street
WellingtonTel: 04 801 4743
Fax: 04 384 9828
Web: www.sto.co.nz


BRANZ
BRANZ Limited
Private Bag 50 908
Porirua City
New Zealand
Tel: +64 4 237 1170
Fax: +64 4 237 1171
www.branz.co.nz



Product

1.1 The StoPoren Block Veneer Cladding System is an external wall cladding system for use on single and two storey buildings where domestic construction techniques are used.

1.2 The system consists of autoclaved aerated concrete blocks (Poren blocks) installed using ties to form a 40-75 mm cavity. The coating system consists of a minimum 5 mm thickness of fibreglass mesh reinforced synthetic resin plasters and synthetic resin finishing plasters applied to the Poren blocks. The plaster system is finished with the Sto exterior paint system. The top coat plasters can be textured to give different finished appearances.



Scope

2.1 The StoPoren Block Veneer Cladding System has been appraised for use as a veneer cladding system for buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1 Paragraph 1.1 in terms of floor area, with a maximum of two stories; and,
- with a maximum height of block veneer of 7.5 m above the supporting foundation, except that at gable ends and some piers this height may be up to 10.0 m, and a maximum height of 4.0 m above a roof line or 7.5 m above an adjacent building foundation, whichever is the lesser; and,
- with a depth of cavity of between 40 mm and 75 mm; and,
- with a risk score of 0-20, calculated in accordance with NZBC Acceptable Solution E2/AS1 Table 2; and,
- with timber framing constructed on slab-on-ground in accordance with NZS 3604 for block veneer and/or concrete masonry foundation constructed in accordance with NZS 4229; and,
- situated in NZS 3604 Wind Zones up to and including 'Extra High'.

2.2 The StoPoren Block Veneer Cladding System is appraised for use with aluminium window and door joinery that is installed with vertical jambs and horizontal heads and sills. *(The Appraisal of the StoPoren Block Veneer Cladding System relies on the joinery meeting the requirements of NZS 4211 for the relevant Wind Zone.)*

2.3 Installation of plasters and accessories supplied by Stoanz Limited and approved applicators must be carried out only by Stoanz Limited approved applicators.

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, the StoPoren Block Veneer Cladding System if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet the following provisions of the NZBC:

Clause B1 STRUCTURE: Performance B1.3.1, B1.3.2 and B1.3.4. The StoPoren Block Veneer Cladding System meets the requirements for loads arising from self-weight, earthquake (out of plane loading), wind, impact and creep and shrinkage [i.e. B1.3.3 (a), (f), (h), (j) and (q)]. See Paragraphs 11.1 – 11.9.

Clause B2 DURABILITY: Performance B2.3.1 (b) 15 years, B2.3.1 (c) 5 years and B2.3.2. The StoPoren Block Veneer Cladding System meets these requirements. See Paragraphs 12.1 – 12.4.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.2. The StoPoren Block Veneer Cladding System meets this requirement. See Paragraphs 16.1 – 16.5.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. The StoPoren Block Veneer Cladding System meets this requirement and will not present a health hazard to people.

3.2 This is an Appraisal of an **Alternative Solution** in terms of New Zealand Building Code compliance.

Technical Specification

4.1 System components and accessories supplied by Stoanz Limited for the StoPoren Block Veneer Cladding System are:

Poren Blocks

- Poren blocks are 75 mm thick, manufactured from autoclaved aerated concrete with an approximate density of 52 kg/m³. Poren blocks are supplied 600 mm long x 200 mm wide.

Poren Lintels

- Poren steel reinforced lintels are 75 mm thick, manufactured from autoclaved aerated concrete. Poren lintels are supplied 2400 mm long x 200 mm high.

StoPoren Block Veneer Cladding System Plasters and Primers

- StoPoren Mortar* is a polymer modified, cement-based adhesive mortar comprising graded sand and additives. The mortar is supplied in 25 kg bags and is mixed on site with clean drinking water. It is trowel applied in a 10 mm +/- 2 mm layer to joint adjacent blocks and encase the block tie. The StoPoren Mortar is tooled flush with the face of Poren blocks.
- Protectosil WS205 Stay Dry* is a milky white, ready to use silane sealer available in 20 litre containers. It is low pressure spray or brush and roller applied to dry Poren blocks prior to commencing plastering.
- StoPoren Plaster* is a polymer-modified, white cement-based plaster comprising graded sand and adhesives. The plaster is supplied in 25 kg bags and mixed on site with clean water. It is trowel applied as a base coat in a 2.5 mm thick layer, followed by the embedment of fibreglass mesh reinforcement in the outer surface. An additional 1.5 mm layer is applied to fully encase the mesh.
- Stoplex W* is a yellow tinted, ready to use, acrylic-based primer available in 10 litre containers. It is brush and roller applied to dry StoPoren Plaster surfaces prior to the application of the finishing plaster.

- Stolit MP/K* is a plasticiser free, coloured, ready-to-use, polymer-modified, cement free finishing plaster with a 1, 1.5 or 2 mm grain size or MP sponge finish. It is supplied in 25 kg pails and is trowel-applied to an approximate thickness of 1 - 2 mm.
- Sto Flexyl* is a cementitious waterproof paste. It is used as a waterproofing membrane over plastered reinforced concrete balustrades and fixing blocks. Sto Flexyl is supplied in 18 kg pails.

StoPoren Block Veneer Cladding System Paints

- StoColor Maxicryl* is a ready-to-use, tintable, acrylic exterior paint system for application over finishing plasters. It is supplied in 15 litre pails, and may be brush, roller or spray applied. The paint colour selected must have a light reflectance value (LRV) of 20% minimum regardless of gloss value.
- StoLotusan Color G* is a ready-to-use, tintable, special dirt and algae resistant mineral silicone resin exterior paint system for application over finishing plasters. It is supplied in 15 litre pails, and may be brush, roller or spray applied. The paint colour selected must have a light reflectance value (LRV) of 20% minimum regardless of gloss value.
- StoLastic Color* is a ready-to-use, tintable, satin matt, acrylic exterior paint system paint for application over finishing plasters. It is supplied in 15 litre pails, and may be brush, roller or spray applied. The paint colour selected must have an LRV of 20% minimum regardless of gloss value.

Accessories

- Poren Lintel Shelf Bracket – hot-dip galvanised steel angle 75 mm high x 100 mm deep x 310 mm wide to support Poren Lintels at the lintel ends when not able to be supported over 200 mm on adjacent block work. The brackets are fixed to the timber lintel behind with M10 x 75 mm hot dip galvanised coach screws.
- Shelf angle – hot-dip galvanised steel angle 75 mm high x 100 mm deep to support Poren blocks above the roof line on 2-storey construction. The shelf bracket is fixed to the timber studs behind with M10 x 75 mm hot dip galvanised coach screws at maximum 600 mm centres.

(Note: Coastal locations as defined in NZS 3604 as Zone D and some Microclimatic conditions such as geothermal areas require corrosion proof lintels, block ties and screws as per NZBC Acceptable Solution E2/AS1 Tables 18C and 18D.)

- Reinforcing mesh - alkali-resistant fibreglass mesh with a nominal mesh size of approximately 6.0 x 6.0 mm and an approximate weight of 165 g/m², or with a nominal mesh size of approximately 4.0 x 4.0 mm and an approximate weight of 165 g/m².
- uPVC components – StoPoren uPVC head flashing, StoPoren joinery flashing, drip edge and control joint flashing.
- Sto pre-meshed corner beads – uPVC and fibreglass mesh corner mouldings.

4.3 Accessories used with the plaster systems which are supplied by the approved applicator are:

- Veneer ties and screw fixings – Grade EM or better ties and screws complying with AS/NZS 2699.1.
- Flexible sealant - sealant complying with NZBC Acceptable Solution E2/AS1, or sealant covered by a valid BRANZ Appraisal for use as a weather sealing sealant for exterior use.

4.4 Accessories used with the StoPoren Block Veneer Cladding System which are supplied by the building contractor are:

- Flexible wall underlay – paper or underlay complying with NZBC Acceptable Solution E2/AS1, Table 23, or breather-type flexible underlays covered by a valid BRANZ Appraisal for use as wall underlays on buildings situated in NZS 3604 wind zones up to, and including, Very High.

- Flexible wall underlay support – polypropylene strap for securing the flexible building underlay in place and preventing bulging of the bulk insulation into the drainage cavity.
- Rigid wall underlay – rigid sheathing complying with NZBC Acceptable Solution E2/AS1, Table 23, or rigid sheathing covered by a valid BRANZ Appraisal for use as rigid air barriers on buildings situated in NZS 3604 wind zones up to, and including, Extra High.
- Flexible sill and jamb tapes – flexible flashing tapes complying with NZBC Acceptable Solution E2/AS1, Paragraph 4.3.11, or flexible flashing tapes covered by a valid BRANZ Appraisal for use around window and door joinery openings.
- Joinery head flashings – as supplied by the joinery manufacturer or contractor.
- Window and door trim cavity air seals – air seals complying with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.6, or self expanding, moisture cure polyurethane foam air seals covered by a valid BRANZ Appraisal for use around window, door and other wall penetration openings.

Packaging, Handling and Storage

5.1 Handling and storage of all materials supplied by Stoanz Limited or the approved applicators, whether on or off site is under the control of Stoanz Limited approved applicators. Poren blocks and lintels must be handled with care to avoid physical damage, particularly to corners and edges, and must be stored so that they are protected from the weather. Dry storage must be provided for the fibreglass mesh and bags and pails of plaster mix. uPVC flashings and profiles must be protected from direct sunlight and physical damage, and should be stored flat and under cover. Liquid components must be stored in frost-free conditions.

5.2 Components such as ties, lintel shelf brackets and shelf angles must be handled so as to avoid damage. They must also be stored in dry locations protected from the weather.

5.3 Handling and storage of all materials supplied by the building contractor, whether on or off the site is under the control of the building contractor. Materials must be handled and stored in accordance with the relevant manufacturer's instructions.

Technical Literature

6.1 Refer to the Appraisals listing on the BRANZ Website for details of the current Technical Literature for the StoPoren Block Veneer Cladding System. The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained within the Technical Literature and within the scope of this Appraisal must be followed.

Design Information

General

7.1 The StoPoren Block Veneer Cladding System allows block veneer cladding to be erected to a height greater than that specified by NZBC Acceptable Solution E2/AS1, Section 9.2.

7.2 This system also allows the use of the veneer supported above roof lines on steel shelf angles coach screw fixed to the wall framing (see Paragraph 11.7).

7.3 The StoPoren Block Veneer Cladding System is designed for use with a veneer cavity of 40-75 mm.

Framing

Timber Treatment

8.1 Timber wall framing behind the StoPoren Block Veneer Cladding System must be treated as required by NZBC Acceptable Solution B2/AS1.

Timber Framing

8.2 Timber framing must comply with NZS 3604 for buildings or parts of a building within the scope limitations of NZS 3604. Buildings or parts of a building outside the scope of NZS 3604 must be to a specific design in accordance with NZS 3603 and the AS/NZS 1170 series. Studs must be at maximum 600 mm centres in Low, Medium, High and Very High Wind Zones and at maximum 400 mm centres in the Extra High Wind Zone. Dwangs must be fitted flush between the studs at maximum 800 mm centres.

8.3 The maximum span of any external opening where the veneer is supported over the opening must be in accordance with the lintel tables in the Technical Literature.

8.4 The framing must have a maximum moisture content of 24% at the time of the cladding installation. *(If Poren blocks are fixed to framing with a moisture content of greater than 24% problems may occur at a later date due to excessive timber shrinkage.)*

General

9.1 Ventilation openings through the Poren block perpend at the base of the wall must provide a ventilation opening area of 1000 mm² per lineal metre of wall in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.3 (b).

9.2 The ground clearance to finished floor levels as set out in NZS 3604 must be adhered to at all times. At ground level, paved surfaces, such as footpaths, must be kept clear of the bottom edge of the cladding system by a minimum of 50 mm, and unpaved surfaces by 100 mm in accordance with the requirements of NZBC Acceptable Solution E2/AS1, Table 18.

9.3 At balcony, deck or roof/wall junctions, the bottom edge of the cladding system must be kept clear of any adjacent surface, or above the top surface of any adjacent roof flashing by a minimum of 35 mm in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.3.6.

9.4 All external walls of buildings must have barriers to airflow in the form of interior linings with all joints stopped for wind zones up to and including Very High, and rigid underlays for buildings in the Extra High wind zone. Unlined gables and walls must incorporate a rigid sheathing or an air barrier which meets the requirements of NZBC Acceptable Solution E2/AS1, Table 23. For attached garages, wall underlays must be selected in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.3.4. Where rigid underlays are used, the block tie fixing length must be increased by a minimum of the thickness of the underlay.

9.5 Where the system abuts other cladding systems, designers must detail the junction to meet their own requirements and the performance requirements of the NZBC. Details not included within the Technical Literature have not been assessed and are outside the scope of this Appraisal.

Control Joints

10.1 Vertical control joints must be constructed in accordance with the Technical Literature, and be provided at maximum 6 m centres; aligned with any control joint in structural framing or foundation; where the height of the veneer changes by more than 20%; or where the system abuts different cladding types. *(Note: The design of vertical control joints where the system abuts different cladding types is outside the scope of this Appraisal and is the responsibility of the designer – see Paragraph 9.5.)*

Structure

Mass

11.1 The mass of the StoPoren Block Veneer Cladding System is approximately 55 kg/m² at equilibrium moisture content, therefore it is considered a medium wall cladding in terms of NZS 3604.

Impact Resistance

11.2 The system has adequate resistance to impact loads likely to be encountered in normal residential use. The likelihood of impact damage to the system when used in light commercial type situations should be considered at the design stage, and appropriate protection such as the installation of barriers or bollards should be provided for vulnerable areas. *(Note: Additional coats of reinforced plaster or a heavier grade mesh can be used to increase impact resistance. This has not been assessed and is outside the scope of this Appraisal.)*

Wind Zones

11.3 The system is suitable for use in all Wind Zones of NZS 3604 up to, and including, 'Extra High'.

Foundations

11.4 Foundation systems supporting the StoPoren veneer must consist of concrete slab-on-ground systems complying with either NZS 3604 or NZS 4229 for block veneer, or to specific engineering design.

Veneer Height

11.5 The maximum permitted height of veneer for the StoPoren Block Veneer Cladding System is 7.5 m above its foundation support, except that at gable ends and some piers this height may be up to 10.0 m. Where veneer is above roofs, the maximum permitted height is 4.0 m above the veneer roof-line support, or 7.5 m above an adjacent building foundation, whichever is the lesser.

Wall Bracing Requirements

11.6 Bracing requirements of walls may be calculated by using the prescribed tables in NZS 3604 for medium weight wall claddings.

Supporting Poren Blocks Above Roof Lines

11.7 Shelf brackets must be used to support Poren blocks above a roof line where no direct foundation support is available. The shelf bracket must be fixed to the timber studs behind with M10 x 75 mm hot dip galvanised coach screws at maximum 600 mm centres.

Poren Lintels

11.8 Poren lintels are used to span clear openings between Poren block panels to support Poren blocks above. The lintels must be seated 200 mm onto the Poren block veneer at each side of the opening. Where the opening is wider than the lintel length, Poren shelf brackets must be used at junctions between the Poren lintels. Refer to the Technical Literature for Poren lintel layout drawings and connection details.

Poren Block Ties

11.9 The Poren blocks are supported laterally by the veneer ties fixed to the framing. The ties must be at least Grade EM and fully embedded in the StoPoren Mortar and must be installed at maximum 600 mm horizontal centres and maximum 400 mm vertical centres (every second course).

Durability

Serviceable Life

12.1 The StoPoren Block Veneer Cladding System meets the performance requirements of NZBC Clause B2.3.1 (b), 15 years for the cavity system, Poren Blocks and plaster finish, and the performance requirements of NZBC Clause B2.3.1 (c), 5 years for the exterior paint system.

12.2 The StoPoren Block Veneer Cladding System is expected to have a serviceable life of at least 30 years provided the system is maintained in accordance with this Appraisal and the Poren blocks, Poren lintels, ties and fixings and plaster are continuously protected by a weathertight coating and remain dry in service.

12.3 Coastal locations can be very corrosive to fasteners, especially locations within distances of up to 500 m from the sea including harbours, or 100 metres from tidal estuaries and sheltered inlets, and otherwise as shown in NZS 3604 Figure 4.2. These coastal locations are defined in NZS 3604 as Zone D. In Zone D, ties must be Grade 316, 316L or 304 stainless steel. Veneer ties outside Zone D must be protected in accordance with NZBC Acceptable Solution E2/AS1 Table 18C. Lintel shelf brackets and shelf angles must be protected in accordance with NZBC Acceptable Solution E2/AS1 Table 18D for the relevant Corrosion Zone.

12.4 Microclimatic conditions, including geothermal hot spots, industrial contamination and corrosive atmospheres, and contamination from agricultural chemicals or fertilisers can convert a mildly corrosive atmosphere into aggressive environments for fasteners. The protection of fixings for ties and shelf angles in areas subject to microclimatic conditions requires specific design in accordance with NZS 3604 Paragraph 4.2.4, and is outside the scope of this Appraisal.

Maintenance

13.1 Regular maintenance is essential to ensure the performance requirements of the NZBC are continually met and to ensure the maximum serviceability of the system.

13.2 Annual inspections must be made to ensure that all aspects of the cladding system, including the paint coating system, plaster, flashings and any sealed joints remain in a weatherproof condition. Any cracks, damaged areas or areas showing signs of deterioration which would allow water ingress, must be repaired immediately. Sealant, paint coatings and the like must be repaired in accordance with the sealant or Stoanz Limited's instructions.

13.3 Although the paint system is designed as a special dirt and algae resistant type, regular cleaning (at least annually) is still recommended to remove any grime, dirt and organic growth that may have accumulated, and to maximise the life and appearance of the coating. Grime may be removed by brushing with a soft brush, warm water and detergent. The paint system must be recoated at approximately 5-10 yearly intervals in accordance with Stoanz Limited's instructions.

13.4 Minimum ground clearances as set out in this Appraisal and the Technical Literature must be maintained at all times during the life of the system. *(Failure to adhere to the ground clearances given in this Appraisal and the Technical Literature will adversely affect the long term durability of the system.)*

Control of External Fire Spread

14.1 StoPoren Block Veneer Cladding System has a peak heat release rate of less than 100 kW/m² and a total heat released of less than 25 MJ/m². In accordance with NZBC Acceptable Solution C/AS1 Table 5.1 the system is suitable for use on buildings with a SH Risk Group classification, at any distance to the relevant boundary. Refer to NZBC Acceptable Solutions C/AS2 – C/AS6 Paragraph 5.8.1 for the specific exterior surface finishes requirements for other building Risk Groups.

Prevention of Fire Occurring

15.1 Separation or protection must be provided to the StoPoren Block Veneer Cladding System from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

External Moisture

16.1 The StoPoren Block Veneer Cladding System, when installed in accordance with this Appraisal and the Technical Literature, prevents the penetration of moisture that could cause undue dampness or damage to building elements.

16.2 The cavity must be sealed off from the roof and sub-floor space to meet compliance with NZBC E2.3.5.

16.3 The StoPoren Block Veneer Cladding System allows excess moisture present at the completion of construction to be dissipated without permanent damage to building elements to meet compliance with NZBC Clause E2.3.6.

16.4 The details given in the Technical Literature for weather sealing are based on the design principle of having a first and second line of defence against moisture entry for all joints, penetrations and junctions. The ingress of moisture must be excluded by detailing joinery and wall interfaces as shown in the Technical Literature. Weathertightness details that are developed by the designer are outside the scope of this Appraisal and are the responsibility of the designer for compliance with the NZBC.

16.5 The use of the StoPoren Block Veneer Cladding System where there is a designed cavity drainage path for moisture that penetrates the cladding, does not reduce the requirement for junctions, penetrations, etc to remain weather resistant.

Internal Moisture

17.1 The StoPoren Block Veneer Cladding System alone does not meet NZBC Acceptable Solution E3/AS1, Paragraph 1.1.1(a). Buildings must be constructed with an adequate combination of thermal resistance and ventilation, and space temperature must be provided to all habitable spaces, bathrooms, laundries and other spaces where moisture may be generated or may accumulate.

Water Vapour

17.2 The StoPoren Block Veneer Cladding System is not a barrier to the passage of water vapour, and when correctly installed will not create or increase the risk of moisture damage resulting from condensation.

Installation Information

Installation Skill Level Requirement

18.1 Installation and finishing of components and accessories supplied by Stoanz Limited and its approved applicators must be completed by trained applicators, approved by Stoanz Limited.

18.2 Installation of the accessories supplied by the building contractor must be completed by tradespersons with an understanding of block veneer construction, in accordance with the instructions given within the StoPoren Block Veneer Cladding System Technical Literature and this Appraisal.

System Installation

Building Underlay and Flexible Sill and Jamb Tape Installation

19.1 The selected building underlay and flexible sill and jamb tape system must be installed by the building contractor in accordance with the underlay and tape manufacturer's instructions prior to the installation of the rest of the StoPoren Block Veneer Cladding System. Flexible building underlay must be installed horizontally and be continuous around corners. Underlay must be lapped 75mm minimum at horizontal joints and 150mm minimum over studs at vertical joints. Generic rigid sheathing materials must be installed in accordance with NZBC Acceptable Solution E2/AS1 and be overlaid with a flexible wall underlay. Proprietary systems shall be installed in accordance with the manufacturer's instructions. Particular attention must be paid to the installation of the building underlay and sill and jamb tapes around window and door openings to ensure a continuous seal is achieved and all exposed wall framing in the opening is protected.

Aluminium Joinery Installation

19.2 Aluminium joinery and associated head flashings must be installed by the building contractor in accordance with the Technical Literature. A 7.5-10 mm nominal gap must be left between the joinery reveal and the wall framing so a PEF rod and air seal can be installed after the joinery has been secured in place.

StoPoren Block Veneer Cladding System

19.3 The system must be installed in accordance with the Technical Literature by a Stoanz Limited approved applicator.

19.4 The StoPoren plaster system must only be applied when the air and substrate temperature is within the range of +5°C to +30°C. A curing time of 5 to 7 days must be allowed after laying the Poren blocks before application of the StoPoren plaster system.

Inspections

19.5 The Technical Literature must be referred to during the inspection of the StoPoren Block Veneer Cladding System installations.

Health and Safety

20.1 Cutting of Poren blocks and lintels must be carried out in well ventilated areas, and a dust mask and eye protection must be worn.

20.2 When power tools are used for cutting, grinding or forming holes, health and safety measures must be observed because of the amount of dust generated.

20.3 Safe use and handling procedures for the components that make up the StoPoren Block Veneer Cladding System are provided in the relevant manufacturer's Technical Literature.

Basis of Appraisal

The following is a summary of the technical investigations carried out:

Tests

21.1 The following testing has been completed by BRANZ:

- BRANZ expert opinion on NZBC E2 code compliance for the StoPoren Block Veneer Cladding System was based on evaluation of all details within the scope and stated within this Appraisal and testing of the StoTherm Cavity System to E2/VM1. The testing assessed the performance of the window head, jamb and sill details, meter box head, jamb and sill details, vertical control joints, internal and external corners. The StoPoren Block Veneer Cladding System follows the same flashing and weathertightness design principles as the StoTherm Cavity System. In addition to the weathertightness test, the details contained within the Technical Literature have been reviewed, and an opinion has been given by BRANZ technical experts that the system will meet the performance levels of NZBC Acceptable Solution E2/AS1 for block veneer cladding.
- BRANZ expert opinion on NZBC B1 code compliance for the StoPoren Block Veneer Cladding System was based on testing and evaluation of the following properties; differential movement, mortar/block bond, block tie strength, internal shear resistance, lintel bending resistance and lintel support.
- Durability testing of the Poren blocks and lintels. The testing included compressive strength, length change during moisture movement, corrosion protection of steel reinforcement and mineralogy by x-ray diffraction crystallography.

Other Investigations

22.1 Structural and durability opinions have been provided by BRANZ technical experts.

22.2 The manufacturer's Technical Literature has been examined by BRANZ and found to be satisfactory.

22.3 Site inspections were carried out by BRANZ to assess methods used for construction of the StoPoren Block Veneer Cladding System and to inspect completed systems.

Quality

23.1 The manufacture of the plasters and paints has not been examined by BRANZ, but details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory.

23.2 The quality management system of the plaster and paint manufacturer, Sto AG, has been assessed and registered as meeting the requirements of ISO 9001: 2008.

23.3 Sto External Wall Insulation Systems are the subject of a current British Board of Agrément (BBA) Certificate No 95/3132 and the manufacture of the systems continues to be checked by the BBA during the validity period of the Certificate. Plasters and paints used within the StoPoren Block Veneer Cladding System and imported by Stoanz Limited are covered by the BBA Certificate.

23.4 The manufacture of the Poren blocks and lintels has been examined by an agent of BRANZ, including methods adopted for quality control. Details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory.

23.5 The quality of materials, components and accessories supplied by Stoanz Limited are the responsibility of Stoanz Limited.

23.6 Quality on site is the responsibility of the Stoanz Limited approved applicators.

23.7 Designers are responsible for the building design, and building contractors are responsible for the quality of installation of framing systems and joinery, building wraps, flashing tapes, air seals and joinery head flashings in accordance with Stoanz Limited's instructions.

23.8 Building owners are responsible for the maintenance of the StoPoren Block Veneer Cladding System in accordance with Stoanz Limited's instructions.

Sources of Information

- AS/NZS 1170 Series - Structural design actions.
- AS/NZS 2699.1: 2000 Built-in components for masonry construction – Wall ties.
- NZS 3603: 1993 Timber structures standard.
- NZS 3604: 2011 Timber-framed buildings.
- NZS 4210: 2001 Masonry construction: Materials and workmanship.
- NZS 4211: 2008 Specification for performance of windows.
- Compliance Document for New Zealand Building Code External Moisture Clause E2, Department of Building and Housing, Third Edition July 2005 (Amendment 5, 1 August 2011).
- Ministry of Business, Innovation and Employment Record of Amendments for Compliance Documents and Handbooks.
- The Building Regulations 1992.



BRANZ

In the opinion of BRANZ, **StoPoren Block Veneer Cladding System** is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to **Stoanz Limited**, and is valid until further notice, subject to the Conditions of Appraisal.

Conditions of Appraisal

1. This Appraisal:
 - a) relates only to the product as described herein;
 - b) must be read, considered and used in full together with the technical literature;
 - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
 - d) is copyright of BRANZ.
2. **Stoanz Limited**:
 - a) continues to have the product reviewed by BRANZ;
 - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
 - c) abides by the BRANZ Appraisals Services Terms and Conditions.
 - d) Warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
 - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
 - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
 - c) any guarantee or warranty offered by **Stoanz Limited**.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to **Stoanz Limited** or any third party.

For BRANZ

P Burghout
Chief Executive

Date of issue: 14 February 2012

Amendment No. 1, dated 27 February 2012

The Appraisal has been amended to change the name of the system.

Amendment No. 2, dated 3 September 2013.

This Appraisal has been amended to update clause changes as required by the introduction of NZBC Fire Clauses C1 – C6 Protection from Fire and A3 Building Importance Levels.

September 2010 & February 2011 Earthquake Repairs Building Consent Inspections



SITE NOTICE

Consent No: **20147536** Date Printed: **8 May 2015**
Applicant: **Stephenson & Turner - Wellington**
Site Address: **13 Nehru Place Cashmere**
Legal Description: **Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2**
Work Type: **Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs**
Email To: **paul.thornton@urbanconstruction.co.nz**

Inspection Type: **215 - Building and Sill Wrap or Cavity Batten**
Inspection Outcome: **Pass**
Inspected By: **Matthew Talbot**
Inspection Date: **8 May 2015**

Passed Items

General

This is an earthquake repair type job. There is a few levels to this but in relation to this job i believe it still fits into the Res 2 class. I have spoken to the builder onsite regarding the flashings that will be required to be installed. (transitional flashings). I have also noted the Sto brick and plaster system used is replacing the Somerhill stone which was previously installed.

The next inspection will be a 211 Half high Brick inspection.

Work ready to inspect

Rene Dekwant - Builder

No

Builder to ensure sediment is Contained & Controlled at all times.

Sighted fullset

Sighted as per consent

Whole building

60% of building being re clad with Sto type brick and plaster system.

In - Direct Supervision

Work ready for inspection?

Who attended?

Multi Level/Unit?

Sediment Control?

Are consented plans sighted?

Consent approved products used?

Face of building

Supervision

Building Wraps

Building Wrap Type

Sealer sighted at rebate/slab

Building wrap secured and correctly overlapped

Wrap returned into openings

Mostly existing sighted. Some installed as per NZBC. Breathable wrap has been used.

Sighted and installed in accordance with consented docs

Sighted and installed in accordance with consented docs

Where it can be achieved. As this is existing there is only so much that can be achieved. i am satisfied what has been done is all thats required under the Building Act.

Seal around penetrations

All penetrations are sealed.

Tape required for studs (over 450 ¢)

Installed as required

Support Documentation

Status

CDOC-EW01 - Energy work certificate - electrical

Required

CDOC-RBW - Restricted building work

Required

CDOC-ST01 - Structure - inspections

Required

CDOC-ST02 - Structure - construction review

Required



Taken at 1:06 PM on Friday 8/05/2015



Taken at 1:07 PM on Friday 8/05/2015

KEEP ON SITE FOR RECHECK



Taken at 1:07 PM on Friday 8/05/2015



Taken at 1:07 PM on Friday 8/05/2015



Taken at 1:09 PM on Friday 8/05/2015



Taken at 1:09 PM on Friday 8/05/2015



SITE NOTICE

Consent No: **20147536** Date Printed: **22 May 2015**
Applicant: **Stephenson & Turner - Wellington**
Site Address: **13 Nehru Place Cashmere**
Legal Description: **Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2**
Work Type: **Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs**
Email To: **james.french@corbel.co.nz,paul.thornton@urbanconstruction.co.nz,paul.thornton@urbanc
onsturction.co.nz,renedekwant@yahoo.com.au**

Inspection Type: **205 - Pre Line including Plumbing**
Inspection Outcome: **N/A**
Inspected By: **Matthew Talbot**
Inspection Date: **22 May 2015**

Not Applicable Items

General **Not required**

Inspection Type: **211 - Half High Brick**
Inspection Outcome: **Pass**
Inspected By: **Matthew Talbot**
Inspection Date: **22 May 2015**

Passed Items

General

| | |
|---------------------------------|---|
| Work ready for inspection? | Work ready to inspect |
| Who attended? | Renee Dekwaunt - Builder |
| Multi Level/Unit? | No |
| Site Conditions | Dry |
| Are consented plans sighted? | Sighted Fullset |
| Consent approved products used? | YTONG Autoclaved aerated concrete block as per consent |
| Face of building | Whole Building 40% total area of building |
| Supervision | Competent |

Brick Veneer

| | |
|--|--------------------------------------|
| Select type | Concrete |
| Select type Single Storey or Two Storey | Two Storey |
| Wrap in good condition | Sighted as per consented docs |
| Tape required for studs | Sighted as per consented docs |
| Lintel supports & fixings / shelf angles | existing |
| Pipes and services clear from cavity | |

Adequate ground clearance?
 Sealing of penetrations
 Cavity size
 Cavity clean
 Ties – fixings and grade of metal
 Weep holes and vents
 Flashing correctly installed
 Junctions – wall to wall
 Junctions – wall to roof

Sighted clear of cavity where new. existing not required
 Sighted as per consented docs
 Sealed with Flashing tape
 45mm
 Sighted Clean
 Appropriate ties used. Galv
 Installed where required
 Sighted as per consented docs
 Sighted as per consented docs
 Sighted as per consented docs

Inspection Type: **214 - Monolithic Cladding**
 Inspection Outcome: **N/A**
 Inspected By: **Matthew Talbot**
 Inspection Date: **22 May 2015**

Not Applicable Items

| | |
|---------|--------------|
| General | Not required |
|---------|--------------|

Inspection Type: **221 - Block Work Constuction**
 Inspection Outcome: **N/A**
 Inspected By: **Matthew Talbot**
 Inspection Date: **22 May 2015**

Not Applicable Items

| | |
|------------------|--------------|
| Minor Variations | Not required |
|------------------|--------------|

Support Documentation

| Support Documentation | Status |
|--|----------|
| CDOC-EW01 - Energy work certificate - electrical | Required |
| CDOC-RBW - Restricted building work | Required |
| CDOC-ST01 - Structure - inspections | Required |
| CDOC-ST02 - Structure - construction review | Required |



Taken at 9:49 AM on Friday 22/05/2015



Taken at 9:54 AM on Friday 22/05/2015



Taken at 9:55 AM on Friday 22/05/2015



SITE NOTICE

Consent No: **20147536** Date Printed: **10 June 2015**
Applicant: **Stephenson & Turner - Wellington**
Site Address: **13 Nehru Place Cashmere**
Legal Description: **Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2**
Work Type: **Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs**
Email To: **james.french@corbel.co.nz,paul.thornton@urbanconstruction.co.nz,renedekwant@yahoo.com.au**

Inspection Type: **214 - Monolithic Cladding**
Inspection Outcome: **Pass**
Inspected By: **Matthew Talbot**
Inspection Date: **10 June 2015**

Passed Items

General

| | |
|---------------------------------|------------------------------|
| Work ready for inspection? | Work ready to inspect |
| Who attended? | No one onsite |
| Multi Level/Unit? | No |
| Are consented plans sighted? | Sighted Fullset |
| Consent approved products used? | As per consent used |
| Face of building | Whole building |
| Supervision | Competent |

Mono Cladding

| | |
|---|--|
| Type | Solid Plaster |
| | Plaster over airrated brick panel. |
| Flashing correctly installed | Sighted in accordance with consented docs |
| Correct clearance at roofs, decks | Sighted in accordance with consented docs |
| Capillary gap as manufacturers specifications | Sighted in accordance with consented docs |
| Adequate ground clearance | Sighted in accordance with consented docs |
| Cavity base and ventilation | Sighted in accordance with consented docs |
| Differing cladding junctions | New transitional flashings installed. |

Support Documentation

CDOC-EW01 - Energy work certificate - electrical
CDOC-RBW - Restricted building work
CDOC-ST01 - Structure - inspections
CDOC-ST02 - Structure - construction review

Status

Required
Required
Required
Required



Taken at 1:22 PM on Wednesday 10/06/2015



Taken at 1:23 PM on Wednesday 10/06/2015



Taken at 1:23 PM on Wednesday 10/06/2015



SITE NOTICE

| | | |
|--------------------|---|-----------------------------------|
| Consent No: | 20147536 | Date Printed: 19 June 2015 |
| Applicant: | Stephenson & Turner - Wellington | |
| Site Address: | 13 Nehru Place Cashmere | |
| Legal Description: | Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 | |
| Work Type: | Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs | |
| Email To:: | brendan.glanfield@urbanconstruction.co.nz,james.french@corbel.co.nz,paul.thornton@urbanconstruction.co.nz,renedekwant@yahoo.com.au | |

| | |
|---------------------|-------------------------------------|
| Inspection Type: | 221 - Block Work Constuction |
| Inspection Outcome: | Fail |
| Inspected By: | Robert Copeland |
| Inspection Date: | 19 June 2015 |

Passed Items

General

| | |
|--------------------------------|---|
| Work ready for inspection? | Work ready to inspect the detached 200 series block wall on the southern boundary side.. |
| Who attended? | Brendan Glanfield project manager |
| Multi Level/Unit? | No |
| Are consented plans sighted? | BCN/2014/7536 used date |
| Maintenance contract required? | N/A |
| Drainlayer's Name | Out of retaining area |
| Engineer's Name | Aurecon Henry Summerville |
| Supervision | Competent |

Block Work Constuction

| | |
|--------------------------|---|
| Reinforcing | Increased to HD12's at 600mm centres main wall 400mm centres to wing wallsfrom D12's, verbally confirmed with engineer and subject to written report pre pour. |
| Bond Beams | HD16 |
| Block Size | 190mm |
| Reinforcing Steel Sizing | 4x HD16s to post, HD16's at 400mm centres horizontally |
| Engineer's Inspection | Directive to Brendan Glanfield, ensure the specified engineer is contacted to perform the required inspections before pour. |

Minor Variations

| | |
|-----------------------------|--------------------------|
| Contact on Site | Not required |
| Position of contact on site | Brendan Glanfield |
| | Other |
| | Project manager |

Description of minor variation

Removal repair block wall to entry, increased steel size.
1: After confirmation from the engineer and agent modify the consrnt to remove the replacement of the entry retaining wall or complete the work.
2: Ensure the engineers report reflects the increased steel size in the block wall.

Not Applicable Items

Block Work Constuction
Tanking

out of ground.

Failed Items

Minor Variations
Do you have autherisation from owner or owners approved agent?

Not required
Confirmation required from Aurecon and then modification from Stephenson & Turner architects

Support Documentation

CDOC-EW01 - Energy work certificate - electrical
CDOC-RBW - Restricted building work
CDOC-ST01 - Structure - inspections
CDOC-ST02 - Structure - construction review

Status

Required
Required
Required
Required



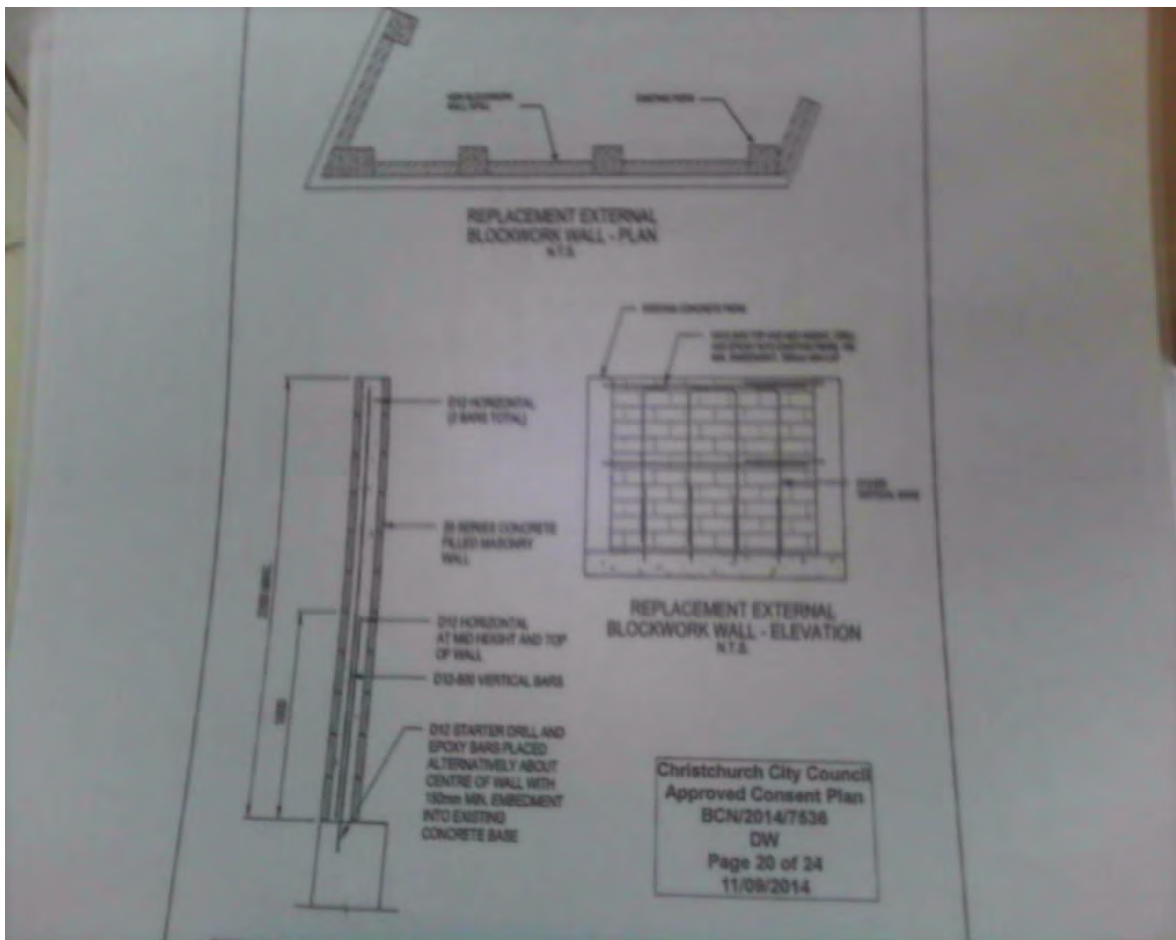
Area of inspection
Taken at 10:51 AM on Friday 19/06/2015



4x HD16s to post, HD16's at 400mm centres horizontally
Taken at 10:52 AM on Friday 19/06/2015



HD12's at 600mm centres main wall 400mm centres to wing walls, area of inspection.
Taken at 10:52 AM on Friday 19/06/2015



Area of inspection
Taken at 11:09 AM on Friday 19/06/2015



SITE NOTICE

Consent No: **20147536** Date Printed: **5 October 2015**
Applicant: **Stephenson & Turner - Wellington**
Site Address: **13 Nehru Place Cashmere**
Legal Description: **Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2**
Work Type: **Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ Repairs**
Email To: **diane.cooper@urbanconstruction.co.nz,james.french@corbel.co.nz,renedekwant@yahoo.co m.au**

Inspection Type: **210 - Residential - Final**
Inspection Outcome: **Pass**
Inspected By: **Anne Homer**
Inspection Date: **5 October 2015**

Passed Items

General

Work Summary:

Replaced concrete patios, ground level lowered, replaced cladding, new driveway, new front fence, new steps. Crack injection to concrete foundation and tanking as specified by engineer. new sumps and nova pipe as required..

Documentation is to reflect this work.

Plus -

1. Engineers report on work carried out that varied from the building consent to cover 221 inspection and variation plan from architect.

2. Install a main vent to the sewer system.

3. Provide PS3 and asbuilt from drainlayer for new nova pipe and silt sump installed to control surface water.

Work ready to inspect

221 inspection - documentation from engineer requested to be sent through with documentation to Code Compliance.

Also send report to email -
anne.homer@ccc.govt.nz

Rene de kwant

No

Work ready for inspection?

Who attended?

Multi Level/Unit?

Are consented plans sighted?

Are conditions complete?

Supervision

Competent

Building

Smoke/fire alarms

tested

Exterior

Floor clearance

225 mm floor to ground level.

Cladding Clearance

cladding -sto- vented

Balustrades

At entrance some existing and some replaced - over 1 metre high

Driveway/sealed areas

sealed with strip drain and sump

Flashings

Flashings in place to new cladding

Sealed

Vermin proofing

closed cavity with small vents.

External cladding integrity

Haunching of gullies

Wastes protected

Waste termination

Observation:

Every dwelling must have a main vent.

Direction:

Main vent to be installed by registered drainlayer.

ORG/Reflux valve

relief gullytrap in place

Step down to ground (190mm max)

160 mm maximum

Not Applicable Items

Building

Visual awareness

existing - no changes made

Exterior

Sump – ext. siphon

Ezy-flow drain layers

new nova flow northeast side Connected to existing

nova pipe and sump installed.

Directive:

PS3 and asbuilt required from registered drainlayer.

Subsoil drainage

Inspection Type: **221 - Block Work Constuction**

Inspection Outcome: **Pass**

Inspected By: **Anne Homer**

Inspection Date: **5 October 2015**

Passed Items

Minor Variations

Not required

Fence only

Do you have authorisation from owner or owners approved agent?

Directive:

Confirmation required from Aurecon and then modification from Stephenson & Turner architects to be supplied at final.

Support Documentation

Status

CDOC-AB07 - Foulwater and stormwater drains layouts
Drainage plan for nova pipe and sump only.

Required

PS3 also

CDOC-EW01 - Energy work certificate - electrical

Required

CDOC-RBW - Restricted building work

Required

CDOC-ST01 - Structure - inspections

Required

CDOC-ST02 - Structure - construction review

Required



north facing

Taken at 12:30 PM on Monday 5/10/2015



east side

Taken at 12:31 PM on Monday 5/10/2015



east side

Taken at 12:34 PM on Monday 5/10/2015



fence

Taken at 12:35 PM on Monday 5/10/2015



southside

Taken at 12:35 PM on Monday 5/10/2015



ground level

Taken at 12:41 PM on Monday 5/10/2015



Balustrade and gate

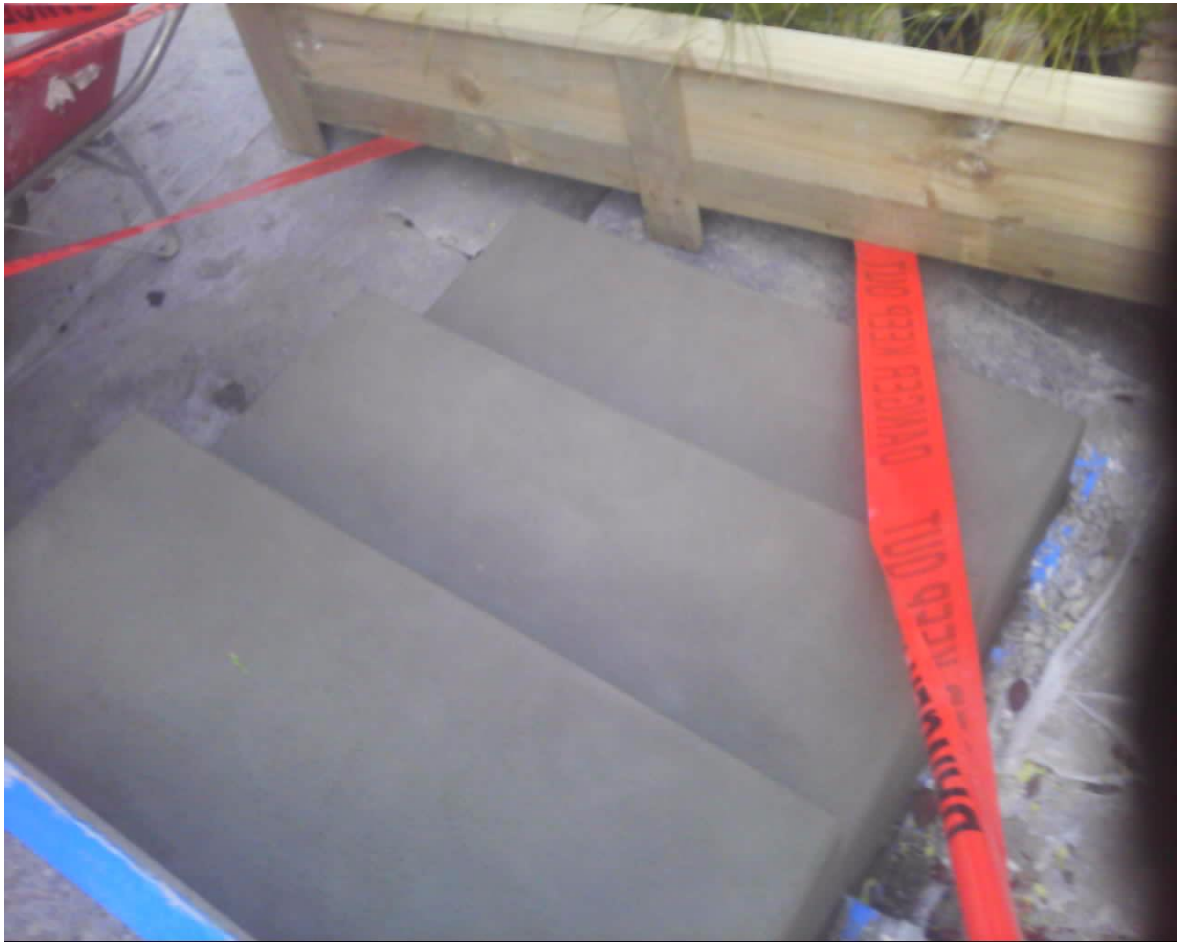
Taken at 1:02 PM on Monday 5/10/2015



south side

Taken at 6:15 PM on Monday 5/10/2015

KEEP ON SITE FOR RECHECK



Steps completed

Taken at 6:15 PM on Monday 5/10/2015

September 2010 & February 2011 Earthquake Repairs Completion Certificates

Code Compliance Certificate

Section 95, Building Act 2004

Form 7 – Building (Forms) Regulations 2004

| | | | |
|--------------------------------|---------------|--------------------|-----------------|
| Building consent number | BCN/2014/7536 | Date issued | 8 December 2015 |
|--------------------------------|---------------|--------------------|-----------------|

The building

| | | | |
|--|--|--|-----------------|
| Street address of building | 13 Nehru Place Cashmere | Location of building within site/block number | Off Nehru Place |
| Legal description of land where building is located | Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 | | |
| Building name | | Level/unit number | |
| Year first constructed | 1985 | Current, lawfully established use | Housing |

The owner

| | | | |
|--|---|---------------------|----------|
| Name of owner | S Y Lile and R J Lile and Lile Family Trust | Phone number | |
| Contact person | | Landline | 960 7161 |
| Mailing address | 62B Higgs Road Mapua 7005 | Mobile | |
| Street address/ registered office | 62B Higgs Road Mapua 7005 | Daytime | |
| Email address | | After hours | |
| | | Fax | |
| | | Website | |

First point of contact for communications with the building consent authority:

| | | | |
|------------------------|--|----------------------|--------------------------|
| Name | Corbel Construction Limited | Phone | 341 5551 |
| Contact person | | Mobile | (021) 895 328 |
| Mailing address | PO Box 25279 Victoria Street Christchurch 8144 | Fax | 341 5559 |
| | | Email address | craig.young@corbel.co.nz |

Building work

Building consent number **BCN/2014/7536**

Dwelling alteration - Perimeter foundation jacking, external patios, repoint and re-clad damaged areas - EQ Repairs - Flat 2 (13 Nehru)

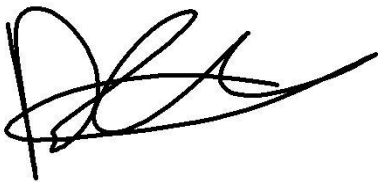
Issued by: Christchurch City Council

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.

Attachments

- NIL

A handwritten signature in black ink, appearing to be 'Asha Collier', with a large, stylized initial 'A' and a long, sweeping horizontal stroke extending to the right.

Asha Collier

Code Compliance Auditor
Code Compliance Team
Asha.collier@ccc.govt.nz

On behalf of: Christchurch City Council

Date: 8 December 2015

D 3499428

Property Reference

13 Nehru Place -

Construction Address

Corbel.

Building Contractor

CERTIFICATE OF PRACTICAL COMPLETION

Dear

James -

(Contractor's Project Manager)

In accordance with the **General Conditions of Contract for Housing Rebuild and Repairs**, I confirm that on **12/10/2015** the **Contract Works** are **Practically Complete** except for minor omissions and minor defects which do not prevent the Contract Works from being reasonably capable of being used for their intended purpose.

Under clause 13.5.1(b), a successful inspection has been completed and confirmed in writing by the relevant building consent authority to the effect that the Contract Works have been completed to a stage where a code compliance certificate or consent completion certificate can be issued (exception non consented repair work).

Under clause 13.5.2, the Contractor has provided a **Producer Statement (PS3)** in the form specified by the relevant building consent authority to be relied on by that authority for the purposes of establishing compliance with the building consent relating to the Contract Works.

Under clauses 13.5.1(a) and 14.1, a **Defects List/Log for minor omissions and minor defects** has been provided to the Contractor, who will rectify any defects at their own cost within 10 working days after notification during the Defects Liability Period to the satisfaction of the Project Manager.

Under clause 14.2., the Contractor has been **advised** that, if the Contractor fails to rectify any defect in the Contract Works within the time required under clause 14.1, the Project Manager may arrange for the work to be done by others and Southern Response may recover any cost, expense or loss from the Contractor, and;

Under clause 14.3., the **Defects Liability Period** shall be a period of three months from the date of issue of this Certificate of Practical Completion.

Please arrange for the outstanding defects to be rectified as stated in the **Defects List/Log** and please advise me once the remedial works have been completed.

Certified by:

Signature

Print Name

Project Manager, Arrow International

Position and Company Name

Issue Date (Day / Month / Year)

Acknowledged by Homeowner:

(Optional for homeowner to sign)

Signature(s)

Print Name(s)

Homeowner(s) / Policy Holder(s)

Signed Date (Day / Month / Year)

Application for code compliance certificate

Section 92, Building Act 2004, Form 6 - Building (Forms) Regulations 2004

About this form

- A Code Compliance Certificate is the Building Consent Authority (Council) final sign off for your building work.
- It is the owner's responsibility to apply for a Code Compliance Certificate as soon as possible following the completion of all building/drainage work after the final inspection has been passed.
- To obtain a Code Compliance Certificate you will need to arrange and have completed a final inspection, complete and submit this application form as well as all required documentation as noted in the Construction Documentation and Advice Notes.
- Please check that the forms that you are using are current at the time of application as forms are subject to change without notice.

GENERAL INFORMATION:

- The Code Compliance Certificate will be based on the approved building consent documents. Any variations to the original approved plans are required to be documented and approved prior to the work being carried out.
- A Code Compliance Certificate may not be issued until all the information required on this form relevant to the job is provided to the Council. This includes all names, certificates, registration numbers, producer statements, or any other required documents.
- A Code Compliance Certificate will be issued within 20 working days of application if all information is provided and is correct and all building work complies with the building consent. This period may be suspended if further information is required.
- Building consent fees: The latest schedule of fees (form B-301) is available on our website or from one of our Service Centres.
- General information can be found on our website at www.ccc.govt.nz/goahead
- Guidance sheets and information booklets produced by the Council and the Ministry of Business, Innovation and Employment Building and Housing Group are available at all Service Centres.
- For general enquiries please phone (03) 941 8999 or email info@ccc.govt.nz
- Christchurch City Council reserves the right, from time to time, to contact customers in regard to the services provided.

BOOKING AN INSPECTION:

- Final inspections can be booked by:
 - Phone: (03) 941-8222
 - Online: www.ccc.govt.nz/bookinspection

SUBMITTING AN APPLICATION:

Online Services applications:

- You can submit your application online at <http://onlineservices.ccc.govt.nz>
- You will need to register to use Online Services. You can register at <http://onlineservices.ccc.govt.nz>

An application can also be lodged via the following methods:

- Post (additional costs apply) your application to: Christchurch City Council, Building Approvals Office, PO Box 73013, Christchurch 8154
- Hand delivered (additional costs apply) to Civic Offices, 53 Hereford Street, Christchurch Central or dropped off at any Council service desk listed on our website at www.ccc.govt.nz/contact-us/service-desks.

All applications will be checked for completeness prior to acceptance. Please ensure that you have compiled your documents carefully and completed the checksheet to avoid delays in accepting your application. If your application is incomplete it will not be accepted and the statutory processing timeframe will not start until the missing information has been provided and resubmitted.

Items marked * are mandatory for all applications.

1. The building consent

Building consent number:* BCN/2014/7536

Issued by: Christchurch City Council

2. The owner (this section is not required if details have not changed from the building consent)

Name of owner: (Include preferred form of address, e.g. Mr, Mrs, Ms, Miss, Dr if an individual)

SY Lile and RJ Lile and Lile Family Trust

Contact person: (Must have a New Zealand address) SY Lile and RJ Lile

Mailing address: 13 Nehru Place, Cashmere 8022

Street address/Registered office: (if different than above)

Phone numbers: Landline: Mobile: 027 546 8669

Fax:

Daytime: 0800 746 866

After hours:

Email address:

Website:

The following evidence of ownership is attached to this application:

(copy of certificate of title, lease agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

☐ A recent copy of certificate of title(s), and where applicable the following:

☐ Lease

☐ Agreement for sale and purchase

☐ Licence or property management agreement

3. Agent

Name of agent: (only required if application is being made on behalf of the owner)

Corbel Construction Limited

Contact person: (Must have a New Zealand address) Claire Walker

Mailing address: 213 Lichfield Street, Christchurch

Street address/Registered office: (if different than above)

Phone numbers: Landline: 03 341 5551

Mobile:

Fax:

Daytime:

After hours:

Email address: claire.walker@corbel.co.nz

Website: www.corbel.co.nz

Relationship to owner: (State details of the authorisation from the owner to make the application on the owner's behalf)

Agent

First point of contact for communications with the building consent authority: (mark boxes as appropriate)

☒ Agent

☐ Owner

☐ Other: (if other specify whom and provide contact details as per above)



4. Application

All building work to be carried out under the building consent specified on this form was completed on: *

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

| | | |
|---|---|--|
| Name: | Rene De Kwant | |
| Licensing class: | Carpentry | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | BP125736 | |
| Particular work carried out or supervised: | Remediate Building Wrap, flashing to windows and doors. | |

| | | |
|---|------------------------------------|--|
| Name: | Steven Nichols | |
| Licensing class: | Carpentry | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | BP124746 | |
| Particular work carried out or supervised: | Exterior tanking to retaining wall | |

| | | |
|---|--|--|
| Name: | | |
| Licensing class: | | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | | |
| Particular work carried out or supervised: | | |

| | | |
|---|--|--|
| Name: | | |
| Licensing class: | | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | | |
| Particular work carried out or supervised: | | |

| | | |
|---|--|--|
| Name: | | |
| Licensing class: | | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | | |
| Particular work carried out or supervised: | | |

| | | |
|---|--|--|
| Name: | | |
| Licensing class: | | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | | |
| Particular work carried out or supervised: | | |

| | | |
|---|--|--|
| Name: | | |
| Licensing class: | | |
| Licensed Building Practitioner number: <i>(or registration number if treated as being licensed under section 291 of Act)</i> | | |
| Particular work carried out or supervised: | | |



The personnel who carried out building work other than restricted building work are as follows:

| | | | |
|---|--|--|-------------|
| Builder: | | | |
| Business/Name: | Urban Construction | | |
| PO Box/Street Name: | 3/239 Opawa Road | Suburb/Lobby: | Opawa |
| City: | Christchurch | Post Code: | 8022 |
| Email: | brenda.dyck@urbanconstruction.co.nz | | |
| Phone: | Day: 03 348 7977 | Mobile: | 021 710 988 |
| | A/H: | Fax: | |
| Licensing class: | Carpentry | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | | |
| Particular work carried out or supervised: | | | |
| Plumber: | | | |
| Business/Name: | | | |
| PO Box/Street Name: | | Suburb/Lobby: | |
| City: | | Post Code: | |
| Email: | | | |
| Phone: | Day: | Mobile: | |
| | A/H: | Fax: | |
| Licensing class: | | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | | |
| Particular work carried out or supervised: | | | |
| Drainlayer: | | | |
| Business/Name: | Peter Diver Plumbing and Drainage | | |
| PO Box/Street Name: | 44 Maces Road | Suburb/Lobby: | Bromley |
| City: | Christchurch | Post Code: | 8062 |
| Email: | | | |
| Phone: | Day: 03 384 8111 | Mobile: | |
| | A/H: | Fax: | |
| Licensing class: | Plumbing and Drainlaying | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | 15396 | |
| Particular work carried out or supervised: | | Replacement of foul sewer drainage and installation of 3x downpipe risers | |
| Electrician: | | | |
| Business/Name: | EAC Electrical and Air Conditioning Services | | |
| PO Box/Street Name: | PO Box 20-162 | Suburb/Lobby: | Bishopdale |
| City: | Christchurch | Post Code: | 8543 |
| Email: info@eac.co.nz | | | |
| Phone: | Day: 03 359 9555 | Mobile: | 021 778 363 |
| | A/H: | Fax: | |
| Licensing class: | Electrical | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | E249456 | |
| Particular work carried out or supervised: | | Fix outdoor plugs, replace outside lights and re-liven property after works complete | |

Gasfitter:

| | | | |
|---|--|---------------|----------|
| Business/Name: | Clyne & Bennie Gasfitting | | |
| PO Box/Street Name: | 112 Buchan Street | Suburb/Lobby: | Sydenham |
| City: | Christchurch | Post Code: | 8023 |
| Email: | | | |
| Phone: | Day: 03 366 3058 | Mobile: | |
| | A/H: 0800 374 737 | Fax: | |
| Licensing class: | Gasfitting | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | 11148 | | |
| Particular work carried out or supervised: | Re-establish bottle station and CFGHWU after house cladding, test and commission | | |

Exterior Cladder:

| | | | |
|---|------|---------------|--|
| Business/Name: | | | |
| PO Box/Street Name: | | Suburb/Lobby: | |
| City: | | Post Code: | |
| Email: | | | |
| Phone: | Day: | Mobile: | |
| | A/H: | Fax: | |
| Licensing class: | | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | | |
| Particular work carried out or supervised: | | | |

Surveyor:

| | | | |
|---|------|---------------|--|
| Business/Name: | | | |
| PO Box/Street Name: | | Suburb/Lobby: | |
| City: | | Post Code: | |
| Email: | | | |
| Phone: | Day: | Mobile: | |
| | A/H: | Fax: | |
| Licensing class: | | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | | |
| Particular work carried out or supervised: | | | |

Engineer:

| | | | |
|---|-------------------------------|---------------|-------------|
| Business/Name: | Aurecon | | |
| PO Box/Street Name: | PO Box 1061 | Suburb/Lobby: | |
| City: | Christchurch | Post Code: | 8140 |
| Email: | christchurch@aurecongroup.com | | |
| Phone: | Day: 03 366 0821 | Mobile: | |
| | A/H: | Fax: | 03 379 6955 |
| Licensing class: | Engineering | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | | | |
| Particular work carried out or supervised: | | | |



Heating Appliance Installer:

| | | | |
|---|--|---------------|-------------|
| Business/Name: | EAC Electrical & Air Conditioning Services | | |
| PO Box/Street Name: | PO Box 20-162 | Suburb/Lobby: | Bishopdale |
| City: | Christchurch | Post Code: | 8543 |
| Email: | info@eac.co.nz | | |
| Phone: | Day: 03 359 9555 | Mobile: | 021 778 363 |
| | A/H: | Fax: | |
| Licensing class: | Electrical | | |
| Licensed Building Practitioner number: (or registration number if treated as being licensed under section 291 of Act) | E249456 | | |
| Particular work carried out or supervised: | Re-Fit 2x heatpumps | | |

Note: Continue on another page if necessary.

5. Specified Systems

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

☒ There are no specified systems in the building

| | |
|--|--|
| SS1 – Automatic systems for fire suppression | SS11 – Laboratory fume cupboards |
| SS2 – Emergency warning systems | SS12/1 – Audio loops |
| SS3/1 – Automatic door | SS12/2 – FM radio and infrared beam transmission systems |
| SS3/2 – Access controlled doors | SS13/1 – Mechanical smoke control |
| SS3/3 – Interfaced fire or smoke doors or windows | SS13/2 – Natural smoke control |
| SS4 – Emergency lighting systems | SS13/3 – Smoke curtains |
| SS5 – Escape route pressurisation systems | SS14/1 – Emergency power systems |
| SS6 – Riser mains | SS14/2 – Signs for SS1-13 |
| SS7 – Automatic back-flow preventers | SS15/1 – Spoken information to facilitate evacuation |
| SS8/1 – Passenger carrying lifts | SS15/2 – Final exits |
| SS8/2 – Service lifts | SS15/3 – Fire separations |
| SS8/3 – Escalator and moving walks | SS15/4 – Signs for facilitating evacuation |
| SS9 – Mechanical ventilation or air conditioning systems | SS15/5 – Smoke separations |
| SS10 – Building maintenance units | SS16 – Cable cars |

6. Signature

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

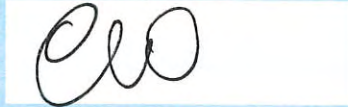
The code compliance certificate should be sent to: ☒ Owner ☒ Agent

(Will be posted if requested or if no email address provided in Sections 2 or 3)

By signing this application you are accepting responsibility to pay all actual and reasonable costs incurred by the Christchurch City Council.

Signature of: ☐ Owner ☒ Agent (on behalf of and with authority of the owner)

Signed:



Name of person signing: Claire Walker

Date: 18/11/2015

PRIVACY INFORMATION:

If you would like to request access to, or correction of, your details, please contact the Council.

7. Attachments

The following documents are attached to this application:

- ☒ Other documents from the personnel who carried out the work
- ☒ Memoranda from licensed building practitioner(s) stating what restricted building work they carried out or supervised (Record of Building Work)
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

| THE BUILDING | |
|-----------------|--------------|
| Street address: | 13 Nehru Pl |
| Suburb: | Cashmere |
| Town/City: | Christchurch |
| Postcode: | 8022 |

| THE PROJECT | |
|--------------------------|---------------|
| Building consent number: | BCN/2014/7536 |

| THE OWNER(S) | |
|------------------|---------------------|
| Name(s): | Rob |
| Mailing address: | |
| Suburb: | PO Box/Private Bag: |
| Town/City: | Postcode: |
| Phone number: | Email address: |

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

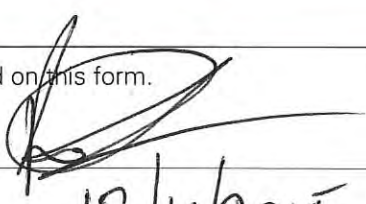
PRIMARY STRUCTURE

| Work that is restricted building work | Description of restricted building work | Carried out or supervised |
|---|--|---|
| Tick <input checked="" type="checkbox"/> | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Foundations and subfloor framing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Walls <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Roof <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Columns and beams <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Bracing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Other <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

| Work that is restricted building work | Description of restricted building work | Carried out or supervised |
|---|---|---|
| Tick <input checked="" type="checkbox"/> | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Damp proofing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Roof cladding or roof cladding system <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Ventilation system (for example, subfloor or cavity) <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Wall cladding or wall cladding system <input checked="" type="checkbox"/> | Remediate Building wrap where required - Super course Flashing to windows & doors | <input type="radio"/> Carried out <input checked="" type="radio"/> Supervised |
| Waterproofing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Other <input checked="" type="checkbox"/> | New side Flashings where existing timber cladding meets new blackwork | <input checked="" type="radio"/> Carried out <input type="radio"/> Supervised |

| ISSUED BY | |
|--|--------------------------------|
| Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work. | |
| Name: <u>Rene de Kwant</u> | LBP number: <u>BP125 736</u> |
| Class(es) licensed in: | |
| <u>Carpenter</u> | |
| Plumbers, Gasfitters and Drainlayers registration number (if applicable): | |
| Mailing address (if different from below): | |
| Street address/Registered office: <u>3/239 Opawa rd</u> | |
| Suburb: <u>Opawa</u> | Town/City: <u>Christchurch</u> |
| PO Box/Private Bag | Postcode: <u>8011</u> |
| Phone number: <u>03 348 7977</u> | Mobile: <u>021 585 384</u> |
| After hours: | Fax: |
| Email address: | Website: |

| DECLARATION | |
|---|---|
| I _____ carried out or supervised the restricted building work recorded on this form. | |
| Signature: |  |
| Date: | <u>12/10/2015</u> |

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

| THE BUILDING | |
|-----------------|----------------|
| Street address: | 13 Nehru Place |
| Suburb: | Cashmere |
| Town/City: | Christchurch |
| Postcode: | |

| THE PROJECT |
|--------------------------|
| Building consent number: |

| THE OWNER(S) | |
|------------------|---------------------|
| Name(s): | |
| Mailing address: | |
| Suburb: | PO Box/Private Bag: |
| Town/City: | Postcode: |
| Phone number: | Email address: |

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

| Work that is restricted building work | Description of restricted building work | Carried out or supervised |
|---|---|---|
| Tick <input checked="" type="checkbox"/> | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Foundations and subfloor framing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Walls <input checked="" type="checkbox"/> | <i>replacement of block wall. work was carried out to the engineers drawing</i> | <input checked="" type="radio"/> Carried out <input type="radio"/> Supervised |
| Roof <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Columns and beams <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Bracing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Other <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

| Work that is restricted building work | Description of restricted building work | Carried out or supervised |
|---|--|---|
| Tick <input checked="" type="checkbox"/> | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Damp proofing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Roof cladding or roof cladding system <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Ventilation system (for example, subfloor or cavity) <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Wall cladding or wall cladding system <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Waterproofing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Other <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Aaron Strain

LBP number: BP 129 232

Class(es) licensed in: Bricklaying and Blocklaying B2

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: 2/5 Pitt Place

Suburb: St Albans

Town/City: Christchurch

PO Box/Private Bag

Postcode: 8014

Phone number:

Mobile: 0275882222

After hours:


Fax:

Email address: aaronstrain33as@gmail.com

Website:

DECLARATION

I, Aaron Strain carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 10-11-15

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

| THE BUILDING | |
|------------------------------------|-----------------------|
| Street address: 13 Nehru Pl | |
| Suburb: Cashmere | |
| Town/City: Christchurch | Postcode: 8022 |

| THE PROJECT |
|---|
| Building consent number: BCN/2014/7536 |

| THE OWNER(S) | |
|-------------------------------------|-----------------------|
| Name(s): Rob Lile | |
| Mailing address: 13 Nehru Pl | |
| Suburb: Cashmere | PO Box/Private Bag: |
| Town/City: Christchurch | Postcode: 8022 |
| Phone number: | Email address: |

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

| Work that is restricted building work | Description of restricted building work | Carried out or supervised |
|---|--|---|
| Tick <input checked="" type="checkbox"/> | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Foundations and subfloor framing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Walls <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Roof <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Columns and beams <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Bracing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Other <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |

| EXTERNAL MOISTURE MANAGEMENT SYSTEMS | | |
|---|--|---|
| Work that is restricted building work | Description of restricted building work | Carried out or supervised |
| Tick <input checked="" type="checkbox"/> | If necessary, describe the restricted building work. | Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work. |
| Damp proofing <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Roof cladding or roof cladding system <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Ventilation system (for example, subfloor or cavity) <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Wall cladding or wall cladding system <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |
| Waterproofing <input checked="" type="checkbox"/> | Exterior tanking to retaining wall | <input checked="" type="radio"/> Carried out <input type="radio"/> Supervised |
| Other <input type="checkbox"/> | | <input type="radio"/> Carried out <input type="radio"/> Supervised |

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: **Steven Nichols**

LBP number: **BP124746**

Class(es) licensed in:

Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: **3/239 Opawa Rd**

Suburb: **Opawa**

Town/City: **Christchurch**

PO Box/Private Bag

Postcode: **8011**

Phone number: **03 348 7977**

Mobile: **021 585 384**

After hours:

Fax:

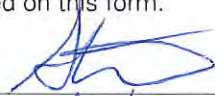
Email address: **steven.nichols@urbanconstruction.co.nz**

Website:

DECLARATION

I **Steven Nichols** carried out or supervised the restricted building work recorded on this form.

Signature:



Date:

6/10/15

Producer Statement Construction PS3

For guidance on how to use this template, please refer to information Sheet B-388 – Requirements for the Acceptance of PS3 Producer Statements and Construction Statements which is available from our website (ccc.govt.nz/forms).

Companies Letterhead or Author's Name:

Easyflow Drainage

Tick applicable Contractor for:

☐ Building

☐ Waterproof Membranes

☐ Mechanical (HVAC)

☐ Other (Specify):

☐ Emergency Lighting

☒ Drainlayer

☐ Solar Heating

☐ Cladding

☐ Fire Alarm

☐ Lift / Escalator (delete one)

Issued by:

to Christchurch City Council.

SECTION 1: OWNER

Owner:

Project Address: *13 Nehru*

Description of Building Work:

Scope of work covered by statement: *Install channel and grate, 3x sumps in*
Patio Areas

System / Product used (if applicable):

I (Constructor): *Easyflow Drainage* have been engaged by
can urban construction (building consent applicant) to construct:

☐ All

☐ Part only

As specified in the attached particulars of Building Consent Number: and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

Specific reference to the Building Code:

What clauses of the Building Code are covered by the Producer Statement?

(Circle applicable clauses)

| | | | | | | | | | |
|-----------|-----|-----|-----|-----|-----|----|----|----|----|
| B1 | B2 | C1 | C2 | C3 | C4 | C5 | C6 | D1 | D2 |
| <u>E1</u> | E2 | E3 | F1 | F2 | F3 | F4 | F5 | F6 | F7 |
| F8 | G1 | G2 | G3 | G4 | G5 | G6 | G7 | G8 | G9 |
| G10 | G11 | G12 | G13 | G14 | G15 | H1 | | | |

I understand that this Producer Statement, if accepted, will be relied upon by Christchurch City Council for the purpose of establishing compliance with the Building Consent.

SECTION 2: CONSTRUCTOR'S DETAILS

Name: *Geoff Williams* Registration Number: *23326* or N/A ☐

Qualifications / Experience: *certified Drainlayer*

Address:

Phone Number: HOME:

WORK:

MOBILE: *021 808225*

Fax:

Email:

Signature: *[Signature]*

Date: *2/11/15*

NB: All sections of this PS3 must be completed.

Building Control and City Rebuild Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|--|---|---|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input checked="" type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

Steven Nichols

Author company:

Urban Construction

Site address:

13 Nehru Pl, Cashmere

Description of building work:

Earthquake repairs

Owners Details:

Rob Lile

Scope of work covered by statement:

Exterior - Tanking to retaining wall

System/Product used (if applicable):

Mould seal exterior tanking product

I (constructor): Steven Nichols

Corbel Construction

have been engaged by

(applicant, designer, main contractor etc) ☒ part ☐ all
to construct:

As specified in the attached particulars of Building Consent Number: BCN/2014/7536 and its attached conditions
and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that
Building Consent and complies with the Building Consent.

NZBC clauses:
(select as applicable)

- | | | | | | | | | | | | |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> B1 | <input type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input checked="" type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:
BP124746

Or ☐ N/A

Qualifications/Experience:
Carpentry

Address:
3/239 Opawa Rd, Opawa

Postcode:
8022

Phone:
03 348 7977

Fax:

Mobile:

Email:
steven.nichols@urbanconstruction.co.nz

Signature:



Date:
27/10/2015

Building Control and City Rebuild Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

Rene de Kwant

Author company:

Urban Construction

Site address:

13 Nehru Pl, Cashmere

Description of building work:

Earthquake repairs

Owners Details:

Rob Lile

Scope of work covered by statement:

Replace gib as required, contract epoxy work, replace 2 windows

System/Product used (if applicable):

Gib Plasterboard

I (constructor): Rene de Kwant

Corbel Construction

have been engaged by

(applicant, designer, main contractor etc) ☒ part ☐ all
to construct:

As specified in the attached particulars of Building Consent Number: BCN/2014/7536 and its attached conditions
and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that
Building Consent and complies with the Building Consent.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input checked="" type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input checked="" type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Qualifications/Experience:

Carpentry

Address:

3/239 Opawa Rd, Opawa

Postcode:

8022

Phone:

03 348 7977

Fax:

Mobile:

Email:

rene.dekwant@urbanconstruction.co.nz

Signature:



Date:

27/10/2015



GAS SAFETY CERTIFICATE

Reference No: 1556494

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work Certificate made pursuant to Regulation 19 of the Building Act 2004.

| | | | |
|--|---|------------------------|--|
| CLIENT | Urban Construction | INSTALLATION | 2/9/15 |
| ADDRESS | P.O.Box 12-054 Beckenham Christchurch | ADDRESS | 13 Nehru Place Cashmere Christchurch |
| DESCRIPTION AND LOCATION OF THE GASFITTING: Re-establish bottle station and CFGHWU after house cladding, test and commission | | | |
| GAS TYPE | LPG | GAS SUPPLY PRESSURE | 2.75kPa |
| DATE(S) GASFITTING PERFORMED | 2/9/15 | DATE OF GAS CONNECTION | 2/9/15 |
| STANDARD RISK CLASSIFICATION (tick one) | <input type="checkbox"/> Low <input checked="" type="checkbox"/> General <input type="checkbox"/> High (requires on line registering) | | |
| NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION: M Van Pomeran 21879 | | | |
| CERTIFICATE ATTACHMENTS (tick as applicable) <input type="checkbox"/> Manufacturers Instructions: Enter details of any attachments <input type="checkbox"/> Certified Designs: Enter details of any designs | | | |
| "I believe on reasonable grounds that: (a) the gasfitting work described above has been done lawfully and safely; and (b) the work has been done in accordance with (tick one); <input checked="" type="checkbox"/> sections 3 to 6 of AS/NZS 5601.1, or <input type="checkbox"/> sections 3 to 9 of AS/NZS 5601.2; and (c) the work <input type="checkbox"/> has <input checked="" type="checkbox"/> has not (tick one) been done in accordance with a certified design; and (d) the work done <input type="checkbox"/> has <input checked="" type="checkbox"/> has not (tick one) relied on any manufacturers instructions; and (e) this certificate relates to the <input checked="" type="checkbox"/> whole <input type="checkbox"/> part (tick one) installation described above; and (f) the gas installation is connected to a gas supply and is safe to use; and (g) the information contained in this certificate is correct." | | | |
| CERTIFIER NAME | Martin De Gouw | | |
| REGISTRATION TYPE & NUMBER | Certifying Gasfitter 11148 | | |
| SIGNATURE | | | |
| DATE | 11/9/15 | | |



CLYNE & BENNIE
GASFITTING



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE



Reference/Certificate ID No: 510839

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

13 NEURON PLACE

Contact Details:
(Name and address)

URBAN CONSTRUCTION

Name of
Electrical worker:

Simon Willett

Registration/Practising
licence number:

E242309

Organisation/company:

ELC SERVICES LTD

Phone and email:

3599 555

Name of person(s)
supervised:

CoC

Type of work:

☐ Additions ☐ Alterations ☐ New work

The prescribed electrical work is:

☒ Low risk ☐ General

☐ High risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

- RE-FIT 2x HEAT PUMPS
- FIT 7x OUTSIDE LIGHTS
- LIVEIN PROPERTY & TEST

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design¹
- ☐ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

Certifier's signature:

Willett

Test Results

| | |
|-------------------------------|--|
| Polarity (Independent earth): | |
| Insulation resistance: | |
| Earth Continuity: | |
| Bonding: | |
| Fault Loop impedance: | |
| Other (specify): | |

Date:

8/10/15

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

Simon Willett

Registration/Practising
licence number:

E242309

Certifier's
signature:

Willett

Certificate
Issue Date:

8/10/15

Connection
Date:

6/10/15

CANTERBURY ALUMINIUM LTD

GUARANTEE OF SATISFACTION

This guarantee is given to:

PURCHASER: Urban Construction

Dwelling situated at: 13 Nehru Place, Cashmere.

Construction completion date: 19/5/15

Peace of Mind

Canterbury Aluminium Ltd cares about quality, craftsmanship and service.

We want your new Canterbury Aluminium Ltd joinery to be all you and your family hoped it would be and we provide a service that makes sure it will.

This guarantee is part of that service.

It is given in addition to any guarantee, statutory insurance scheme or home builders' liability scheme in force in New Zealand.

It's a mark of our confidence in our product.

Once an item is established as requiring attention under and within the terms of our Guarantee as set out over page, we will put it right.

With the Canterbury Aluminium Ltd Guarantee of Satisfaction you can enjoy real peace of mind.

It's a good feeling.

of course..



NZ manufacturers of Canterbury Conservatories, Canterbury Windows, Canterbury Doors.



Canterbury Aluminium Ltd

Guarantee of Satisfaction

CANTERBURY ALUMINIUM LTD of 185 Bower Ave, Christchurch, HEREBY GUARANTEES to the Purchaser that CANTERBURY ALUMINIUM LTD will repair or make good any defect in the aluminium joinery arising from the following causes:

- (a) Failure by CANTERBURY ALUMINIUM LTD to comply with relevant statutes and building codes.
- (b) Failure by CANTERBURY ALUMINIUM LTD to comply with manufacturer's or supplier's instructions for the installation or use of any material in the dwelling.
- (c) Failure by CANTERBURY ALUMINIUM LTD to construct the aluminium joinery in accordance with good trade practice.
- (d) Any significant defect in its materials that are incorporated in the building in the course of construction.

TERMS OF GUARANTEE:

1. CANTERBURY ALUMINIUM LTD will repair or replace any defective work or materials within the above categories the existence of which is notified to CANTERBURY ALUMINIUM LTD in writing within the following period:
For any defect in any materials incorporated in the dwelling within five years from the completion date.
2. CANTERBURY ALUMINIUM LTD will determine the materials and methods to be used in making any repairs in respect of a claim made in terms of this guarantee.
3. In the event of a claim being made the Purchaser will make access available to CANTERBURY ALUMINIUM LTD and its representatives and contractors at all reasonable times for the purpose of inspection and repair and the Purchaser will also make available use of power points for power tools.

EXCLUSIONS:

The guarantee does not cover:

- A. Defects arising from the following causes:
 1. Fire, earthquake, lightning, landslip, subsidence or erosion of land, normal wear and tear, or damage due to improper maintenance or lack of maintenance of the dwelling.
 2. Any damage from normal shrinkage or contraction or expansion of materials incorporated in the dwelling or damage caused by condensation.
 3. Any damage or breakage to the glass.
- B.
 1. Damage to any property or work which did not form part of the building contract between CANTERBURY ALUMINIUM LTD and the Purchaser.
 2. Any damage which has been aggravated by failure to notify CANTERBURY ALUMINIUM LTD or to take remedial action within a reasonable time of the defect becoming apparent.
 3. Any defect in work carried out by or altered by any person other than CANTERBURY ALUMINIUM LTD or its subcontractors.
 4. Any consequential loss (loss other than the cost to the repair or make good any defect).
 5. Claims by any person other than the original purchaser.
 6. Failure to return the completed remittance within fourteen days.
 7. Hardware Warranty for goods not manufactured by the seller the warranty shall be the current warranty provided by the manufacturer of the goods.

Dated this 6th day of August 20 15

CANTERBURY ALUMINIUM LTD

THE COMMON SEAL OF
CANTERBURY ALUMINIUM LTD

Trading as Canterbury Aluminium Ltd

General Manager

Company Secretary



of course..



Brenda.Dyck

From: Brenda.Dyck
Sent: 14 September, 2015 5:00 PM
To: 'Geoff Williams'
Cc: Diane.Cooper
Subject: RE: 13 Nehru Pl - PS3

Thanks for that Geoff.

Kind regards

Brenda Dyck | Office Manager



3/239 Opawa Rd, Opawa, 8022 Christchurch C: +64 21 710 988 O: +64 3 348 7977

E: brenda.dyck@urbanconstruction.co.nz | W: www.urbanconstruction.co.nz

This communication has been sent on behalf of Urban Construction. The information contained in this communication may be privileged and confidential. If you are not the intended recipient, any use, disclosure or copying of this communication is expressly prohibited. If you have received this communication in error, please delete it immediately. Urban Construction and its associated entities do not warrant or represent that this communication [including any enclosed files] is free from electronic viruses, faults or defects.

From: Geoff Williams [<mailto:easyflowdrains@gmail.com>]
Sent: 14 September, 2015 4:41 PM
To: Brenda.Dyck <Brenda.Dyck@urbanconstruction.co.nz>
Subject: RE: 13 Nehru Pl - PS3

Hi Brenda

This work that has been done does not need a Ps3

Regards
Geoff Williams
021808128

From: Brenda.Dyck
Sent: Monday, 14 September 2015 10:56 AM
To: easyflowdrains@gmail.com
Subject: 13 Nehru Pl - PS3

Hello

Please could you provide us with a PS3 for 13 Nehru Pl, Cashmere.

Aurecon New Zealand Limited
 Level 2, 518 Colombo Street
 Christchurch 8011
 PO Box 1061
 Christchurch 8140 New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com




Site Inspection Record



Site Inspection No.

| | | | |
|--------------------|--------------------------|---------------|----------------|
| Site Address | 13 Nehru Place Cashmere | Claim No. | |
| Contractor/Builder | Urban Construction | Inspection By | Peter Douglass |
| Site Contact | Renew De Kwant | Project No. | 239781 |
| Contact No. | renedekwant@yahoo.com.au | Phase | 200114 |

| | | | |
|--|---------------------------------------|-------------------------------------|---------------------------------------|
| Has the site been established? | Y <input checked="" type="checkbox"/> | Have you completed and signed SWMS? | Y <input checked="" type="checkbox"/> |
| Have you been inducted onto this site? | Y <input checked="" type="checkbox"/> | Have you completed Take 5? | Y <input checked="" type="checkbox"/> |
| Have you signed the site register? | Y <input checked="" type="checkbox"/> | Weather Conditions | Fine |

| Inspection Summary | | Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | |
|---|----------------|---|--|
| <p>SITE. INSPECTION MEETING:</p> <p>DATE - 22-6-15. TIME: 3:45pm</p> <p>PRESENT:</p> <p>Erne De Kwant - Urban Construction Peter Douglass - Aurecon</p> <p>1. Nope tigon of vertical block wall extension now complete.</p> <p>2. Approval is given to proceed with concrete core filling of the block wall.</p> <p>3. Aurecon to provide Urban Constructions with amended reo raising for retaining wall showing horizontal H16 bars @ 400 centres and H16 vertical bars at 800 centres. 25NPA concrete to be used.</p> <p>Meeting finished 4::15pm</p> | | | |
| Signed By | Peter Douglass | Signature |  |
| | | Date | 22-6-2015 |

Site Inspection Record


| Inspection Photographs | Comments |
|---|--|
|  | <p>Top of retaining wall showing vertical H16 reo and cleaned out cavities for concrete filling.</p> |
|  | <p>Top of block work retaining wall ready for concrete infill</p> |
| | |

Site Inspection Record


Site Inspection No.

| | | | |
|--------------------|---|---------------|----------------|
| Site Address | 13 Nehru Place, Cashmere | Claim No. | |
| Contractor/Builder | Urban Const for Corbel Const | Inspection By | Peter Douglass |
| Site Contact | Brendan Glanfield | Project No. | 239781 |
| Contact No. | Brendan.glanfield@urbanconstruction.co.nz | Phase | 200114 |

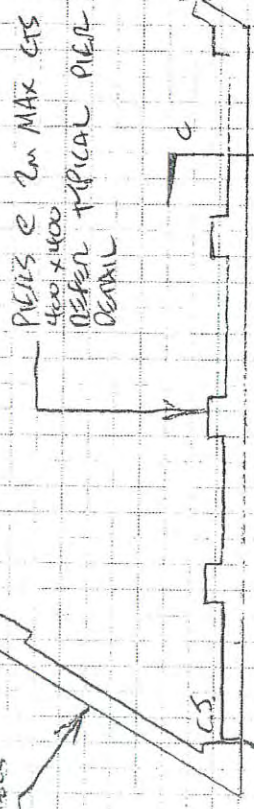
| | | | |
|--|----------------------------|-------------------------------------|----------------------------|
| Has the site been established? | Y <input type="checkbox"/> | Have you completed and signed SWMS? | Y <input type="checkbox"/> |
| Have you been inducted onto this site? | Y <input type="checkbox"/> | Have you completed Take 5? | Y <input type="checkbox"/> |
| Have you signed the site register? | Y <input type="checkbox"/> | Weather Conditions | Fine |

| Inspection Summary | | Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | |
|---|----------------|---|--|
| <p>Topic of meeting : Tanking to retaining walls Date: 29-7-2015 Time: 9:00am Present at Meeting: Brendan Glanfield - Urban Construction; Peter Douglass - Aurecon</p> <p>1. Inspection of partially excavated ground behind the house retaining walls was carried out. 2. A copy of PD site Report from Monday 27-7-2015 and two brochures of recommended bituminous emulsion and vertical drain backing material were provided to Brendan Glanfield. 3. A PVC slotted flexible subsoil drain in a sock to be installed below the lowest point of the wall and laid on a grade to an outlet low point in northern garden.</p> | | | |
| Signed By | Peter Douglass | Signature |  |
| | | Date | 29-7-2015 |

Site Inspection Record

| Inspection Photographs | Comments |
|--|---|
|  | <p>Excavation behind house retaining wall along southern side of house. New bituminous emulsion to be applied in 2coats onto existing black sealant and cleaned remaining wall.</p> |
|  | <p>New subsoil drain to be laid to fall away from house to a low garden location</p> <p>Retaining wall along northern side of house to be lined and drained similar to above walls.</p> |
|  | |

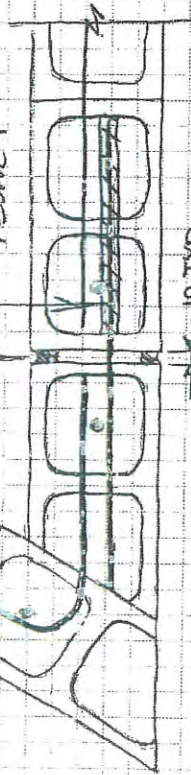
100 THICK
WASCONUT WALL
BETWEEN PILES
TYP.



SHRINKAGE
CONTROL JOINT
DETAIL

SCREEN WALL - PLAN
1"=50'

SHRINKAGE CONTROL JOINT
STOPPED WITH FILLER
AND SEALANT TO
ARCHITECTURAL DETAILS
1/2" x 16" LAPPING BARS 800 LONG
DEBAND ONE SIDE WITH GREASE
OR PLASTIC TAPE (CTS MATCH HORIZ
REBAR)



CONTROL JOINT DETAIL
1"=400'

BLOCKWORK NOTES

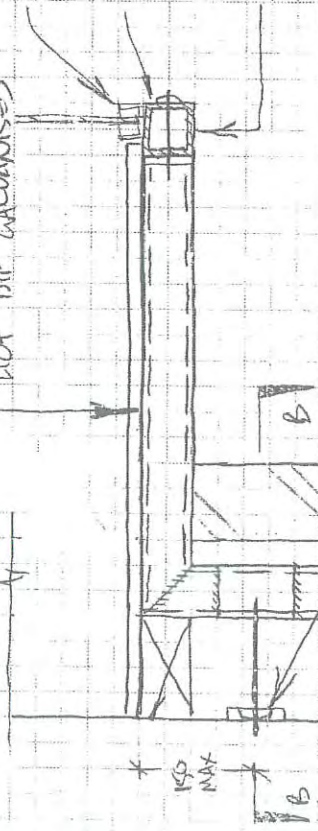
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 305.
2. ALL BLOCKWORK SHALL HAVE A MINIMUM CHARACTERISTIC UNCOMFORMED COMPRESSIVE STRENGTH OF 15 MPa AT 28 DAYS UNLESS OTHERWISE SPECIFIED. CEMENT MORTAR CLASSIFICATION SHALL BE TYPE S (50% ON OF CEMENT : SAND) WITH A MINIMUM CELLULOSE WATER THICKENER.
3. THE USE OF OTHER ADJUSTERS SHALL BE SUBJECT TO PRIOR APPROVAL OF THE ENGINEER.
4. REINFORCED BLOCKWORK SHALL HAVE EVERY REINFORCED CORE (JOINT FILLED, EXTERNAL BUILDING WALLS SHALL HAVE ALL CORES GROUT FILLER, CLEAN OUT BLOCKS SHALL BE PROVIDED AT THE BOTTOM OF EACH LIFT IN EVERY CORE TO BE FILLED, CORES SHALL BE CLEANED AND WET DOWN PRIOR TO GROUTING.
5. MAXIMUM HEIGHT OF LIFT FOR CORE FILLING SHALL BE 2m.
6. CONCRETE FOR CORE FILLING AND IN PLASTERS, LINTELS AND BOND BEAMS SHALL HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH OF 17.5 MPa AT 28 DAYS, MAXIMUM AGGREGATE SIZE 10mm AND SLUMP OF 20mm.
7. BLOCKS OTHER THAN LINTEL BLOCKS OR BOND BEAM BLOCKS SHALL BE CODE 20/1 BLOCKS UNLESS OTHERWISE SPECIFIED. BLOCKS IN WALLS REINFORCED HORIZONTALLY WITH BAR REINFORCEMENT SHALL BE CODE 20/1 BLOCKS IN REINFORCED COURSES UNLESS OTHERWISE SPECIFIED. REINFORCEMENT SHALL BE CODE 20/1 OR 20/2 BLOCKS AS APPROPRIATE.
8. REINFORCED LINTELS SHALL BE PROVIDED OVER ALL OPENINGS.
9. REINFORCED BOND BEAMS SHALL BE PROVIDED AT THE TOP OF ALL WALLS.
10. VERTICAL CORERS ADJACENT TO OPENINGS AND AT CORNERS SHALL BE REINFORCED.
11. HORIZONTAL BAR REINFORCEMENT SHALL BE LAPPED AT CORNERS USING "L" BARS:
H 12 - 500 x 500
H 15 - 600 x 600
12. BLOCKWORK SHALL NOT BE CONSTRUCTED ON UNSUPPORTED CONCRETE SLABS OR BEAMS UNTIL THE SUPPORTING FORMWORK HAS BEEN REMOVED.
13. ALL ROOF TIE DOWNING SHALL BE HOT DIP GALVANISED.

aurecon

A person using Aurecon Group drawings and other data accepts the risk of inaccuracy and shall be responsible for checking them. For accuracy against the latest copy version. *unless the drawings or other data for any purpose not agreed to be valid by Aurecon Group.

| Client | | Project | | Drawing Title | | Aurecon Group Project No. | |
|----------|----------|---------------|--------------------|---------------|--------|---------------------------|-----|
| Drawn | Checked | 0114 | SCREEN WALL - PLAN | 259 781 | Scale | AS SHOWN | Rev |
| Verified | Approved | 13 NEWBURY ST | 2.4.5 | 2.4.5 | 2/4/15 | 03 | 0 |
| By | Ver. | App. | | | | | |

50x60 SHS L-FRAME
F5BW TOGETHER AT
CORNER
NOT DIP GALVANISED

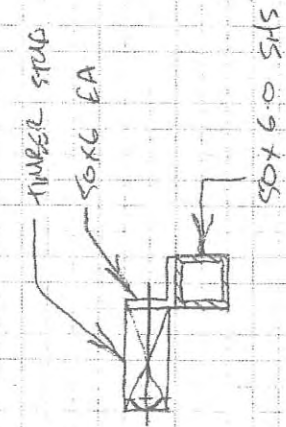


REBATE TIMBER STUD
TO ACCOMMODATE CUP
HEAD OF BOLT

50x6 EA 75 LONG
6 CFW TO L-FRAME
BOLT TO TIMBER FRAME
BEHIND WITH M16 GALVANISED
CUP HEAD BOLTS

EXTERNAL BRICKWORK
CLADDING

CAP OFF END OF
SHS.
CHECK STUDS HAVE BEEN
ADEQUATELY FIXED TO TOP & BOTTOM
PLATES AT SHS SECTIONS
L-FRAME DETAIL A



SECTION B

NOTE: BEFORE GALVANISING SECTIONS
PROVIDE HOLES IN END PLATES
ON SHS MEMBERS

| | | | | | | | | | | | |
|----------|--|-------------|--|------------------|--|----------------|--|------------|--|-------|--|
| Project | | Client | | Revision Details | | By | | Ver | | App | |
| 0114 | | 13 NEHRA ST | | | | | | | | | |
| Drawn | | Signed | | Date | | Drawn Title | | Project No | | Scale | |
| EN | | MS | | 24/15 | | RAY WINDOW | | 239481 | | 1:50 | |
| Designed | | Verified | | Date | | Support frames | | Drawing No | | Rev | |
| MS | | DC | | 24/15 | | DETAIL | | 02 | | 0 | |
| Approved | | DC | | 24/15 | | | | | | | |

2 No. L-FRAMES
EACH SIDE
IN APPROX LOCATIONS
INDICATED

3000 (APPROX)

3000 APPROX

A

A-111

SITS WINDOW SUPPORT
MEMBERS SUPPORTING
WINDOW AROUND PERIMETER

2 No. L-FRAMES
AS INDICATED

300 NOMINAL
FROM GOLF OF
WINDOW

(250 (15750x))

| | | | | | |
|--|------|------------------|----|------|------|
| No. | Date | Revision Details | By | Ver. | App. |
| <div style="display: flex; justify-content: space-between;"> <div> <h1 style="margin: 0;">aurecon</h1> <p style="font-size: 0.8em; margin: 5px 0;"> A person using Aurecon Group drawings and other data accepts the risks of: • using for purposes not intended or not permitted by the Terms without requesting and obtaining them for accuracy against the latest copy variation • using the drawings or other data for any purpose not agreed to in writing by Aurecon Group </p> </div> <div> <p>Client</p> </div> </div> | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div> <p>Project</p> <p>0114</p> <p>13 NEURON ST</p> </div> <div> <p>Drawn</p> <p>EW</p> <p>Designed</p> <p>MB</p> <p>Verified</p> <p>DC</p> <p>Approved</p> <p>DC</p> </div> <div> <p>Signed</p> <p>[Signature]</p> <p>Signed</p> <p>[Signature]</p> <p>Signed</p> <p>[Signature]</p> <p>Signed</p> <p>[Signature]</p> </div> <div> <p>Date</p> <p>2-4-15</p> <p>Date</p> <p>2/4/15</p> <p>Date</p> <p>2/4/15</p> <p>Date</p> <p>2/4/15</p> </div> </div> | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div> <p>Drawing Title</p> <p>BAY WINDOW</p> <p>SUPPLY FRAMES</p> <p>PLAN VIEW</p> </div> <div> <p>Aurecon Group Project No.</p> <p>239481</p> <p>Scale</p> <p>N.T.S</p> <p>Drawing No.</p> <p>01</p> <p>Row</p> <p>0</p> </div> </div> | | | | | |

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

| | |
|---------------------------------|---|
| PS1 Design | Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent; |
| PS2 Design Review | Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent; |
| PS3 Construction | Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ ; or Schedules E1/E2 of NZIA's SCC 2007 ² |
| PS 4 Construction Review | Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6). |

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 *Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003*
- 2 *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*
- 3 *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz





NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s) B1

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Aurecon New Zealand Ltd

(Construction Review Firm)

TO: Rob Lile

(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council

(Building Consent Authority)

IN RESPECT OF: Earthquake Repairs

(Description of Building Work)

AT: 13 Nehru Place, Cashmere, Christchurch 8022

(Address)

LOT 4

DP 45824

SO

Aurecon New Zealand Ltd

(Construction Review Firm)

has been engaged by

to provide ☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 *(Engineering Categories)* or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 *(Architectural Categories)*

observation ☐ or other services

(Extent of Engagement)

in respect of clause(s) B1 of the Building Code for the building work described in

documents relating to Building Consent No. BCN/2014/7536 and those relating to

Building Consent Amendment(s) Nos. issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. UPDATED DETAILS AS SHOWN ON SHEETS 01 to 04 (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1 of the Building Regulations.

I, Lee Howard

(Name of Construction Review Professional)

am: ☒ CPEng No. 1008889

☐ Reg Arch No.

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: MEng (Hons)

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☒ YES ☐ NO

SIGNED BY Lee Howard ON BEHALF OF Aurecon New Zealand Ltd

Date: 18/11/2015 Signature: [Signature]

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

Building Control and City Rebuild Group

Construction Statement – pipework testing

Send this Statement to:

Building Inspection Team, Christchurch City Council, PO Box 73013, Christchurch 8154, or fax (03) 941 5033, or e-mail to codecomplianceauditor@ccc.govt.nz

TO: Christchurch City Council Building Consent Authority

Issued by: (name of certifying plumber, holding a current licence)

Bernard Russell

In respect of Building Consent Number:

BCN/2014/7536

At: (project address)

13 Nehru Place

Made by: (building consent applicant)

Corbel Construction Ltd

In relation to: (description of work)

Earthquake repair work

I have been engaged to undertake the plumbing work on the above approved building consent. I hereby certify that the work complies with the building consent and the NZ Building Code, and I have undertaken a pressure test for water tightness in accordance with:

- ☐ NZBC G12/AS1 7.5.1 (a),(b): By pressurising the pipework to 1500 kpa for a period of not less than 15 minutes for the hot and cold water supply and checking to see that there are no leaks; or
- ☐ NZBC G12/AS1 7.5.2, NZS 7643 section 9: By pressurising the upvc. pipework to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking that there are no leaks; or
- ☐ NZBC G12 VM1, AS/NZS 3500.1:2003: By pressurising the pipework to 1500 kpa for a period of not less than 30 minutes and checking to see that there are no leaks; or
- ☒ By working pressure (only acceptable for solid/liquid fuel heater wet back connections and solar hot water systems pipework) for a period of not less than 15 minutes and checking that there are no leaks.

For sanitary fixtures used for personal hygiene, I confirm that the anti-scold device has been set so as to not exceed:

- ☐ 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals. (G12/AS1 6.14.1(a)); or
- ☒ 55°C for all other buildings. (G12/AS1 6.14.1(b))

And I believe on reasonable grounds that the pipework has passed that test.

- ☒ All work complies with the NZBC
- ☐ Building is connected to a site specific allocated water meter
- ☐ Water meter serial number is:

Certifying Plumber's Details

Name:

Bernard Russell

Registration number:

11148

22147.

Qualifications:

Registered Plumber

Address:

112 Buchan street.

Phone numbers:

work

021782136

mobile

home

fax

03 941 8920

Email:

I hereby state that the work prescribed in this consent application has been carried out by me or my employee and that the employee holds:

(select one)

- ☒ A current licence under part 2, subpart 1 of the Plumbers Gasfitters and Drainlayers Act 2006; or
- ☐ Is an exempt trainee under Section 13 of the Plumbers Gasfitters and Drainlayers Act 2006 and the work done by that trainee is carried out in accordance with a limited certificate issued by the Board to the trainee under section 14 of the Act.

I also understand that the Christchurch City Council in accepting this construction statement may be relying on it to issue the code compliance certificate at the completion of the building work.

Signature of Certifying Plumber:

B. Russell

Date:

6/11/15.



Christchurch City Council
P.O. Box 237, Christchurch
Fax 03 941-8920

| | |
|--|-----------------------------|
| Building Consent Number: | |
| Issued by: (Registered Craftsman Plumber) | Bernard Russell |
| For: (Owner) | Foreman - Rene - 0273483378 |

In respect of the testing of water pipework prior concealment

| | |
|------------------|-----------------|
| At: (address) | 13 Nehru Place. |
|------------------|-----------------|

I hereby state that I have personally tested the water pipework installed in the building authorised under the above Building Consent by the method indicated hereunder:

- ☒ By pressurising the pipework to 1500 kpa for a period of not less than 15 minutes for the hot and cold water supply and checking to see that there are no leaks. (NZBC G12/AS1 7.5.1 (a), (b).)
- ☐ By pressurising the upvc. Pipework to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking that there are no leaks (NZBC G12/AS1 7.5.2, NZS 7643)
- ☐ By pressurising the pipework to 1500 kpa for a period of not less than 5 minutes and checking to see that there are no leaks. (NZBC G12 VM1, AS3500: Part 1.2 1998)
- ☒ By filling system to working pressure for no less than 24 hours and checking for visible leaks before lining.

For sanitary fixtures used for personal hygiene, I confirm that the tempering valve has been set so as to not exceed:

- ☐ 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals. (G12/AS1 6.14.1 (a))

or

- ☒ 55°C for all other buildings. (G12/AS1 6.14.1 (b))

And I believe on reasonable grounds that the pipework has passed that test.

- ☒ All work complies with the NZBC

I also understand that the Christchurch City Council in accepting this producer statement will be relying on it to issue the code compliance certificate at the completion of the building work.

| | |
|---------------------------------|---------------------------|
| Signature of Craftsman Plumber: | |
| Date: | 26/5/15 |
| Craftsman Registration No: | 11148 |
| Company Name: | Clyne & Bennie (1988) Ltd |

FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY:.....1Geotechnical Limited.....
(Building Contractor)

TO:Rob Lile.....
(Owner/Principal)

IN RESPECT OF:.....Crack repair to masonry wall and rods to rotated corner. Plaster to finish.....
(Description of Contract Works)

AT:.....13.Nehru.Place,.Cashmere,.Christchurch.....
(Address)

T/A:.....CCC..... **BUILDING CONSENT No:**.....N/A.....
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

.....Civil and Land Stabilization quotation..... ("the contract")
(Title of building contract)

IStephen.Greening..... a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

☐ All ☒ Part only as specified in the attached particulars

of the building works in accordance with the contract.

.....
(Signature of Authorised Agent on behalf of the Building Contractor)

.....8/12/2014.....
(Date)

.....190 Maces Road, Bromley, Christchurch.....
(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

2015 – 2019 Renovations and General Maintenance

Carpet Kingdom

where the best carpet deals are done !

Mike Jacka
13 Nehru Place
Cashmere
Christchurch

7 December 2015

Quote No. : 223970
Location : 13 Nehru Place Cashmere Christchurch

Dear Mike

We have pleasure in submitting our proposal for the supply and installation of carpet at the above address. All prices quoted are GST inclusive. Quotation is valid for 30 days.

CARPET

Product : Jacobsens Cityscape 42oz 100% Solution Dyed Nylon - Colour 283 "Construction"

To supply and install new carpet on existing underlay and smoothedge throughout the Lounge, X2 Living Rooms, Hallway, Stairs, X4 Bedrooms and Wardrobes. New finishing bars to be installed where required. No allowance for the shifting of any furniture, (based on being clear).

Price inclusive of GST : \$8,490.00

If you have a [special requirement](#) for this job, please ensure that you discuss any matters with us before accepting this quote. Please ensure you have read our Terms & Conditions attached.

[If accepting, please sign, date and pay the deposit as detailed on the second page of this quote.](#) Payments can be made direct to our BNZ bank account number [02 0828 0218683 00](#), Carpet Kingdom Ltd, BNZ, Sydenham, Christchurch. Please state your name and the above quote number as a reference. Our preferred method of payment is DIRECT CREDIT. Credit card usage will incur a 1.5% charge.

We hope this quote meets with your approval and please do not hesitate to contact me if you have any queries regarding this quotation.

Jimi Taylor
jimit@carpetkingdom.co.nz

CARPET KINGDOM LIMITED



TAX INVOICE

Emma Jacka
13 nehru place
Christchurch 8042
NEW ZEALAND

Invoice Date
13 Mar 2016

Invoice Number
INV-0158

Reference
Bathroom Renovations

GST Number
115-013-734

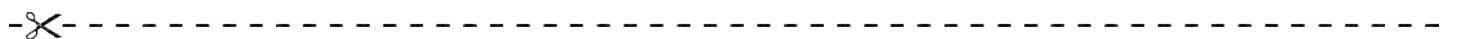
360 Repairs & Painting
Limited
7 Gamblins Road
St Martins
Christchurch 8022
NEW ZEALAND

| Description | Quantity | Unit Price | Amount NZD |
|---|----------|------------|------------|
| Progress payment for Bathroom Renovations with balance on completion. | 1.00 | 15,000.00 | 15,000.00 |
| Subtotal | | | 15,000.00 |
| TOTAL GST 15% | | | 2,250.00 |
| TOTAL NZD | | | 17,250.00 |

Due Date: 27 Mar 2016

Electronic Bank Payments are preferred

Westpac Bank
Account number: 03 1594 0635154 000



PAYMENT ADVICE

To: 360 Repairs & Painting Limited
7 Gamblins Road
St Martins
Christchurch 8022
NEW ZEALAND

Customer Emma Jacka
Invoice Number INV-0158

Amount Due **17,250.00**
Due Date 27 Mar 2016

Amount Enclosed

Enter the amount you are paying above



TAX INVOICE

Emma Jacka
13 nehru place
Christchurch 8042
NEW ZEALAND

Invoice Date
25 Apr 2016

Invoice Number
INV-0161

Reference
Bathroom renos

GST Number
115-013-734

360 Repairs & Painting
Limited
7 Gamblins Road
St Martins
Christchurch 8022
NEW ZEALAND

| Description | Quantity | Unit Price | Amount NZD |
|-------------|----------|------------|------------|
| Bathroom 1 | 1.00 | 7,309.70 | 7,309.70 |

Stripped out ensuite and disposed.
Supplied & installed the following:
Englefield 1200x900 round shower.
VCBC 600 vanity.
Tall unit.
Tuscano toilet suite
Newtech heated towel rail
Mirror demistor.
Ventilation extractor and ducting system.
Vanity tap and shower mixer.
All glues, silicons, wall boards, screws, timber, plasters, paint
materials and paint.

Sub contracted all electrical wiring, flooring/tiling and plumbing.

Bathroom 2:
Stripped out main bathroom and disposed.
Supplied & installed the following:
Englefield 1200x900 square shower.
VCBC 900 vanity.
Clearlite Dina shub.
Mirror demistor.
Newtech heated towel rail.
Ventilation extractor and ducting system.
Vanity tap, shower mixer & Bath taps.
VCBC back to wall toilet.
All glues, silicons, wall boards, screws, timber, plasters, paint
materials and paint.

Sub contracted all electrical wiring, flooring/tiling and plumbing.

Gibbed behind fire, plastered & painted.

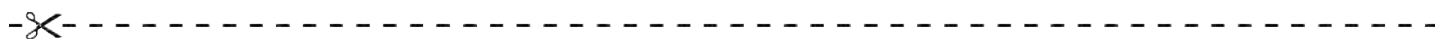
| Description | Quantity | Unit Price | Amount NZD |
|--------------------------------------|----------|------------------|-----------------|
| Progress payment received \$17250,00 | | | |
| | | Subtotal | 7,309.70 |
| | | TOTAL GST 15% | 1,096.46 |
| | | TOTAL NZD | 8,406.16 |

Due Date: 9 May 2016

Electronic Bank Payments are preferred

Westpac Bank

Account number: 03 1594 0635154 000



PAYMENT ADVICE

To: 360 Repairs & Painting Limited
7 Gamblins Road
St Martins
Christchurch 8022
NEW ZEALAND

| | |
|------------------------|-----------------|
| Customer | Emma Jacka |
| Invoice Number | INV-0161 |
| Amount Due | 8,406.16 |
| Due Date | 9 May 2016 |
| Amount Enclosed | |

Enter the amount you are paying above



TAX INVOICE

Emma Jacka
13 nehru place
Christchurch 8042
NEW ZEALAND

Invoice Date
11 Jul 2016

Invoice Number
INV-0167

Reference
Toilet/stairwell

GST Number
115-013-734

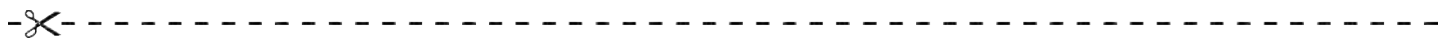
360 Repairs & Painting
Limited
7 Gamblins Road
St Martins
Christchurch 8022
NEW ZEALAND

| Description | Quantity | Unit Price | Amount NZD |
|---|----------|------------|------------|
| Remove existing toilet. Supply and install new back to wall toilet with cancelled cistern. Plumbed new toilet and replaced leaking copper pipe. (Plumb Right). Installed new MDF panel under stairs. Supplied paint. Primed & painted toilet area. Disposed material.. | 1.00 | 1,769.38 | 1,769.38 |
| Down stairs wall: Installed Gibb, cut finished timber and fasten to wall. Primed & painted... | 1.00 | 487.69 | 487.69 |
| Subtotal | | | 2,257.07 |
| TOTAL GST 15% | | | 338.56 |
| TOTAL NZD | | | 2,595.63 |

Due Date: 27 Jul 2016

Electronic Bank Payments are preferred

Westpac Bank
Account number: 03 1594 0635154 000



PAYMENT ADVICE

To: 360 Repairs & Painting Limited
7 Gamblins Road
St Martins
Christchurch 8022
NEW ZEALAND

| | |
|-----------------|-------------|
| Customer | Emma Jacka |
| Invoice Number | INV-0167 |
| Amount Due | 2,595.63 |
| Due Date | 27 Jul 2016 |
| Amount Enclosed | |

Enter the amount you are paying above

TAX INVOICE

Sold To :

Mike Jacka
13 Nehru Place
Cashmere
Christchurch .

Ship To :

Mike Jacka
13 Nehru Place, Cashmere
Christchurch .
Customer # : 29303
Job # : 121030
Job Name : Jacka - 13 Nehru Place

| | | | |
|--------------------|------------------------|----------------|-------------|
| Invoice # : 121030 | Date : 22/02/2016 | Terms : 7 Days | Page 1 of 1 |
| C/O # : | Sold By : John Garbutt | | |

| Item # | Description | U / M | Ordered | Shipped | Price | Extended |
|-------------------------|----------------------------------|-------|---------|---------|-------|----------|
| Invoice - 121030 | | | | | | |
| JAP401 | Lazio Cream 400x400 <i>matt.</i> | sqm | 0.00 | 15.36 | 49.93 | 766.92 |
| | R Rounding | JOB | 0.00 | 1.00 | 0.03 | 0.03 |

| | |
|------------------|-------------|
| GST Rounding | 0.05 |
| Includes GST | 100.04 |
| Total | 767.00 |
| | -767.00 |
| Total Due | 0.00 |

242655 15/02/201 Unposted Payment Ref : 11754

NO RETURNS

The Flooring Centre Ltd
PO Box 8322
Christchurch

GST Number : 84-597-996

Electronic payments can be made to our bank account
BNZ Christchurch 02 - 1278 - 0011761 - 029

TAX INVOICE

| |
|--|
| Sold To : |
| Mike Jacka 13 Nehru Place Cashmere Christchurch . |

| |
|---|
| Ship To : |
| Mike Jacka 13 Nehru Place, Cashmere Christchurch . Customer # : 29303 Job # : 120974 Job Name : Jacka - 13 Nehru Place |

| | | | |
|--------------------|------------------------|----------------|-------------|
| Invoice # : 120974 | Date : 18/02/2016 | Terms : 7 Days | Page 1 of 1 |
| C/O # : | Sold By : John Garbutt | | |

| Item # | Description | U / M | Ordered | Shipped | Price | Extended |
|-------------------------|--|-------|---------|---------|------------------|-------------|
| Invoice - 120974 | | | | | | |
| 5620003 | Tarkett Traffic 203 5260003 Gea/Lig | L/M | 0.00 | 5.00 | 74.00 | 370.00 |
| | R Rounding | JOB | 0.00 | -1.00 | 0.01 | -0.01 |
| | | | | | GST Rounding | 0.01 |
| | | | | | Includes GST | 48.26 |
| | | | | | Total | 370.00 |
| 242293 | 11/02/201 Unposted Payment Ref : 11727 | | | | | -370.00 |
| | | | | | Total Due | 0.00 |

The Flooring Centre Ltd
PO Box 8322
Christchurch

GST Number : 84-597-996

Electronic payments can be made to our bank account
BNZ Christchurch 02 - 1278 - 0011761 - 029



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE



Reference/Certificate ID No:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

13 NEHRU PL CASHMERE

Contact Details:
(Name and address)

MIKE JACKA

Name of
Electrical worker:

PAUL MULLINGER

Registration/Practising
licence number:

E258225

Organisation/company:

MULLINGERELECTRICAL

Phone and email:

021 115 9362 mullingerelectrical@gmail.com

Name of person(s)
supervised:

CoC

Type of work:

☒ Additions

☐ Alterations

☐ New work

The prescribed electrical work is:

☐ Low risk

☒ General

☐ High risk (Specify):

Reference Standards:

☐ Part 1 of AS/NZS 3000

☐ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

INSTALL NEW LIGHTS, GPO'S, FANS, TOWER RAILS IN BATHROOMS x 2
TEST & CERTIFY.

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☐ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☒ Is safe to connect

Electronic/Other reference:

Certifier's signature:

P. Mullinger

Test Results

| | |
|----------------------------------|----------|
| Polarity (Independent earth): | ✓ |
| Insulation resistance: | > 999 MΩ |
| Earth Continuity: | ✓ |
| Bonding: | ✓ |
| Fault Loop impedance | 0.52 Ω |
| Other (specify): | ✓ |

Date:

1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

PAUL MULLINGER

Registration/Practising
licence number:

E258225

Certifier's
signature:

P. Mullinger

Certificate
Issue Date:

29 / 3 / 16

Connection
Date:

29 / 3 / 16

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

4 Seasons Christchurch Limited

Tower Junction Mega Centre
Blenheim Road
Christchurch
Ph 03 341 1220 FAX 03 341 1221

TAX INVOICE

No.: 66955

Date: 29/02/16

GST No.: 97-557-047

Customer: JACKMIKE

Order Number:

Our Reference: Q:33272

Charge TO:

Mike Jacka
13 NEHRU PLACE
CASHMERE
, CHRISTCHURCH

Phone: 0212218445

Fax:

Delivery: Mike Jacka

13 NEHRU PLACE

CASHMERE

, CHRISTCHURCH PH: 0212218445

Contact: SIMON BROWN

| Code | Description | Units | Quantity | Price | Disc% | Amount |
|-----------|---|-------|----------|---------|-------|---------|
| PYRO-P799 | PYROCLASSIC IV FIRE INC PANELS (SPECIFY COLOUR REQ'D) | EACH | 1.00 | 3389.00 | 5.00 | 3219.55 |
| PYRO-P899 | PYROCLASSIC 100MM ECO 4.88m FLUE KIT | | 1.00 | 749.00 | 10.00 | 674.10 |
| PYRO-P897 | PYROCLASSIC 100mm FLUE SECTION S/S X 1200MM | | 3.00 | 65.00 | 10.00 | 175.50 |
| PYRO-P896 | PYROCLASSIC GALVANISED OUTER LINER EXTENSION 200 X 1200mm | | 3.00 | 99.00 | 30.00 | 207.90 |
| PYRO-P993 | PYROCLASSIC COMBINATION MINI HEARTH & WOOD BIN (BLK RIPPL | | 1.00 | 499.00 | 10.00 | 449.10 |
| PYRO-P995 | PYROCLASSIC ACCESSORY OVEN | | 1.00 | 199.00 | 10.00 | 179.10 |
| PYRO-P997 | PYROCLASSIC STANDARD WALL SCREEN (SPECIFY COLOUR REQ'D) | EACH | 1.00 | 149.00 | 10.00 | 134.10 |

NOTES:

WALL AND PANEL COLOUR: KAURI
HEATING INSTALLATIONS TO INSTALL

mike.jacka@gmail.com

\$1000 deposit with balance to pay via internet banking
once fire arrives.

THE FIRE GUY
CANTERBURY LIMITED



Martin Smythe
Log Fire Installer

021 1340 118
thefireguycanterbury@gmail.com



Registered Member

* PAYMENT RECEIVED \$1000.00 by EFT POS *

TOTAL 5039.35

Client: JACKMIKE Mike Jacka

TAX INVOICE No.: 66955

9 March 2016

Heating Installations
PO Box 7729
Sydenham
Christchurch 8240

Dear Sir/Madam

Building Consent: BCN/2016/1697
13 Nehru Place Cashmere
Alteration to dwelling - Installation of a Pyroclassic IV freestanding woodburner
dry CAC121121

Building consent issued

I am pleased to advise that your building consent has been issued.

You can now download your approved documents from onlineservices.ccc.govt.nz. Please note only registered users of Online Services will have access to download the approved documents.

The files to download consist of the following:

- Building consent
- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans. Specifications and Supporting documents
- MBIE and Commerce Commission media release on reinforcing steel mesh

If you have any questions or need help with downloading your documents, please email onlineservices@ccc.govt.nz.

Yours sincerely



Azeema Aman
Building Administration Officer
CCBC Commercial Building Administration Team
Phone: 941 8523
Email: azeema.aman@ccc.govt.nz

Building Consent

Section 51, Building Act 2004

Form 5 – Building (Forms) Regulations 2004

| | | | |
|--------------------------------|---------------|--------------------|--------------|
| Building consent number | BCN/2016/1697 | Date issued | 8 March 2016 |
|--------------------------------|---------------|--------------------|--------------|

The building

| | | |
|--|--|--|
| Street address of building | 13 Nehru Place Cashmere | Location of building within site/block number |
| Legal description of land where building is located | Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 | |
| Building name | | Level/unit number |

The owner

| | | | |
|--|---|---------------------|--------------|
| Name of owner | M E Jacka and E J Jacka and The Winchester Trustee Services Limited | Phone number | |
| Contact person | Mike | Landline | |
| Mailing address | 13 Nehru Place Christchurch 8022 | Mobile | 021 221 8445 |
| Street address/ registered office | 13 Nehru Place Christchurch 8022 | Daytime | |
| Email address | | After hours | |
| | | Fax | |
| | | Website | |

First point of contact for communications with the building consent authority:

| | | | |
|------------------------|--|----------------------|------------------|
| Name | Heating Installations | Phone | 03 339 4444 |
| Contact person | Rosie Wardrop | Mobile | |
| Mailing address | PO Box 7729 Sydenham Christchurch 8240 | Fax | 03 339 2980 |
| | | Email address | rosie@hicl.co.nz |

Building work

The following building work is authorised by this building consent:

Alteration to dwelling - Installation of a Pyroclassic IV freestanding woodburner dry CAC121121

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or any responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions of consent

This building consent is subject to the following conditions:

Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a building consent authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- land on which building work is being or is proposed to be carried out; and
- building work that has been or is being carried out on or off that building site; and
- any building.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Estimate of construction inspections (by Christchurch City Council)
- Building consent construction documentation (including third party certification) and advice notes
- Approved plans, specifications and supporting documents



Bee Geok Chan

Building Consent Officer
Processing Team (Residential) 1

On behalf of: Christchurch City Council

Date: 8 March 2016

Schedule of Specified Inspections

| | |
|-------------------------------|---|
| Date | 8 March 2016 |
| Project number | BCN/2016/1697 |
| Description of consent | Alteration to dwelling - Installation of a Pyroclassic IV freestanding woodburner dry CAC121121 |
| Site address | 13 Nehru Place Cashmere Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 |

There are provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work. These provisions must be taken to include the provisions of Section 90, Building Act 2004.

Inspections required

The following inspections are required to be carried out by a Council inspector:

- 232 - Solid or Liquid Fuel Heater - Final

The fees for the above inspections have been included in the overall building consent fees up to 1 hour per inspection. Where the actual time of an inspection exceeds 1 hour then additional inspection fees will be charged. These additional inspection fees will be based on the fee per inspection and charged in 15 minute increments.

Notes

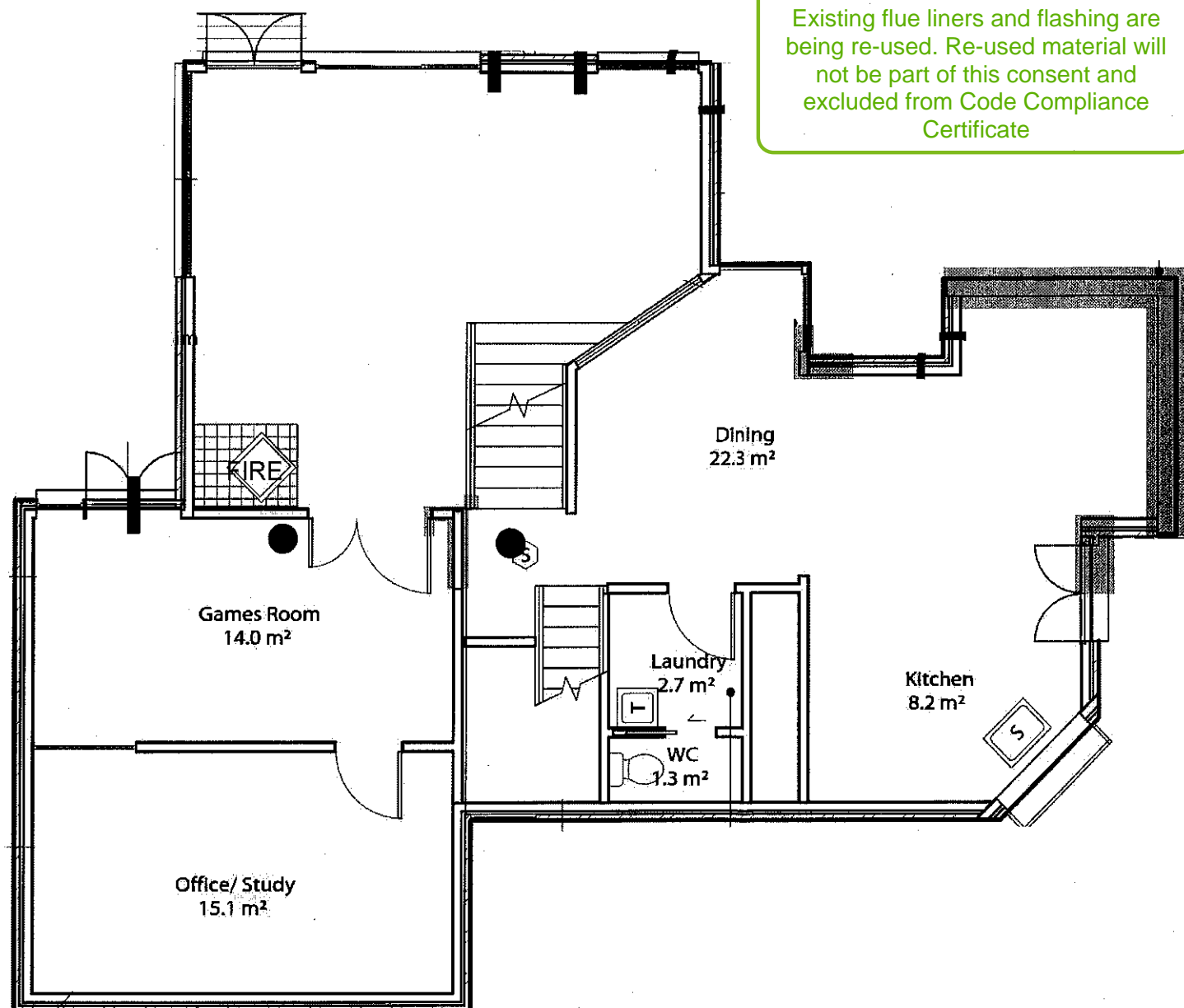
- A copy of the approved plans must be kept on site.
- The above inspections will be carried out by the Council with 3 working days' notice subject to the availability of staff. Please book your inspections as early as is possible to ensure that an inspector is available.
- Additional inspections may be necessary, depending on the nature of the building work and the manner of construction, or as a result of non-complying or incomplete work.
- All additional inspections are charged at the rate applicable at the time (see link below) and are invoiced separately.
- Further information on inspections is available on our website at www.ccc.govt.nz/inspections.
- To book an inspection:
 - Fill in the form at www.ccc.govt.nz/bookinspection; or
 - Phone (03) 941 8222.
- You can submit construction documents via email to codecomplianceauditor@ccc.govt.nz.

Destructive investigations may be required if work is covered in prior to the Council's inspections taking place.

● Smoke alarm location

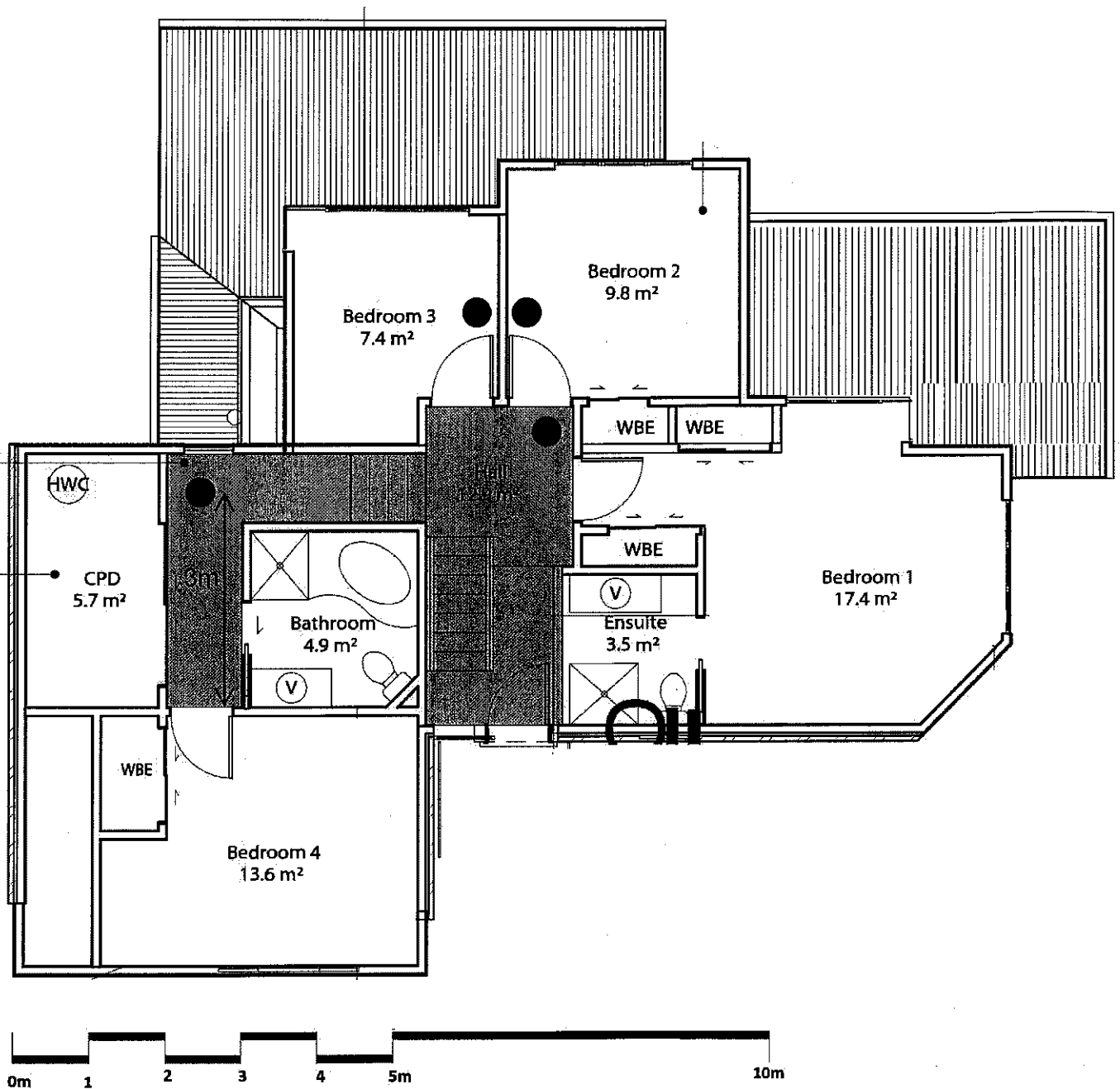
CCC Advice Note

Existing flue liners and flashing are being re-used. Re-used material will not be part of this consent and excluded from Code Compliance Certificate



13 Nehru Pl

● Smoke alarm location



13 Nehw P1

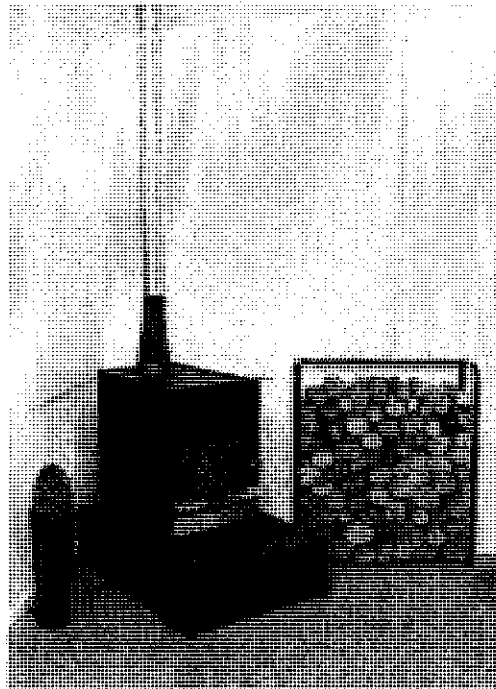


PYROCLASSIC FIRES

INSTALLATION INSTRUCTIONS

For PYROCLASSIC IV

PLEASE ENSURE THIS SET OF INSTRUCTIONS REMAINS WITH THE OWNER TO READ



IMPORTANT NOTE

The Pyroclassic IV fire is tested to and should be installed in accordance to AS/NZS 4012:1999, AS/NZS 4013:1999 and AS/NZS 2918:2001

We strongly recommend that an approved qualified installer is used to install your Pyroclassic IV fire.

Under no circumstances should any modification be made, or parts removed. If such were to happen, this would void the warranty of the fire.

Pyroclassic Fires Ltd
PO Box 28-150, Havelock North, 4157
Showroom: 8 St Andrews Rd, Havelock North, 4130
Ph: (06) 877 0175 Fax: (06) 877 7501 www.pyroclassic.co.nz

TIPS ON INSTALLATION

POSITION THE FIRE

Using the previous technical specification sheets identify where the Pyroclassic IV fire is to be situated. Note: We have supplied 2 x 10mm steel rods (attached to the outside of palletized box). Push the rods through the two 11mm holes located in the front plate and engage the corresponding 11mm holes in the rear plate. The projecting ends of both rods can now be used as carry rods. To make the whole unit lighter, the top cooking plate can also be carefully removed-make sure that the insulating Kaowool in the top chamber is not disturbed. Replace the cook top when fire is in position.

LOWER HEAT SHIELD

The lower heat shield should be placed on top of the feet when the fire is in its final position. If you are installing the fire angled into a corner, make sure the lower heat shield is already in place before finishing the flue and earthquake restraints etc, otherwise the angle of the wall may make it impossible to slip into place.

INSULATING HEARTH (NOT SUPPLIED BY PYROCLASSIC)

The Pyroclassic IV must sit on an insulating hearth with a minimum distance of 369mm in front of the heater when the hearth is installed flush with the surrounding combustible floor. The width of the floor protector shall be no less than the width of the Pyroclassic and shall extend not less than 200mm each side of any ash-removal or fuel loading openings unless the floor protector forms an abutment with a wall or heat shield at a lesser distance.

PYROCLASSIC RAISED HEARTH

Using the raised hearth allows the above mentioned 369mm distance at the front of the fuel loading and ash removal opening to be reduced. The Pyroclassic Hearth is raised 250mm from the floor thus reducing the distance at the front of the door opening to 300mm.

The Pyroclassic Hearth measures 250mm (h) x 680mm (w) x 950mm (d). NOTE: A marking hole is located on top of the hearth that indicates the exact centre of the inner 100mm flue used with the Pyroclassic IV, you can use the measurements shown on our specifications pages to help position the hearth prior to installing the fire. Place the hearth into position and bolt or screw into floor in 4 places, (Fixings not supplied, installer to decide what to use) using the mounting holes provided in the hearth. Please use the provided black caps to cover the fixing holes once the hearth has been installed.

Also note that there are 4 cups on the top of the hearth, these cups are used to receive the adjustable feet on the fire. Split pins are provided for the rear feet only to allow the fire to be anchored to the hearth, these act as the earthquake restraints meaning you don't need to use the fixing slots in the back plate.

PYROCLASSIC WOODBIN

The woodbin supplied is designed to slide under the Pyroclassic Hearth. If the woodbin is used with a wooden or concrete floor we have supplied 5 carpet squares which should be adhered to the underside of the woodbin, one in each corner and one in the middle.

POWDER COATED PANELS

Insert the side panels before the front and rear panels. Note that the front panel has a Kaowool gasket adhered to the inside and care should be taken when lowering this panel into position. As the panel is lowered over the central bolt head pull the panel out slightly to ensure the gasket is not affected in any way. Do not remove this bolt!

UNPROTECTED WALLS

Minimum unscreened clearances are 350mm from the back of the Pyroclassic IV fire to the wall and 480mm from the side of the fire to any side wall. For a corner installation with the Pyroclassic IV angled at 45 degrees to the wall the minimum unscreened clearance from the walls is 370mm, measured from the rear corners of the heater to the wall.

PYROCLASSIC STANDARD WALL SCREEN

Designed to be used when fire is positioned close to a wall. It measures 550mm wide by 800mm high and 25mm deep. Two angled brackets are supplied that should be screwed to the wall and the screen riveted onto the brackets from the side. Note the holes in the screens are used for the powder coating process not for installation purposes. Position the screen centered behind the fire and 50mm below the top of the fire. This means the screen extends 750mm above the fire.

CORNER WALL SCREENS

For use when the fire is installed into a corner. Measurements are 900mm wide by 800mm high and 25mm deep. One screen is butted into the corner wall and the other is butted against the first screen. Fitted and installed as above.

EARTHQUAKE RESTRAINTS

Two angle iron restraints that measure 50mm x 50mm with 2 8x20mm bolts which are supplied are to be used when the Pyroclassic IV is not installed on the combination Hearth. These are fitted to the two slots provided along the back plate of the Pyroclassic IV fire and then attached to the floor with suitable fixings. Installing the Earthquake Restraints may cause the lower heat shield to lift slightly at one end, however this will not affect the function of the heat shield.

HOTFLOW WETBACK

See separate instructions which will be attached to your wetback.

WARNING :IF YOU HAVE NOT CONNECTED YOUR WETBACK TO YOUR WATER CYLINDER-

DO NOT LIGHT THE FIRE

END OF JOB CHECKLIST

This list is for you to use as a quick reference to ensure all jobs have been completed prior to you leaving the site, please ensure that all the following tasks have been done;

- ☐ Ceiling insulation reinstated if installed
- ☐ Wall panels fitted where required
- ☐ Flue sections cleaned where required
- ☐ Hearth secured to floor if installed
- ☐ All instruction sheets left for operator
- ☐ Powder coated panels fitted to fire
- ☐ Fire secured to hearth
- ☐ All warranty paperwork completed, both copies
- ☐ Rake and any other accessories left with fire
- ☐ Retaining screw from top plate to Outlet cone fitted

Here at Pyroclassic Fires we would like to thank you for completing this installation of one of our fires to the highest standards. We appreciate the time you have taken to ensure that this fire will give its new owner many years of service; your efforts will help ensure a clean and healthy future for all New Zealanders.



INSTALLATION INSTRUCTIONS **for PYROCLASSIC FIRES LTD**

100mm SLOPING CEILING FLUE KIT

THIS FLUE KIT HAS BEEN MANUFACTURED IN ACCORDANCE WITH AS/NZS 2918:2001
AND TESTED TO APPENDIX 'F'

WARNING: TO ENSURE SAFETY THIS FLUE KIT MUST BE INSTALLED AS OUTLINED IN THESE INSTRUCTIONS. WOOD FIRE AND FLUE PIPE CLEARANCES FROM COMBUSTIBLE WALLS MUST BE IN ACCORDANCE WITH WOOD FIRE MANUFACTURERS SPECIFICATIONS AND AS/NZS 2918:2001.

CAUTION: MIXING FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

CAUTION: IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THAT THE INSTALLATION OF THIS FLUE KIT COMPLIES WITH AS/NZS 2918:2001. THE APPLIANCE MANUFACTURERS SPECIFICATIONS FOR FLUE PIPE SHIELD AND CEILING PLATE AND THAT THE RELEVANT BUILDING CODES ARE ADHERED TO.

To install this flue design the installer should be familiar with the installation of flue kits for standard ceilings and have competent carpentry and roofing skills. They should also be aware of the 4.6 metre height requirements of AS/NZS 2918:2001 and minimum height requirements as per figure 4.9 (Diagram C).

This Sloping Ceiling kit is designed for installations into ceilings with slopes of up to 45 degrees.

All instructions refer to Diagrams C and D.

The flue pipes are tapered to fit the upper section inside the lower one.
Our Full Flow Cowl (ie. no cap), prevents dripping of condensed acids down the chimney.
The flue discharges some 18 litres of water as vapour for each 30kg of dry wood burned.

Rain does no harm. **Do not put a cap on the Pyroclassic Flue System.**

Installation

1. To install the Pyroclassic Sloping Ceiling Flue Kit begin by locating the Pyroclassic IV fire (or the Pyroclassic raised hearth if it is being used) in its proposed position, and mark a point on the ceiling that is directly above the centre of the fire's flue outlet, (or the hole in the raised hearth). Check the location allows the Outer Casing of the Thermosiphon Assembly to clear all structural roof timbers.
2. Cut a square hole in the ceiling and a corresponding hole in the roof 250mm wide. Cut the length to suit the ceiling angle to fit the Ø250mm Thermosiphon Assembly (use the Ceiling Tile as a reference).
3. Mount the Thermosiphon Assembly by lowering into the hole and fix to the roof at 4 points, 90 degrees apart, using the mounting brackets provided.
4. Ensure the 250mm Outer Casing is at least 150mm below the ceiling on the lower side and is **securely installed**, (remembering this has to take the whole weight of the outer flue system).
5. With the Thermosiphon Assembly secured in place, fit an appropriate E2 compliant flashing to the roof, silicon seal the edges and fix flashing securely to the roof.
6. Attach Ceiling Tile with 4 screws through each corner into the ceiling. Now fit the Dress Ring of the Thermosiphon Assembly by firmly pressing into the Outer Casing until rim is bottomed. Three rivets is sufficient to secure the cap in place (you may wish to omit a rivet from the frontal area for aesthetic reasons).
7. With the Pyroclassic fire in position, place the Outlet Cone (supplied with the fire) into the fire spigot. The spigot has a pre-drilled pilot hole, use this hole to secure the Outlet Cone to the spigot with the supplied screw so that it cannot be lifted out should the flue accidentally get caught up on something during the expansion and contraction process.
8. The 100mm S/S flue pipes can now be fitted from inside the room (ensure the Dress Ring is fitted to the bottom of the 250mm Outer Casing). Secure each joint with sealant and three ss rivets equally spaced around the joints to prevent unintentional or accidental separation.
Once all the required flue sections have been connected, position the bottom length of flue pipe into the Outlet Cone. (Take care not to scratch the Outlet Cone).

Note: The flue pipes must be assembled with swage roll end down (towards fire).

9. The 200x600mm Liner Assembly can now be fitted by placing over the upper 100mm flue pipe and fixed to the top spigot of the Thermosiphon Assembly with 4 rivets equally spaced around the circumference. Slide Slip Liner Assembly over 200x600mm liner and push downwards to expose upper section of flue. **Do Not fix slip liner yet.**
10. Push fit the Full Flow Pyroclassic Cowl Assembly into the upper end of top flue section sufficiently for a secure fit. Fix with One ss rivet.

11. Slide slip liner upwards until it contacts the Free Flow Cowl skirt. **Now** fix the slip liner to the 200x600mm Liner with four rivets spaced equally around circumference.

Note: The free flow cowl is to sit with the skirt contacting the slip liner perimeter preventing cooling air flow when flue is cold. When the flue heats up it will expand upwards opening an air gap between the slip liner and cowl skirt allowing cooling air to flow maintaining the flue at correct temperature.

12. With the Pyroclassic Sloping Ceiling Flue installed and aligned, attach the stay bars from the slip liner to the roof spaced at 90 deg apart or as practicable.

(Tip: when attaching bars, fix at liner then 'twist' the bar so that the leg aligns flat with desired attach point on roof. Bend the legs slightly for best fit).

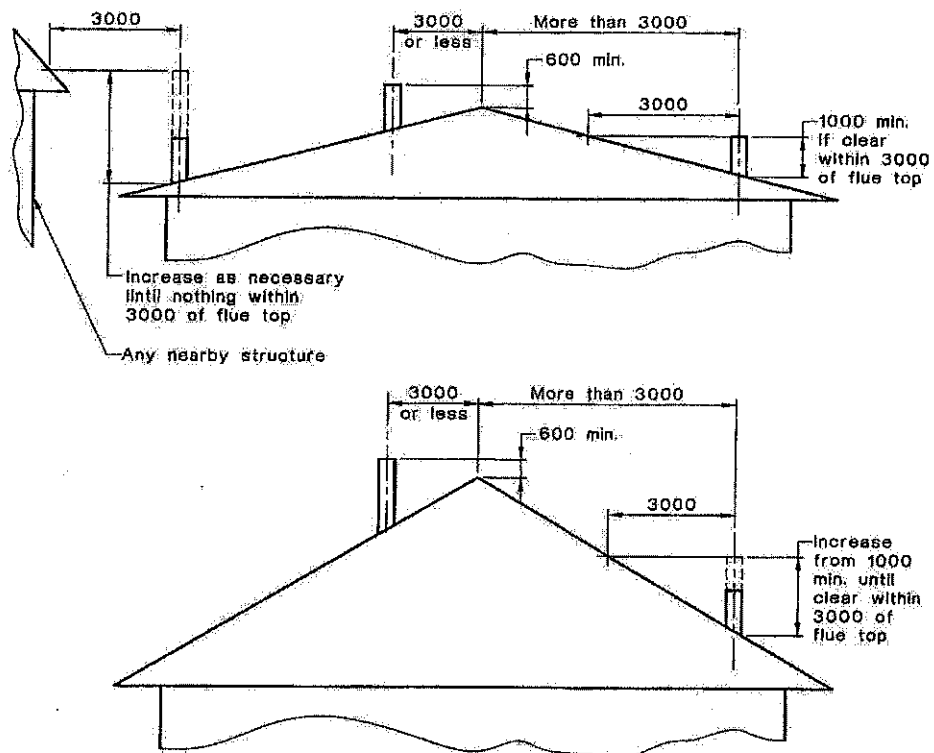
NOTE: no alterations are needed to the supplied Full Flow Pyro Cowl; this cowl is complete and has been used for over 25 years.

- The Sloping Ceiling Kit will have been supplied with a Ceiling Tile. This is pre-cut and ordered to suit the ceiling angle required and installed directly onto the ceiling to tidy up around the Thermosyphon Assembly .
- If the flue pipe is within 3 meters of the ridge then the flue pipe must protrude at least 600mm above the ridge of the roof. If the distance from the ridge is more than 3 metres horizontally, the flue pipe must protrude at least 1000mm above roof penetration. The flue pipe must be more than 3 metres from any nearby structure (refer to Diagram C.)
- Use the checklist in the Installation Instructions to make sure all stages are complete.
- Leave all Installation and Operating Instructions with the owner.

CLEANING OF FLUE PIPES BEFORE LIGHTING THE FIRE:

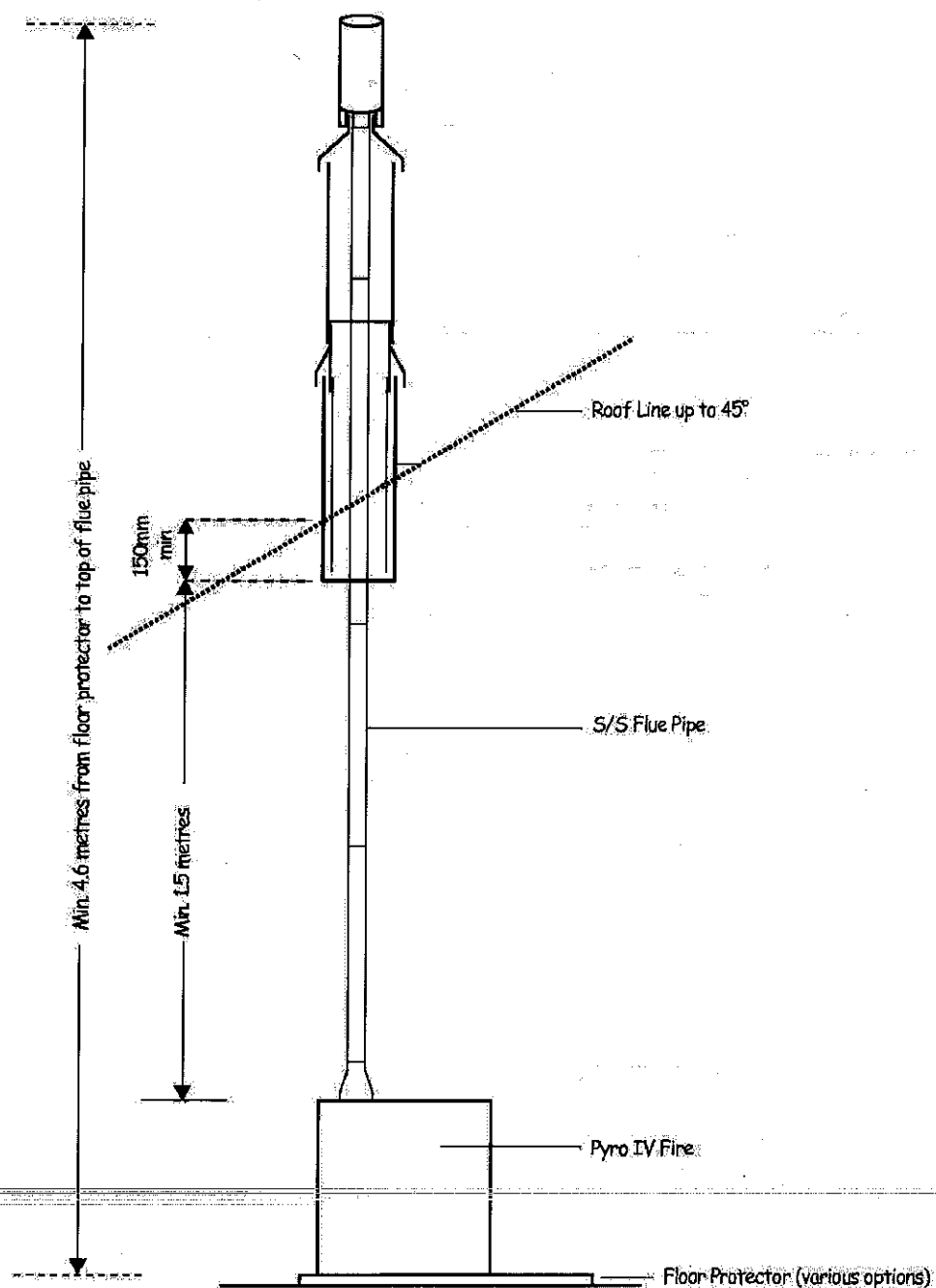
It is very important that the Stainless Steel flue pipes are wiped clean. Use a soft cloth and methylated spirits to remove finger marks and any oil residue that may be on the Flue Pipe, otherwise these will be baked on once the flue has been heated.

Diagram C AS/NZS 2918:2001

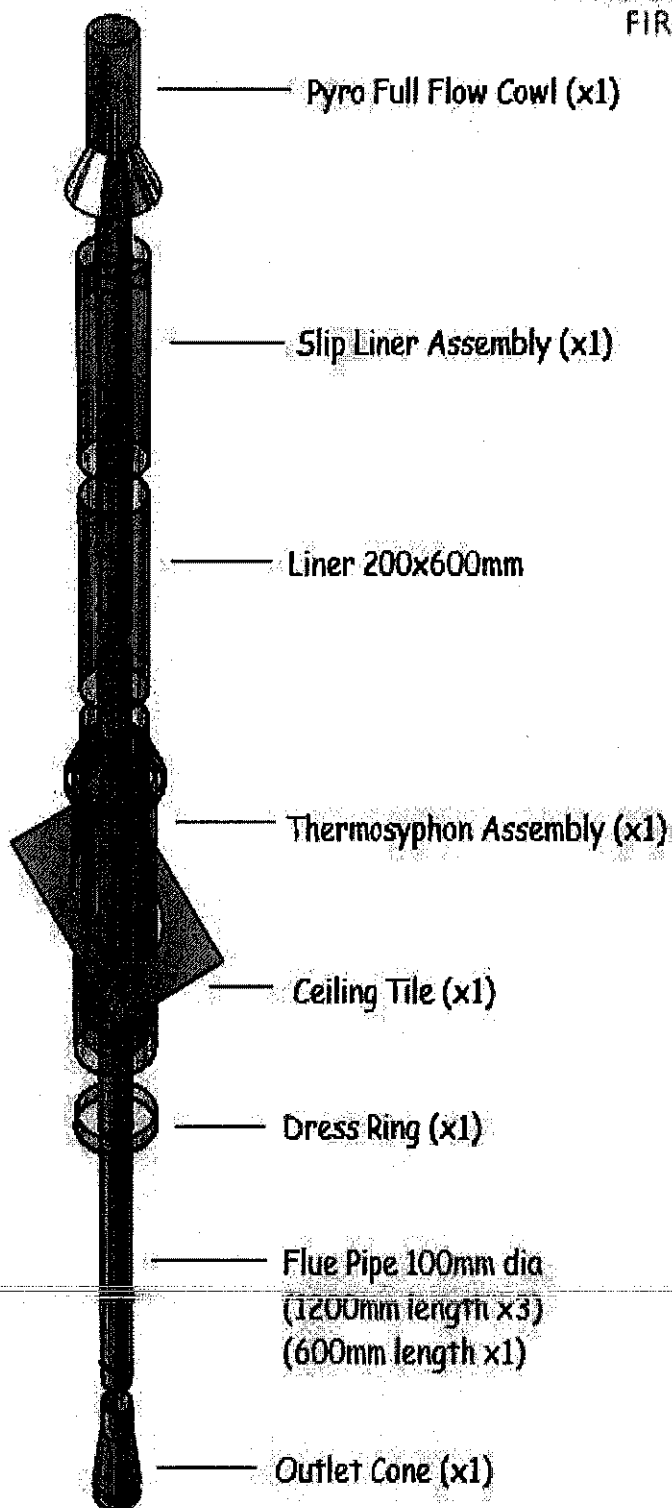


DIMENSIONS IN MILLIMETRES

Pyroclassic 100mm Eco Flue Kit **Diagram D**



Pyroclassic Sloping Ceiling Thermosyphon Flue System diagram E

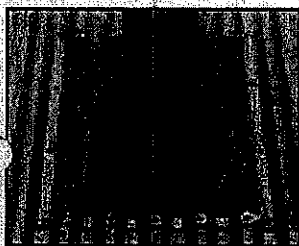


Dektite Soaker

- ✓ The large base of the Dektite Soaker dramatically reduces rainwater back up on very low or very high roof pitches and deep ribbed roofing profiles.
- ✓ Dektite Soakers are ready to use straight from the box.
- ✓ Engineered to eliminate daming.
- ✓ Faster to flash than old fashioned methods.
- ✓ The unique corrosion resistant aluminium flange is ideal for low pitch and deep profile roofs, providing a positive leak-proof seal.
- ✓ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.

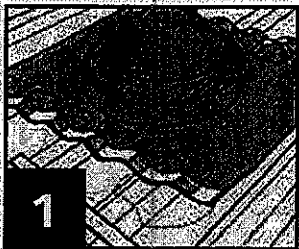
IMPORTANT:

For any pitch above 40° do not cut below the first three sizing ribs on the 603, 605 and 606

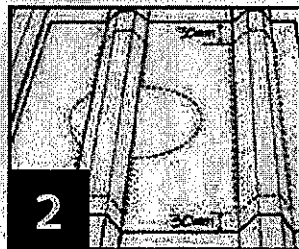


| Code | Base (mm) | Pipe (mm) | Pitch | Pipe (mm) | Pitch |
|--------|------------|-----------|-------|-----------|-------|
| DF 602 | 410 x 360 | 75-160 | 0-60° | | |
| DF 603 | 485 x 460 | 114-165 | 0-60° | 114-255 | 0-40° |
| DF 605 | 708 x 635 | 250-358 | 0-60° | 250-410 | 0-40° |
| DF 606 | 1006 x 905 | 380-470 | 0-60° | 380-610 | 0-40° |

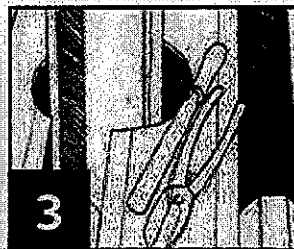
Installation Instructions:



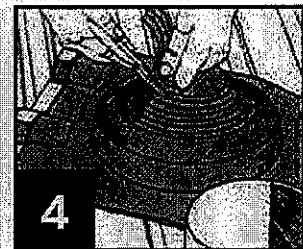
1. Mark position of pipe on roofing sheet, centre Dektite Soaker over mark ensuring word "top" is towards highest part of roof, and form Dektite Soaker flanges to roof profile.



2. Mark ribs or corrugations to be removed to allow adequate drainage around cone. Allow at least 30mm all round to fasten Dektite Soaker's aluminium strips to roofing sheet.



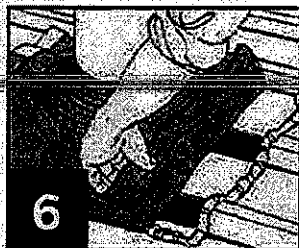
3. Cut out marked portions of roof, filing away sharp edges and install pipe securely in place. Where required, support cut sections of sheet with additional framing to support base.



4. Trim Dektite Soaker cone to suit pipe size with sharp tin snips and slide down pipe using water as lubricant.



5. Form Dektite Soaker base into contours of roofing sheet, positioning loose strips on either side of cone in best position to ensure drainage of pan or tray. Trim excess EPDM from outside of loose strips. Trimming should be considered prior to cutting of the roof sheet.



6. Apply a generous bead of neutral-cure silicone sealant to underside of Dektite Soaker base along entire perimeter. The following silicones have been trialled:

- OCI Roof & Gutter N-192
- Selley's roff & Gutter
- Bostik Findley Roof & Gutter
- Dow Corning 791
- Sikasil AP Multi Purpose



7. Fasten flashing to roof using washers self-drilling screws or sealed rivets, ensuring Dektite Soaker forms flat trough for water run-off. Fix integral aluminium strips from centre outwards before attaching loose strips provided.



Attn: Building Consents Dept

Christchurch City Council
Hereford St
Christchurch 8011



22/2/16

To whom it may concern

Re: 13 Nehu Place

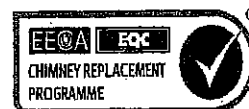
I have inspected the existing liners and flashing at the above address. The liners and flashing are in very good condition and are suitable to be reused with the new pyroclassic logfire applied for in this consent application.

Yours faithfully

Hamish Newburgh

Managing director
Heating Installations Canterbury Ltd

NZHHA 1277
Installation Technician



Heating Installations Canterbury Ltd • 18 Birmingham Dr, Middleton, Christchurch 8042
P O Box 7729, Christchurch • Telephone: 03 339 444 • Facsimile: 03 339 2980 • Email: admin@hict.co.nz



SITE NOTICE

Consent No: **20161697** Date Printed: **29 April 2016**
Applicant: **M E Jacka and E J Jacka and The Winchester Trustee Services Limited**
Site Address: **13 Nehru Place Cashmere**
Legal Description: **Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2**
Work Type: **Alteration to dwelling - Installation of a Pyroclassic IV freestanding woodburner dry CAC121121**
Email To: **emmajjacka@gmail.com**

Inspection Type: **232 - Solid or Liquid Fuel Heater - Final**
Inspection Outcome: **Pass**
Inspected By: **Dean Williams**
Inspection Date: **29 April 2016**

Passed Items

General

| | |
|------------------------------|---|
| Work ready for inspection? | Work ready to inspect |
| Who attended? | Emma home owner |
| Are consented plans sighted? | Consented plans have been sighted. |
| Construction Statement B-083 | Accepted |
| Supervision | Competent |

Appliance, Flue System & Smoke Alarm Installation

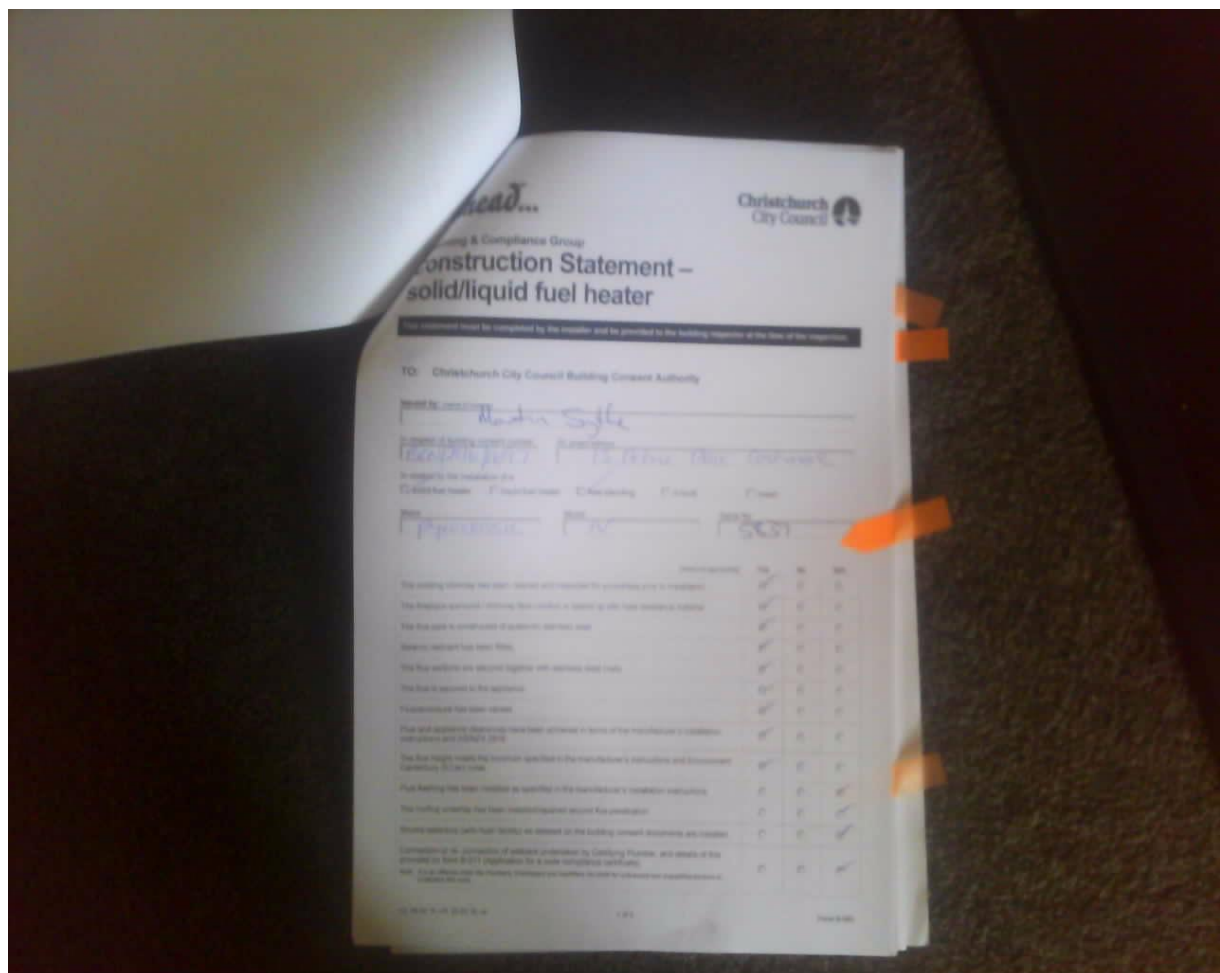
| | |
|---|---|
| Fire Type | Freestanding |
| Make, Model, Type & Clean Air Number Per Consent? | Pyroclassic IV |
| Installation to manufacturer's spec? | Free standing fire has been installed with the correct clearances. |
| Flue support | No access into the roof space to inspect flue support as there is no hatch. |
| All Clearances | All clearances have been checked and fire is positioned correctly. |
| Smoke / Fire alarms | Smoke alarms have been tested and are in the locations specified by the as built plan. |
| Seismic restraint | Fire has been bolted down to the ground. |

Support Documentation

CDOC-CS03 - CS solid/liquid fuel appliance

Status

Required



Taken at 11:49 AM on Friday 29/04/2016



free Standing fire, back panel Installed as fire back is Within 300 mm'

Taken at 11:56 AM on Friday 29/04/2016



fire bolted to ground
Taken at 11:56 AM on Friday 29/04/2016



flue entering roof Space
Taken at 11:57 AM on Friday 29/04/2016



Smoke alarm tested
Taken at 12:00 PM on Friday 29/04/2016



Existing flue flashing
Taken at 12:02 PM on Friday 29/04/2016

Consenting & Compliance Group

Construction Statement – solid/liquid fuel heater

RECEIVED

29 APR 2015

This statement must be completed by the installer and be provided to the building inspector at the time of the inspection.

TO: Christchurch City Council Building Consent Authority

Issued by: (name of installer)

Martin Smythe

In respect of building consent number:

BCN/2016/1697

At: (project address)

13 Nehru Place Cashmere

In relation to the installation of a:

☒ solid fuel heater ☐ liquid fuel heater ☒ free-standing ☐ in-built ☐ insert

Make:

pyroclassic

Model:

IV

Serial No:

5837

[Select as appropriate]

Yes

No

N/A

The existing chimney has been cleaned and inspected for soundness prior to installation.

☒

☐

☐

The fireplace surround / chimney face junction is sealed up with heat resistance material.

☒

☐

☐

The flue pipe is constructed of austenitic stainless steel.

☒

☐

☐

Seismic restraint has been fitted.

☒

☐

☐

The flue sections are secured together with stainless steel rivets.

☒

☐

☐

The flue is secured to the appliance.

☒

☐

☐

Flue/enclosure has been vented.

☒

☐

☐

Flue and appliance clearances have been achieved in terms of the manufacturer's installation instructions and AS/NZS 2918.

☒

☐

☐

The flue height meets the minimum specified in the manufacturer's instructions and Environment Canterbury (ECan) rules.

☒

☐

☐

Flue flashing has been installed as specified in the manufacturer's installation instructions.

☐

☐

☒

The roofing underlay has been installed/repairs around flue penetration.

☐

☐

☒

Smoke detectors (with hush facility) as detailed on the building consent documents are installed.

☐

☐

☒

Connection or re-connection of wetback undertaken by Certifying Plumber, and details of this provided on form B-011 (Application for a code compliance certificate).

☐

☐

☒

Note: It is an offence under the Plumbers, Drainlayers and Gasfitters Act 2006 for unlicensed and unqualified persons to undertake this work.

[Select as appropriate]

Yes

No

N/A

For **NEW** wetback connections, anti-scold device installed and copy of B-084 (Construction Statement – Pipework Testing) attached, completed and signed by the Certifying Plumber.

☐

☐

☒

Liquid Fuel only:

The appliance has been installed and commissioned in accordance with the manufacturer's installation and operating instructions, a copy of commissioning certificate is attached.

☐

☐

☒

The liquid fuel storage tank and feed system has been installed in accordance with AS1691, or equivalent, and with the requirements of the Council's Environmental Health Officer.

☐

☐

☒

The fuel storage tank has secondary containment (100% if roofed, 120% if unroofed) in accordance with the proposed City Plan.

☐

☐

☒

Note: Audit monitoring will be carried out.

If response to any of the items is no, please comment:

Owner to install smoke
alarms.

Martin Sythe

I (print name) certify that the above specified installation has been carried out as described and in accordance with the manufacturer's installation instructions and the current approved building code requirements.

Installer's Signature:

[Signature]

Date:

20/4/2016

Registration No:

3061

I also understand that the Christchurch City Council, in accepting this construction statement, may be relying on it to issue the code compliance certificate at the completion of the building work.

Code Compliance Certificate

Section 95, Building Act 2004

Form 7 – Building (Forms) Regulations 2004

| | | | |
|--------------------------------|---------------|--------------------|-------------|
| Building consent number | BCN/2016/1697 | Date issued | 10 May 2016 |
|--------------------------------|---------------|--------------------|-------------|

The building

| | | | |
|--|--|--|---------|
| Street address of building | 13 Nehru Place Cashmere | Location of building within site/block number | |
| Legal description of land where building is located | Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2 | | |
| Building name | | Level/unit number | |
| Year first constructed | Circa 1985 | Current, lawfully established use | Housing |

The owner

| | | | |
|--|---|---------------------|--|
| Name of owner | M E Jacka and E J Jacka and The Winchester Trustee Services Limited | Phone number | |
| Contact person | | Landline | |
| Mailing address | 13 Nehru Place Christchurch 8022 | Mobile | |
| | | Daytime | |
| Street address/ registered office | 13 Nehru Place Christchurch 8022 | After hours | |
| | | Fax | |
| Email address | mike.jacka@gmail.com | Website | |

First point of contact for communications with the building consent authority:

| | | | |
|------------------------|-------------------------------------|----------------------|----------------------|
| Name | E J Jacka | Phone | |
| Contact person | | Mobile | |
| Mailing address | 13 Nehru Place Christchurch 8022 | Fax | |
| | | Email address | emmajjacka@gmail.com |

Building work

Building consent number **BCN/2016/1697**

Alteration to dwelling - Installation of a Pyroclassic IV freestanding woodburner dry CAC121121

Issued by: Christchurch City Council

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.

Attachments - NIL

A handwritten signature in black ink, appearing to read 'Alexia Rae', with a small circular mark above the first letter 'A'.

Alexia Rae

Code Compliance Auditor
Consenting & Compliance Group

On behalf of: Christchurch City Council

Date: 10 May 2016

Tax Invoice

Invoice No: 00015594
Date: 9/03/2017
GST No: 81-592-756
Order No:

Charge To:

Mike Jacka
13 Nehru Place
Cashmere
Christchurch 8022



Enviro Master Ltd
41A Shakespeare Road
Waltham
PO Box 10085
Christchurch 8145
New Zealand
Ph +64 3 366-0525
Fax +64 3 366-7075
www.enviromaster.co.nz

| QTY | ITEM NO. | DESCRIPTION | PRICE | EXTENDED |
|-----|-----------------|--------------------------|------------|------------|
| 1 | Panasonic SU-71 | Aircon Pac Ducted System | \$9,295.00 | \$9,295.00 |

| | |
|------------------|-------------------|
| Subtotal | \$9,295.00 |
| GST | \$1,212.39 |
| Total | \$9,295.00 |
| Less Payments | \$500.00 |
| TOTAL DUE | \$8,795.00 |
| Due Date | 9/03/2017 |

Please note our account number for direct credit is:
ANZ, Fitzgerald Avenue, 06-0821-0343174-00

Goods remain the property of the vendor until paid in full



**CHRISTCHURCH
GLASS**

CHRISTCHURCH GLASS & GLAZING
P.O. BOX 16264, Hornby, Christchurch 8441
35 Hammersmith Drive, Wigram
Tel. 03 343 5103, Fax. 03 343 5102
Website: www.christchurchglass.co.nz

BROKEN WINDOW REPAIRS, NEW GLAZING
MIRRORS, SAFETY GLASS
SHOP FRONTS, SHELVING
SLIDING DOORS, DOUBLE GLAZING

GST No. 071-509-176

PAGE 1

TAX INVOICE

| | |
|-------------|-----------|
| INVOICE No. | 190293032 |
| DATE | 15/05/17 |
| ORDER No. | MCH040504 |
| ORDER REF | JACKA |
| CCUT REFER | 500883 |
| ACCOUNT No. | 500883 |

Mike Jacka
13 Nehru Place
Cashmere

ORDER REF: JACKA

ORDER DATE

13/03/17 RI

| QUANTITY | DESCRIPTION | MARKS | Height x Width | AREA | RATE | AMOUNT |
|---|-------------|-------|-------------------|------|------|--------|
| <p>FOR SUPPLY & INSTALLATION DOUBLE GLAZED UNITS AT THE ABOVE ADDRESS Send A/c by email: mike.jacka@gmail.com Telephone: 021 221 8445 ** TOTAL : \$16,133.33 Total Confirmed 21-3-17 wAS \$ 15,958.33 CP37681 DEPOSIT : \$4,000.00 Date Received: 10/03/17 (20170313) DC BALANCE TO PAY: \$12,133.33 (UPON COMPLETION/FINAL INVOICE) ----- Scaffold Cost Removed - Owner to Organise - 7 Pr Stays Added @ \$ 25per ----- ORDER SUMMARY MCH: 40504 [2] NUMBER OF DGU'S - TIMBER FRAME [54] NUMBER OF DGU'S - ALUMINIUM FRAME ARGON GAS: No (thermal) LOW EMISSIVITY: No LAMINATE: Part Std. TINT: Part NEW SASH/ADAPT: NO NEW SASHES ALLOWED FOR. BEADED SASHES. Areas: #REFER 2 PAGES Please use following:- Banking: PARTICULARS: SURNAME/REF OWN CAT DOOR IN KITCHEN Banking: CODE: A/C 500883 Canopy requires deglaze/reglaze Banking: REFERENCE: INVOICE No for scaffold access. By Owner ** THIS INCLUDES THE PROMPT PAYMENT DISCOUNT ** WHEREBY BALANCE IS DUE 5 WORKING DAYS UPON COMPLETION OF WORKS Failure to make payment within these terms may forfeit the discount. PAYMENT OF DEPOSIT IS DEEMED ORDER CONFIRMATION AND IN THE SYSTEM.</p> | | | | | | |

DELIVER TO:
Mike Jacka
13 Nehru Place
Cashmere

INVOICE NO: 190293032 A/C: 500883

| | |
|-------------------|----------|
| SUB TOTAL | 14028.98 |
| PLUS GST | 2104.35 |
| INVOICE TOTAL | 16133.33 |
| LESS DEPOSIT/PAID | 4000.00 |
| BALANCE OWING | 12133.33 |

PAYMENT TERMS: 20th of the month following invoice. Late payment may incur collection costs and expenses in recovery.
All goods remain the property of Christchurch Glass and Glazing Limited until paid in full.

Name Mike Jacka
Address 13 Nehru Pl
Cashmere
8022

Phone No.s 021-221-8445
Email Address: mike.jacka@gmail.com
Existing Retro Account Holder #

GST No. 105-042-302

Quote: MCH- 40504 *Please use this MCH reference for deposit payment.*

Original Quote Date: Monday, 30 January 2017

Estimated by: Cliff Griffin

Date Re-Issued: 22/03/2017

RETRO DOUBLE GLAZING - Aluminium Frames

Retro Customer Acceptance Form Attached - to be signed/returned. ☐

We have pleasure in Submitting our Quotation for Replacement of your Existing Glass with New Double Glazed Units :
A Prompt Payment Discount will apply for Immediate payment upon Receipt of Final Invoice

*** All prices are gst inclusive ***

| | | | Standard Clear/Clear Units: Clear Obscure where required; Safety glass where required in compliance with NZ Building Code. | | Breakdown Summary (Per Area) for Optional Extras Please add price onto order total for any extras required. (all prices GST Inclusive) | | PLEASE NOTE : We cannot combine Laminate, Tint & Low-E in same Unit | | | | | |
|-------------------|------|---------------|---|--|---|-----------|---|---------------|-------|------------|------------|--|
| Area # | m² | Units | Full Retro Price | ***Prompt Payment*** Discounted Price subject to payment terms & conditions | Colonial Squares | Argon | Laminate | Standard Tint | Low E | New Sashes | New Sashes | |
| 1 | 2.0 | Bed 4 | 3 | \$ 703.26 \$ 647.00 | 0 | \$ - \$ - | \$ - | \$ - | \$ - | 0 | \$ - | |
| 2 | 3.5 | Bed 3 | 5 | \$ 1,186.62 \$ 1,091.69 | 0 | \$ - \$ - | \$ - | Included | \$ - | 0 | \$ - | |
| 3 | 2.1 | Bed 2 | 3 | \$ 690.82 \$ 635.55 | 0 | \$ - \$ - | \$ - | Included | \$ - | 0 | \$ - | |
| 4 | 5.3 | Bed 1/Ensuite | 8 | \$ 1,891.02 \$ 1,739.74 | 0 | \$ - \$ - | \$ - | Included | \$ - | 0 | \$ - | |
| 5 | 1.0 | Hall | 2 | \$ 390.86 \$ 359.59 | 0 | \$ - \$ - | included | Included | \$ - | 0 | \$ - | |
| 6 | 0.6 | Laundry | 1 | \$ 233.50 \$ 214.82 | 0 | \$ - \$ - | included | \$ - | \$ - | 0 | \$ - | |
| 7 | 3.5 | Dining | 2 | \$ 1,226.41 \$ 1,128.30 | 0 | \$ - \$ - | included | \$ - | \$ - | 0 | \$ - | |
| 8 | 5.0 | Kitchen | 10 | \$ 1,909.85 \$ 1,757.06 | 0 | \$ - \$ - | included | \$ - | \$ - | 0 | \$ - | |
| 9 | 4.5 | Den | 8 | \$ 1,819.29 \$ 1,673.75 | 0 | \$ - \$ - | included | \$ - | \$ - | 0 | \$ - | |
| 10 | 12.2 | Lounge | 10 | \$ 5,119.71 \$ 4,710.13 | 0 | \$ - \$ - | included | \$ - | \$ - | 0 | \$ - | |
| Summary of Totals | | | | | 0 | | | | | | | |
| Nett Amount | | | \$ 13,192.46 | \$ 12,137.07 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| GST | | | \$ 1,978.87 | \$ 1,820.56 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Quote Totals | | | \$ 15,171.33 | \$ 13,957.63 | \$ - | \$ - | \$ - | \$ - | \$ - | 0 | \$ - | |

*** By using the Prompt Payment Discount option, you can make a discounted saving of \$ 1,213.71
***Discount only applies if account is paid within 5 days of job completion.
Please Note: if payment terms are exceeded the prompt payment discount will expire and full unit price will be payable
Total Units 52 Standard Clear Glass Units

Bank a/c Details for Direct Credit Payments: Bank Account: 06-0829-0067434-00

Particulars: Surname/client ref

Code: RETRO

Customer a/c will be opened upon receipt deposit.

Reference: Quote No. (Deposit Payment)
Invoice No. (Final Balance Payment)

| | | | |
|--------------------------------------|----------------|--------------|------------------------|
| + Values of Optional Extras Required | Std. DGU Value | \$ 15,958.33 | 2 Pages Combined Total |
|--------------------------------------|----------------|--------------|------------------------|

| | | |
|--------------------|-----------------|----|
| + Argon | \$ | |
| + Laminate | Part - Included | |
| + Standard Tint | Part - Included | |
| + Low E | \$ | |
| 0 New Sashes | \$ - | \$ |
| 0 Colonial Squares | \$ - | \$ |

Quote: MCH- 40504 \$ 13,876.81 Nett Value
\$ 15,958.33 Accepted Order Total

This includes the prompt payment discount, whereby balance is due 5 working days upon completion. Failure to make payment within these terms may forfeit the discount.

\$ 4,000.00 Deposit 25%

\$ 11,958.33 Balance to Pay Upon Completion

Mike Jacka
Scaffold Cost Removed as Per Email 22-3-17

ORDER TOTAL \$ 15,958.33

Name Mike Jacka
Address 13 Nehru Pl
Cashmere
8022

Phone No.s 021-221-8445
Email Address: mike.jacka@gmail.com
Existing Retro Account Holder #

GST No. 105-042-302

Quote: MCH- 40504 *Please use this MCH reference for deposit payment.*

Original Quote Date: Monday, 30 January 2017

Estimated by: Cliff Griffin **PAGE 2**

Date Re-Issued: 22/03/2017

RETRO DOUBLE GLAZING - Aluminium / Timber

Retro Customer Acceptance Form Attached - to be signed/returned ☐

We have pleasure in Submitting our Quotation for Replacement of your Existing Glass with New Double Glazed Units :
A Prompt Payment Discount will apply for Immediate payment upon Receipt of Final Invoice

*** All prices are gst inclusive ***

| Area # | m² | Units | Standard Clear//Clear Units; Clear Obscure where required; Safety glass where required in compliance with NZ Building Code. | | Breakdown Summary (Per Area) for Optional Extras Please add price onto order total for any extras required. (all prices GST Inclusive) | | | | | New Sashes | New Sashes |
|--------|-----|-------------------|--|--|---|-----------|-----------|---------------|-----------|------------|------------|
| | | | Full Retro Price | ***Prompt Payment*** Discounted Price s.&sd to payment terms & conditions | Colonial Squares | Argon | Laminate | Standard Tint | Low E | | |
| 1 | 2.8 | Entry Overlites | 2 | \$ 1,209.62 \$ 1,112.76 | 0 | \$ - \$ - | Included | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 2 | 1.4 | Entry Timber | 2 | \$ 955.16 \$ 887.94 | 0 | \$ - \$ - | Included | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 3 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 4 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 5 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 6 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 7 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 8 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 9 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| 10 | 0.0 | 0 | 0 | \$ - \$ - | 0 | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | 0 | \$ - |
| m² | 4.2 | Summary of Totals | | 0 | | | | | | | |
| | | Nett Amount | | \$ 1,891.02 \$ 1,739.74 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | GST | | \$ 283.65 \$ 260.96 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | Quote Totals | | \$ 2,174.67 \$ 2,000.70 | \$ - | \$ - | \$ - | \$ - | \$ - | 0 | \$ - |

*** By using the
Prompt Payment Discount option,
you can make a discounted saving of \$ 173.97
*** Discount only applies if account is paid within 5 days of job completion.
Please Note: If payment terms are exceeded
the prompt payment discount will expire and full unit price will be payable
Total Units 4 Standard Clear Glass Units

Bank a/c Details for Direct Credit Payments: Bank Account: 06-0829-0067434-00

Particulars: Surname/client ref

Code: RETRO

Customer a/c will be opened upon receipt deposit.

Reference: Quote No. (Deposit Payment)
Invoice No. (Final Balance Payment)

Quote: MCH- 40504

\$ - Nett Value

| + Values of Optional Extras Required | Std. DGU Value |
|---|-------------------|
| + Argon | \$ |
| + Laminate | Included |
| + Standard Tint | \$ |
| + Low E | \$ |
| 0 New Sashes | \$ |

\$ - Accepted Order Total

This includes the prompt payment discount,
whereby balance is due 5 working days upon completion
Failure to make payment within these terms may forfeit the discount.

\$ - Deposit 25%

\$ - Balance to Pay Upon Completion

Mike Jacka

ORDER TOTAL

TAX INVOICE - 61441

GST No: 24-002-713



UPRIGHT SCAFFOLDING LTD

PO Box 9112, Tower Junction
120 Hayton Rd
CHRISTCHURCH 8042

Phone 03 348 7385

Fax 03 348 2536

Email office@uprightscaffolding.co.nz

Mike Jacka
13 Nehru Place
Cashmere 8022

Delivery To:
13 Nehru Place
Cashmere
'Final Invoice'

| Date | Customer | Order Number | Comment | Job Code | Sales Person | Page |
|------------|------------------------|--------------|---------|------------|--------------|------|
| 23/05/2017 | JACKAMIKE | | | 28328 | JONO | 1 |
| Code | Description | Quantity | Unit | Price | Amount | |
| | From 4/5/17 to 22/5/17 | | | | | |
| ED | ERECTION/DISMANTLING | 1.0 | EACH | \$2,450.00 | \$2,450.00 | |
| CART | CARTAGE | 1.0 | EACH | \$200.00 | \$200.00 | |
| SCAF | SCAFFOLD RENTAL | 2.0 | WEEK | \$110.00 | \$220.00 | |
| SAFETY | SAFETY CHECKS | 2.0 | WEEK | \$65.00 | \$130.00 | |
| ED | EXTRA SCAFFOLD | 1.0 | EACH | \$500.00 | \$500.00 | |
| CART | CARTAGE | 1.0 | EACH | \$50.00 | \$50.00 | |

*Have you considered joining Smartrade? You can earn points when you spend with participating businesses.
Upright Scaffolding Ltd is the only participating scaffold company in Canterbury.
[Learn more at www.smart-trade.co.nz](http://www.smart-trade.co.nz)*

We prefer payment by electronic payment to:
Westpac Bank Account: 03 0823 0052821 00

Terms: 20th of following month
Upright Scaffolding Ltd reserves the right to charge
interest on outstanding amounts beyond their due date.
Interest may be charged at 2.5% per month on all
overdue amounts unless alternate payment
arrangements have been made.

| | |
|-----------------------------|------------|
| Total Net | \$3,550.00 |
| GST | \$532.50 |
| Invoice Total Including GST | \$4,082.50 |

PLEASE PAY ON INVOICE



TAX INVOICE

Mike Jacka

Invoice Date

23 May 2019

Invoice Number

INV-1352

Reference

13 Nehru Place

GST Number

113-261-110

Williams Elvidge Limited

P O Box 29514

Fendalton

Christchurch

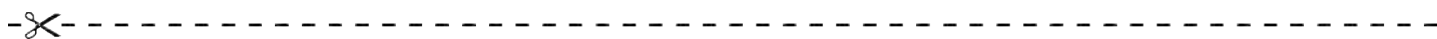
Phone 027 304 9411

office@williamselvidge.co.nz

| Description | Quantity | Unit Price | Amount NZD |
|---|----------|------------------|------------------|
| Payment required for Waterproof Concepts amount | 1.00 | 30,845.15 | 30,845.15 |
| | | Subtotal | 30,845.15 |
| | | TOTAL GST 15% | 4,626.77 |
| | | TOTAL NZD | 35,471.92 |

Due Date: 24 May 2019

Payment may be made electronically to ANZ Account 01-0274-0462480-00.



PAYMENT ADVICE

To: Williams Elvidge Limited

P O Box 29514

Fendalton

Christchurch

Phone 027 304 9411

office@williamselvidge.co.nz

Customer

Mike Jacka

Invoice Number

INV-1352

Amount Due

35,471.92

Due Date

24 May 2019

Amount Enclosed

Enter the amount you are paying above



TAX INVOICE

Mike Jacka

Invoice Date

1 Jul 2019

Invoice Number

INV-1381

Reference

13 Nehru Place

GST Number

113-261-110

Williams Elvidge Limited

P O Box 29514

Fendalton

Christchurch

Phone 027 304 9411

office@williamselvidge.co.nz

| Description | Quantity | Unit Price | Amount NZD |
|--|----------|------------|-----------------|
| Labour | 38.50 | 60.00 | 2,310.00 |
| Materials - Timber, screws, gorilla, expol therma slab, gib fix, Ply | 1.00 | 852.42 | 852.42 |
| Electrical work | 1.00 | 207.23 | 207.23 |
| Gib stopper | 1.00 | 265.00 | 265.00 |
| Painter | 1.00 | 614.80 | 614.80 |
| Subtotal | | | 4,249.45 |
| TOTAL GST 15% | | | 637.41 |
| TOTAL NZD | | | 4,886.86 |

Due Date: 8 Jul 2019

Payment may be made electronically to ANZ Account 01-0274-0462480-00.



PAYMENT ADVICE

To: Williams Elvidge Limited
P O Box 29514
Fendalton
Christchurch
Phone 027 304 9411
office@williamselvidge.co.nz

Customer Mike Jacka

Invoice Number INV-1381

Amount Due **4,886.86**

Due Date 8 Jul 2019

Amount Enclosed

Enter the amount you are paying above

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input checked="" type="checkbox"/> Other (specify): <u>Tanking</u> | |

Author name:

James Kirkpatrick

Author company:

Waterproofing Concepts Limited

Site address:

13 Nehru Place, Cashmere

Description of building work:

Tanking

Owners Details:

Scope of work covered by statement:

Area inject internal 200 series block wall retaining habitual space using Sika Inject Area Injection System.
 Supply & apply 1 x coat of Sika Epocem epoxy cement coating.
 Supply & apply 2 x coats of Sikagard 62 epoxy coating to wall area.

System/Product used (if applicable):

Sika 306 injection, Sika Epocem epoxy cement coating, Sikagard 62 epoxy coating

I (constructor): James Kirkpatrick have been engaged by
Williams Elvidge (applicant, designer, main contractor etc) ☒ part ☐ all
 to construct:

As specified in the attached particulars of Building Consent Number: BCN/ and its attached conditions
 and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that
 Building Consent and complies with the Building Consent.

NZBC clauses:
 [select as applicable]

- | | | | | | | | | | | | |
|-----------------------------|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input checked="" type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: Or ☐ N/A

Qualifications/Experience:

Address:

Postcode:

Phone:

Fax:

Mobile:

Email:

Signature:

Date:





Electrical Workers Registration Board

SAFETY | COMPETENCY | COMPLIANCE

Electrical Safety Certificate

Reference/Certificate Id No: 30/13



This Electrical Safety Certificate provides a legally recognisable statement that the connected installation or part installation, or any fitting that supplies an installation or a part of an installation, is safe to use following prescribed electrical work.

LOCATION AND CONTACT

Location Details

Williams Elridge

Contact Name

Dave Elridge

Contact
Address

13 Nehru Place

Postcode 8022

DETAILS

Details of Work

☒ Electrician

☐ Electrical Appliance Serviceperson

Description
of Work

- Replaced x1 Double plug socket
bottom level lounge/media room.
- Deleted x1 plug socket in same
room

Date of
Connection

28 / 6 / 2019

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Shaun Carey

Registration/Practising licence number:

E258803

Certifier's signature:

Certificate Issue Date:

30 / 6 / 2019

Email:

shaun@careyelectrical.co.nz

Organisation/Company

Carey Electrical Limited

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Invoice

136 Lower Styx Rd
Christchurch 8083
Phone 0273184744
www.bestvaluerooftpainting.co.nz
info@bestvaluerooftpainting.co.nz

JOB #1847
DATE: MAY 22, 2019

G.S.T. # 51-889-304

FOR:
MIKE JACKA - PAINT LOWER ROOFS

13 Nehru Place
Avonhead Cashmere,
CHRISTCHURCH 8022

| QUANTITY | DESCRIPTION | UNIT PRICE | SUB TOTAL |
|----------|--|-----------------|-----------|
| 1 | <p>Install fall arrest anchors and rope rigging.</p> <p>Pressure wash the roof removing any lose paint, moss, lichen, scale and/or other contaminants.</p> <p>Chemically convert any Rust found and spot oil-based primer all converted areas.</p> <p>Replace any popped or missing nails with new.</p> <p>Secure any lose capping's or flashings.</p> <p>Apply water proofing roofing silicone to joins in plumbing vents, Chimney boots etc as required.</p> <p>Apply masking plastic to roof fixtures like walls, plumbing vents, satellite dishes & skylights or fibrelight sheeting preventing paint application on those areas.</p> <p>Apply 2 coats of Wattyl Solar Guard Self-Priming roof paints to the house roof's including all associated roof flashings in any colour selected by the client.</p> <p>Price includes paint, materials and a 10-year warranty.</p> | | \$2975.00 |
| | | SUB TOTAL | \$2975.00 |
| | | GST | \$525.00 |
| | | TOTAL (GST INC) | \$3500.00 |

Direct Credit information: (Continued over following page)

Bank: ASB LTD

Account name: Best Value Roof Painting

Account # 12-3240-0086177-00

If Paying by cheque please make payable to Best Value Roof Painting and send to:

136 Lower Styx Rd, Bottle Lake

Christchurch 8083

Invoice payable within 7 working day's please.

Thank you for your business!!

February 2016 Earthquake Repairs

09 December 2016

The Emma and Mike Jacka Family Trust
C/- Mr Mickael Jacka
13 Nehru Place
Cashmere
Christchurch 8022

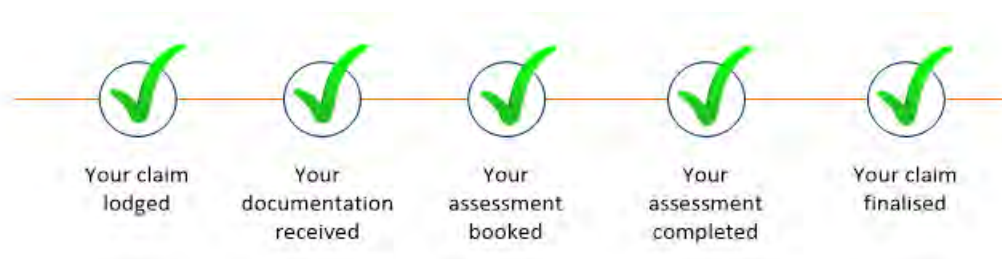
Dear Mr Jacka

Your claim: CLM/2016/006754

Insured name: The Emma And Mike Jacka Family Trust

Damage address: 13 Nehru Place, Cashmere, Christchurch 8022

On 20th July 2016 we assessed your claim for natural disaster damage to your property on 29th February 2016. Following a re-inspection on 7th December 2016 your claim has now been accepted. 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 | \$10,210.55 | \$200.00 | \$10,010.55 |
| Total payment incl GST: | | | \$10,010.55 |

Your payment method is: *Bank Transfer*

Payment to your bank account

Your payment will be electronically transferred to the bank account you supplied. Payments are made two days following the issue of this letter.

Supporting documents

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

- *Customer Challenge Statement of Claim*
- *Customer Challenge Scope of Works for Repair*
- *Customer Challenge Report*

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.

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 info@eqc.govt.nz 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



Trish Keith
General Manager, Customer and Claims

Challenge Report

Claim Number: CLM/2016/006754

Author: Grant Laidlaw

Customer: The Emma and Mike Jacka Family Trust

Address: 13 Nehru Place, Cashmere Christchurch

Date of Report: 7/12/2016

Challenge history

Previously phone assessed the claim was non-accepted, the customer requested a physical assessment be undertaken.

Assessment Notes

Land,

No damage recorded

Exterior,

Minor cracking to render coat north western corner of dwelling under ranch-slider /window

Interior,

Lounge, window trim separation, skirting/wall junction separation

Office, wall bulged to horizontal sheet joint

Dining room, wall crack

Kitchen, window trim separation, ceiling separation between joinery/ceiling,

Stairwell, Wall fixings popped, trim separation to door and window

Landing, wall cracked

Bathroom (upstairs) wall cracked, skylight trim separation

Bed 4, ceiling cracked, walls cracked, skylight trim separation

Bedroom 1, wall cracked

Next Action

Pay customer has per costed challenge SOW

EQC
EARTHQUAKE COMMISSION
Kaitiaki Rauwharua

| Preliminaries And General | |
|---------------------------|--|
|---------------------------|--|

| | | |
|---|----------------------------------|------------|
| * Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures. | Sub Total | \$960.00 |
| | Margin | \$96.00 |
| | SUB TOTAL (Excluding GST) | \$1,056.00 |



Scope of Works



| | | | |
|----------------------|-------------------|-----------------------|---|
| Completed By: | Dean Adlam | Claim Number: | 2016 / 006754 |
| Date: | 8/12/2016 | Customer Name: | The Emma and Mike Jacka Family Trust |
| Page | 2 OF 4 | Address: | 13 Nehru Place |
| | | | Cashmere |
| | | | Christchurch |

| Description | This SOW is for only the elements being cash settled |
|-------------|--|
|-------------|--|

Line Items:

| Element : | | Units | Length | Breadth | Depth | Qty | Rate | Cost |
|----------------------|--|-------|--------|---------|-------|-------|---------|----------|
| Building Type | Main Dwelling | | | | | | | |
| Interior Room | Lounge | | | | | | | |
| Trim | Gap fill sand and paint trim | m | 16.00 | | | 16.00 | \$14.12 | \$225.92 |
| Wall Covering | Paint wall | m2 | 6.10 | 2.50 | | 15.25 | \$21.10 | \$321.78 |
| Wall Covering | Paint wall | m2 | 5.40 | 3.40 | | 18.36 | \$21.10 | \$387.40 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 2.00 | | | 2.00 | \$11.93 | \$23.86 |
| | | | | | | | | |
| Interior Room | Office | | | | | | | |
| Wall Covering | Rake out & stop plasterboard joint cracks (m) | m | 1.80 | | | 1.80 | \$9.00 | \$16.20 |
| Wall Covering | Tradesman Required - Plasterer | Hr | 3.00 | | | 3.00 | \$45.00 | \$135.00 |
| Wall Covering | Paint wall | m2 | 3.00 | 2.50 | | 7.50 | \$21.10 | \$158.25 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 1.00 | | | 1.00 | \$11.93 | \$11.93 |
| | | | | | | | | |
| Interior Room | Dining Room | | | | | | | |
| Wall Covering | Rake out & stop plasterboard joint cracks (m) | m | 0.10 | | | 0.10 | \$9.00 | \$0.90 |
| Wall Covering | Tradesman Required - Plasterer | Hr | 1.00 | | | 1.00 | \$45.00 | \$45.00 |
| Wall Covering | Paint wall | m2 | 2.20 | 2.40 | | 5.28 | \$21.10 | \$111.41 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 1.00 | | | 1.00 | \$11.93 | \$11.93 |
| | | | | | | | | |
| Interior Room | Kitchen | | | | | | | |
| Trim | Gap fill sand and paint trim | m | 6.40 | | | 6.40 | \$14.12 | \$90.37 |
| Ceiling | Gap fill sand and paint trim | m | 18.70 | | | 18.70 | \$14.12 | \$264.04 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 3.00 | | | 3.00 | \$11.93 | \$35.79 |
| Ceiling | Paint ceiling | m2 | 5.50 | 3.40 | | 18.70 | \$23.60 | \$441.32 |
| Wall Covering | Paint wall | m2 | 5.50 | 2.40 | | 13.20 | \$21.10 | \$278.52 |
| | | | | | | | | |
| Interior Room | Stairwell | | | | | | | |
| Trim | Gap fill sand and paint trim | m | 18.00 | | | 18.00 | \$14.12 | \$254.16 |
| Wall Covering | Paint wall | m2 | 2.50 | 4.60 | | 11.50 | \$21.10 | \$242.65 |
| Wall Covering | Paint wall | m2 | 2.50 | 5.40 | | 13.50 | \$21.10 | \$284.85 |
| Wall Covering | Paint wall | m2 | 1.60 | 1.80 | | 2.88 | \$21.10 | \$60.77 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 3.00 | | | 3.00 | \$11.93 | \$35.79 |
| Wall Covering | Stop | m2 | 2.00 | | | 2.00 | \$11.00 | \$22.00 |

| | | |
|---|------------------------------------|------------|
| * Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures. | Sub Total | \$3,459.83 |
| | Preliminaries & General | \$276.79 |
| | Margin | \$373.66 |
| | SUB TOTAL (Excluding GST) | \$4,110.28 |



Scope of Works



| | | | |
|----------------------|-------------------|-----------------------|---|
| Completed By: | Dean Adlam | Claim Number: | 2016 / 006754 |
| Date: | 8/12/2016 | Customer Name: | The Emma and Mike Jacka Family Trust |
| Page | 3 OF 4 | Address: | 13 Nehru Place |
| | | | Cashmere |
| | | | Christchurch |

| Description | This SOW is for only the elements being cash settled | | | | | | | |
|------------------|--|-------|--------|---------|-------|-------|----------|----------|
| Line Items: | | | | | | | | |
| Element : | | Units | Length | Breadth | Depth | Qty | Rate | Cost |
| Building Type | Main Dwelling | | | | | | | |
| Interior Room | Landing | | | | | | | |
| Wall Covering | Rake out & stop plasterboard joint cracks (m) | m | 0.20 | | | 0.20 | \$9.00 | \$1.80 |
| Wall Covering | Tradesman Required - Plasterer | Hr | 1.00 | | | 1.00 | \$45.00 | \$45.00 |
| Wall Covering | Paint wall | m2 | 4.20 | 3.20 | | 13.44 | \$21.10 | \$283.58 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 1.00 | | | 1.00 | \$11.93 | \$11.93 |
| | | | | | | | | |
| Interior Room | Bathroom/Upstairs | | | | | | | |
| Wall Covering | Rake out & stop plasterboard joint cracks (m) | m | 0.10 | | | 0.10 | \$9.00 | \$0.90 |
| Wall Covering | Tradesman Required - Plasterer | Hr | 1.00 | | | 1.00 | \$45.00 | \$45.00 |
| Wall Covering | Paint wall | m2 | 2.20 | 3.30 | | 7.26 | \$21.10 | \$153.19 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 1.00 | | | 1.00 | \$11.93 | \$11.93 |
| Trim | Gap fill sand and paint trim | m | 4.00 | | | 4.00 | \$14.12 | \$56.48 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Interior Room | Bedroom 4 | | | | | | | |
| Wall Covering | Paint wall | m2 | 7.60 | 3.20 | | 24.32 | \$21.10 | \$513.15 |
| Trim | Gap fill sand and paint trim | m | 5.00 | | | 5.00 | \$14.12 | \$70.60 |
| Ceiling | Rake out and stop plasterboard joint cracks (m) | m | 0.10 | | | 0.10 | \$10.00 | \$1.00 |
| Ceiling | Tradesman Required - Plasterer | Hr | 1.00 | | | 1.00 | \$45.00 | \$45.00 |
| Ceiling | Paint ceiling | m2 | 3.80 | 3.40 | | 12.92 | \$23.60 | \$304.91 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 4.00 | | | 4.00 | \$11.93 | \$47.72 |
| | | | | | | | | |
| Interior Room | Bedroom 1 | | | | | | | |
| Wall Covering | Rake out & stop plasterboard joint cracks (m) | m | 0.10 | | | 0.10 | \$9.00 | \$0.90 |
| Wall Covering | Tradesman Required - Plasterer | Hr | 1.00 | | | 1.00 | \$45.00 | \$45.00 |
| Wall Covering | Paint wall | m2 | 5.60 | 2.40 | | 13.44 | \$21.10 | \$283.58 |
| Electrical power | Loosen light fittings in order to get better access for painting | No | 1.00 | | | 1.00 | \$11.93 | \$11.93 |
| External Element | North/West Wall | | | | | | | |
| Wall Cladding | Remove dispose supply and install render over monotek | m2 | 4.00 | | | 4.00 | \$160.50 | \$642.00 |
| Wall Cladding | Paint Textured wall | m2 | 5.60 | 2.40 | | 13.44 | \$27.25 | \$366.24 |
| Wall Cladding | Paint Textured wall | m2 | 2.80 | 2.40 | | 6.72 | \$27.25 | \$183.12 |

* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

| | |
|------------------------------------|-------------------|
| Sub Total | \$3,124.97 |
| Preliminaries & General | \$250.00 |
| Margin | \$337.50 |
| SUB TOTAL (Excluding GST) | \$3,712.46 |



Scope of Works



| | | | |
|----------------------|-------------------|-----------------------|---|
| Completed By: | Dean Adlam | Claim Number: | 2016 / 006754 |
| Date: | 8/12/2016 | Customer Name: | The Emma and Mike Jacka Family Trust |
| Page | 4 OF 4 | Address: | 13 Nehru Place |
| | | | Cashmere |
| | | | Christchurch |

TOTALS PAGE :

P & G's Page:

| | |
|-------------------------------------|------------|
| | |
| | |
| P & G's - Page 1 | \$1,056.00 |
| | |
| | |
| P & G's Page - Sub Total | \$1,056.00 |

Building Damage Page:

| | |
|---|------------|
| | |
| | |
| Scope Of Works Page 2 | \$4,110.28 |
| Scope Of Works Page 3 | \$3,712.46 |
| | |
| | |
| | |
| | |
| Scope Of Works Pages - Sub Total | \$7,822.74 |

* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

| | |
|------------------|--------------------|
| Sub Total | \$8,878.74 |
| GST | \$1,331.81 |
| TOTAL | \$10,210.55 |



Statement of Claim

Claim Number: CLM/2016/006754
Damage Address: 13 Nehru Place, Cashmere, Christchurch 8022
Claimant: The Emma And Mike Jacka Family Trust

Internal Damage Items

| Item | Event Damage? | Description |
|---------------|---------------|---|
| Lounge | Yes | REASSESSMENT - 6.1 x 5.4 - Window, trim separation - gap fill, sand and paint, 16.0 LM. Wall, separation around the skirting and wall - Paint 6.1 x 5.4 LM and 5.4 x 3.4 LM. |
| Dining Room | Yes | REASSESSMENT - 3.8 x 4.2 - Wall, cracked, 0.1 LM. Rake out and plaster. Paint 2.2 x 2.4 LM. |
| Kitchen | Yes | REASSESSMENT - 3.4 x 5.5 - Window trim - gap fill, sand and paint, 6.4 m2. Ceiling, separation between the units and the ceilings - gap fill, sand and paint, 18.7 m2. Wall, paint 5.5 x 2.4 LM. |
| Family Room | No | |
| Bedroom 1 | Yes | REASSESSMENT - Master Bedroom - 3.6 x 4.3 - Wall, cracked. Rake out plaster. Paint 5.6 x 2.4 LM. |
| En Suite | No | |
| Bedroom 2 | No | |
| Bedroom 3 | No | |
| Bedroom 4 | Yes | REASSESSMENT - 3.3 x 3.8 - Ceiling, cracked. Rake out plaster - 0.1 LM. Paint 3.8 x 3.4 LM. Walls, paint (3.8 x 3.2 LM) + (3.3 x 3.2 LM). Skylite trim - gap fill, sand and paint, 5.0 LM. |
| Bathroom | Yes | REASSESSMENT - Bathroom (Upstairs) - 2.2 x 2.2 - Wall, cracked. Rake out and plaster 0.1 LM. Paint 2.2 x 3.3 LM. Skylite trim - separated. Gap fill, sand and paint 4.0 LM. Scaffolding required. |
| Toilet 1 | No | |
| Toilet 2 | No | |
| Office/Study | Yes | REASSESSMENT - Office - 3.0 x 5.2 - Wall, GIB joint bulged - rake out and plaster 1.8 LM. Paint 3.0 x 2.5 LM. |
| Rumpus | No | |
| Entry/Hall(s) | No | |
| Stairwell | Yes | REASSESSMENT - Walls, refix sheets/plaster. Paint (2.5 x 4.6 LM) + (2.5 x 5.4 LM) + (1.6 x 1.8 LM). Trims separated - gap fill, sand and paint - 10.0 LM + 8.0 LM. |
| Laundry | No | |
| Other #1 | Yes | REASSESSMENT - Landing - 1.7 x 1.9 - Wall, cracked. Rake out and plaster, 0.2 LM. Paint (1.7 x 3.2 LM) + (1.9 x 3.2 LM) + (0.6 x 3.2 LM) |
| Other #2 | No | |
| Other #3 | No | |

External Damage Items

| Item | Event Damage? | Description |
|--------------------------|---------------|---|
| Roof | No | |
| External Walls - North | Yes | REASSESSMENT - External Wall (North/West) - 5.6 x 6.5 - External cladding cracks under window sills. Apply mesh coat repair - 4.0 m2. Paint walls, 5.6 x 2.4 LM and 2.8 x 4.0 LM. Scaffolding is required |
| External Walls - South | No | |
| External Walls - East | No | |
| External Walls - West | No | |
| Decks | No | |
| Chimney - Base | No | |
| Chimney - Ceiling Cavity | No | |
| Chimney - Above Roof | No | |
| Chimney - Fireplace | No | |
| Foundations | No | |
| Piling | No | |
| Services | No | |
| Other Dwelling Items | No | |
| Outbuildings | No | |

Land & Retaining Walls

No

3 July 2019

To whom it may concern

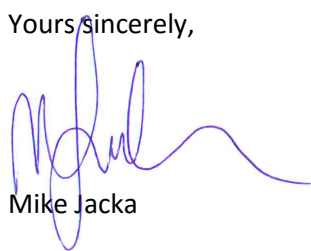
Confirmation of Earthquake Repairs Completed
13 Nehru Place, Christchurch
EQC Claim CLM/2016/006754

The earthquake of 29-Feb-2016 caused minor cosmetic damage to the property at 13 Nehru Place, primarily in the form of hairline cracking to paintwork. An insurance claim was lodged with EQC (CLM/2016/006754). Due to the minor nature of the cosmetic damage, the EQC claim was cash-settled for a sum of \$10,010.55 as per the attached repair scope of works, without any involvement of the private insurer or Fletcher EQR.

Full remediation has been undertaken of all items listed in the EQC Scope of Works as attached. The work was completed in a tradesmanlike manner by either direct repair performed by myself or the engagement of specialist practitioners and trades people as appropriate, using supplies and products suitable to the task as scoped and following the requirements of the Building Act and other legislative requirements.

Should any further details on this work be required, please do not hesitate to contact me at mike.jacka@gmail.com.

Yours sincerely,



Mike Jacka

Trustee, The Emma and Mike Jacka Family Trust

Current Insurance Policy Details

Policy Schedule – Echelon Home



The Emma And Mike Jacka Family Trus
13 Nehru Pl
Cashmere
Christchurch 8022

Details

► **Date issued**
11 November 2018

The Insured
The Emma And Mike Jacka Family Trus

Policy reference
01-Q240101-LPL

Policy type
Echelon Home

Policy wording
This schedule must be read in conjunction with the policy wording PEPLPL4.

Period of insurance
This insurance is valid from 07 December 2018 to 4pm on 07 December 2019 subject to premium payment.

Renewable
Annually

Insured item

► **House**
13 Nehru Place

Floor area
220 M²

Year built
1988

Comprising of
Home Sum Insured

| | |
|--|----------|
| Including the following cover limits you have chosen to extend | |
| Retaining Walls | \$47,400 |
| Recreational Features | Nil |

| | |
|------------------|-----|
| Special Features | Nil |
|------------------|-----|

Excess
Standard: \$400
Voluntary: \$850
Total: \$1,250

Interested party
ANZ Bank New Zealand Ltd

LAN-D-M1_PS1203 1000303



Title

We recommend you seek your own independent advice regarding this document.

This information has been supplied by the vendor or the vendor's agents and Four Seasons Realty 2017 Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **CB31K/21**
Land Registration District **Canterbury**
Date Issued 16 December 1988

Prior References

CB25A/808

| | |
|--------------------------|--------------------------------|
| Estate | Fee Simple - 1/2 share |
| Area | 779 square metres more or less |
| Legal Description | Lot 4 Deposited Plan 45824 |

Registered Owners

Emma Jane Jacka, Michael Eden Jacka and The Winchester Trustee Services Limited

| | | | |
|---------------|-----------|-------------------|-----------------------------------|
| Estate | Leasehold | Instrument | L 780738.1 |
| | | Term | 999 years commencing on 1.11.1988 |

Legal Description Flat 2 Deposited Plan 53703

Registered Owners

Emma Jane Jacka, Michael Eden Jacka and The Winchester Trustee Services Limited

Interests

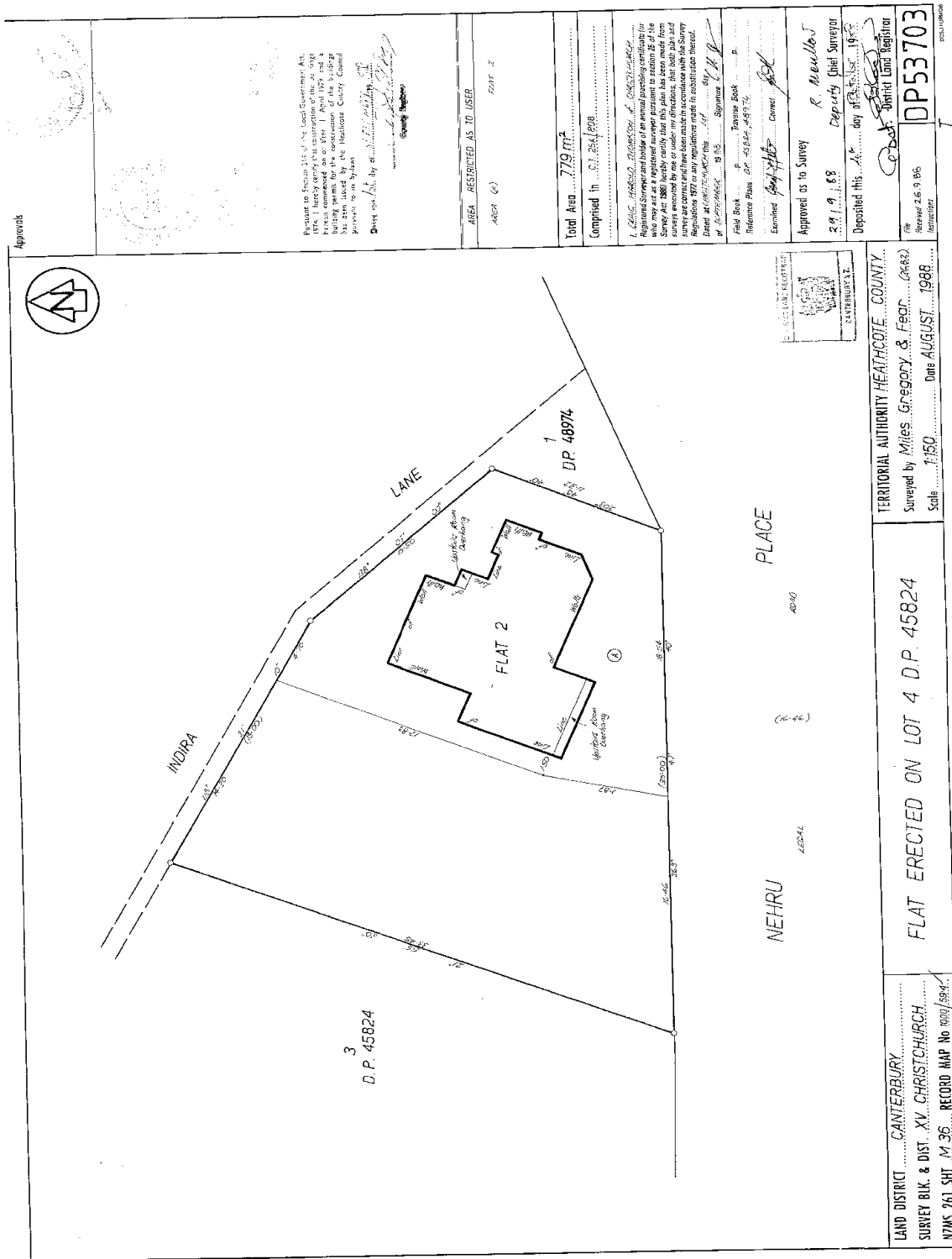
Appurtenant hereto are rights of way, rights to convey water, electric power and telephonic communications marked C on DP 48974 over part Lots 1 (CT CB28F/68) and 2 (CT CB28F/69) DP 48974 and marked G, H, M, N & S on DP 45824 over part Lots 6 (CT CB25A/810) 7 (CT CB25A/811) 8 (CT CB25A/812) 9 (CT CB31F/80,81) and 10 (CT CB25A/814 & CT 30K/250) DP 45824 rights to drain water over Lots 1 & 2 DP 48974, Lots 6, 7, 8, 9 & 10 DP 45824 and rights to drain sewage over part Lots 1 & 2 DP 48974 and part Lots 6, 7, 8 & 9 DP 45824 as specified in Easement Certificate 440693.9 - 15.7.1983 at 1.30 pm

780738.1 Lease of Flat 2 DP 53703 Term 999 years commencing on 1.11.1988 Composite CT CB31K/21 issued - 16.12.1988 (affects fee simple)

A70803.1 Lease of Flat 1 and Elevated Balcony with Flat 1 DP 64260 Term 999 years commencing on 1.9.1993 Composite CT CB37C/597 issued - 13.9.1993 at 2.55 pm (affects fee simple)

10270328.4 Mortgage to ANZ Bank New Zealand Limited - 14.12.2015 at 3:20 pm





780738.1 L

Approved by the Registrar-General of Land, Wellington, No. 237527

Canterbury

Land Registry Office

MEMORANDUM OF LEASE

LESSORS: PETROLEUM CONSTRUCTION LIMITED a duly incorporated company having its registered office at Christchurch

LESSEE: PETROLEUM CONSTRUCTION LIMITED a duly incorporated company having its registered office at Christchurch

SCHEDULE A

| C.T. OR DOCUMENT REF. | DESCRIPTION OF FLAT AND LOT & D.P. NO. OR OTHER DESCRIPTION | ENCUMBRANCES, LIENS & INTERESTS |
|-----------------------|--|---|
| 25A/808 | Flat. No. 2 on D.P. 53703 / | SUBJECT TO Mortgage 733759/3 'in favour of A. J. Newman Solicitors Nominee Company Limited and Mortgage No. 760446/1 'in favour of AND SUBJECT TO the easements H. Curtiss covenants restrictions and conditions as set out on the Title |
| Area | (hereinafter called "the Flat") being that part of that building (hereinafter called "the said building") of which the Flat forms part, erected on that piece of land (hereinafter called "the said land") being Lot 4 on Deposited Plan 45824 | |
| 779m ² | | |
| Locality | | |
| Heathcote County | | |

TERM: 999 years commencing on the 1st day of November 1988

RENTAL: 10 cents per annum payable by the Lessee (if demanded in writing by the Lessors by not later than the first day of December of the year in question).

1. The Lessee hereby covenants with the Lessors as set out in Schedule B hereof.
2. The Lessors do and each of them doth hereby covenant with the Lessee as set out in Schedule C hereof.
3. It is hereby covenanted and agreed by and between the Lessors and each of them and by and between the Lessors and the Lessee as set out in Schedule D hereof.
4. The parties hereby agree that the words "proportionate share" shall be deemed to mean a one- half share; calculated in terms of the number of flats contained in the said building.
5. The parties hereby agree that the words "freehold share" shall be deemed to mean a one- half share; calculated in terms of the number of flats contained in all buildings erected on the said land.
6. The parties hereby agree that the covenants and conditions set out in Schedules B, C and D herein form part of this Lease.

AND the Lessors DO HEREBY LEASE to the Lessee and the Lessee DOTH HEREBY ACCEPT this Lease of the Flat to be held by the Lessee as tenant and subject to the conditions restrictions and covenants set forth herein.

IN WITNESS WHEREOF these presents have been executed this

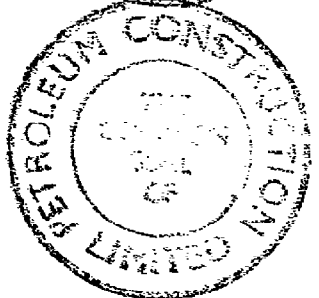
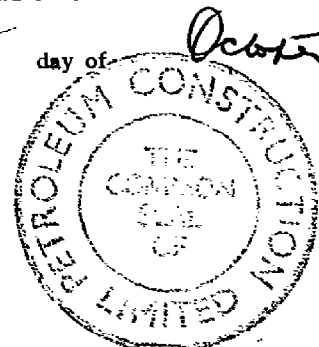
19th day of October 1988

~~SIGNED by the said~~ THE COMMON SEAL of
PETROLEUM CONSTRUCTION LIMITED
was hereto affixed
as Lessor in the presence of:

... *[Signature]* ... Governing Director

~~SIGNED by the said~~ THE COMMON SEAL of
PETROLEUM CONSTRUCTION LIMITED
was hereto affixed
as Lessee in the presence of:

... *[Signature]* ... Governing Director



SCHEDULE B

THE LESSEE DOTH HEREBY COVENANT WITH THE LESSORS:

1. TO pay the rent in the manner and at times hereinbefore provided.
 2. THE Lessee shall forthwith upon demand in writing by the Lessors or their agent pay to the Lessors or a person nominated by the Lessors:
 - (a) A proportionate share of all expenses and costs properly incurred by the Lessors in respect of the said building including any costs and expenses incurred pursuant to Clause 17 (a) hereof.
 - (b) A freehold share of all expenses and costs properly incurred by the Lessors in respect of the said land including any costs and expenses incurred pursuant to Clause 17 (b) hereof.
- PROVIDED ALWAYS that should any repairs become necessary or any work be required in respect of any part of the said building or the electrical and plumbing equipment, drains or other amenities serving the said building or in respect of any part of the said land as a result of the negligence or wilful act either of the Lessee or his servants, agents or invitees or of any person residing in the Flat then in any such event the Lessee shall pay to the Lessors the whole of the cost of such repairs or work.
3. THE Lessee shall use the Flat for residential purposes only and will not do or suffer to be done any act, matter or thing which is or may be an annoyance, nuisance, grievance or disturbance to the other lessees or occupants of any building on the said land and shall not bring into or keep in the Flat any cat, dog, bird or other pet which may unreasonably interfere with the quiet enjoyment of the other lessees or occupants of any building on the said land or which may create a nuisance.
 4. THE Lessee shall not bring into or keep in the Flat any goods or any substances of a highly combustible nature or do or permit to be done anything (including the unauthorised use of light or power fittings) which may render an increased premium payable for any insurance covers on any part of the said building or which may make void or voidable any such insurance covers.
 5. THE Lessee shall not use the Flat for any illegal purposes and the Lessee shall comply with all Statutes, Regulations and By-Laws of any Local Authority in so far as they affect the Flat.
 6. THE Lessee shall at his own cost and expense keep and maintain in good order condition and repair both the interior and exterior of the Flat including any electrical and plumbing equipment, drains, roof, spouting, downpipes and other amenities serving the Flat.
 7. THE Lessee shall permit the Lessors or their representatives at all reasonable times to enter upon the Flat to inspect the condition of the same.
 8. THE Lessee shall not leave or place in the passageways or stairways of the said building or in any parking area or in the grounds surrounding any building on the said land any obstructions whatsoever and shall not deposit any refuse or rubbish therein or thereon and shall place any garbage cans in such reasonable location approved of by the Lessors.
 9. THE Lessee shall duly and punctually pay all charges for water electricity gas or other supplies or services relating solely to the Flat.
 10. THE Lessee shall not make any structural alterations to the said building nor erect on any part of the said land any buildings, structure or fence without the prior consent of the Lessors first had and obtained on each occasion PROVIDED HOWEVER that such consent shall not be unreasonably withheld.
 11. THE Lessee shall not without the written consent of the Lessors in any way use or enjoy any part of the said land except: (a) The Flat (b) That part of the said land relating to the Flat marked or shown A on Deposited Plan No. 53703 ; (c) ~~That part of the said land marked or shown on Deposited Plan No. 53703~~ but only for the purposes of reasonable ingress and egress by vehicle or on foot; (d) ~~That part of the said land marked or shown on Deposited Plan No. 53703~~ but only for the purposes of recreation in common with the Lessors.
 12. THE Lessee shall at all times keep all that part of the said land (and all amenities thereon) relating to the Flat marked or shown A on Deposited Plan No. 53703 in a neat and tidy condition and in good repair.
 13. THE Lessee shall effect and at all times keep current a separate and comprehensive insurance policy (including fire and earthquake risks) to the full insurable value thereof on such parts of the said building as such Lessee holds as tenant.
 14. THE Lessee shall remain the owner of a freehold share in the fee simple of the said land while he continues to be a Lessee hereunder. If the Lessee (unless by these presents expressly authorised so to do) shall deal with either his interest hereunder or his interest in the fee simple in such a manner that both leasehold and freehold interests are not owned by the same person then this Lease shall immediately determine without however discharging the Lessee from payment of any moneys owing hereunder or releasing him from liability arising from any other breach previously committed (provided always that this Clause shall not apply to the first Lessee hereof).
 15. THE Lessee shall pay all charges and rates separately charged or levied in respect of the Flat and the Lessee's undivided share in the fee simple of the said land PROVIDED HOWEVER that if no separate charges and rates are so charged or levied then the Lessee shall pay to the Lessors the Lessee's freehold share of the charges and rates charged or levied in respect of the whole of the said land.

SCHEDULE C

THE LESSORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE LESSEE:

16. THE Lessee performing and observing all and singular covenants and conditions on his part herein contained and implied shall quietly hold and enjoy the Flat without any interruption by the Lessors or any person claiming under them.
17. THE Lessors shall keep and maintain in good order repair and condition:
 - (a) Such parts of the said building as are not the responsibility of any lessee pursuant to the leases granted in respect of any flat forming part of the said building including the electrical and plumbing equipment, drains, roofs, spouting, downpipes and other amenities serving the same; and
 - (b) Such parts of the said land including the grounds, paths, fences, swimming pools and other common amenities thereon as are not the responsibility of any lessee pursuant to the leases granted in respect of any flat.AND will cause the aforesaid parts of the said building and the said land at all times to be managed and maintained to a high standard. In the performance of the foregoing covenants the Lessors or their agents shall have the right (if necessary) to enter the Flat in order to effect such work upon giving reasonable notice to the Lessee.
18. THE Lessors covenant to lease the other flats on the said land only on terms similar to those set forth in this Lease and whenever called upon by the Lessee so to do to enforce the due performance and observance by the lessees named in such other leases of all obligations as by such other leases are cast on such lessees and for the purposes aforesaid the Lessors do irrevocably hereby appoint the Lessee hereunder as the Attorney and in the name of the Lessors to do all such acts and in particular but not in limitation to serve such notices and institute such proceedings as may be necessary for the proper compliance by the Lessors of the obligations cast on them by this Clause.

SCHEDULE D

AND IT IS HEREBY COVENANTED AND AGREED BY AND BETWEEN THE LESSORS AND EACH OF THEM AND BY AND BETWEEN THE LESSORS AND THE LESSEE:

19. THAT if and whenever the Lessee shall have made any breach or default in the observance or performance of any of the covenants conditions and restrictions herein contained and shall not have remedied such breach or default in all respects within two months of the date of receipt by the Lessee of written notice from the Lessors (other than the Lessee) specifying such breach or default then it shall be lawful for the Lessors (other than the Lessee) to re-enter upon the Flat or any part or parts thereof in the name of the whole and to determine this Lease and the estate and interest of the Lessee herein and the Lessee to expel and remove but without thereby releasing the Lessee from any liability for any previous breach non-observance or non-performance of any of the said covenants conditions and restrictions PROVIDED HOWEVER that any such forfeiture or determination shall be void and of no effect unless a copy of the notice specifying the breach or default by the Lessee has been served on any registered mortgagee of this Lease within seven days after the date of service of such notice upon the Lessee.

19a. That the Lessee will, upon receiving written demand from the Lessor or its duly authorised agents or Solicitors, execute and hand to the Lessor or its agent or Solicitors a Memorandum of Lease containing the same covenants as are contained herein and for the same term as the term hereby granted in respect of the flat erected or to be erected on that part of the said land which excludes the area marked A and further agrees to sign any consents or documents or produce any titles or documents or do any thing that may be necessary to conclude a registered Lease *

20. THAT in the event of the Flat being destroyed or damaged by fire earthquake or from any cause whatsoever during the term hereby created the Lessee shall with all reasonable despatch repair and make good such destruction or damage to the reasonable satisfaction of the Lessors and the cost of so doing shall be borne by the Lessee AND in the event of such destruction or damage occurring in respect of any part of the said building not held by a Lessee pursuant to any lease then the Lessors shall with all reasonable despatch repair and make good such destruction or damage and the Lessee shall bear a proportionate share of the cost of so doing.

21. THAT the Lessors shall not be liable to the Lessee or any other person for any water damage caused either by the overflow of the water supply to the said building or to the Flat or by rainwater entering the Flat.

22. THAT the Lessee shall have the right to let the Flat to a reputable and solvent subtenant provided that the Lessee shall ensure that the subtenant enters into a Tenancy Agreement with the Lessee whereby the subtenant covenants not to do or permit anything to be done in upon or around the Flat which if done or permitted to be done by the Lessee would constitute a breach of any of the covenants conditions and restrictions herein contained.

23. THAT in case of default by the Lessee at any time in the observance or performance of any of the covenants conditions and restrictions herein contained it shall be lawful for but not obligatory upon the Lessors or a majority of the Lessors (but without prejudice to any of the other rights powers or remedies of the Lessors) at the cost and expense of the Lessee in all things to pay all or any moneys to and to do and perform all or any acts or things in the opinion of the Lessors or a majority of the Lessors reasonably necessary for the full or partial performance or observance of such covenants conditions or restrictions or any of them and if necessary or convenient for the purpose of exercising any of the powers herein conferred upon the Lessors to enter by servants agents contractors or workmen upon the Flat or any part thereof AND the Lessee will immediately on demand pay to the Lessors all moneys so paid by the Lessors and the costs charges and expenses of each performance and observance by the Lessors and until such payment the same shall be treated as an advance to the Lessee by the Lessors and shall bear interest at the rate of Ten dollars (\$10) per centum per annum computed from the date or respective dates of such moneys being expended until payment thereof to the Lessors PROVIDED HOWEVER that for the purposes of this Clause 23 the word "Lessors" shall be deemed to mean Lessors (other than the Lessee).

24. THAT in the event of this lease being determined or becoming determinable in the manner herein provided then in any such case:—

(a) the Lessee shall at the direction of the Lessors sell his share in the fee simple of the said land to such person and at such consideration as may be nominated by the Lessors and shall execute all such documents as shall be required to complete any such sale; and

(b) the Lessors shall use reasonable endeavours to obtain a fair market price for the Lessee's said share in the fee simple but shall not be liable to the Lessee in respect of any loss howsoever incurred; and

(c) the proceeds of such sale shall be paid to the Lessors who shall be entitled to deduct therefrom all moneys owing by the Lessee to the Lessors and also all expenses and costs howsoever incurred by the Lessors in connection with the arranging of such sale and the completion thereof, and any balance of such proceeds shall be paid to the Lessee by the Lessors;

AND the Lessee doth hereby irrevocably appoint the Lessors to be the Attorneys of the Lessee for the purpose of doing any act matter or thing or executing any document required in connection with the sale of the Lessee's said share in the fee simple (in the event of the Lessee making default in so doing) and no person shall be concerned to see or enquire as to the propriety or expediency of any act matter or thing done or agreed to be done by the Lessors pursuant to this Clause AND the Lessee hereby agrees to allow ratify and confirm whatever the Lessors shall do or agree to do by virtue of any of the powers herein conferred on them PROVIDED HOWEVER that for the purpose of this Clause 24 the word "Lessors" shall be deemed to mean Lessors (other than the Lessee).

25. THAT there shall be no merger of this Lease with the Lessee's freehold estate in the said land.

26. THAT if any dispute or question or difference whatsoever shall arise between the parties to this Lease or their respective representatives or assigns or between one of the parties hereto and representatives of the other of them relating to these presents or any clause or anything herein contained or the construction hereof or as to duties or liabilities of either party in connection with the said land, the said building or the Flat or as to the use or occupation thereof then and in every such case the matter in difference shall be referred to arbitration in accordance with the Arbitration Act 1908 and its Amendments or any Act in substitution therefor.

27. THAT notwithstanding any provision contained or implied herein, where any part of the Flat or the electrical and plumbing equipment drains or other amenities serving the Flat also relate to or serve (a) any other flat in any building erected on the said land or (b) any part of any such building which the Lessors are liable to maintain pursuant to this lease, then the same shall be maintained in good order condition and repair by the Lessee together with (a) the lessees of the other flats to which the same relate or which are served thereby and (b) the Lessors where the same relate to or serve any part of any such building AND the cost of so doing shall be borne by the Lessee, the lessees of such other flats and the Lessors as the case may be in such shares as may be fair and reasonable having regard to the use and benefit derived therefrom.

28. THAT in the event of the Lessee or any Lessor requiring any matter or thing to be done by the Lessors which the Lessors are empowered to do pursuant to the terms of this Lease or pursuant to their rights and powers as owners of the said land and the buildings thereon or which may be desirable for the efficient and harmonious administration of the said land and the buildings thereon the following procedure shall be carried out:—

(a) Such Lessee or Lessor shall give notice thereof in writing setting out the proposed action and shall cause the same to be served upon all the other Lessors either personally or by leaving the same at or posting the same to the last known respective place of abode or address of the other Lessors and in the event of such notice being effected by post the same shall be sent by registered letter and service shall be deemed to have been effected on the day after posting thereof.

(b) If the proposed action is not agreed to within fourteen days after the last date of service of the said notices that matter shall be deemed to be a question to be arbitrated pursuant to Clause 26 hereof.

(c) That parties hereto shall be bound by any decision arrived at in accordance with the provisions of this Clause and the parties hereto shall give all reasonable assistance in the carrying out and implementation of such decision.

29. THAT notwithstanding the provisions of Clause 28 hereof, any exterior painting of the said building shall be carried out in such a colour scheme as is agreed upon by the Lessors but if agreement cannot be reached then the colour scheme shall be as near as it is practicable to the existing colour scheme.

30. THAT without negating the provisions of Sections 97 and 98 of the Land Transfer Act 1952, upon registration of a Memorandum of Transfer of the Lessee's interest hereunder to any Transferee, the Transferor shall thenceforth be released from all future liability whatsoever under the covenants and agreements herein expressed or implied but without releasing the Transferor from any liability which may have arisen hereunder prior to the registration of such Memorandum of Transfer and thenceforth after the registration of any such Memorandum of Transfer the obligations herein expressed or implied on the part of the Lessee shall in all respects devolve upon and be observed and performed by such Transferee, and the Lessors shall have no recourse to the Transferee's antecedents in title.

31. THAT wherever used in these presents:—

(a) The expression "the Lessors" shall include and bind the person/s executing these presents as Lessors and all the Lessors for the time being under these presents and all the respective executors administrators successors assigns and successors in title of each Lessor and if more than one jointly and severally.

(b) The expression "the Lessee" shall include and bind the person/s executing these presents as Lessee and all the Lessees for the time being under these presents and all the respective executors administrators successors assigns and successors in title of each Lessee and if more than one jointly and severally.

(c) The expression "a majority of the Lessors" shall be deemed to mean any number of Lessors for the time being who together own more than an undivided one-half share in the fee simple of the said land.

(d) Words importing one gender shall include the other gender as the case may require.

(e) Words importing the singular or plural number shall include the plural or singular number respectively.

Correct for the purposes of the Land Transfer Act

[Signature]

Solicitor for the Lessee

~~I hereby certify, for the purposes of the Stamp and Cheque Duties Act 1971, that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of Subsection (2) of that section do not apply.~~

~~Solicitor for the Lessee~~

I hereby certify, for the purposes of the Stamp and Cheque Duties Act 1971, that no lease duty is payable on this instrument by reason of the application of section 35(1) of that Act, and that the provisions of subsection (2) of that section do not apply.

[Signature]
Solicitor for the Lessee

Particulars entered in the Register at the date and at the time recorded below.

District Assistant



LEASE

REGISTER

11.03 16.DEC88 C 780738

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBURY

ASST LAND REGISTRAR

A. J. NEWMAN & ASSOCIATES

SOLICITOR

CHRISTCHURCH, N.Z.

FEES PAID
AVAILABLE
11.12.189

L. & D. 82 (T)

New Zealand

440693.9 EC

EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

xx CRACROFT HILL LIMITED at Christchurch

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the day of 1983 under No. 45824 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 45824

| Nature of Easement (e.g., Right of Way, etc.) | SERVIENT TENEMENT | | Dominant Tenement Allotment No(s). | Title Reference |
|---|-------------------|---|---|--|
| | Allotment No. | Colour, or Other Means of Identification, of Part Subject to Easement | | |
| Right of Way: right to convey water, electric power and telephonic communications | 5 | C | 3,4,6,7,8,9, 10,11 | 17K/349 and part Certificates of Title 3B/217 and 17K/350 |
| | 6 | G | 3,4,5,7,8,9, 10,11 | |
| | 7 | H | 3,4,5,6,8,9, 10,11 | |
| | 8 | M | 3,4,5,6,7,9, 10,11 | |
| | 9 | N | 3,4,5,6,7,8, 10,11 | |
| | 10 | S | 3,4,5,6,7,8, 9,11 | |
| | 14 | AC | 13,15,16 pt 3 DP22559 | |
| | 15 | AE | 13,14,16 pt 3 DP22559 | |
| | Pt 3 DP 22559 | AD | 13,14,15,16 | |
| | | | | |
| Right to drain sewage | 5 | D | 1 | |
| | 5 | B | 2 | |
| | 5 | C | 2,3,4 | |
| | 6 | E | 1,5 | |
| | 6 | G | 2,3,4 | |
| | 7 | H | 2,3,4 | |
| | 8 | M,L | 2,3,4 | |
| | 9 | N | 2,3,4 | |
| | 13 | AA | 15,16 | |
| | 14 | AC | 15,16 | |
| | Pt 3 DP 22559 | AD | 15,16 | |
| | 15 | AE | 16 | |
| Right to drain water | 2 | A | 1 | |
| | 5 | B | 1,2 | |
| | 5 | C | 1,2,3,4 | |
| | 6 | G | 1,2,3,4,5 | |
| | 7 | H | 1,2,3,4,5 | |
| | 8 | M | 1,2,3,4,5 | |
| | 9 | N | 1,2,3,4,5 | |
| | 9 | P | 1,2,3,4,5,6, 7,8,10 | |
| | 10 | S | 1,2,3,4,5 | |
| | 14 | AC | 15 pt 3 DP22559 | |
| | Pt 3 DP 22559 | AD | 15 | |
| | 15 | AE | Pt 3 DP22559 | |

1. Rights and powers:

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

For the purpose of electric power, and telephonic communications the following rights shall apply:

.... full free and perpetual right for the Grantees to convey electric current, and maintain telecommunications over those parts of the Grantors land and for those purposes to lay wires, pipes, poles, underground cables and other accessories necessary or desirable with or without servants, agents, workmen and with all necessary tools, plant and equipment to enter upon such parts of the Grantors land for the purpose of installing, laying, maintaining or repairing the said wires, pipes, poles, cables and accessories provided that as little damage as possible is caused to the land of the Grantor and the surface of the same is restored as near as possible to its former state or condition and provided that the installing, laying, maintaining or repairing of such wires, pipes, poles and cables and accessories shall be carried out in such a way that as little inconvenience as possible is caused to the flow of traffic and the condition of the other surfaces along those parts of the Grantors land.

The cost of forming and maintaining the Rights of Way, water pipes, sewage pipes, telephone and electric power connections shall be borne by the registered proprietors for the time being of the lots affected in the same proportion in which the owner or occupier of the respective lots shall use the said Rights of Way, water pipes, sewage pipes, telephone and electric power connections AND in the event of the proprietors failing to agree as to the proportion of the cost to be borne by them or as to any matter or thing affecting these presents such dispute shall be referred to the arbitration of one person if the parties so in dispute can agree upon one AND in the event of the parties failing to agree upon one then to the arbitration of persons, one to be appointed by each party to the dispute and their umpire to be appointed before entering upon the arbitration and every such reference shall be a reference to arbitration under the provisions of the Arbitration Act 1908 and its amendments or any Act for the time being in force enacted in substitution thereof.

Cont'd from Boek.

Registration of Transfer 545427/1

creates the easements relative to Lot

11 DP 145824

10 1.5

1985 11/3

Transfer 55042411 creates the easements relative to Lot 8 DP 45824-11/6185

Wannan
Aug

appeal of D.P. 4584 partially cancelled.
Conditions no longer affect amounts relative
to Sub 5 - See D.P. 4594.

Handwritten signature and initials, possibly 'H/C', in black ink.

~~2. Terms, conditions, covenants or restrictions in respect of any of the above matters.~~

Dated this 3rd day of June

19 83

THE COMMON SEAL of CRACROFT HILL LIMITED

~~Signed by the above named~~ was hereunto affixed
in the presence of

~~Witness~~

~~Company~~

~~Address~~

P. Heywood
Lawrence



EASEMENT CERTIFICATE

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

Correct for the purposes of the Land Transfer Act.

P.R. Newman
Solicitor for the Registered Proprietor.

Registration of Transfer 466328/1
creates the easements relative to Lot 5 DP 45824
9.12.1983 11.31
ALH

Registration of Transfer 466337/1
creates the easements relative to Lot 5 DP 45824
9.12.1983 11.31
ALH

REGISTRATION OF TRANSFER 530971/1 CREATES THE WITHIN EASEMENTS RELATIVE TO LOT 6

P.P. 458-26 15.2.1985 *ALH*

Registration of Transfer 531774/2
creates the easements relative to Lot 1 DP 45824
29.1.1985 11.30
ALH

Particulars entered in the Register as shown herein on the date and at the time stamped below.

Registration of Transfer 532027/1 creates the easements relative to Lot 7 DP 45824
21.2.1985 11.30
ALH

District Land Registrar Transfers 532027/1
Assistant creates relative to Lot 15 DP 45824
of the District of 15 DP 45824

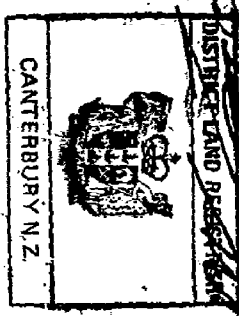
- 27.3.1985
ALH

THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO SECTION 309(1) OF LOCAL GOVERNMENT ACT 1974

Registration of Transfer 545006/1 creates the easements relative to Lot 6 DP 45824
11.59 a.m. 8.5.1985
ALH

Memorials Cont within *ALH*

440693/1
254/505 & 815
8/7 & 820
District Land Registry
Christchurch No.2



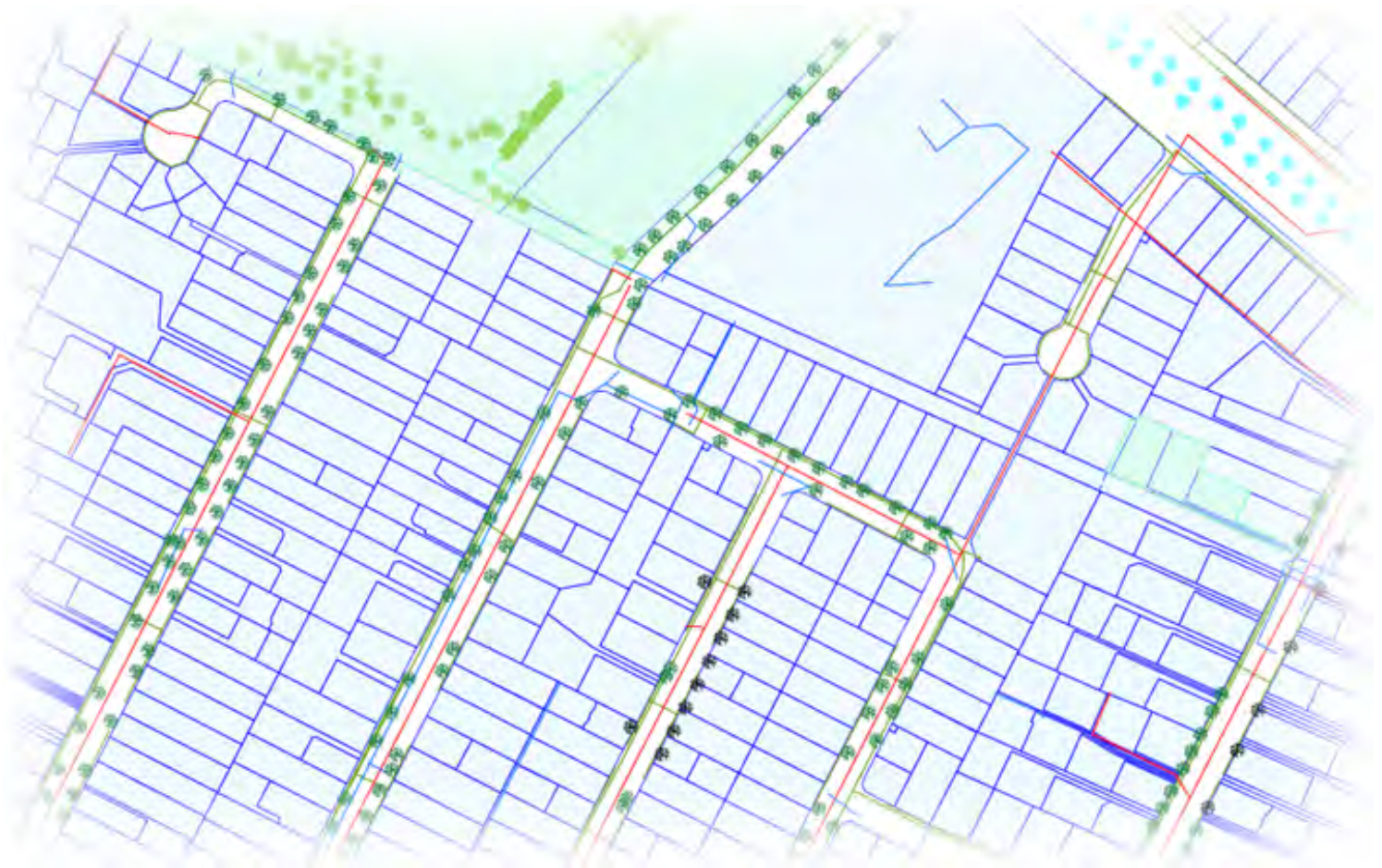
Produced on 28 11 52 AM '83
15.7.1983
ALH



LIM

This information has been supplied by the vendor or the vendor's agents and Four Seasons Realty 2017 Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Land Information Memorandum



Property address:
13 Nehru Place

LIM number: 70220735
Page 1

Application details

Please supply to HARCOURTS HORNBY FOUR SEASONS
395 MAIN SOUTH ROAD
HORNBY
CHRISTCHURCH 8042

Client reference 1037

Phone number (03)349-9919

Fax number

Date issued 13 May 2019

Date received 9 May 2019

Property details

Property address 13 Nehru Place

Valuation roll number 23672 89400 B

Valuation information Capital Value: \$710000
Land Value: \$185000
Improvements Value: \$525000
Please note: these values are intended for Rating purposes

Legal description Flat 2 DP 53703 on Lot 4 DP 45824 having share in 779 m2

Existing owner Michael Eden Jacka
The Winchester Trustee Services Limited
Emma Jane Jacka
13 Nehru Place
Christchurch 8022

Council references

Debtor number 3169950

Rate account ID 73005169

LIM number 70220735

Property ID 1018048

Property address:
13 Nehru Place

LIM number: 70220735
Page 2

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA).

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

(For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Information on the hazards may be found by calling 03 9418999. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

Potential for Erosion

Records Indicate that this property may be susceptible to erosion. Type of Erosion: Tunnel Gully Severity of Risk: Unknown

Related information

- There are a number of Consultant reports on the Port Hills which can be found on the Council's website: <http://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports/>. These consultant reports may or may not reference to information about your individual property.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

(For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related information

- | The dwelling/building is shown to be served by a sewer drain.
- | The property is shown to be served by a stormwater drain which is shared.

Property address:
13 Nehru Place

LIM number: 70220735
Page 5

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

(For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water Supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply, Wastewater & Stormwater Bylaw (2014), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

(For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2019: \$ 4,116.55

| | Instalment Amount | Date Due |
|--------------|-------------------|------------|
| Instalment 1 | \$ 1,029.08 | 15/09/2018 |
| Instalment 2 | \$ 1,029.08 | 15/12/2018 |
| Instalment 3 | \$ 1,029.08 | 15/03/2019 |
| Instalment 4 | \$ 1,029.31 | 15/06/2019 |

Rates owing as at 13/05/2019: \$ 0.00

(b) Excess water charges

\$ 0.00

(For water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Property address:
13 Nehru Place

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- | BCN/1988/1492 Applied: 20/03/1988 Status: Completed
1/11 Nehru Place Cashmere
Permit granted 30/03/1988
Permit issued 30/03/1988
TWO TOWNHOUSES WITH ATTACHED GARAGES & WOODBURNER (TYPE UNKNOWN) - FLAT 2-
Historical Reference PER88000945
- | BCN/1990/1840 Applied: 20/03/1990 Status: Completed
1/11 Nehru Place Cashmere
Permit granted 20/03/1990
Permit issued 20/03/1990
DRAINAGE: FOULWATER - NEW BUILDING- Historical Reference PER90152057
- | BCN/1991/2368 Applied: 05/04/1991 Status: Completed
1/11 Nehru Place Cashmere
Permit granted 20/05/1991
Permit issued 21/05/1991
RETAINING WALLS- Historical Reference PER91120077
- | BCN/1992/881 Applied: 11/02/1992 Status: Completed
1/11 Nehru Place Cashmere
Permit granted 11/02/1992
Permit issued 11/02/1992
PLUMBING: NEW BUILDING INSTALLATION- Historical Reference PER92163347
- | BCN/1992/9403 Applied: 29/09/1992 Status: Completed
1/11 Nehru Place Cashmere
Permit issued 16/10/1992
ACCESSORY BUILDING - FLAT 1- Historical Reference PER92005788
- | BCN/2000/1373 Applied: 29/02/2000 Status: Completed
1/11 Nehru Place Cashmere
Accepted for processing 29/02/2000
PIM Granted 20/03/2000
PIM Issued 05/05/2000
Building consent granted 05/05/2000
Building consent issued 05/05/2000
Code Compliance Certificate Granted 01/09/2000
Code Compliance Certificate Issued 01/09/2000
GARAGE ALTERATION & EXTEND BALCONY - FLAT 1- Historical Reference ABA10002288

Property address:
13 Nehru Place

- | BCN/2014/7536 Applied: 12/08/2014 Status: Completed
13 Nehru Place Cashmere
Accepted for processing 19/08/2014
PIM Issued 26/08/2014
PIM Granted 29/08/2014
Building consent granted 12/09/2014
Building consent issued 12/09/2014
Code Compliance Certificate Issued 08/12/2015
Dwelling alteration - Perimeter foundation jacking, external patios, repoint and reclad damaged areas - EQ
Repairs - Flat 2 (13 Nehru)
- | BCN/2016/1697 Applied: 07/03/2016 Status: Completed
13 Nehru Place Cashmere
Accepted for processing 08/03/2016
Building consent granted 08/03/2016
Building consent issued 09/03/2016
Code Compliance Certificate Issued 10/05/2016
Alteration to dwelling - Installation of a Pyroclassic IV freestanding woodburner dry CAC121121

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

| Ministry of Business, Innovation & Employment Foundation Design

Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/

(d) Orders

(e) Requisitions

Property address:
13 Nehru Place

6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

(For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

Property address:
13 Nehru Place

LIM number: 70220735
Page 10

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

(For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

Property address:
13 Nehru Place

LIM number: 70220735
Page 11

Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984
www.ccc.govt.nz

8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There maybe some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

(For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

Regional plan or bylaw

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a) (i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

Remainder Slope Instability Management Area

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay.

District Plan Zone

Property or part of property within the Residential Hills Zone which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

RMA/1993/1774 - Subdivision Consent

13 Nehru Place Cashmere

Comp. Title SUBDIVISION - Historical Reference RMA2143

Status: Processing complete

Applied 26/05/1993

RMA/2007/2573 - Land Use Consent

13 Nehru Place Cashmere

Application to construct a new deck in the north-west corner of the site, extending out from the games room and living room - Historical Reference RMA92009905

Status: Processing complete

Applied 18/09/2007

Granted 16/10/2007

Decision issued 17/10/2007

Property address:
13 Nehru Place

- I RMA/1986/795 - Resource consents
1/11 Nehru Place Cashmere
Consent to erect a dwelling closer than 6m from the rear boundary - being 3m - Historical Reference RES9214838
Status: Processing complete
Applied 28/10/1986
Decision issued 19/02/1987
Granted 19/02/1987

- I RMA/2000/905 - Land Use Consent
1/11 Nehru Place Cashmere
Application for a reduction of 5.5m setback from garage door. - Historical Reference RMA20001586
Status: Processing complete
Applied 03/04/2000
Granted 19/04/2000
Decision issued 20/04/2000

Property address:
13 Nehru Place

9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

(For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

(For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

! **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

(For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- | Your recycling is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- | Your refuse is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.
- | Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

| Community Board

Property located in Spreydon-Cashmere Community Board

| Electoral Ward

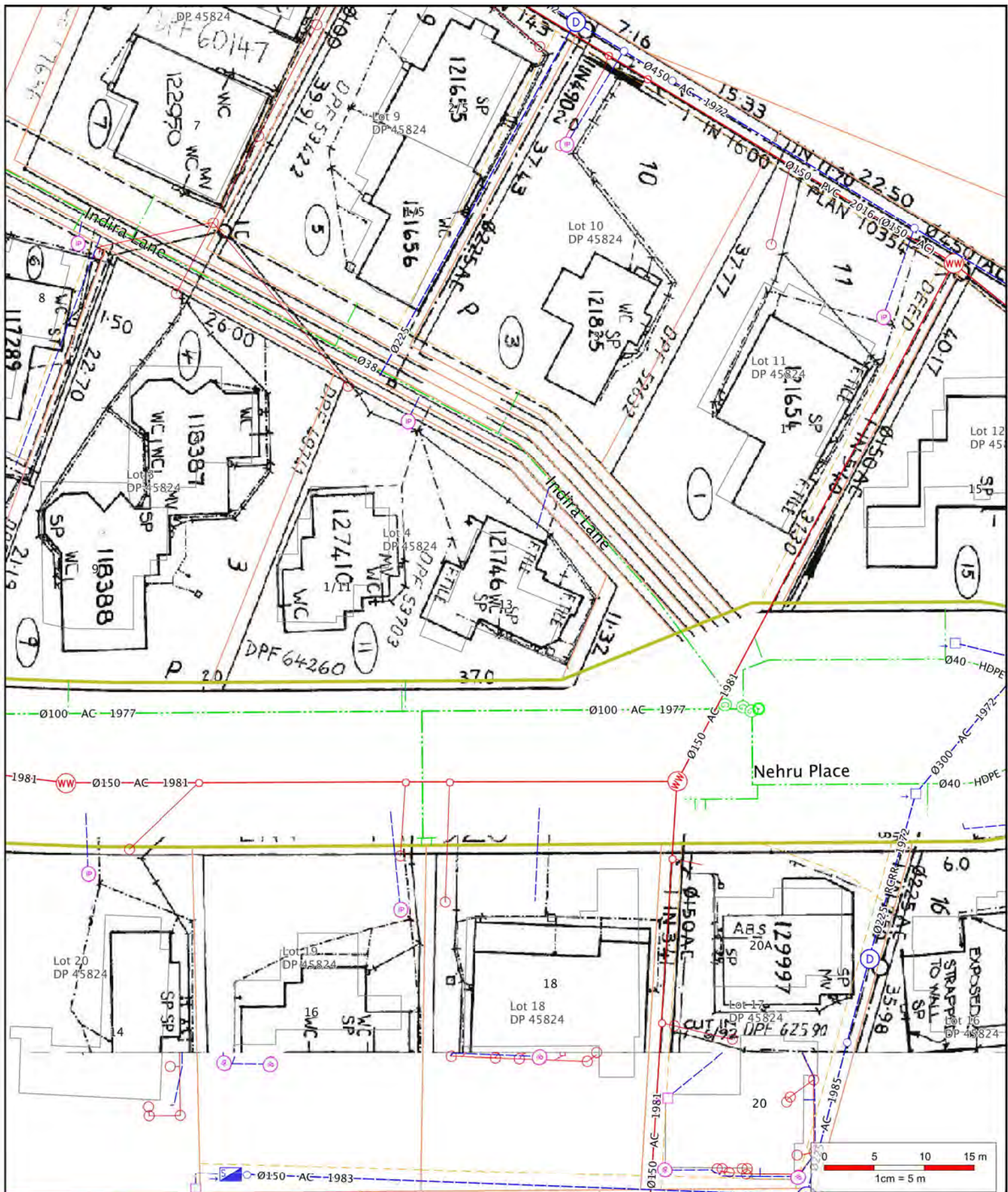
Property located in Cashmere Electoral Ward

| Listed Land Use Register

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

| Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.



1:500 on A4

13/05/2019 8:05:54 AM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

Copyright © 2013 Reproduction prohibited

Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Wellows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

- Lateral Fitting
- Local Pressure
- CP Control Panel
- BK Boundary Kit
- T Tank System
- Site
- V Vacuum Chamber
- BU Vacuum Breather
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

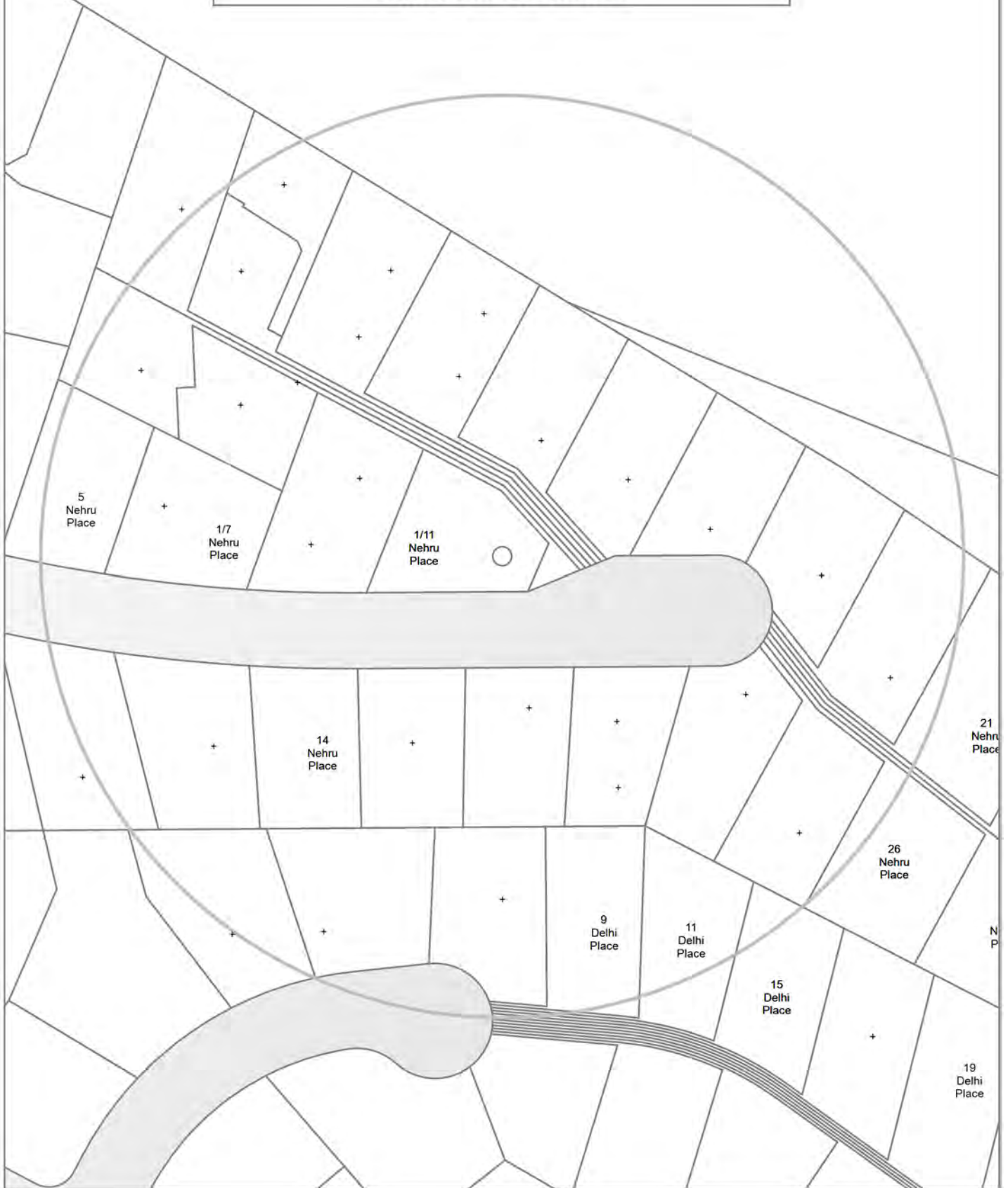
- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- All services
- Pipe Protection
- a - Abandoned
- p - Proposed
- os - Out of service
- Landbase
- Easement

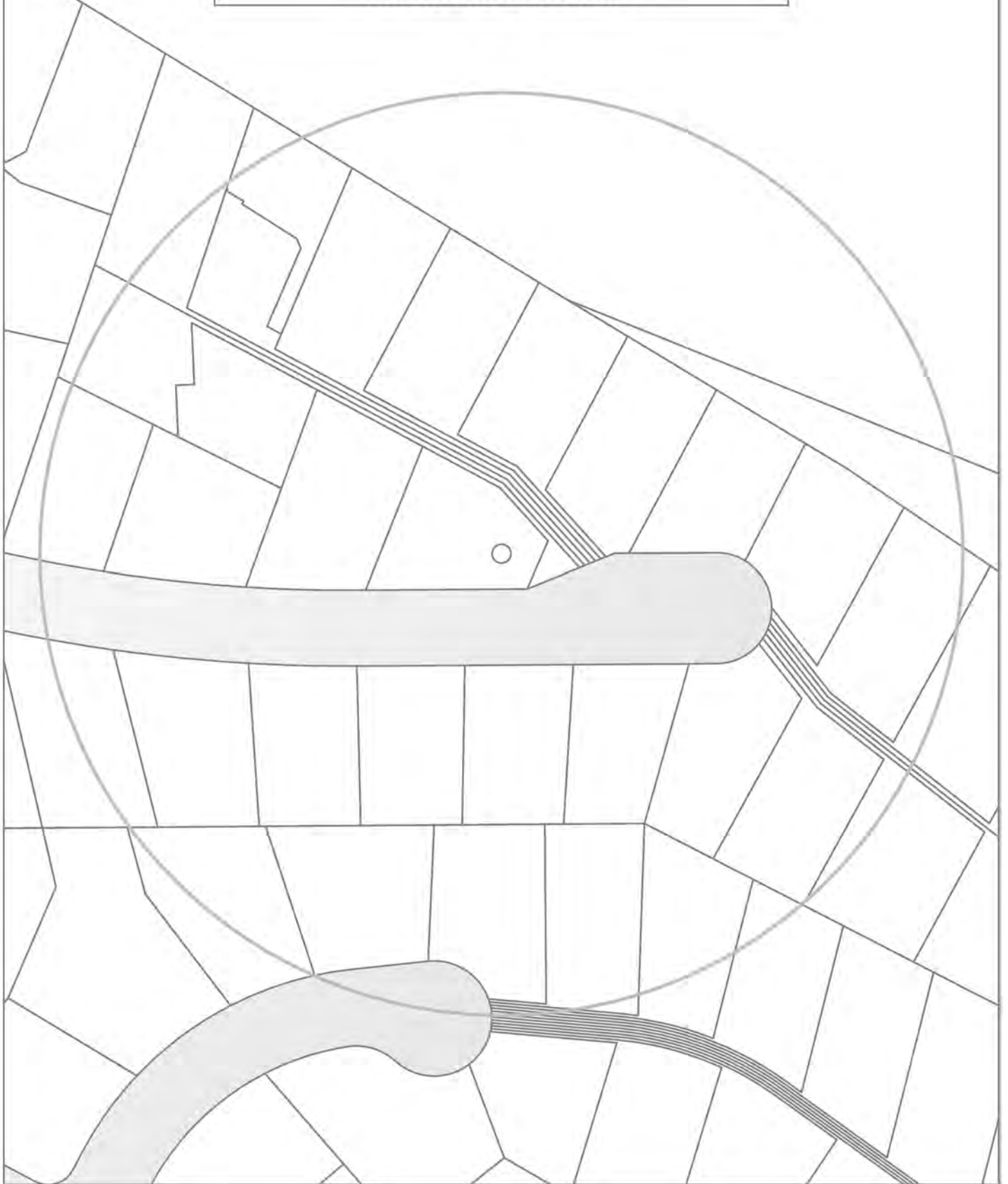


13 Nehru Place Land Use Consents





**13 Nehru Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 13 Nehru Place

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1/11 Nehru Place

RMA/1986/795

Consent to erect a dwelling closer than 6m from the rear boundary - being 3m - Historical Reference RES9214838

Processing complete

Applied 28/10/1986

Decision issued 19/02/1987

Granted 19/02/1987

RMA/2000/905

Application for a reduction of 5.5m setback from garage door. - Historical Reference RMA20001586

Processing complete

Applied 03/04/2000

Decision issued 20/04/2000

Granted 19/04/2000

1/7 Nehru Place

RMA/2004/2221

Application to erect a single storey dwelling addition at the rear of the current dwelling - Historical Reference RMA20017861

Processing complete

Applied 30/08/2004

Decision issued 06/09/2004

Granted 03/09/2004

11 Delhi Place

RMA/2000/2401

Erect a multi-level dwelling with attached garage - Historical Reference RMA20003150

Processing complete

Applied 21/09/2000

Decision issued 06/12/2000

Granted 06/12/2000

14 Nehru Place

RMA/2004/2398

Application for alterations to, and the erection of additions to the existing dwelling - Historical Reference RMA20018043

Processing complete

Applied 21/09/2004

Decision issued 13/10/2004

Granted 13/10/2004

15 Delhi Place

RMA/2003/3277

Application to erect a two storey dwelling with an attached garage - Historical Reference RMA20015627

Processing complete

Applied 17/12/2003

Decision issued 15/01/2004

Granted 15/01/2004

RMA/2005/765

Application to erect a two storey dwelling with an attached garage - Historical Reference RMA20019606

Processing complete

Applied 31/03/2005

Decision issued 08/08/2005

Granted 08/08/2005

RMA/2013/2466

Proposal to carry out extensions and alterations to the dwelling at the above address - Historical Reference RMA92024187

Processing complete

Applied 19/11/2013

Decision issued 28/11/2013

Granted 28/11/2013

18 Delhi Place

RMA/1999/2150

Application for a dwelling which exceeds 7m height restriction; intrudees recession plane and length of wall exceeds 20m in length. - Historical Reference RES990777

Processing complete

Applied 19/03/1999

Decision issued 22/04/1999

Granted 22/04/1999

19 Delhi Place

RMA/1998/2158

Application for excavation of more than 10m³ for a dwelling - Historical Reference RES982471

Withdrawn

Applied 10/09/1998

21 Nehru Place

RMA/1997/1638

Prop: reduced ROW formation width (3.0m) - Historical Reference RES971831

Processing complete

Applied 09/07/1997

Decision issued 11/07/1997

Granted 11/07/1997

RMA/1998/1368

Trans: row for lots 11,12,16to27 has the potential to serve more than 15 units - Historical Reference RES981548

Processing complete

Applied 12/06/1998

Decision issued 12/06/1998

Granted 12/06/1998

RMA/2005/1253

Application for the erection of a two level dwelling with an attached garage - Historical Reference RMA20020109

Processing complete

Applied 01/06/2005

Decision issued 21/06/2005

Granted 20/06/2005

23 Nehru Place

RMA/2006/1385

Application to erect a dwelling with an attached garage - Historical Reference RMA92005438

Processing complete

Applied 19/06/2006

Decision issued 25/07/2006

Granted 25/07/2006

RMA/2007/2772

Application to erect a dwelling with an attached garage - Historical Reference RMA92010117

Processing complete

Applied 10/10/2007

Decision issued 30/10/2007

Granted 29/10/2007

26 Nehru Place

RMA/2008/1151

Application for the erection of a multi-level dwelling with attached garage, for earthworks, driveway and erection of retaining walls. - Historical Reference RMA92011989

Processing complete

Applied 04/06/2008

Decision issued 14/07/2008

Granted 14/07/2008

RMA/2009/1266

Application to erect a dwelling with an attached garage - Historical Reference RMA92014723

Processing complete

Applied 28/08/2009

Decision issued 08/10/2009

Granted 06/10/2009

28 Nehru Place

RMA/2017/879

To construct dwelling with attached garage

Processing complete

Applied 21/04/2017

Decision issued 26/05/2017

Granted 26/05/2017

5 Nehru Place

RMA/1999/2458

Application for a dwelling which exceeds the 7m height restriction in the Living H zone. - Historical Reference RES991195

Withdrawn

Applied 26/04/1999

9 Delhi Place

RMA/2002/1822

Application to erect a new two-storey dwelling and attached garage - Historical Reference RMA20010846

Processing complete

Applied 29/07/2002

Decision issued 12/09/2002

Granted 10/09/2002

97 Cashmere Road

RMA/1997/1126

Application for an Outline Plan for a solid parabola antenna to be attached to the north wall of the Main building of Princess Margaret Hospital. - Historical Reference RES971218

Processing complete

Applied 14/05/1997

Decision issued 30/05/1997

Outline plan accepted 30/05/1997

RMA/2006/2149

The formation and sealing of an existing carpark, and extension to create 24 new parks with associated land- scaping - Historical Reference RMA92006229

Processing complete

Applied 11/09/2006

Decision issued 05/10/2006

Granted 03/10/2006

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied



LLUR Report

This information has been supplied by the vendor or the vendor's agents and Four Seasons Realty 2017 Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

| | | |
|---------------|----------------|--|
| Date: | 14 May 2019 | |
| Land Parcels: | Lot 4 DP 45824 | Valuation No(s): 2367289400A,2367289400B |
| | Lot 4 DP 45824 | Valuation No(s): 2367289400A,2367289400B |



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ234409.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know



What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz



House Inspection Report

This information has been supplied by the vendor or the vendor's agents and Four Seasons Realty 2017 Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

PROPERTY CHECK EXPRESS REPORT

| | | |
|---------------------------|---|---|
| Job Number | - | 50881 |
| Client | - | Mike Jacka |
| Property Inspected | - | 13 Nehru Place, Cashmere, Christchurch |
| Inspection Date 1 | - | 28 June 2019 |
| Inspection Date 2 | - | 5 July 2019 |
| Building Surveyor | - | Joanne Hay (on behalf of Property Check (NZ) Limited) |
| Weather Conditions | - | 28 June 2019 - Dry and Sunny / 5 July 2019 - Rain |
| Scope of Report | - | Visual inspection of the buildings that are listed in this report for the purpose of a residential inspection in accordance with NZS 4306 Residential Property Inspections. |
| Report ordered by | - | Mike Jacka |
| Copies provided to | - | Mike Jacka |

ORIENTATION For the purpose of this report the main entrance is facing south.



Executive Summary

Disclaimer:

The inspection and report process does not include any specialist testing in any form whatsoever. Property Check accept no responsibility for any loss to any person or any other entity based on defects of any sort that could not have been reasonably foreseeable from the procedures that have been carried out as listed below. The purpose of this report is to identify any significant defects only that have been identified during our inspection based on the following listed procedures below. While some minor defects may be included in this report, the report may not necessarily list all minor defects.

Significant Defects – A matter that requires substantial repair or urgent maintenance.

Minor Defects – A matter which, in view of the age, type or condition of the building does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.

The inspection is limited to the following procedures:

1. Visual inspection of all buildings and elements/components of the property that are not concealed. This includes electrical fittings and appliances but does not include the actual testing of the operation or electrical circuits within fittings or appliances in anyway. The inspection also includes assessing the roof from ladder access at the perimeters or other vantage points but does not include climbing onto the roof due to health and safety restrictions. Non accessible roof surfaces and other elements were viewed and assessed through aerial photography or videography where possible.
2. Visual inspection of the roof space as described within the report. Not all areas of the roof space structure can be seen and the purpose of our inspection is to check for any overall significant defects from a visual inspection. Some individual instances of damage or defects can be easily overseen such as a damaged structural member or isolated areas of borer for example.
3. Drain testing of gulley traps and the waste water system by running cold water from all sanitary fixtures. This process does not necessarily identify any damage or defects within underground drains. The process is to attempt to identify any noticeable blockages within the pipe being tested.
4. Moisture scanning of wall linings and skirting that surround wet areas such as showers and baths, and to external wall cladding that are considered at risk to moisture issues with a non-invasive moisture meter that provides indicative readings within the lining material. There are limitations with moisture scanning. Scan devices are influenced by rubber, metal and other materials and may provide false readings. Additionally, they are not able to pick up moisture presence deep within the components being tested – a wall or ceiling for example. In summary the scan devices are sometimes useful but cannot be relied upon and any results returned that suggest the presence of dampness requires further investigation and not to be taken as conclusive. Please note: Actual readings from any moisture scanning undertaken are not provided within the report unless high readings are obtained which indicated excessive dampness is apparent. Low reading are not conclusive and do not suggest the area is not affected by leaks and therefore cannot be relied upon.
5. Considering normal significant maintenance that is likely to be required in the next three years or as stated. This means that normal maintenance is not reported on and anyone considering purchasing the property, or anyone currently owning the property should be familiar with normal maintenance required on any such property.
6. Visual inspection of water pressure for general adequacy and taking the use of the fixture into consideration.
7. Obtaining spot level readings throughout the ground floor surface using a Zipline Pro-2000 (Elevation Measurement System) to locations considered necessary to obtain the required data to reflect the differences in levels within the floor and foundations that would indicate any substantial settlement within the floor and foundations that are outside the acceptable tolerances.
8. Carry out a visual inspection of the grounds within the apparent boundaries. This does not include any kind of assessment of the ground whatsoever and therefore does not consider the possibility of any future settlement, subsidence or other physical changes to the ground.

Conclusions

The house is located on the north side of Nehru Place and is orientated on the section so that the living areas are generally facing north. The site is located on a sloping hillside suburban section that has medium exposure to the winds.

The age of the house was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of '*the expected condition of the materials*' considering their use, location and age.

The grounds to the property are generally in a tidy condition and landscaped to a good standard. A high level of maintenance will be required going forward.

The house is constructed on a concrete strip foundation. At the time of inspection the foundations to the dwelling appeared in sound condition.

The roof is clad with painted metal and generally appears in good condition with no significant defects identified.

Overall the rainwater collection system is generally in good condition, however consideration could be given to carrying out repairs or replacing the downpipe on the north elevation which has impact damage and corrosion holes are evident. The downpipe discharging water onto the ground floor roof above the lounge requires a spreader to be fitted to allow the storm water to discharge evenly across the roof cladding to prevent early deterioration of the roof cladding.

The exterior walls are clad with timber weatherboards and AAC panel on a cavity. On the southeast corner at the overhang a gap has appeared at the transitional flashing between the timber cladding and AAC panel cladding. A second site inspection was completed to inspect repairs to this junction. A timber scribe has been installed and it is recommended to seal the edge between the transitional flashing and the AAC panel cladding to prevent moisture ingress. Further details are provided in the main body of the report. Moisture damage could still have occurred to the timber framing in this area however this is less of a risk due to the cavity system in place. There is a small area of deteriorated paintwork to the timber weatherboards on the north elevation and it is recommended to carry out general maintenance to this area which would include sanding back prior to applying a new application of paint. This will help to extend the serviceable lifespan of the material.

The floor levels in our opinion are at acceptable tolerances. No evidence of unacceptable settlement has been identified.

Overall the roof space structure appears structurally sound. No significant faults identified from the partial inspection. No leaks were identified to the underside of the cladding and the ceiling has been insulated with fibreglass batts which generally appear in good condition.

Internally, the house appears in good condition. A leak was identified to the shower in the bathroom of Level 4 between the shower base and joinery. A second site inspection was completed, and sighted sealant applied this area and no further leaks were occurring. Further details are contained in the main body of the report.

Overall the house appears structurally sound.

Normal maintenance and repairs will be required over the coming years. The more significant items are detailed throughout the report.

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Mike Jacka **Date of Inspection:** 28 June 2019
Site Address: 13 Nehru Place, Cashmere, Christchurch
Inspector - Joanne Hay **Company:** Property Check (NZ) Ltd
Qualifications: Registered Building Surveyor (MNZIBS)

The following areas of the property have been inspected:

| Inspection | Yes | No | Limited |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Subfloor | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Exterior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Roof Exterior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Roof Space | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Interior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Accessory units, ancillary spaces and buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspections – and I am competent to undertake this inspection.

Name: Joanne Hay

Date: 28 June 2019



Signature: (for and on behalf of Property Check (N.Z.) Limited)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Site Inspection

SITE AND FEATURES

Comments:-

No significant faults identified. The grounds will require a high level of maintenance over the years due to the sloping site and trees and shrubbery.

Cracking identified in the concrete steps, east elevation, can be repaired as and when deemed necessary.

Overview Photographs:



OUT BUILDINGS - *Metal shed*

Comments:-

No significant faults identified.





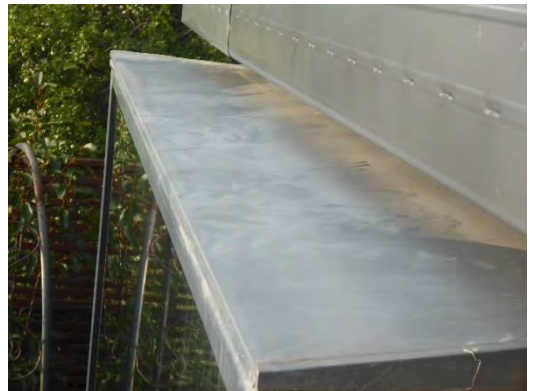
ROOF – *Pre-Painted Metal / Butyl Rubber Membrane*

The inspection was carried out via a remote camera mounted on a pole and operated from the ground, however the flat roof section on the north elevation could not be sighted due to height restrictions. There are limitations with this method that restrict the inspection to what could be seen via the camera video footage.

Comments:-

No significant faults identified.





RAINWATER COLLECTION – *Pre-Painted Metal*

Comments:-

It is recommended to remove any vegetation and debris from the internals of the spouting to prevent water ponding. This was found on the south elevation.



On the west elevation the spouting has areas of indentations which can lead to early deterioration and corrosion. Consideration could be given to carrying out repairs or replacing in the future as part of general maintenance and upkeep. Algae was found to the underside of the spouting at this location and it is recommended it is removed to prevent early deterioration of the material.

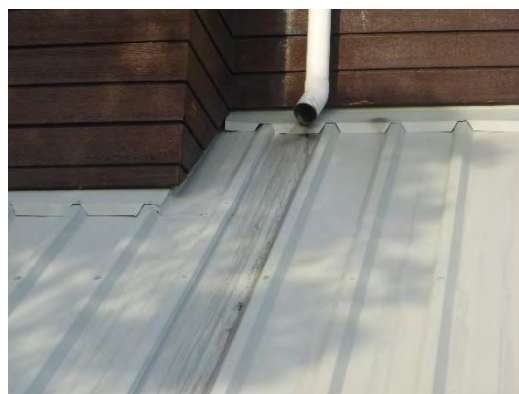


DOWNPIPES – *Pre-Painted Metal / Plastic*

Comments:-

The metal downpipe on the north elevation outside the lounge has impact damage, minor areas of corrosion, and holes evident. Consideration could be given to carrying out repairs or replacing this section.

It is recommended to install a spreader to the downpipe discharging onto the north elevation ground floor roof to disperse the storm water evenly across the roof to prevent deterioration and damage to the roof cladding.



FASCIA - *Painted Timber*

Comments:-

No significant faults identified.



SOFFIT LININGS - *Fibre Cement Sheet / T & G / Painted Timber*

Comments:-

No significant faults identified.



VERANDAH – *Metal Posts / Framing / Pre-Painted Metal Roof*

Comments:-

No significant faults identified.



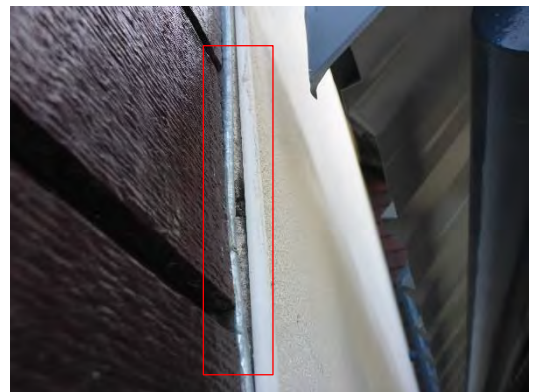
EXTERIOR WALLS - *Timber Weatherboards / A.A.C. Panels on a Cavity*

Comments:-

On the southeast corner at the overhang of the first floor, the transitional flashing has bowed between the timber cladding and the A.A.C. panel. This has created a gap which could allow moisture ingress and cause damage. It is recommended engaging the services of a cladding specialist to carry out repairs.

A second inspection was undertaken on 5 July 2019 to inspect repairs carried out to this junction. These repairs are as follows:

- A timber scribe has been installed; however, it is recommended to seal the edge of the transitional flashing and the cladding to prevent moisture ingress.
- Moisture damage could still have occurred to the timber framing in this area however this is less of a risk due to the cavity system in place. Moisture readings were taken to the skirting boards in the garage and bedroom 4 using a moisture meter on scan mode and dry readings were returned. This is only an indicative measure.



- 5 July 2019 inspection.



- 5 July 2019 inspection.



On the south elevation there is an area of deterioration to the paintwork of the timber weatherboards and it is recommended to sand back this area prior to a new application of paint which can help to extend the serviceable lifespan of materials.



A gap was found between the aluminium joinery and the cladding at the kitchen door. It is recommended to fill this gap to prevent the risk of moisture ingress from prevailing winds.

A second inspection was undertaken on 5 July 2019 to inspect repairs carried out to this junction. These are as follows:

- A timber scribe has been installed and no further repairs are required.



- 5 July 2019 inspection.



- 5 July 2019 inspection.



- 5 July 2019 inspection.



Overview Photographs:

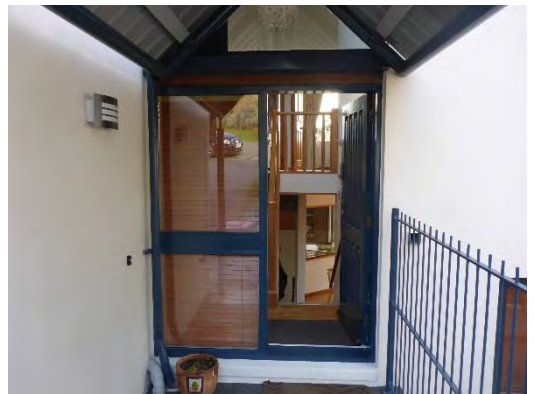




EXTERIOR WINDOWS & DOORS – *Aluminium / Double Glazed / Timber Front Door with Double Glazed Sections*

Comments:-

No significant faults identified.



PERIMETER FOUNDATIONS – *Concrete Strip*

Comments:-

No significant faults identified.



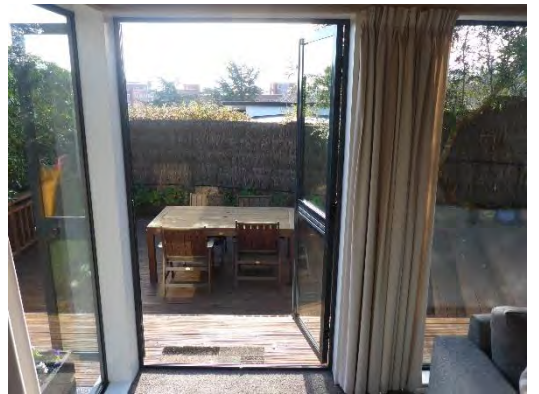
GROUND LEVEL

LOUNGE

Comments:-

No significant faults identified.

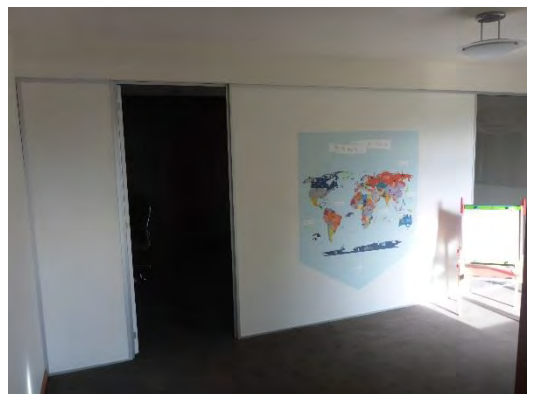






FAMILY ROOM

Comments:-

No significant faults identified.



| | |
|---|---|
| |  |
| <p>STUDY</p> <p><u>Comments:-</u></p> <p>No significant faults identified.</p> |  |

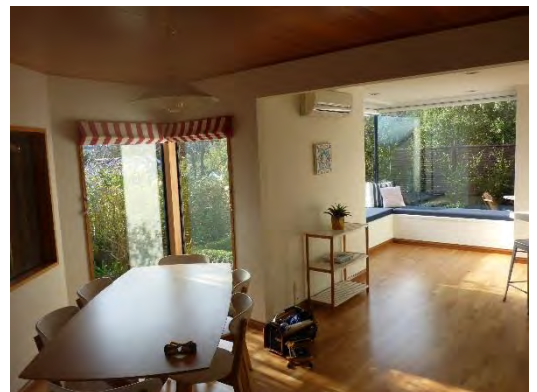
LEVEL ONE

KITCHEN / DINING / LIVING / LANDING

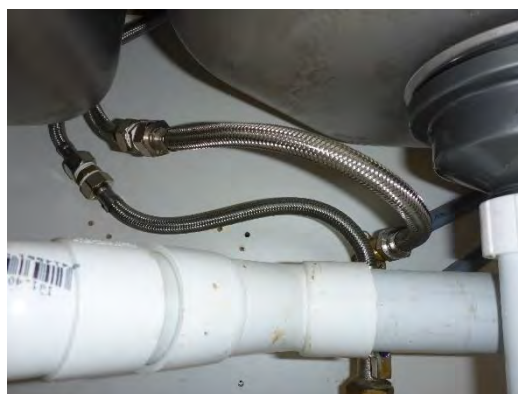
Comments:-

No significant faults identified. The heat pump was not tested at the time of inspection as the remote could not be located.

Overview Photographs:



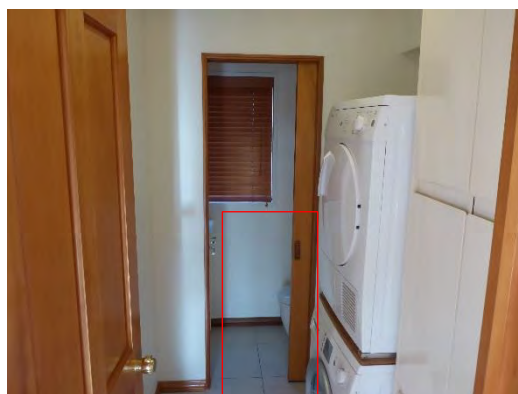




LAUNDRY

Comments:-

No significant faults identified.

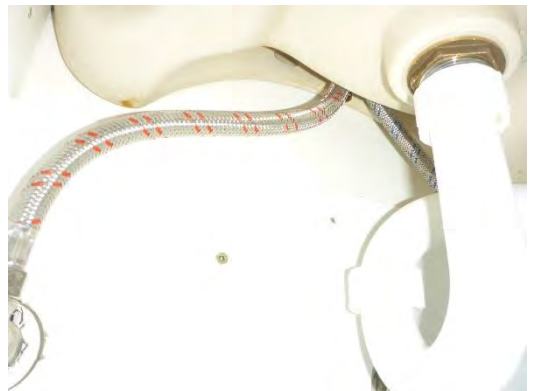
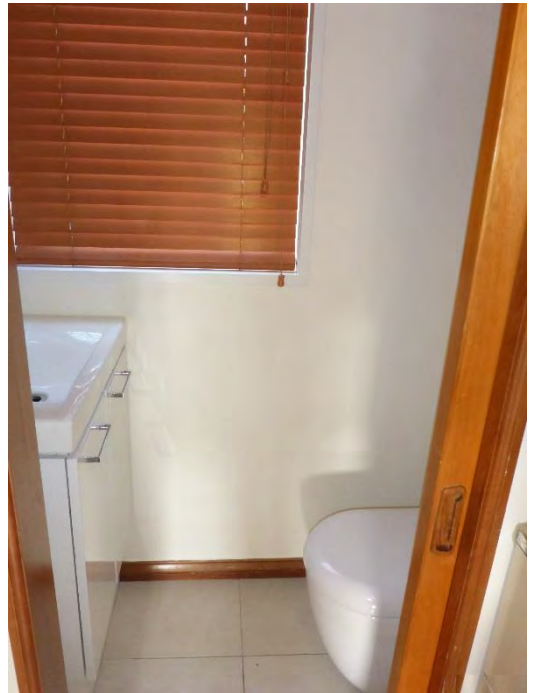







TOILET

Comments:-

No significant faults identified.



| | |
|---|--|
| |  |
| <p>HALLWAY CUPBOARD UNDER STAIRS</p> <p><u>Comments:-</u></p> <p>No significant faults identified.</p> |   |

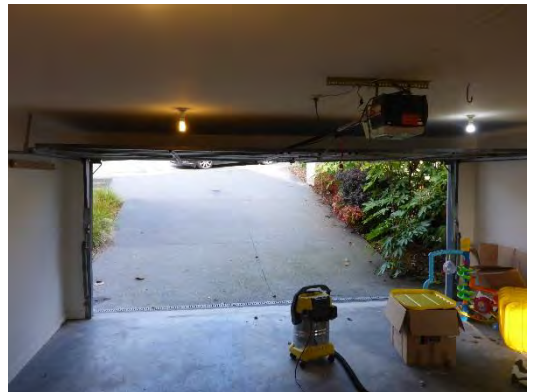
LEVEL TWO

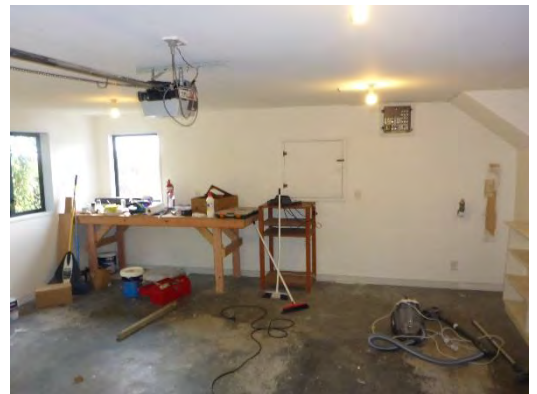
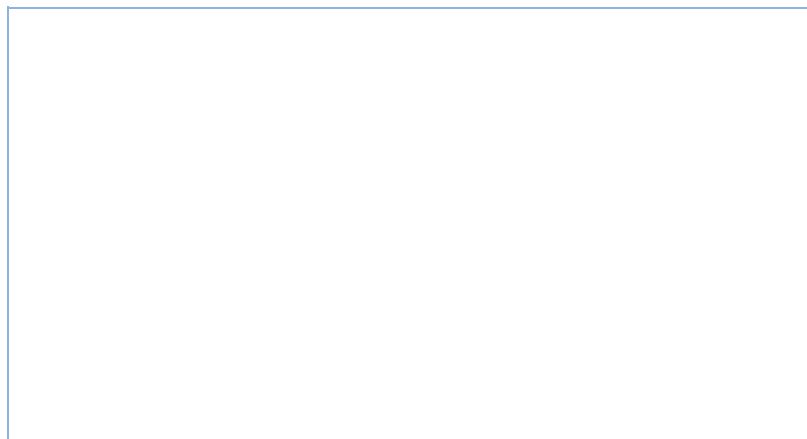
INTEGRAL GARAGE

Comments:-

Hairline cracking was found in the concrete slab however, no repairs are required.

Overview Photographs:

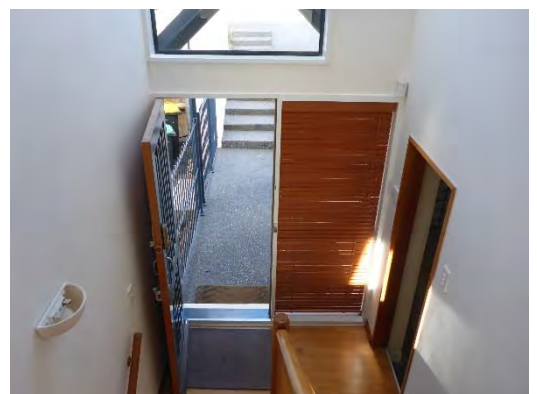
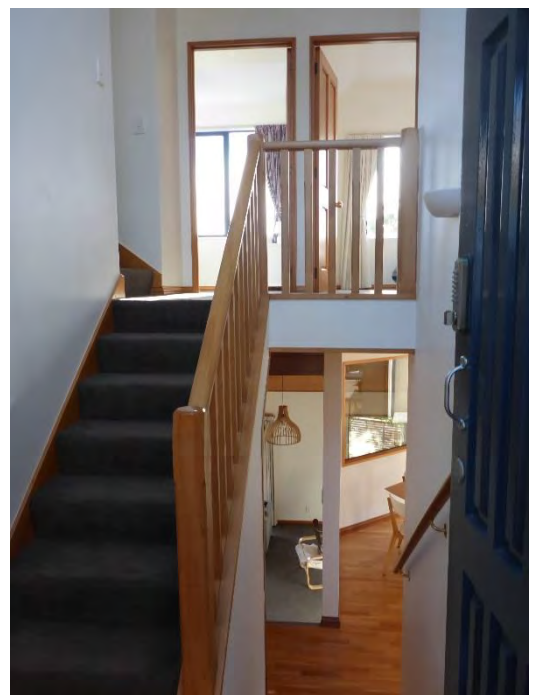




ENTRY / HALLWAY

Comments:-

No significant faults identified.

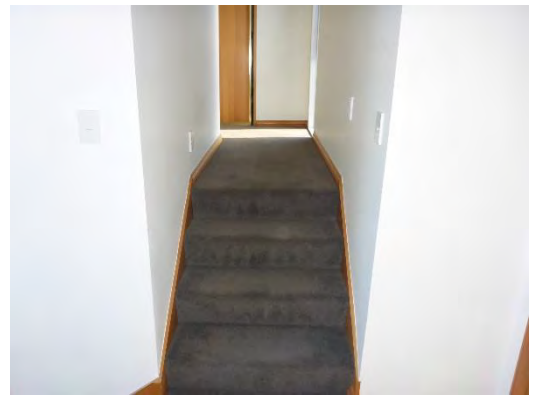
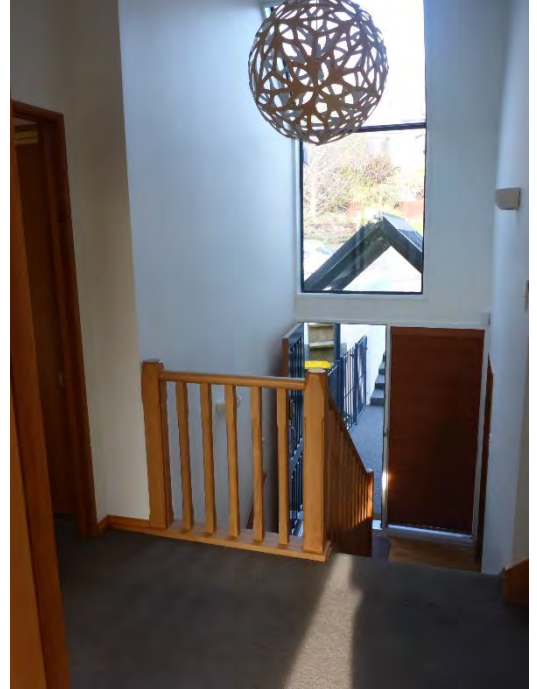


LEVEL THREE

LANDING / STAIR TO LEVEL 4

Comments:-

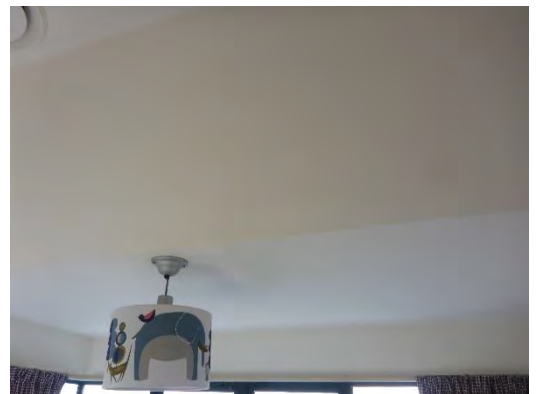
No significant faults identified.







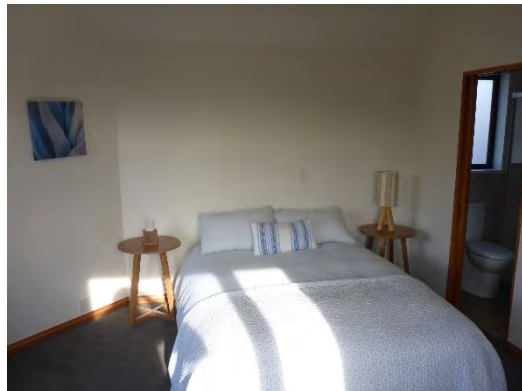
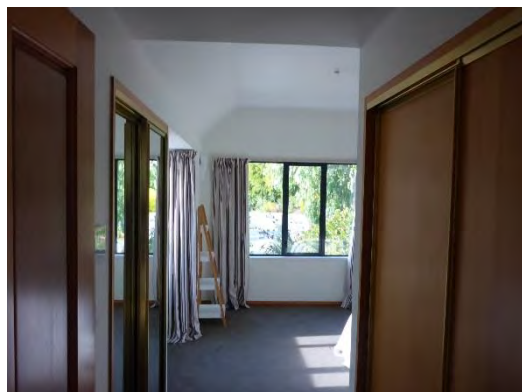
BEDROOM 1 – *North Elevation Left-Hand Side of Landing*

Comments:-

No significant faults identified.



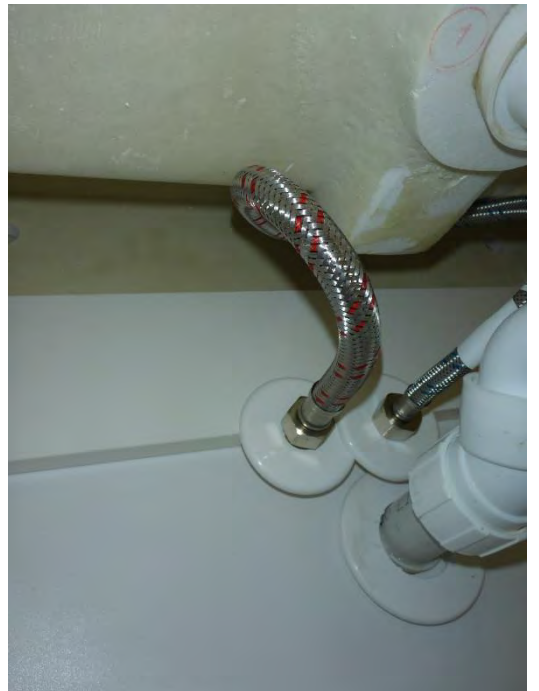
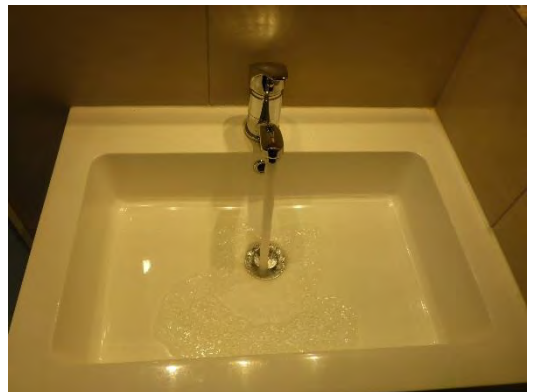
| | |
|--|--|
| |  |
| <p>BEDROOM 2 – <i>North Elevation Right-Hand Side of Landing</i></p> <p><u>Comments:-</u></p> <p>No significant faults identified.</p> |   |
| <p>BEDROOM 3 – <i>Northeast Corner</i></p> <p><u>Comments:-</u></p> <p>On two of the windows the stays are not attached, and repairs may be required. This is recommended for health and safety issues.</p> |  |

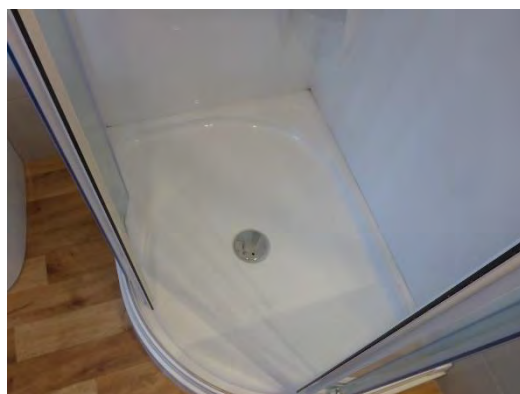
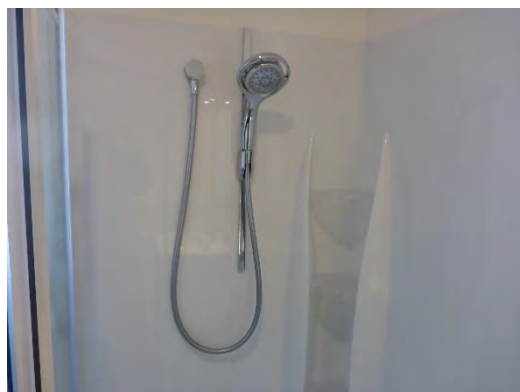


BEDROOM 3 ENSUITE

Comments:-

No significant faults identified.





LEVEL FOUR

LANDING / HALLWAY / WARDROBE STORAGE SPACE

Comments:-

The window stays are not attached, and repairs may be required. This is recommended for health and safety issues.



BATHROOM

Comments:-

It is recommended to install sealant at the left-hand side of the bath to ensure no moisture or dampness accumulation builds up behind causing moisture damage.






There is a leak to the right-hand side of the shower between the acrylic base and the joinery. It is recommended to carry out repairs to prevent moisture damage to the flooring and framing.

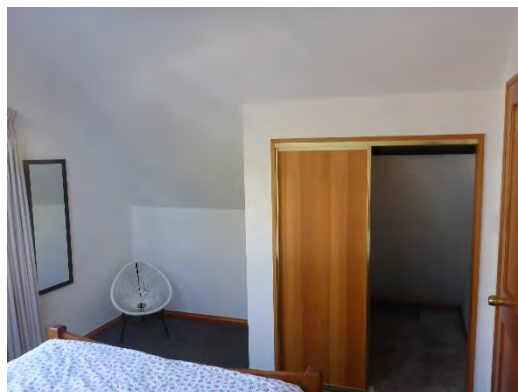
A second inspection was undertaken on 5 July 2019 to inspect repairs carried out to this junction. These repairs are as follows:

- Sealant has been applied to the junction between the shower base and the joinery. No leaks were found at the time of the second inspection. It is unknown at this time if any moisture damage has occurred to the timber framing in this area. However, the risk has been reduced as the perimeter of the wall lining is sealed between the shower and the floor covering.
- 5 July 2019 inspection.

Overview Photographs:



| | |
|---|--|
| |   |
| <p>BEDROOM 4</p> <p><u>Comments:-</u></p> <p>No significant faults identified.</p> |  |



ROOF SPACE

Access – Inspection hatch in bedroom 1 / Inspection was carried out from the hatch due to height restrictions.

Comments:-

No significant faults identified.





HOT WATER SUPPLY

Gas Water Heater

Location – South elevation

Comments:-

No significant faults identified.



| | |
|--|--|
| FLOOR VOID Access – None / Concrete slab | |
|--|--|

SERVICES

| | Comments |
|----------------------|--|
| Fire Warning Devices | Smoke detectors. Not tested. |
| Water Supply | Turned on. No significant faults identified. |
| Gas Supply | The gas is provided by gas storage tanks that are located on the south elevation. No significant faults identified. |
| Drainage System | The waste water system was tested by running water through to the gulley traps. The water appeared to drain freely through the waste water system. |
| Storm Water System | There are no visual signs of storm water blockages at the time of inspection. |
| Electrical Services | No significant faults identified. |
| Heating System/s | Ducted heat pump and heat pumps. No significant faults identified. Log fire – lounge |

Additional Information

Asbestos

The construction period of the dwelling falls into the era of houses built using asbestos. No analysis has been made to determine the presence of asbestos in this report because it is a lengthy process to identify whether certain materials contain asbestos and the type they contain. The process involves careful removal of a sample and sending to a laboratory for analysis. This process often does not fall within the acceptable timeframe of completing a pre-purchase or pre-sale report.

If you have concerns please do not hesitate to contact us for further assistance.

Below is more information about the product. You can also visit the following link:
<http://www.osh.govt.nz/search/search.aspx?q=asbestos>

Asbestos was used in New Zealand up to the mid-eighties. Traces of asbestos could be in materials well past this date. Asbestos products can pose a health risk to building occupiers when the material is in a deteriorating state or the material is worked i.e. cutting, grinding, drilling, sanding etc.

Asbestos is often found in the following applications:

- asbestos-cement cladding and roofing
- backing material for floor tiles and vinyl sheets
- insulation board for thermal protection (e.g., around fireplaces)
- textured ceilings and sprayed-on wall surfaces
- lagging for insulation around pipes, heaters and hot water cylinders
- textiles
- spouting for drainage and water supplies.

Asbestos was also used in household items such as:

- oven gloves
- ironing board pads
- simmer mats for stoves
- fire blankets.

Smoke alarms: maintenance

A home fitted with smoke alarms is still unprotected if alarms are not working properly. You can keep your smoke alarm in its best condition using these tips.

- Keep smoke alarms clean. Dust and debris can interfere with the alarm's operation so vacuum over and around your smoke alarm regularly.
- Once a month check the smoke alarm is working by pressing the test button. If you cannot reach the button easily, use a broom handle.
- If all is OK you will hear a loud beep or a series of beeps. If you get no response it is most likely the batteries, or the alarm if it is a long-life type, will need to be replaced.
- If a smoke alarm is not a long-life smoke alarm, its battery should be replaced every year. A good way to remember is to replace the battery at the same time every year, such as the beginning or end of daylight savings.

How long will my smoke alarms last?

You can expect your long-life smoke alarm to last for around 10 years.

A smoke alarm is constantly monitoring the air in your home. At the end of 10 years after it has gone through over 3.5 million monitoring cycles, its components may become less reliable. As the detector gets older the chance it could fail to detect a fire increases. Smoke alarms that are wired into your electrical system (or burglar alarm) also need to be replaced every 10 years.

The alarm near my kitchen is always going off

If your alarm is regularly responding to smoke from cooking there are several ways to handle this problem.

- You could replace the alarm with one that has a button to silence it for a few minutes.
- You could move the alarm further away giving the smoke more time to dissipate before it reaches the sensor.
- If it is an ionisation smoke alarm replace it with a photoelectric. A photoelectric detector is less sensitive to smaller particles so is less affected by cooking smoke.
- The last option is to use a heat detector rather than smoke alarm.

To stop an alarm sounding you need to clear the air in the sensor chamber. Fan the alarm with a paper or tea towel is the best method to stop the alarm automatically. Don't try to disable the alarm by removing the battery.

This information was obtained from The New Zealand Fire Service web site. Visit www.fire.org.nz for updates and further information.

Glossary of Terms

| Term | Meaning |
|--|--|
| A.A.C. Panel | Autoclaved aerated concrete, also known as autoclaved cellular concrete or lightweight concrete. The product is used as a wall veneer cladding system and typically has a built-in cavity system that allows for drainage and drying of any water that may penetrate the veneer. The product in appearance is very similar to that of E.I.F.S. (Polystyrene cladding system) in that they both are of similar thickness and are coated in a similar way using a flat plaster system and paint. |
| Asbestos | The name given to a group of materials made up of natural mineral fibre that are very resistant to heat, fire, chemicals and wear due to friction. The material was banned in the 1980s due to the significant health risks associated with the product. The material can become friable and allow small fibrous particles to be released into the air that can lead to health problems. The products were used in houses mainly prior to 1984 but could be found in houses built after this date. |
| Borer | There are up to seven species of borer in New Zealand. The most common is the Common House Borer. Signs that you may have borer in your home timbers, doors or furniture include small (2-4mm) flight holes on the surface of the timber and piles of fine sawdust. Borer attacks untreated and damp timber. Making sure the floor void is well ventilated to prevent this area becoming damp is advised. For minor or early infestation a borer treatment programme should be instigated, although this can be easier said than done. Any badly affected timber should be replaced. |
| Building Act 1991 | The Building Act 1991 came into force in July 1992 and was superseded by the 2004 Act in April 2005. Amongst the many changes the Act introduced Building Consents, Code Compliance Certificates and reference to The Building Regulations which include the Building Code. |
| Building Act 2004 | The Building Act 2004 introduced changes such as - Licensed Building Practitioners, requirements for CCC's to be issued before a developer can sell a household unit and Certificates of Acceptance. |
| Building Code | A document that the Building Act 1991 and 2004 refers to that explains the objective, functional requirement and performance levels that a building must meet. It covers aspects such as structural stability, fire safety, access, moisture control, durability, services and facilities. All new building work must comply with the Building Code. |
| Building Permit | A permit that was issued under NZS1900 by the Council prior to the Building Act 1991 came into effect states that the building work has been authorized by the Council and that it is subject to inspections by a council inspector. A permit should be signed off by a council inspector when the work is completed. |
| Casement Sash | A portion of a window unit that forms a particular frame that holds a panel of glass. A sash is either fixed or opening. |
| Cavity System | A wall cladding system that involves the cladding material supported away from the main wall framing by the use of battens that forms a cavity between the cladding and framing. |
| Certificate of Acceptance | A certificate issued by the Territorial Authority following an application for building work carried out without a Building Consent or for work where the Territorial Authority refuses to issue a Code Compliance Certificate. |
| Code Compliance Certificate (CCC) | A certificate relating to a Building Consent that is issued by the Territorial Authority or Building Consent Authority when applied for at the completion of building work when the authority are satisfied on reasonable grounds that the work complies with the Building Code. |

| | |
|---|--|
| Concealed Fascia/Spouting System | Spouting that is concealed behind the fascia and is therefore not visible from the ground. Relies on overflow devices such slots/holes in bottom of fascia when the spouting becomes blocked where the conventional external spouting simply overflows the outer edge. |
| Direct Fixed Cladding | A cladding system that is fixed directly to the timber frame structure of the external walls. As a result of the leaky building crisis many cladding systems such as Stucco plaster, EIFS, Fibre Cement, Plywood and horizontal Corrugated Steel are now required (in most cases) to be constructed using a cavity system (see above) to reduce the risk of moisture ingress that had become very problematic in dwellings during the leaky building period (Circa 1990 – 2004). |
| Double Glazing | A glazing system that consists of two panes of glass adjacent to each other that are separated by an air or gas filled gap to provide noise and temperature insulation. |
| Dry Rot | A fungus that consists of microscopic threads (hyphae) that penetrates the cell structure of timber that leads to decay. The fungus can provide suitable moisture content (between 20% and 30%) to the timber it is attacking by transporting moisture through the hyphae from damp areas. Dry rot typically attacks Pine and Beech as well as a number of wood products such as wallpaper and cardboard. |
| Exterior Insulation and Finishing System (E.I.F.S) | A cladding system that consists of Polystyrene and an acrylic plaster system used to provide insulation to a house while forming the main cladding system. Prior to 2005 the product was mostly fixed directly to the framing where the insulation properties of the materials were utilized. However as a result of the leaky building crisis, the material is now mostly fixed to cavity battens where the insulation properties are no longer utilized due to the air flow to the internal face of the product. |
| External Spouting | Spouting that is mounted on the outer side of the fascia or exposed rafters and is visible from the ground. |
| Flashing | A component used in providing water tightness to material junctions in wall and roof cladding. |
| Flashing - Apron | An apron flashing runs between the lower edge of a wall and roof cladding junction that provides water tightness to the junction between the wall cladding and the roof cladding. |
| Flashing - Barge | The flashing that runs along the junction at the join between the roof cladding and gable end cladding or fascia to provide water tightness to the roof structure (runs parallel with roof cladding at the edge of the roof). |
| Flashing - Head | The head flashing runs along the top of an external joinery unit such as a window or door and provides water tightness to the framing between the cladding and the unit. |
| Flashing – Hip | The flashing that runs along the junction at the hip portion of the roof to provide water tightness to the roof structure (where roof cladding joins at right angles at the upper end of the sheets). |
| Flashing – Kickout/ Deflector | The flashing located at the lower end of a sloping apron flashing at the roof to wall junction that diverts the water away from the exposed wall cladding to prevent water penetrating internally. Typically the water is diverted into the spouting located directly below. |
| Flashing - Ridge | The flashing that runs along the junction at the ridge portion of the roof to provide water tightness to the roof structure (where roof cladding joins at the ends at the apex or peak of the roof). |
| Flashing - Saddle | A saddle flashing is installed between the lower edge of the cladding and over a perpendicular parapet style wall such as a handrail of a balcony or perpendicular joists or rafters that provides water tightness to the right angle junction between the cladding and the perpendicular element or component. |
| Flashing - Side | The side flashing runs up or down the vertical sides of an external joinery unit such as a window and door that provides water tightness to the framing between the cladding and the unit. |

| | |
|--|---|
| Flashing – Valley Iron | The flashing that runs along the junction at the valley portion of the roof to provide water tightness to the roof structure (where roof cladding joins at right angles at the lower end of the sheets and drain into the valley iron or gutter). |
| Flashing Sill | The sill flashing runs along the bottom of an external joinery unit such as a window or door and provides water tightness to the framing between the cladding and the unit. |
| H1 Treated Timber | Timber treated to a level that has resistance to insect attack and allows the use of the product in areas that are not exposed to the weather or the ground such as enclosed framing of floors, walls and roof structures. |
| H3 Treated Timber | Timber treated to a level that allows the use of the product in areas that are exposed to weather but not in close contact to the ground. |
| H4 Treated Timber | Timber treated to a level that allows close contact or direct contact to the ground and for non- structural use such as fence posts and deck framing. |
| H5 Treated Timber | Timber treated to a level that allows structural timber to be embedded into the ground such as timber used for house piles and verandah posts. |
| Hardboard | Compressed wood fibre material tempered to provide a flat smooth wooden panel used for internal linings. |
| Internal Gutter | A gutter that is formed at the edge of a roof surface/s within the boundaries of the external walls and usually passes through the external wall to discharge surface water. The gutter normally relies on overflow devices to prevent internal flooding of the building. |
| Invasive Testing | Specialist testing carried out to parts of the building to determine the level of moisture ingress and/or damage. The testing involves drilling holes through the cladding at the risk areas to determine the moisture content of the framing subject to moisture ingress. This could then lead to recommendations to carrying out further destructive testing to determine the level of damage to the dwelling as a result of moisture ingress. |
| Lacquernite | A prefinished hardboard or fibre cement product often used in bathrooms, toilets, laundries and kitchens. |
| Lagging | Insulation to water pipes to prevent freezing. |
| Lath | Timber strips or metal grid used as a background for plaster applications on walls and ceilings. |
| Leaky Building Syndrome | Buildings (particularly houses) built between 1990 and 2004 in particular with stucco plaster, fibre cement sheet materials and EIFS are often at risk to external moisture leaks because of design, workmanship and material defects that caused widespread problems throughout New Zealand and resulted in rotting homes and subsequent lawsuits. |
| Maintenance | Normal minor repairs. For example painting surfaces with normal preparation work. Can also include gardening and cleaning. |
| Material – (Heading) | Type of material that predominately has been used in the element/component of the building. |
| Ministry of Business, Innovation and Employment (MBIE). (Taken from MBIE Website) | We aim to improve building quality and housing availability in New Zealand. We assist everyone involved with buildings whether they build, own, live or work in them. We set standards so homes and buildings are better built, safer and healthier, without needlessly adding to the time and cost of building themselves. We also help landlords and tenants work together well by giving them advice on what they should and shouldn't do, handling bonds, and settling any disputes quickly and fairly. We were originally set up by the Department of Building and Housing in November 2004. |
| Minor Defect | A matter that , in view of the age, type or condition of the building does not require urgent attention or rectification and could be repaired during normal maintenance. |

| | |
|---|--|
| Subsidence | Gravitational effect on elements that have become partially or wholly unsound. Often caused by inadequate support from the ground that may be subject to constant flooding or affected by voids left from rotting tree roots or drains. |
| Sump | A chamber to collect water from drains that has features to prevent the accumulation of debris. |
| Surface Water | Naturally occurring water which results from rainfall flowing on the property or onto the property including that from a drain, stream, river, lake or sea. |
| Territorial Authority | A district or city council that has the power to issue building consents, carry out inspections, issue Code Compliance Certificates, permit building work under the Resource Management Act 1991 and Building Act 2004. |
| Vapour | Moisture in the form of a gas that passes through some building materials that can lead to dampness. |
| Vapour Barrier | A sheet material or coating used to minimize moisture vapour from entering a building. |
| Visual Inspection | An inspection that requires the inspector to assess the condition of a building in whole or part without moving any parts of the building elements, chattels, furniture or without carrying out any specific invasive or specialist testing. |
| Weather tightness | The ability of a buildings external cladding and components to prevent external moisture ingress to enter the internal of the building. |
| Weather tightness Risk | A method of construction used that poses a risk to the likely penetration of external moisture into the building that may lead to damage. |
| Weathertight Services Group (Taken from MBIE website) | <p>The group is responsible for helping New Zealanders affected by weather tightness problems. Our aim is to help people get their houses repaired. We manage the weather tight homes dispute resolution service and the leaky homes repair scheme.</p> <p>We were set up by the Department of Building and Housing in November 2004</p> |



NEW ZEALANDERS

TRUST

Voted Reader's Digest
MOST TRUSTED REAL ESTATE BRAND
SEVEN YEARS RUNNING