

On-sold support package: Additional works

The information in this pack applies only to homeowners who have applied for and been advised they are eligible for the Government's On-sold support package.

The Government has asked the Natural Hazards Commission Toka Tū Ake (NHC) to make changes to the On-sold support package to help eligible on-sold homeowners progress through the programme. This document was updated in November 2024 to reflect these changes, please read it carefully as it contains new information.

Planning on undertaking renovations or extensions to your home or completing any other works during your earthquake repairs? This factsheet will help you understand how you can do this in conjunction with receiving your ex gratia payment.

Undertaking additional works: the steps you need to take

If you decide there are additional works that you would like to undertake to your home, that are not related to earthquake repairs or are not included in your earthquake-related scope of works, you must speak to your settlement specialist immediately.

You will be required to provide a detailed outline of the works you wish to undertake to your settlement specialist and NHC must agree to these additional works before they begin.

New timelines have been introduced. Even if you are undertaking additional works, construction must start within six months of the Settlement Deed being signed by all parties. If you do not meet this timeframe, we will have a conversation with you and move to close your application. Once applications are closed they are unable to be reopened.

Will this change my ex gratia payment?

No. You will still receive your ex gratia payment as agreed with your settlement specialist. This will be a fixed amount based on the agreed scope of works.

However, there will be additional conditions put in place if the additional works are deemed significant.

What are the additional conditions?

In all cases, you will need to meet any additional costs arising from the additional works. If the works are deemed significant by your settlement specialist,

the nature of your settlement agreement will change, which means:

- The settlement agreement you enter in to will be full and final.
- No variations for unforeseen earthquake related damage discovered during the reinstatement of your property will be available.
- If you receive your ex gratia payment in tranches, before receiving the final payment, you must provide confirmation from a qualified building professional that all reinstatement of earthquake damage to your property, as per the scope of works, has been completed.

How do I know if my additional repairs are significant or not?

The significance of your additional works will generally be determined by your settlement specialist. Works which are structural in nature, cannot easily be separated from the earthquake repairs, or may have significant associated costs, which would lead them to be considered significant. If the works are minor, the costs of these works should be able to be easily separated from your ex gratia scope of works.

It is important that you provide your settlement specialist details of the additional works so they can go through this with you.

If your settlement specialist determines, and confirms in writing, that the additional works you would like to undertake are minor or the cost of those works can be readily separated from your ex gratia payment, the additional conditions above will not apply. You will, however, be required to cover the cost of any additional works directly. Your settlement specialist will confirm this and talk through the steps with you.

For more information

- Visit www.naturalhazards.govt.nz
- Call 0800 DAMAGE (0800 326 243)
- Write to Natural Hazards Commission Toka Tū Ake via info@naturalhazards.govt.nz or PO Box 311, Wellington, 6140

If English is not your first language you can ask us for an interpreter, at no cost to you, by calling Natural Hazards Commission Toka Tū Ake on 0800 DAMAGE (0800 326 243) or request a translated version.