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REALTY

For Sale

26 Merchiston Street, Anderson's Bay



LAWRENCE
PEETERS



26 Merchiston Street, Anderson's Bay

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LAWRENCE PEETERS

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McARTHUR & SYMONS ELECTRICAL		
39 North Rd North East Valley PO Box 8047 Dunedin 9041	Member  MASTER ELECTRICIANS Electrical Contractors Association of NZ	Tel: (03) 4738519 Fax: (03) 4738537 sales@mcarthursymons.co.nz www.mcarthursymons.co.nz

#22158

8 April 2025

Trevor Barlow

Ph: 0277771591

Email: trover80@gmail.com

Visual Electrical Inspection: 26 Merchiston Street, Andersons Bay

Mains: Overhead 16mm active and neutral conductors into mains entry box at front of the house, appears satisfactory. Meter box is a steel surface mounted enclosure at the rear of the house, mains in and out is a 16mm 2Core TPS cable presumably (outer insulation does not enter the enclosure). All appears satisfactory. Main earth electrode (in fact two looped together) seen along the right side of the house. Neither have protection toby's fitted. One rod is rusty where earth clamp is and should be cleaned up and anti-rust galvanised paint sprayed onto it. There is a second earth wire attached via a crimp lug under the earth clamp fixing screw. This should be terminated under its own earth clamp, not a fixing screw.



Switchboard: Is in the hallway. A 18 way flush mounted GEC 'Bonza' board. Comprises:

- 1x63A Vynkier double-pole main switch, satisfactory mech.
- 5x Vynkier circuit breakers 6k and 4.5k rated, all unprotected.
- 2x Hager 6kA RCBOs.
- 5x LS 10kA RCBOs.

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All switch mechanisms in satisfactory order, all RCD/RCBOs tripped as designed on operation of TEST button. The LS RCBOs have an earth connection, these all terminate in an earth bus-bar, but this sits loose in the switchboard, should be fixed in place.



Wiring at Switchboard

Mains wiring: Hard to say, looks like maybe a 25mm or 16mm active conductor, the neutral could be a screen but can't see it going to wrap around the active in a normal situation.

Interwiring: All PVC insulated conductors and insulated busbars.

Circuit Wiring: Only TPS cables seen at the switchboard, being a Bonza board, there is hardly any space to inspect the cabling in detail, all very crammed in at the top of the board where cables enter.

Neutral/Earth Bars: Again, at the top of board and cabling obscured by cables. Separate linked bars, neutral bar 12way, earth bar 14way. Main earth wire (with identifying tag attached) is bolted to a separate stud from the main neutral.

Fire rating at Switchboard. Hard to tell how good, again due to the mass of wiring obscuring cable entry points.

A look up in the roof space clarifies the mains wiring into switchboard. From the mains entry box is a 16mm neutral screen cable and somewhere in the switchboard the live leg of this cable connects/joins to a 2Core TPS cable which heads out to the meter box. Anyway, all seems satisfactory.

	
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Prospective Fault Current (PFC) measured at wall socket across hall from switchboard:

Impedance Test:

Network loop = 0.34 Ω

PFC = 0.68 kA

Voltage = 239 V AC

Other: Checking light switches, fittings and sockets etc throughout.

Bedroom 1: Front left, OK.

Hallway: OK.

Bedroom 2: Rear left, OK.

Kitchen: Mid rear, OK.

Bathroom: Rear mid, OK.

Dining: Right Mid, OK.

Bedroom 3: Rear right, OK.

Bathroom: Mid right, OK.

Bedroom 4: Front right, OK.

Basement: OK.

Note: the earth bus-bar which was floating loose inside the switchboard, has now been securely fixed in place.

General: All updated wiring, none of the original wiring is in place. Switches and fittings all satisfactory.

Recommendations

Fit earth Toby's over both earth electrodes and clean rust away off the rod, fit new separate earth clamps and then spray galvanising over cleaned earth rod.

This report has been compiled by Gordon McKay (Electrician). The above report is of my own professional opinion based on the inspection of readily accessible wiring and apparatus at the time.

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Thank you for the opportunity to provide this report. If you have any further queries or require us to price up any recommended work, please feel free to contact me.

Yours faithfully,




Evan Rees



Electrical Safety Certificate

Unique ID:

ESC 22158

(1) Location of installation

Address: 26 Merchiston Street, Andersons Bay, Dunedin 9013

(2) Customer Information

Name: Trevor Barlow

Postal Address: 26 Merchiston Street
Andersons Bay
Dunedin, 9013

Phone: Email: trover80@gmail.com

(3) Electrical Worker InformationName & Registration/
Practising Licence Number: Gordon McKay E 242656

Organisation: McArthur & Symons Electrical Limited

Telephone
Number: 034738519

Email: sales@mse.nz

(4) Work DoneDescription of
Work done? Fitted a ceiling rose in the kitchen and connected and tested the existing light fitting. Secured the loose earth bar inside the switch board**(5) Electrical Safety Certificate**

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

Which part does this ECS relate to:
See Section 4 above for detail Specified Parts ofName & Registration/
Practising Licence Number: Gordon McKay E 242656

Electrical Worker's Signature:

Date: 8/04/2025

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED



Compliance and Electrical Safety Certificate



Unique ID: 31887 RH
Number of Attachments: N/A

P O Box 9016, St Clair, Dunedin 9012
PH 03 456 4530 Email: laserdunedin@petra.co.nz

This form has been designed to be used by licensed electrical workers to verify low installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of Installation

Address: 26 Merchiston Street, Andersons Bay, Dunedin, 9013

(2) Customer Information

Name: Mr T Barlow
Postal Address: 26 Merchiston Street, Andersons Bay, Dunedin, 9013
Phone and Email: 027 777 1591

(3) Electrical Worker Information

Name: Ryan Haines Registration/Practising License Number: E243267
Name of person(s) being supervised:

(4) Work Details

This work is (circle): additions ☒ alterations / new work

The prescribed electrical work is: ☐ High Risk ☐ General ☒ Low Risk ☐ The homeowner has undertaken part of the electrical installation.
(Please tick ✓ as appropriate)

Indicate the number of each
item installed or altered:

Number of lighting outlets: _____
Number of socket outlets: _____
Number of ranges: _____
Number of water heaters: _____

Description:
Traced out hwc circuit and put it back on original supply
and put nightstore back onto relay

Tick (✓) if work includes:

- ☐ Mains
☒ MEN switchboard closest to point of supply
☐ Main Earthing System
☐ Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation or part of the installation:

- ☐ has been installed in accordance with a certified design
Attached ☐ or Reference: _____
☐ has an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☐ relies on supplier's Declaration of Conformity
Attached ☐ or Reference: _____
☐ relies on manufacturer's instructions (attach or reference)
Attached ☐ or Reference: _____
☐ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
☐ is safe to connect

Tests Carried Out

	Electrical Worker	Inspector
Polarity (independent earth)		
Insulation resistance		
Earth continuity		
Bonding		
Other		

Electrical Workers Signature: _____ Date: 04/02/2021

(6) Electrical Safety Certificate

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.

Name: Ryan Haines Registration/Practising License Number: E243267
Signature: _____ Date: 04/02/2021

THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

R.C.D.. 1	x1	x5	Ramp

R.C.D.. 2	x1	x5	Ramp

R.C.D.. 3	x1	x5	Ramp

R.C.D.. 4	x1	x5	Ramp

MAIN EARTH CONDUCTOR	SIZE	OHMS
LOCATION :		

MAINS	SIZE	INSULATION TEST

EARTH LOOP IMPEDANCE TO BE NO GREATER THAN 0.5 OHMS	
POWER POINTS :	
RANGE :	
OTHER CIRCUITS:	
MAIN EARTH:	

NETWORK LOOP	
--------------	--

EARTH LOOP	
------------	--

POLARITY	
POWER POINTS :	
RANGE :	

POTENTIAL SHORT CIRCUIT CURRENT				
VISUAL				

NOTES/ADDITIONAL DESCRIPTION



Buying and not sure what to do when?

Your real estate buying journey



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Buying a home is one of the biggest financial decisions you'll ever make. It can be a complex and sometimes stressful process.

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when you're thinking of buying right through to when you're moving in or out.

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Learn more at settled.govt.nz

Brought to you by the
Real Estate Authority



Your real estate buying journey



Before you can make an offer, you'll need to know the method of sale being used for that home.

Remember, the real estate agent should treat everyone fairly, and your lawyer or conveyancer is there to support you through the process.

Don't make an offer on a property before seeking legal advice.





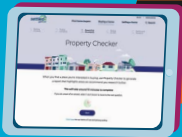
Doing your homework means you can make informed decisions.

Do your homework

When you've found the property you want to buy, it's important to find out as much as possible before you make an offer.

Understand issues and hazards

Doing your homework means you can make informed decisions, for example, you'll learn about the neighbourhood and what kind of natural hazards might happen in the area.



Use settled.govt.nz's Property Checker Tool



Researching the property



It may take a while to find the ideal property.



Don't make an offer on a property before seeking legal advice.

Making an offer



Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different methods of sale.

Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.



You may repeat the offer process several times before you are successful.

Ask for a title search

A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.



Confirm your finance

Now's the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you've arranged insurance before settlement.



Make a conditional offer or an unconditional offer

With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection or finance. Ask your lawyer for advice. You may decide to do some of these before making your offer.



Meet conditions

Any contract conditions must be met by the specified date(s).



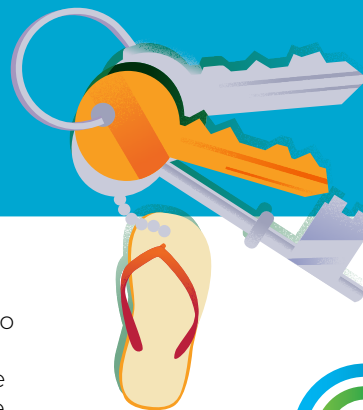
Settling and moving in

Plan for settlement day

A number of things need to happen before settlement day, such as your pre-settlement inspection and ensuring your finances and insurance are in place.

Settle on settlement day

The big day has arrived! Many things need to happen in sequence between your lawyer, the seller's lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It's a good idea to plan to move in the day after settlement day.



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Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different

Buying by advertised price, deadline sale or negotiation

Advertised price: The seller sets a price, and you can choose to offer more or less than that price and negotiate the sale. There is no specific deadline your offer needs to be received by.

Deadline sale: The seller sets a date, and you can make an offer at any time before that date. The seller may indicate the price. You can offer more or less than that price and negotiate the sale.

Negotiation: When it's difficult to estimate the market value of a property, a seller may choose to sell by negotiation. Buyers make offers based on what they think the property is worth in the current market. You can make an offer at any time.

Important things to know

- In all cases, you can attach conditions to your offer, like making the offer subject to a property inspection. You can change your offer at any time before the seller accepts it, and you can include an expiry date on the offer.
- The seller can also attach terms and conditions to the sale, for example, the settlement date.
- If you can't meet the conditions or need an extension, you need to talk to your lawyer or conveyancer and the real estate agent as soon as possible.
- If there is more than one offer, the sale may become a multi-offer process.

Buying by tender

When a property is for sale by tender, buyers give a confidential written offer by tender to the agent before a specified end date.

Important things to know

- You can attach conditions to your offer. The seller can also attach terms and conditions to the sale.
- You can make an offer at any time.
- The seller doesn't have to accept the highest offer or any offer. The seller may choose to negotiate, through the agent, with anyone who submitted an offer.
- You may not get a chance to negotiate once you submit your offer, so consider putting forward your best offer.

Buying by tender unless sold prior

Some tenders may be sold prior to the deadline, and this should be highlighted in the advertising.

- If the seller decides to accept offers earlier than the tender end date, the property can be sold before this date.
- Register your interest with the agent and ask to be informed if someone else makes an offer before the end date to see if you can also make an offer.
- If the seller has decided they will accept offers before the end date and there is more than one offer, the sale may become a multi-offer process.

Buying by auction

A property auction is a fast-paced, public sale. The property is sold to the buyer with the highest bid after the seller's reserve price is reached.

Important things to know

- Buyers should register their interest with the agent and ask to be informed if another buyer makes an offer before the auction date.
- If you haven't been to an auction before, it's a good idea to attend one as a spectator so you can see how they work.
- If you win an auction, you are committed to purchase the property. You must pay the purchase deposit on the auction day. It's very important to have your finances in order and to complete your due diligence before you think about bidding at auction.

Whichever offer process is used, remember that a sale and purchase agreement is a legally binding contract, so get legal advice before you make your offer.



Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process.

Multi-offer process

A multi-offer process happens when more than one buyer makes an offer on a property. It's important to put your best foot forward in this situation as you might not get a chance to increase your offer or to negotiate.

Important things to know

- Agents must clearly explain the process and any relevant paperwork to all buyers.
- There must be more than one offer in writing. An agent can't say you are in a multi-offer process if there are no other offers in writing.
- In a multi-offer situation, the seller can choose the offer that works best for them. An offer with a lower price but fewer conditions may be chosen over a higher price with more conditions. The seller can also choose to decline all offers.
- If you have any concerns about a multi-offer process you are part of, you can speak to the agent's manager.

Real Estate Authority

Settled.govt.nz is brought to you by the Real Estate Authority (REA) – Te Mana Papawhenua (REA).

REA is the independent government agency that regulates the New Zealand real estate profession. Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

Getting help when things go wrong

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number

of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

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

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October 2022



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**DIGITAL
MARKETING
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