

Questions from the Wainoni residential red zone workshop

28 March 2012

The Crown offer process

Answers provided by CERA

1. What is the deadline for settlement?

On 20 April 2012 Canterbury Earthquake Recovery Minister announced a one-off three month extension for insured residential red zoned property owners to accept the Crown offer to purchase their property. The final settlement date remains 30 April 2013.

2. What is the deadline for selecting an option?

Owners have 12 months from the date on the Crown offer letter, or until 31 March 2013, whichever comes first, to accept the offer. The final settlement date is 30 April 2013.

3. Is the CERA offer a cash offer?

Yes.

4. What is the timeframe for the CERA payout?

Where appropriate a deposit will be paid to your lawyers trust account as soon as possible after the Agreement for Sale and Purchase is signed by the Crown.

The balance of your purchase price will be paid to your lawyers trust account on your chosen settlement date, which is the date you must be out of your property.

5. What fixtures/chattels can I take with me?

You can take your personal possessions and chattels. Once the property is owned by the Crown you won't be able to return and the property will soon become a worksite. Eventually these worksites will be cleared – this includes garden plants, structures and features. Where possible debris will be recovered for re-use and recycling.

Chattels are items that are not attached to your land or the buildings on your land and can be removed without causing damage to your property. They include:

- Blinds, curtains and drapes.
- Unfixed carpets and rugs.
- Ovens and stoves that are soft wired or plugged in to the wall.
- Light shades and light fittings.
- Household furniture.
- Garden plants, plant pots, raised beds, and ornaments.

If you would like to remove anything else from your property or want to confirm whether a particular item is a chattel please make contact with one of the following no later than 10 working days before your settlement date:

- CERA on 0800 7464 2372 or info@cera.govt.nz if you are planning to accept Option 1 of the Crown's offer.

- Your insurer if you are planning to accept Option 2 of the Crown's offer.

When doing so we recommend that you provide a list of the items that you would like to take with you. CERA or your insurer (as the case may be) will consider your request and advise whether or not the requested items can be removed from your property. If they can be removed, you may be asked to sign a simple document to record any agreed arrangements, including any amounts that you will need to pay to CERA or your insurer for the those items. These amounts will be deducted from the purchase price for your property under Option 1.

6. What happens with common/shared land i.e. private driveways?

The value of any interest in shared driveways or areas is included in the rateable value.

7. What will happen with trees and protected trees on properties?

We are leaving all protected and significant trees in the residential red zones, unless it is absolutely necessary to remove these in order to demolish or relocate the house. What then happens to these will depend on the future use of the land – which has not yet been decided.

8. Where is the evidence relating to my land zoning decision?

Geotechnical information is available on the EQC website to download and print.

Land damage and geotechnical maps, as well as the Cabinet papers for each of the zoning decisions can also be found on the CERA website.