

14 February 2023

Mr A Williams
Office Road Real Estate

Sent by email to: andy@officeroad.co.nz

Dear Mr Williams

Information request - CLM/2011/220709 - 1-8/435 Madras Street, Saint Albans, Christchurch 8014

Thank you for your information request received on date. You asked for a property pack in relation to 1-8/435 Madras Street. Your request has been considered under the Official Information Act (OIA).

Please find the enclosed documentation in response to your request.

If you require sign off or repair completion documents for the claim(s) that were paid out, they may be obtainable from the contractors who completed the substantive repairs at the property.

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP).

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/150975	Managed Repair	The damage lodged under this claim was assessed and repaired under the master claim
CLM/2011/138239	Managed Repair / Cash Settled	The damage lodged under this claim was assessed and repaired under the master claim. Cash settlement made for drainage damage and remedial repairs
CLM/2011/220709 **Master Claim	Managed Repair / Cash Settled	EQC Managed the repairs. Cash settlements made for external works and for one of the units opting out of the EQR repairs
CLM/2016/012811	Cash settled	Cash settlement for building damage incurred on the 14/2/2016 earthquake

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the real estate agent marketing the property you have an interest in understanding what assessments and repairs have been undertaken at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners and other neighbouring properties under section 9(2)(a) of the OIA.

You have the option of approaching the Office of the Ombudsman should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Yours sincerely,



Andrew Murphy
Customer Information Management Advisor

IN CONFIDENCE-CUSTOMER

Toka Tū Ake EQC
Level 11, Majestic Centre
100 Willis Street
Wellington 6011, New Zealand
Telephone: (04) 978-6400
Fax: (04) 978-6431

Corporate Mail: PO Box 790, Wellington 6140
Claims Mail: PO Box 311, Wellington 6140
www.eqc.govt.nz

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.





Assessment Report

Claim Number: CLM/2016/012811

Customer: Body Corporate 427807

Author: Wayne Hirst

Address: 1- 8 / 435 Madras Street

St Albans

Date of Report: 2/10/16

Christchurch

Previous claims: 2010.150975, 2011.138239 and 2011.220709

Assessment Notes

UNIT ONE.

Exterior: No damage reported

Interior: Cosmetic cracking to square stopping at wall / ceiling junction. This affects the main living area which runs into the bedroom above..

Repair strategies and settlement process explained to Customer. Customer appeared satisfied with explanations provided.

Next Action: Accepted claim – pay customer as per costed scope of works

Scope of Works



Completed By:	Wayne Hirst	Claim Number:	2016 / 012811
Date:	2/10/2016	Customer Name:	Body Corporate 427807
Page	3 OF 3	Address:	1-8 / 435 Madras Street
			St Albans
			Christchurch

TOTALS PAGE :

P & G's Page:

P & G's - Page 1	\$1,815.00
P & G's Page - Sub Total	\$1,815.00

Building Damage Page:

Scope Of Works Page 2	\$3,260.80
Scope Of Works Pages - Sub Total	\$3,260.80

* 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	\$5,075.80
GST	\$761.37
TOTAL	\$5,837.17



Statement of Claim

Claim Number: CLM/2016/012811

Damage Address: Units 1-8, 435 Madras Street, St Albans, 8014

Claimant: Body Corporate 427807



Damage Items

Unit	Area	Event Damage?	Description
1	Kitchen	Y	Kitchen/Living Room - 6.2 x 3.5 - Wall, cracking to square stopping at raking ceiling. Paint 3 walls + racking ceiling up to bedroom ridge.
1	Entry	Y	2.7 x 1.8 - Door, cracking of paint at wall/jamb and popping of filler to anchor points
1	Bedroom	Y	3.4 x 3.5 - Ceiling continues from kitchen/lounge below.
1	Stairwell	Y	4.6 x 2.4 - One wall continuous from bedroom to entry.



Statement of Claim Checklist - Damage Report

Date: 2.10.16

Wayne Hirst

Author

Page of

CLM/2016/012811

BODY CORPORATE 427807

1-8/435 MADRAS STREET

ST ALBANS

CHRISTCHURCH

H:

W:

M:

LA:

Estimator: ... Wayne Hirst

<div>Earthquake Damage</div> <div>Y/N</div> <div>Y</div> <div>3.5</div> <div>2.4 Stud:</div>	<div>6.2</div>	<div>ROOM: Kitchen - living</div> <div>Wall - Cracking to square stopping at Raking ceiling</div> <div>Paint 3 walls + raking ceiling up to bedroom ridge</div>
<div>Earthquake Damage</div> <div>Y/N</div> <div>Y</div> <div>1.8</div> <div>2.4 Stud:</div>	<div>2.7</div>	<div>ROOM: Entry</div> <div>Door Cracking of Paint at wall / Jamb and popping of filler to Archer panels</div>
<div>Earthquake Damage</div> <div>Y/N</div> <div>Y</div> <div>3.3</div> <div>3.0 Stud:</div>	<div>3.4</div>	<div>ROOM: Bedroom</div> <div>Ceiling continues from Kitchen lounge below</div>
<div>Earthquake Damage</div> <div>Y/N</div> <div>Y</div> <div>2.4</div> <div>Stud:</div>	<div>4.6</div>	<div>ROOM: Stair well</div> <div>One wall continues from Bedroom to Entry</div>

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains information relating to the repairs completed under the Canterbury Home Repair Programme (CHRP)



Released under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CUM/2011/220709
Claimant: [REDACTED]
Property Address: 1-8/435 MADRAS STREET
SAINT ALBANS
CHRISTCHURCH 8014

Assessment Date: 09/12/2011 15:24
Assessor: Sculpher, Warren
Estimator: Byers, Warren
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	[REDACTED]				
Owner	BODY CORPORATE 427807				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Vero	Dwelling	[REDACTED]	Yes	

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

No Mortgage

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: No hazards

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Unit 1	2	Standard	Post 1980	Rectangular	48.12
Unit 2	2	Standard	Post 1980	Rectangular	51.61
Unit 3	1	Standard	Post 1980	Rectangular	47.41
Unit 4	1	Standard	Post 1980	Rectangular	47.03
Unit 5	2	Standard	Post 1980	Rectangular	46.55
Unit 6	2	Standard	Post 1980	Rectangular	51.12
Unit 7	2	Standard	Post 1980	Rectangular	53.56
Unit 8	1	Standard	Post 1980	Rectangular	50.86

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Asphalt	Uneven surface			
			Remove, dispose and replace asphalt 20mm thick	240.00 m2	24.00	5,760.00
Outbuildings	Other	Steel	No Earthquake Damage			
			No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			
Water Supply	Hot water	Steel	Movement damage			
			Fix straps to HWC	1.00 item	60.00	60.00

General Comments: Repair cylinder straps unit 7, small job fee

Unit 1

Exterior

Elevation (East Wall 9.6m x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: 200 series caulfeild Block Wall With 3.6m High Gable Over

Elevation (South Wall. 3.8 m x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments: 200Series Caulfeild Block Wall

Foundations (Concrete Slab on Grade)

Damage: No damage

Require Scaffolding? No

General Comments: Area = 9.6m Long x 3.8m Wide = 36.48m2

Elevation (North wall. 3.8 m x 2.4m)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	0.60 l/m	30.00	18.00

General Comments: 200series Caulfeild Block Wall

Elevation (West Wall 9.6 m x 2.4m & 3.6 High Gable)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	No Earthquake Damage			

General Comments: Concrete Block Firewall All Internal adjoining Unit 2
Battened Ann Gibbed And Painted This Side

Roof (Rolled Metal and Butynol)

Damage: No damage

Require Scaffolding? No

General Comments:

Unit 1 of 8 Units. A 2 storey Unit with all Units interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof with a flat roof to the South having butynol over.
 Soffit = None
 Fascia/Barges = 200 x 100mm angled metal cap pings over gables
 Gutters = 100mm Wide colour steel metal
 Downpipes = 65mm rectangular colour steel metal

Ground Floor - Lounge**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	19.25 m2	27.00	519.75
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	39.36 m2	27.00	1,062.72
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments:

Ceiling cracks

Wall cracks

Ground Floor - Kitchen**Damage:**

No damage

Require Scaffolding?

No

General Comments:

Ceiling = Painted Gib. Built in Electric Range
 Walls = Painted Gib. Cook Top = Ceramic, Range Hood = Electric
 Floor = Ceramic Tiles over concrete.
 Work Top = Granite 2.4m Long, Cabinets = Standard MDF

Ground Floor - Stairwell**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	Impact damage			
			Gap fill and paint stringers	3.60 l/m	28.00	100.80
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	4.00 l/m	10.00	40.00
			Cosmetic damage			
			Paint wall	14.40 m2	24.00	345.60

General Comments:

carpet On MDF

Ground Floor - Bathroom**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Medium specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Tile	No Earthquake Damage			
Toilet	Standard	Medium Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	11.04 m2	27.00	298.08

Window Aluminium Awning Pane double glazed No Earthquake Damage

General Comments:**Ground Floor - Entry**

Damage: No damage

Require Scaffolding? No

General Comments:

Bathroom
Ceiling = Painted Gib
Walls = Painted Gib and Vinyl
Floor = Ceramic Tile over concrete
Door External = 1 x solid core Aluminum door with fixed double glazed window attached.

First Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	0.10 l/m	10.00	1.00
			Cosmetic damage			
			Paint wall	8.64 m2	24.00	207.36
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Window	Velux window	Pane double glazed	No Earthquake Damage			

General Comments:

Pitched 45 Degree Ceiling
Painted Gib Walls And Ceiling , Carpet On Chipboard Floor
Paint 1 Wall Only, Standard White

Unit 2**Exterior****Foundations (Concrete Slab on Grade)**

Damage: No damage

Require Scaffolding? No

General Comments:

Titanboard On Timber Frame
Upper Triangle As South Wall, Window And Shadowclad On Timber Frame. 2.0 x 2.0m

Roof (Rolled Metal Butynol)

Damage: No damage

Require Scaffolding? No

General Comments:

Unit 2 of 8 Units. A 2 storey Unit with all Units interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof with a flat roof to the South having butynol over.
Soffit = None
Fascia/Barges = 200 x 100mm angled metal cap pings over gables
Gutters = 100mm Wide colour steel metal
Downpipes = 65mm rectangular colour steel metal

Elevation (North Wall 3.8m x 2.4m)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	1.80 l/m	30.00	54.00

General Comments: 200series Core filled Block Wall

Elevation (South Wall 3.8m x 2.4m)

Damage: No damage

Require Scaffolding? No

General Comments:**Elevation (East Wall Gable Wall 9.6m x 2.4m)**

Damage: No damage

Require Scaffolding?

No

General Comments:

Gib linings over 200 Series core filled concrete block

Gable 9.6m Long x 3,6m High

Elevation (West Wall 9,6m x 2,4m)**Damage:**

No damage

Require Scaffolding?

No

General Comments:

Gib linings over 200 Series core filled concrete block

Gable 9.6m Long x 3,6m High

Ground Floor - Stairwell**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	2.40 m2	24.00	57.60
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	11.52 m2	24.00	276.48

General Comments:

open plan to bedroom and entry some need to paint

Ground Floor - Bathroom**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	3.20 m2	27.00	86.40
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Glass	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	15.84 m2	27.00	427.68
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

Wall and ceiling cracking

Ground Floor - Kitchen**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Other	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	22.40 m2	27.00	604.80
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Other	No Earthquake Damage			
Heating	Electric	Panel radiator	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	51.48 m2	27.00	1,389.96
Work top	Kitchen work top	Composite	No Earthquake Damage			

General Comments: Wall and ceiling cracks

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	4.32 m2	27.00	116.64
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	18.48 m2	27.00	498.96
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments: Wall, ceiling damage

First Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	13.32 m2	27.00	359.64
Floor	Chipboard	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Aluminium	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	35.04 m2	27.00	946.08
Window	Velux window	Pane double glazed	No Earthquake Damage			

General Comments: wall and ceiling cracks

Unit 3

Exterior

Foundations (Concrete Slab on Grade)

Damage: No damage

Require Scaffolding? No

General Comments: Area = 13.5m Long x 3.7m Wide = 49.95m2

Roof (Rolled Metal and Butynol)

Damage: No damage

Require Scaffolding? No

General Comments: Unit 3 a single Level Unit of 8 Units all interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof with a flat roof to the South and the East with butynol over.
Soffit = None
Fascia/Barges = 200 x 100mm angled metal cappings over gables
Gutters = 100mm Wide colour steel metal
Downpipes = 65mm rectangular colour steel metal

Elevation (North Wall Ground Floor)

Damage: No damage

Require Scaffolding? No

General Comments: titan Board On Timber Frame

Elevation (South Wall Ground Floor 3,8m x 2,4m)

Damage: No damage

Require Scaffolding? No

General Comments: Titan Cladding

Elevation (East Wall Ground Floor 13,5m x 2,4m)

Damage: No damage

Require Scaffolding? No

General Comments:

Gib lined 200 Series core filled block

Titan .Cladding

Elevation (West Wall Ground Floor 13,5m x 2,4m)**Damage:** No damage**Require Scaffolding?** No**General Comments:** Gib lined 200 Series core filled block

Titan Cladding

Elevation (North Wall Level 1 - 2m x 1m)**Damage:** No damage**Require Scaffolding?** No**General Comments:** Shadowclad Cladding**Elevation (South Wall Level 1 - 2m x 1m)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Shadowclad Cladding**Elevation (East Wall Level 1 - 11,2m x 2m)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Shadow lad Cladding**Elevation (West Wall Level 1 - 11,2m x 0m)****Damage:** No damage**Require Scaffolding?** No**General Comments:** No wall**Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	39.84 m2	27.00	1,075.68
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Hob	Electric	Medium Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	7.20 m2	27.00	194.40
Work top	Kitchen work top	Granite	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (South)****Damage:** Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single sliding	MDF	No Earthquake Damage			
Door (Internal)	Single sliding	Glass	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	34.56 m2	27.00	933.12
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments:**Ground Floor - Entry****Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Heating	Electric	Night store	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	11.52 m2	27.00	311.04

General Comments:**Ground Floor - Bathroom (Laundry Included)****Damage:**

No damage

Require Scaffolding?

No

General Comments:

Ceiling = Painted Gib
Walls = Painted Gib and Ceramic Tile
Floor = Ceramic tiles over concrete
Door Internal = 1 x Hollow core MDF Basin = Medium Grade
Toilet = Medium Grade. No Supertub

Unit 4**Exterior****Elevation (North 3.8 x 2.3)****Damage:**

No damage

Require Scaffolding?

No

General Comments:

Ranch slider, window, painted compressed sheet

Elevation (South 3.8 x 2.3)**Damage:**

No damage

Require Scaffolding?

No

General Comments:

entry door, painted compressed sheet

Elevation (West 13.6 x 2.3)**Damage:**

No damage

Require Scaffolding?

No

General Comments:

Shared wall, next unit, 2.1m exposed painted compressed sheet south end, 11.5 x 2 exposed shadowclad above shared wall.

Elevation (East 13.6 x 2.3)**Damage:**

No damage

Require Scaffolding?

No

General Comments:

shared wall, next unit

Foundations (concrete slab 47sqm)**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Gully trap			

Slab foundation	Concrete Slab	Concrete	Re-bed gully trap	1.00 Item	225.00	225.00
Slab has moved greater than 25mm over 6 metres						
Refer engineer designed solution (Major damage)				26.95 m2	500.00	13,475.00

General Comments: floor level in kitchen(includes lounge) 30mm over 6m
gully trap damage-small job fee

Roof (corrogate 35sqm.Butynol 18sqm)

Damage: No damage

Require Scaffolding? No

General Comments: No soffits.Gutters metal.Downpipes(2) p.v.c.Fascia150x35mm painted.roof framed 40degree pitch.

Ground Floor - Kitchen (Includes lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	26.95 m2	27.00	727.65
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	10.50 m2	170.00	1,785.00
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	73.92 m2	27.00	1,995.84
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Granite	Impact damage			
			Remove, supply, dispose and fix grante	3.00 l/m	810.00	2,430.00

General Comments: Wall, ceiling, floor, work top damage, replace kitchen floor tiles, part of included floor area

Ground Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	12.95 m2	27.00	349.65
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	47.52 m2	27.00	1,283.04
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Wall, ceiling damage

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	1.54 m2	170.00	261.80
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	11.00 m2	27.00	297.00

General Comments: Floor, wall damage

Ground Floor - Bathroom (Includes laundry)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Three sided shower	Tile	Cosmetic damage			
			Replace glass panels	1.60 m2	265.00	424.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	18.48 m2	27.00	498.96

General Comments: Wall, door, shower damage**Unit 5****Exterior****Elevation (South wall 3.5 x 2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Porch / Veranda	External	Timber	Structural damage			
			Remove and replace	2.10 m2	300.00	630.00
Wall Cladding	Structural block	Concrete	Cracking			
			Grind out and repoint mortar	0.30 l/m	30.00	9.00
			Cracking			
			Remove, dispose and replace texture coat	0.25 m2	90.00	22.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: architectural unit between 2 others with structural block to party walls and 2 external walls ,north and south walls have an unpainted bag wash finish over structural block ,butynol roofed porch is out of level , crack to block wall by bathroom window**Elevation (West wall 9.4 x 2.4)****Damage:** No damage**Require Scaffolding?** No**General Comments:** architectural unit between 2 others with structural block to party walls and 2 external walls ,north and south walls have an unpainted bag wash finish over structural block , structural block adjoins another unit**Elevation (North wall 3.5 x 2)****Damage:** No damage**Require Scaffolding?** No**General Comments:** architectural unit between 2 others with structural block to party walls and 2 external walls ,north and south walls have an unpainted bag wash finish over structural block**Elevation (East wall 9.4 x 2.4)****Damage:** No damage**Require Scaffolding?** No**General Comments:** architectural unit between 2 others with structural block to party walls and 2 external walls ,north and south walls have an unpainted bag wash finish over structural block , structural block adjoins another unit**Foundations (Concrete floor)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 9.4 x 3.5**Roof (Corrugated iron)****Damage:** No damage

Require Scaffolding?

No

General Comments:

45 degrees corrugated iron gable with 5 degree butynol area to south , total area 9.4 x 3.5

Ground Floor - Stairwell

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	2.40 m2	24.00	57.60
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	16.32 m2	24.00	391.68

General Comments:

open to entry and bedroom so need to paint walls and ceiling

Ground Floor - Bathroom

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Medium specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	3.04 m2	24.00	72.96
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Glass shower	Tile	No Earthquake Damage			
Toilet	Standard	Medium Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	15.40 m2	27.00	415.80
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

wall crack and on ceiling join

Ground Floor - Kitchen (Kitchen and living)

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	22.05 m2	27.00	595.35
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Other	No Earthquake Damage			
Heating	Electric	Panel radiator	No Earthquake Damage			
Hob	Electric	Medium Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	Laminate	No Earthquake Damage			
Range Hood	Over Head	Medium spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	50.96 m2	27.00	1,375.92
Work top	Kitchen work top	Composite	No Earthquake Damage			

General Comments:

wall and ceiling cracks

Ground Floor - Entry

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			

Ceiling	Gib	Paint	Rake out, plaster and paint	4.32 m2	27.00	116.64
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	11.52 m2	27.00	311.04
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments: wall and ceiling cracks only paint 2 walls

First Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	13.32 m2	27.00	359.64
Floor	Chipboard	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Aluminium	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	35.04 m2	24.00	840.96
Window	Velux window	Pane double glazed	No Earthquake Damage			

General Comments: ceiling cracks and on wall and ceiling join

Unit 6

Exterior

Elevation (East 9.4 x 2.3)

Damage: No damage

Require Scaffolding? No

General Comments: shared wall, next unit

Elevation (West 9.4 x 2.3)

Damage: No damage

Require Scaffolding? No

General Comments: shared wall, next unit

Elevation (North 3.5 x 2.3)

Damage: No damage

Require Scaffolding? No

General Comments: ranch slider, concrete block

Elevation (South 3.5 x 2.3)

Damage: No damage

Require Scaffolding? No

General Comments: entry door, window, concrete block

Foundations (concrete slab 35.8sqm)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (corrogate 43.4sqm)

Damage: No damage

Require Scaffolding? No

General Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.72 m2	27.00	451.44

Window Aluminium Fixed Pane single glazed No Earthquake Damage

General Comments: Wall damage

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	Cosmetic damage			
			Replace glass panels	1.60 m2	265.00	424.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.80 m2	27.00	453.60

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Wall, shower damage

Ground Floor - Kitchen

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	1.44 m2	27.00	38.88
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			

General Comments: Ceiling damage

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	18.20 m2	27.00	491.40
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Aluminium	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	37.72 m2	27.00	1,018.44

General Comments: Ceiling, wall damage, repair sloping ceiling to mezzanine

Ground Floor - Stairwell

Damage: Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	2.43 m2	27.00	65.61
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	31.68 m2	27.00	855.36

General Comments: Wall, ceiling damage**First Floor - Bedroom****Damage:** Earthquake damage**Require Scaffolding?**

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	8.05 m2	27.00	217.35
Floor	Chipboard	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Timber	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Ceiling damage, repair sloping ceiling mezzanine floor**First Floor - Room (Other) (Wardrobe)****Damage:** No damage**Require Scaffolding?**

No

General Comments:**Unit 7****Exterior****Elevation (North 3.5 x 2.3)****Damage:** No damage**Require Scaffolding?**

No

General Comments: ranch slider, concrete block**Elevation (South 3.5 x 2.3)****Damage:** No damage**Require Scaffolding?**

No

General Comments: entry door, 2 windows, concrete block**Elevation (West 9.4 x 2.3)****Damage:** No damage**Require Scaffolding?**

No

General Comments: shared wall, next unit**Elevation (East 9.4 x 2.3)****Damage:** No damage**Require Scaffolding?**

No

General Comments: shared wall, next unit**Foundations (concrete slab 38.2sqm)****Damage:** No damage**Require Scaffolding?**

No

General Comments:**Roof (corrogate 44.2sqm)****Damage:** No damage**Require Scaffolding?**

No

General Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.**Ground Floor - Bathroom**

Damage: Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Impact damage			
			Remove, dispose and replace tiles	3.04 m2	170.00	516.80
Shower	Glass shower	Tile	Cosmetic damage			
			Replace glass panels	1.60 m2	265.00	424.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	15.40 m2	27.00	415.80
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Floor, wall damage**Ground Floor - Entry****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	3.60 m2	27.00	97.20
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.72 m2	27.00	451.44
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments: Wall, ceiling damage**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	24.84 m2	27.00	670.68
Work top	Kitchen work top	Granite	No Earthquake Damage			

General Comments: Wall damage**Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	18.55 m2	27.00	500.85
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			

Floor	Concrete	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Aluminium	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	37.72 m2	27.00	1,018.44

General Comments: Ceiling, wall damage, repair sloping ceiling from lounge to mezzanine

Ground Floor - Stairwell

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.13 m2	27.00	138.51
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.48 m2	27.00	1,092.96

General Comments: Wall , ceiling damage

First Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	8.05 m2	27.00	217.35
Floor	Chipboard	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Timber	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	48.86 m2	27.00	1,319.22

General Comments: Wall, ceiling damage, repair remainder of sloping ceiling for mezzanine floor (open plan, refer to lounge)

First Floor - Room (Other) (Wardrobe)

Damage: No damage

Require Scaffolding? No

General Comments: Walls and ceiling painted gib, carpet on concrete floor, hollow core door,damage to hot water cylinder in services

Unit 8

Exterior

Elevation (South wall 3.9 x 2.2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Cement sheet	Cracking			
			Gap fill and paint	8.58 m2	38.00	326.04
Wall Cladding	Shadow Clad	Timber	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board ,adjoins to another unit on east elevation

Elevation (West wall 13.6 x 2.2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Porch / Veranda	External	Timber	Cosmetic damage			
			Paint surface	3.52 m2	29.00	102.08
Wall Cladding	Monolithic	Cement sheet	Cracking			
			Gap fill and paint	29.92 m2	38.00	1,136.96
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

architectural unit clad in Titan board , negative join detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board

Elevation (North wall 3.9 x 2.2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Monolithic	Cement sheet	Cracking			
			Gap fill and paint	8.58 m2	38.00	326.04
Wall Cladding	Shadow Clad	Ply	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

architectural unit clad in Titan board , negative join detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board

Elevation (East wall 13.6 x 2.4)

Damage: No damage

Require Scaffolding? No

General Comments:

architectural unit clad in Titan board , negative join detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board , structural block wall to this elevation adjoins to another unit

Foundations (Concrete floor 50.8sqm)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Slab has moved greater than 25mm over 6 metres			
			Refer engineer designed solution (Major damage)	50.00 m2	500.00	25,000.00

General Comments: floor levels out

Roof (Corrugated iron)

Damage: No damage

Require Scaffolding? No

General Comments: 45 degrees corrugated iron gable with 5 degree butynol area to east of gable , total area 13.6 x 3.9

Ground Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic Damage			
			Paint Ceiling	18.90 m2	24.00	453.60
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Rehang door	1.00 No of	90.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	3.00 l/m	10.00	30.00
			Cosmetic damage			
			Paint wall	62.30 m2	24.00	1,495.20
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments: Wall cracks and on ceiling and wall join, paint walls and ceiling

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Medium specification	No Earthquake Damage			

Ceiling	Gib	Paint	No Earthquake Damage
Door (Internal)	Cavity Slider	MDF	No Earthquake Damage
Floor	Concrete	Tiles	No Earthquake Damage
Heating	Electric	Skope	No Earthquake Damage
Shower	Glass shower	Tile	Cosmetic damage
			Remove and replace silicon 5.00 l/m 12.00 60.00
			Cosmetic damage
			Remove supply and replace tiles medium 9.90 m2 165.00 1,633.50
Toilet	Standard	Medium Spec	No Earthquake Damage
Wall covering	Gib	Paint	No Earthquake Damage
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage

General Comments: Reseal and replace silicon around shower

Ground Floor - Kitchen (kitchen and lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	27.30 m2	27.00	737.10
Door (External)	Single solid Door	Timber	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF				
Floor	Concrete	Tiles	Impact damage			
			Remove, dispose and replace tiles	12.25 m2	170.00	2,082.50
Floor	Concrete	Carpet	No Earthquake Damage			
Hob	Electric	Medium Spec	Impact damage			
			Replace hob	1.00 item	400.00	400.00
Kitchen joinery	Medium Spec	Laminate	No Earthquake Damage			
Range Hood	Over Head	Medium spec	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Marble	Impact damage			
			Remove, supply, dispose and fix grante	3.00 l/m	810.00	2,430.00

General Comments: Wall and ceiling cracks, damaged hob and bench from falling objects, also damaged floor tile

Fees

Fees

Name	Duration	Estimate
	1.00	2,971.95
	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	7,362.41
Margin	10,254.45
GST	16,919.85

Scope Of Works Estimate

Property

Description	Estimate
Site	5,760.00
Services	60.00
	5,820.00

Unit 1

Name	Description	Estimate
Exterior	Foundations (Concrete Slab on Grade)	0.00
	Elevation (East Wall 9.6m x 2.4)	0.00
	Elevation (North wall. 3.8 m x 2.4m)	18.00
	Roof (Rolled Metal and Butynol)	0.00
	Elevation (South Wall. 3.8 m x 2.4)	0.00
	Elevation (West Wall 9.6 m x 2.4m & 3.6 High Gable)	0.00
		18.00

Floor	Description	Estimate
First Floor	Bedroom	208.36
		208.36
Ground Floor	Bathroom	298.08
	Entry	0.00
	Kitchen	0.00
	Lounge	1,582.47
	Stairwell	486.40
		2,366.95

2,575.31

Unit 2

Name	Description	Estimate
Exterior	Foundations (Concrete Slab on Grade)	0.00
	Elevation (East Wall Gable Wall 9,6m x 2,4m)	0.00
	Elevation (North Wall 3,8m x 2,4m)	54.00
	Roof (Rolled Metal Butynol)	0.00
	Elevation (South Wall 3,8m x 2,4m)	0.00
	Elevation (West Wall 9,6m x 2,4m)	0.00
		54.00

Floor	Description	Estimate
First Floor	Bedroom	1,305.72
		1,305.72
Ground Floor	Bathroom	514.08
	Entry	615.60
	Kitchen	1,994.76
	Stairwell	334.08
		3,458.52

4,764.24

Unit 3

Name	Description	Estimate
Exterior	Foundations (Concrete Slab on Grade)	0.00

Exterior	Elevation (East Wall Ground Floor 13,5m x 2,4m)	0.00
	Elevation (East Wall Level 1 - 11,2m x 2m)	0.00
	Elevation (North Wall Ground Floor)	0.00
	Elevation (North Wall Level 1 - 2m x 1m)	0.00
	Roof (Rolled Metal and Butynol)	0.00
	Elevation (South Wall Ground Floor 3,8m x 2,4m)	0.00
	Elevation (South Wall Level 1 - 2m x 1m)	0.00
	Elevation (West Wall Ground Floor 13,5m x 2,4m)	0.00
	Elevation (West Wall Level 1 - 11,2m x 0m)	0.00

0.00

Floor	Description	Estimate
Ground Floor	Bathroom (Laundry Included)	0.00
	Bedroom (South)	933.12
	Entry	311.04
	Kitchen	194.40
	Lounge	1,075.68
		2,514.24

2,514.24

Unit 4

Name	Description	Estimate
Exterior	Foundations (concrete slab 47sqm)	13,700.00
	Roof (corrogate 35sqm. Butynol 18sqm)	0.00
	Elevation (East 13.6 x 2.3)	0.00
	Elevation (North 3.8 x 2.3)	0.00
	Elevation (South 3.8 x 2.3)	0.00
	Elevation (West 13.6 x 2.3)	0.00
		13,700.00

Floor	Description	Estimate
Ground Floor	Bathroom (Includes laundry)	1,052.96
	Bedroom	1,632.69
	Entry	558.80
	Kitchen (Includes lounge)	6,938.49
		10,182.94

10,182.94

Unit 5

Name	Description	Estimate
Exterior	Foundations (Concrete floor)	0.00
	Roof (Corrugated iron)	0.00
	Elevation (East wall 9.4 x 2.4)	0.00
	Elevation (North wall 3.5 x 2)	0.00
	Elevation (South wall 3.5 x 2)	661.50
	Elevation (West wall 9.4 x 2.4)	0.00
		661.50

Floor	Description	Estimate
First Floor	Bedroom	1,200.60
		1,200.60

Ground Floor	Bathroom	488.76
	Entry	427.68
	Kitchen (Kitchen and living)	1,971.27
	Stairwell	449.28
		3,336.99

4,537.59

Unit 6

Name	Description	Estimate
Exterior	Foundations (concrete slab 35.8sqm)	0.00
	Roof (corrogate 43.4sqm)	0.00
	Elevation (East 9.4 x 2.3)	0.00
	Elevation (North 3.5 x 2.3)	0.00
	Elevation (South 3.5 x 2.3)	0.00
	Elevation (West 9.4 x 2.3)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bedroom	217.35
	Room (Other) (Wardrobe)	0.00
		217.35

Ground Floor	Bathroom	877.60
	Entry	451.44
	Kitchen	0.00
	Laundry	38.88
	Lounge	1,509.84
	Stairwell	920.97
		3,798.73

4,016.08

Unit 7

Name	Description	Estimate
Exterior	Foundations (concrete slab 38.2sqm)	0.00
	Roof (corrogate 44.2sqm)	0.00
	Elevation (East 9.4 x 2.3)	0.00
	Elevation (North 3.5 x 2.3)	0.00
	Elevation (South 3.5 x 2.3)	0.00
	Elevation (West 9.4 x 2.3)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bedroom	1,536.57
	Room (Other) (Wardrobe)	0.00
		1,536.57

Ground Floor	Bathroom	1,356.60
	Entry	548.64
	Kitchen	670.68
	Laundry	0.00
	Lounge	1,519.29
	Stairwell	1,231.47
		5,326.68

6,863.25

Unit 8

Name	Description	Estimate
Exterior	Foundations (Concrete floor 50.8sqm)	25,000.00
	Roof (Corrugated iron)	0.00
	Elevation (East wall 13.6 x 2.4)	0.00
	Elevation (North wall 3.9 x 2.2)	326.04
	Elevation (South wall 3.9 x 2.2)	326.04
	Elevation (West wall 13.6 x 2.2)	1,239.04
		26,891.12

Floor	Description	Estimate
Ground Floor	Bathroom	1,693.50
	Bedroom	2,088.80
	Kitchen (kitchen and lounge)	5,649.60
		9,431.90

9,431.90

Fees

Description	Estimate
	2,971.95
	180.00
	3,151.95

Overheads

Description	Estimate
Preliminary and general	7,362.41
Margin	10,254.45
GST	16,919.85
	34,536.72

Total Estimate

129,718.84

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2011/117721
- 2011/138239

File Notes

Date Created: 03/12/2011 12:20
Created : Sculpher, Warren
Subject: Claim update
Note: Claim is for an 8 unit building administered by a body corporate. All units are contained within 1 building with a combination of 1 and 2 storey units. Minor damage to the interior of each unit, no damage to the exterior, moderate settlement to the concrete floor slabs of units 8 and 4. Minor undulations on the asphalt driveway. Units are habitable and weathertight. Good access to a flat section from the roadway.
Next Action:

Date Created: 16/08/2012 00:03
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 16/08/2012
Note: COMET sent to EQR on 16/08/2012
Next Action:

Urgent Works Items

Scope of Works



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: [REDACTED]

Assessment of Property at 1-8/435 MADRAS STREET, SAINT ALBANS, CHRISTCHURCH 8014 on 9/12/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1150.00 m2)		
Land (Under dwelling - Soil - 320.83 m2)		
Main Access (Drive - Asphalt - 240.00 m2)	Uneven surface	Remove, dispose and replace asphalt 20mm thick 240.00 m2
Outbuildings (Other - Steel - 53.46 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 45.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 45.00 l/m)	No Earthquake Damage	
Water Supply (Hot water - Steel - 5.00 l/m)	Movement damage	Fix straps to HWC 1.00 item

Unit 1

Exterior

Elevation (East Wall 9.6m x 2.4)

Element	Damage	Repair
No Damage		

Elevation (South Wall. 3.8 m x 2.4)

Element	Damage	Repair
No Damage		

Foundations (Concrete Slab on Grade)

Element	Damage	Repair
No Damage		

Elevation (North wall. 3.8 m x 2.4m)

Element	Damage	Repair
Wall framing (Block - Concrete - 9.12 m2)	Cosmetic damage	Grind out and re-mortar 0.60 l/m

Elevation (West Wall 9.6 m x 2.4m & 3.6 High Gable)

Element	Damage	Repair
Wall framing (Block - Concrete - 40.32 m2)	No Earthquake Damage	

Roof (Rolled Metal and Butynol)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Lounge**

Room Size: 3.50 x 4.70 = 16.45 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 16.45 m2)	Cosmetic Damage	Rake out, plaster and paint	19.25 m2
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Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
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Floor (Concrete - Carpet - 16.45 m2)	No Earthquake Damage		
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Wall covering (Gib - Paint - 39.36 m2)	Cosmetic damage	Rake out, plaster and paint	39.36 m2
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Window (Aluminium Fixed - Pane double glazed - 6.00 No of)	No Earthquake Damage		
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Ground Floor - Kitchen

Room Size: 2.40 x 3.00 = 7.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

Ground Floor - Stairwell

Room Size: 0.90 x 3.60 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 14.40 m2)	No Earthquake Damage		
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Floor (Chipboard - Carpet - 3.24 m2)	No Earthquake Damage		
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Handrails (Bar - Timber - 4.00 l/m)	No Earthquake Damage		
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Stairs (Internal) (Box - MDF - 3.60 l/m)	Impact damage	Gap fill and paint stringers	3.60 l/m
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Wall covering (Gib - Paint - 21.60 m2)	Cosmetic damage	Rake out and stop	4.00 l/m
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	Cosmetic damage	Paint wall	14.40 m2
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Ground Floor - Bathroom

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

Stud Height: 2.40 m

Element	Damage	Repair
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Bathroom Sink (Basin - Medium specification - 1.00 item)	No Earthquake Damage		
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Ceiling (Gib - Paint - 3.20 m2)	No Earthquake Damage		
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Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
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Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
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Floor (Concrete - Tiles - 3.20 m2)	No Earthquake Damage		
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Shower (Cubical shower unit - Tile - 1.00 m2)	No Earthquake Damage		
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Toilet (Standard - Medium Spec - 1.00 item)	No Earthquake Damage		
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Wall covering (Gib - Paint - 17.28 m2)	Cosmetic damage	Rake out, plaster and paint	11.04 m2
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Window (Aluminium Awning - Pane double glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Entry

Room Size: 1.80 x 2.10 = 3.78 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Bedroom

Room Size: 3.50 x 3.60 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 19.80 m2) No Earthquake Damage

Floor (Chipboard - Carpet - 12.60 m2) No Earthquake Damage

Wall covering (Gib - Paint - 34.08 m2) Cosmetic damage Rake out and stop 0.10 l/m

Cosmetic damage Paint wall 8.64 m2

Window (Aluminium Awning - Pane double glazed - 1.00 No of) No Earthquake Damage

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

Unit 2

Exterior

Foundations (Concrete Slab on Grade)

Element	Damage	Repair
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No Damage

Roof (Rolled Metal Butynol)

Element	Damage	Repair
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No Damage

Elevation (North Wall 3,8m x 2,4m)

Element	Damage	Repair
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Wall framing (Block - Concrete - 9.12 m2) Cosmetic damage Grind out and re-mortar 1.80 l/m

Elevation (South Wall 3,8m x 2,4m)

Element	Damage	Repair
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No Damage

Elevation (East Wall Gable Wall 9,6m x 2,4m)

Element	Damage	Repair
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No Damage

Elevation (West Wall 9,6m x 2,4m)

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Stairwell

Room Size: 1.00 x 2.40 = 2.40 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.40 m ²)	Cosmetic Damage	Paint Ceiling	2.40 m ²
Floor (Chipboard - Carpet - 2.40 m ²)	No Earthquake Damage		
Handrails (Bar - Timber - 2.50 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 2.50 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 11.52 m ²)	Cosmetic damage	Paint wall	11.52 m ²

Ground Floor - Bathroom

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

Stud Height: 2.20 m

Element	Damage	Repair	
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 3.20 m ²)	Cosmetic Damage	Rake out, plaster and paint	3.20 m ²
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 3.20 m ²)	No Earthquake Damage		
Shower (Cubical shower unit - Glass - .81 m ²)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 15.84 m ²)	Cosmetic damage	Rake out, plaster and paint	15.84 m ²
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen

Room Size: 3.50 x 6.40 = 22.40 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.60 m

Element	Damage	Repair	
Built In Oven (Other - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 22.40 m ²)	Cosmetic Damage	Rake out, plaster and paint	22.40 m ²
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Other - 22.40 m ²)	No Earthquake Damage		
Heating (Electric - Panel radiator - 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 - 51.48 m ²)	Cosmetic damage	Rake out, plaster and paint	51.48 m ²
Work top (Kitchen work top - Composite - 3.00 l/m)	No Earthquake Damage		

Ground Floor - Entry

Room Size: 2.40 x 1.80 = 4.32 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.32 m ²)	Cosmetic Damage	Rake out, plaster and paint	4.32 m ²
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 4.32 m ²)	No Earthquake Damage		
Wall covering (Gib - Paint - 18.48 m ²)	Cosmetic damage	Rake out, plaster and paint	18.48 m ²

Window (Aluminium Fixed - Pane single glazed - No Earthquake Damage
- 1.00 No of)

First Floor - Bedroom

Room Size: 3.70 x 3.60 = 13.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.32 m2)	Cosmetic Damage	Rake out, plaster and paint	13.32 m2
Floor (Chipboard - Carpet - 13.32 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Aluminium - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 35.04 m2)	Cosmetic damage	Rake out, plaster and paint	35.04 m2
Window (Velux window - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Unit 3

Exterior

Foundations (Concrete Slab on Grade)

Element	Damage	Repair
No Damage		

Roof (Rolled Metal and Butynol)

Element	Damage	Repair
No Damage		

Elevation (North Wall Ground Floor)

Element	Damage	Repair
No Damage		

Elevation (South Wall Ground Floor 3,8m x 2,4m)

Element	Damage	Repair
No Damage		

Elevation (East Wall Ground Floor 13,5m x 2,4m)

Element	Damage	Repair
No Damage		

Elevation (West Wall Ground Floor 13,5m x 2,4m)

Element	Damage	Repair
No Damage		

Elevation (North Wall Level 1 - 2m x 1m)

Element	Damage	Repair
No Damage		

Elevation (South Wall Level 1 - 2m x 1m)

Element	Damage	Repair
No Damage		

Elevation (East Wall Level 1 - 11,2m x 2m)

Element	Damage	Repair
No Damage		

Elevation (West Wall Level 1 - 11,2m x 0m)

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Lounge

Room Size: 3.50 x 4.80 = 16.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 16.80 m2)	No Earthquake Damage	
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 16.80 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 39.84 m2)	Cosmetic damage	Rake out, plaster and paint 39.84 m2
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen

Room Size: 3.00 x 3.50 = 10.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 10.50 m2)	No Earthquake Damage	
Floor (Concrete - Tiles - 10.50 m2)	No Earthquake Damage	
Hob (Electric - Medium 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 - 31.20 m2)	Cosmetic damage	Rake out, plaster and paint 7.20 m2
Work top (Kitchen work top - Granite - 2.40 l/m)	No Earthquake Damage	

Ground Floor - Bedroom (South)

Room Size: 3.50 x 3.70 = 12.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 12.95 m2)	No Earthquake Damage	
Door (Internal) (Single sliding - MDF - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Single sliding - Glass - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 12.95 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 34.56 m2)	Cosmetic damage	Rake out, plaster and paint 34.56 m2
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Entry

Room Size: 1.00 x 1.40 = 1.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.40 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 1.40 m2)	No Earthquake Damage		
Heating (Electric - Night store - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 11.52 m2)	Cosmetic damage	Rake out, plaster and paint	11.52 m2

Ground Floor - Bathroom (Laundry Included)

Room Size: 1.80 x 2.40 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Unit 4

Exterior

Elevation (North 3.8 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (South 3.8 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (West 13.6 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (East 13.6 x 2.3)

Element	Damage	Repair
No Damage		

Foundations (concrete slab 47sqm)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 47.00 m2)	Gully trap	Re-bed gully trap	1.00 item
	Slab has moved greater than 25mm over 6 metres	Refer engineer designed solution (Major damage)	26.95 m2

Roof (corrogate 35sqm.Butynol 18sqm)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Kitchen (Includes lounge)

Room Size: 3.50 x 7.70 = 26.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 26.95 m2)	Cosmetic Damage	Rake out, plaster and paint	26.95 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 26.95 m2)	Cosmetic damage	Remove, dispose and install tiles	10.50 m2

Kitchen joinery (Medium Spec - MDF - 1.00 No Earthquake Damage item)

Range (Free standing oven) (Electric - Standard Electric - 1.00 item) No Earthquake Damage

Range Hood (Over Head - Standard spec - 1.00 item) No Earthquake Damage

Wall covering (Gib - Paint - 73.92 m2) Cosmetic damage Rake out, plaster and paint 73.92 m2

Window (Aluminium Fixed - Pane single glazed - 1.00 No of) No Earthquake Damage

Work top (Kitchen work top - Granite - 3.00 l/m) Impact damage Remove, supply, dispose and fix grante 3.00 l/m

Ground Floor - Bedroom

Room Size: 3.50 x 3.70 = 12.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.95 m2)	Cosmetic Damage	Rake out, plaster and paint	12.95 m2
Floor (Concrete - Carpet - 12.95 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 47.52 m2)	Cosmetic damage	Rake out, plaster and paint	47.52 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry

Room Size: 1.10 x 1.40 = 1.54 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.54 m2)	No Earthquake Damage		
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 1.54 m2)	Cosmetic damage	Remove, dispose and install tiles	1.54 m2
Wall covering (Gib - Paint - 11.00 m2)	Cosmetic damage	Rake out, plaster and paint	11.00 m2

Ground Floor - Bathroom (Includes laundry)

Room Size: 2.40 x 1.80 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.32 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (Concrete - Tiles - 4.32 m2)	No Earthquake Damage		
Shower (Three sided shower - Tile - .64 m2)	Cosmetic damage	Replace glass panels	1.60 m2
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 18.48 m2)	Cosmetic damage	Rake out, plaster and paint	18.48 m2

Unit 5

Exterior

Elevation (South wall 3.5 x 2)

Element	Damage	Repair	
Porch / Veranda (External - Timber - 2.10 m2)	Structural damage	Remove and replace	2.10 m2

Wall Cladding (Structural block - Concrete - 7.00 m2)	Cracking	Grind out and repoint mortar	0.30 l/m
	Cracking	Remove, dispose and replace texture coat	0.25 m2

Wall framing (Timber Frame - Timber - 8.40 m2) No Earthquake Damage

Elevation (West wall 9.4 x 2.4)

Element	Damage	Repair
No Damage		

Elevation (North wall 3.5 x 2)

Element	Damage	Repair
No Damage		

Elevation (East wall 9.4 x 2.4)

Element	Damage	Repair
No Damage		

Foundations (Concrete floor)

Element	Damage	Repair
No Damage		

Roof (Corrugated iron)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Stairwell

Room Size: 1.00 x 2.40 = 2.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 2.40 m2)	Cosmetic Damage	Paint Ceiling 2.40 m2
Floor (Chipboard - Carpet - 2.40 m2)	No Earthquake Damage	
Handrails (Bar - Timber - 2.50 l/m)	No Earthquake Damage	
Stairs (Internal) (Box - MDF - 2.50 l/m)	No Earthquake Damage	
Wall covering (Gib - Paint - 16.32 m2)	Cosmetic damage	Paint wall 16.32 m2

Ground Floor - Bathroom

Room Size: 1.90 x 1.60 = 3.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
Bathroom Sink (Vanity single - Medium specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 3.04 m2)	Cosmetic Damage	Paint Ceiling 3.04 m2
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 3.04 m2)	No Earthquake Damage	
Shower (Glass shower - Tile - 1.00 m2)	No Earthquake Damage	
Toilet (Standard - Medium Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 15.40 m2)	Cosmetic damage	Rake out, plaster and paint 15.40 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen (Kitchen and living)

Room Size: 3.50 x 6.30 = 22.05 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair	
Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 22.05 m2)	Cosmetic Damage	Rake out, plaster and paint	22.05 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Other - 22.05 m2)	No Earthquake Damage		
Heating (Electric - Panel radiator - 1.00 item)	No Earthquake Damage		
Hob (Electric - Medium Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Medium spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 50.96 m2)	Cosmetic damage	Rake out, plaster and paint	50.96 m2
Work top (Kitchen work top - Composite - 3.00 l/m)	No Earthquake Damage		

Ground Floor - Entry

Room Size: 1.80 x 2.40 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.32 m2)	Cosmetic Damage	Rake out, plaster and paint	4.32 m2
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 4.32 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 20.16 m2)	Cosmetic damage	Rake out, plaster and paint	11.52 m2
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom

Room Size: 3.70 x 3.60 = 13.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.32 m2)	Cosmetic Damage	Rake out, plaster and paint	13.32 m2
Floor (Chipboard - Carpet - 13.32 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Aluminium - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 35.04 m2)	Cosmetic damage	Paint wall	35.04 m2
Window (Velux window - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Unit 6

Exterior

Elevation (East 9.4 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (West 9.4 x 2.3)

Element	Damage	Repair
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No Damage

Elevation (North 3.5 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (South 3.5 x 2.3)

Element	Damage	Repair
No Damage		

Foundations (concrete slab 35.8sqm)

Element	Damage	Repair
No Damage		

Roof (corrogate 43.4sqm)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Entry**

Room Size: 2.00 x 1.80 = 3.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
Ceiling (Gib - Paint - 3.60 m2)	No Earthquake Damage	
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 3.60 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 16.72 m2)	Cosmetic damage	Rake out, plaster and paint 16.72 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bathroom

Room Size: 1.60 x 1.90 = 3.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 3.04 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 3.04 m2)	No Earthquake Damage	
Shower (Cubical shower unit - Acrylic shower - .64 m2)	Cosmetic damage	Replace glass panels 1.60 m2
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 16.80 m2)	Cosmetic damage	Rake out, plaster and paint 16.80 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen

Room Size: 2.50 x 3.00 = 7.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair
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No Damage

Ground Floor - Laundry

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

Stud Height: 2.10 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.44 m2)	Cosmetic Damage	Rake out, plaster and paint	1.44 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 1.44 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 10.50 m2)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 3.50 x 4.70 = 16.45 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.45 m2)	Cosmetic Damage	Rake out, plaster and paint	18.20 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 16.45 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Aluminium - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.72 m2)	Cosmetic damage	Rake out, plaster and paint	37.72 m2

Ground Floor - Stairwell

Room Size: 0.90 x 2.70 = 2.43 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.43 m2)	Cosmetic Damage	Rake out, plaster and paint	2.43 m2
Floor (Chipboard - Carpet - 2.43 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 3.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 3.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 31.68 m2)	Cosmetic damage	Rake out, plaster and paint	31.68 m2

First Floor - Bedroom

Room Size: 3.50 x 3.60 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.60 m2)	Cosmetic Damage	Rake out, plaster and paint	8.05 m2
Floor (Chipboard - Carpet - 12.60 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Timber - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 46.86 m2)	No Earthquake Damage		

First Floor - Room (Other) (Wardrobe)

Room Size: 0.90 x 2.40 = 2.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 1.80 m

Element	Damage	Repair	
No Damage			

Unit 7**Exterior****Elevation (North 3.5 x 2.3)**

Element	Damage	Repair
No Damage		

Elevation (South 3.5 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (West 9.4 x 2.3)

Element	Damage	Repair
No Damage		

Elevation (East 9.4 x 2.3)

Element	Damage	Repair
No Damage		

Foundations (concrete slab 38.2sqm)

Element	Damage	Repair
No Damage		

Roof (corrogate 44.2sqm)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Bathroom**

Room Size: 1.90 x 1.60 = 3.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 3.04 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 3.04 m2)	Impact damage	Remove, dispose and replace tiles 3.04 m2
Shower (Glass shower - Tile - .64 m2)	Cosmetic damage	Replace glass panels 1.60 m2
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 15.40 m2)	Cosmetic damage	Rake out, plaster and paint 15.40 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Entry

Room Size: 1.80 x 2.00 = 3.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
Ceiling (Gib - Paint - 3.60 m2)	Cosmetic Damage	Rake out, plaster and paint 3.60 m2
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage	

Floor (Concrete - Tiles - 3.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 16.72 m2)	Cosmetic damage	Rake out, plaster and paint	16.72 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen

Room Size: 2.40 x 3.00 = 7.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.20 m2)	No Earthquake Damage		
Floor (Concrete - Tiles - 7.20 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 24.84 m2)	Cosmetic damage	Rake out, plaster and paint	24.84 m2
Work top (Kitchen work top - Granite - 3.00 l/m)	No Earthquake Damage		

Ground Floor - Laundry

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

Stud Height: 2.10 m

Element	Damage	Repair	
No Damage			

Ground Floor - Lounge

Room Size: 3.50 x 4.70 = 16.45 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.45 m2)	Cosmetic Damage	Rake out, plaster and paint	18.55 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 16.45 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Aluminium - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.72 m2)	Cosmetic damage	Rake out, plaster and paint	37.72 m2

Ground Floor - Stairwell

Room Size: 1.90 x 2.70 = 5.13 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.13 m2)	Cosmetic Damage	Rake out, plaster and paint	5.13 m2
Floor (Chipboard - Carpet - 5.13 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 3.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 3.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 40.48 m2)	Cosmetic damage	Rake out, plaster and paint	40.48 m2

First Floor - Bedroom

Room Size: 3.60 x 3.50 = 12.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.60 m2)	Cosmetic Damage	Rake out, plaster and paint	8.05 m2
Floor (Chipboard - Carpet - 12.60 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Timber - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 46.86 m2)	Cosmetic damage	Rake out, plaster and paint	48.86 m2

First Floor - Room (Other) (Wardrobe)

Room Size: 0.90 x 2.40 = 2.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 1.80 m

Element	Damage	Repair
No Damage		

Unit 8**Exterior****Elevation (South wall 3.9 x 2.2)**

Element	Damage	Repair	
Wall Cladding (Monolithic - Cement sheet - 8.58 m2)	Cracking	Gap fill and paint	8.58 m2
Wall Cladding (Shadow Clad - Timber - 1.00 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 9.36 m2)	No Earthquake Damage		

Elevation (West wall 13.6 x 2.2)

Element	Damage	Repair	
Porch / Veranda (External - Timber - 1.12 m2)	Cosmetic damage	Paint surface	3.52 m2
Wall Cladding (Monolithic - Cement sheet - 29.92 m2)	Cracking	Gap fill and paint	29.92 m2
Wall framing (Timber Frame - Timber - 32.64 m2)	No Earthquake Damage		

Elevation (North wall 3.9 x 2.2)

Element	Damage	Repair	
Wall Cladding (Monolithic - Cement sheet - 8.58 m2)	Cracking	Gap fill and paint	8.58 m2
Wall Cladding (Shadow Clad - Ply - 1.00 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 9.36 m2)	No Earthquake Damage		

Elevation (East wall 13.6 x 2.4)

Element	Damage	Repair
No Damage		

Foundations (Concrete floor 50.8sqm)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 50.00 m2)	Slab has moved greater than 25mm over 6 metres	Refer engineer designed solution (Major damage)	50.00 m2

Roof (Corrugated iron)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Bedroom

Room Size: 3.50 x 5.40 = 18.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.50 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.90 m2)	Cosmetic Damage	Rake out and stop	2.00 l/m
	Cosmetic Damage	Paint Ceiling	18.90 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Rehang door	1.00 No of
Floor (Concrete - Carpet - 18.90 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 62.30 m2)	Cosmetic damage	Rake out and stop	3.00 l/m
	Cosmetic damage	Paint wall	62.30 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		
Window (Aluminium Fixed - Pane double glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 1.50 x 2.30 = 3.45 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair	
Bathroom Sink (Vanity single - Medium specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 3.45 m2)	No Earthquake Damage		
Door (Internal) (Cavity Slider - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 3.45 m2)	No Earthquake Damage		
Heating (Electric - Skope - 1.00 item)	No Earthquake Damage		
Shower (Glass shower - Tile - 1.50 m2)	Cosmetic damage	Remove and replace silicon	5.00 l/m
	Cosmetic damage	Remove supply and replace tiles medium	9.90 m2
Toilet (Standard - Medium Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 15.96 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Kitchen (kitchen and lounge)

Room Size: 3.50 x 7.80 = 27.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

Element	Damage	Repair	
Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 27.30 m2)	Cosmetic Damage	Rake out, plaster and paint	27.30 m2
Door (External) (Single solid Door - Timber - 1.00 No of)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 12.25 m2)	Impact damage	Remove, dispose and replace tiles	12.25 m2
Floor (Concrete - Carpet - 14.00 m2)	No Earthquake Damage		
Hob (Electric - Medium Spec - 1.00 item)	Impact damage	Replace hob	1.00 item
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Medium spec - 1.00 item)	No Earthquake Damage		

Wall covering (Gib - Paint - 72.32 m²)

Window (Aluminium Fixed - Pane double glazed - 1.00 No of) No Earthquake Damage

Work top (Kitchen work top - Marble - 3.00 l/m) Impact damage Remove, supply, dispose and fix grante 3.00 l/m

Scope of Works - Glossary of Terms

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

Additional Information

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

Address	1-8/435 MADRAS STREET, SAINT ALBANS, CHRISTCHURCH, 8014	EQC Claim Number	CLM/2011/220709
Estimate	\$129,718.84	EQC Assessor (L,F)	Sculpher, Warren
Inspection Date	09-Dec-2011	EQC Estimator (L,F)	Byers, Warren
Status	Current		

	Description	Estimate
Property Detail	Services	60.00
	Site	5,760.00
	Sub Total	5,820.00

Unit 1		
Exterior Element	Elevation (East Wall 9.6m x 2.4)	0.00
	Elevation (South Wall. 3.8 m x 2.4)	0.00
	Elevation (North wall. 3.8 m x 2.4m)	18.00
	Elevation (West Wall 9.6 m x 2.4m & 3.6 High Gable)	0.00
	Foundations (Concrete Slab on Grade)	0.00
	Roof (Rolled Metal and Butynol)	0.00
	Sub Total	18.00
Ground Floor	Lounge	1,582.47
	Kitchen	0.00
	Stairwell	486.40
	Bathroom	298.08
	Entry	0.00
	Sub Total	2,366.95
First Floor	Bedroom	208.36
	Sub Total	208.36

Unit 2		
Exterior Element	Elevation (North Wall 3.8m x 2.4m)	54.00
	Elevation (South Wall 3.8m x 2.4m)	0.00
	Elevation (East Wall Gable Wall 9.6m x 2.4m)	0.00
	Elevation (West Wall 9.6m x 2.4m)	0.00
	Foundations (Concrete Slab on Grade)	0.00
	Roof (Rolled Metal Butynol)	0.00
	Sub Total	54.00
Ground Floor	Stairwell	334.08
	Bathroom	514.08
	Kitchen	1,994.76
	Entry	615.60
	Sub Total	3,458.52
First Floor	Bedroom	1,305.72

Sub Total	1,305.72
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Unit 3

Exterior Element

Elevation (North Wall Ground Floor)	0.00
Elevation (South Wall Ground Floor 3,8m x 2,4m)	0.00
Elevation (East Wall Ground Floor 13,5m x 2,4m)	0.00
Elevation (West Wall Ground Floor 13,5m x 2,4m)	0.00
Elevation (North Wall Level 1 - 2m x 1m)	0.00
Elevation (South Wall Level 1 - 2m x 1m)	0.00
Elevation (East Wall Level 1 - 11,2m x 2m)	0.00
Elevation (West Wall Level 1 - 11,2m x 0m)	0.00
Foundations (Concrete Slab on Grade)	0.00
Roof (Rolled Metal and Butynol)	0.00
Sub Total	0.00

Ground Floor

Lounge	1,075.68
Kitchen	194.40
Bedroom South	933.12
Entry	311.04
Bathroom Laundry Included	0.00
Sub Total	2,514.24

Unit 4

Exterior Element

Elevation (North 3.8 x 2.3)	0.00
Elevation (South 3.8 x 2.3)	0.00
Elevation (West 13.6 x 2.3)	0.00
Elevation (East 13.6 x 2.3)	0.00
Foundations (concrete slab 47sqm)	13,700.00
Roof (corrogate 35sqm. Butynol 18sqm)	0.00
Sub Total	13,700.00

Ground Floor

Kitchen Includes lounge	6,938.49
Bedroom	1,632.69
Entry	558.80
Bathroom Includes laundry	1,052.96
Sub Total	10,182.94

Unit 5

Exterior Element

Elevation (South wall 3.5 x 2)	661.50
Elevation (West wall 9.4 x 2.4)	0.00
Elevation (North wall 3.5 x 2)	0.00
Elevation (East wall 9.4 x 2.4)	0.00
Foundations (Concrete floor)	0.00
Roof (Corrugated iron)	0.00
Sub Total	661.50

Ground Floor

Stairwell	449.28
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Bathroom	488.76
Kitchen Kitchen and living	1,971.27
Entry	427.68
Sub Total	3,336.99

First Floor

Bedroom	1,200.60
Sub Total	1,200.60

Unit 6

Exterior Element

Elevation (East 9.4 x 2.3)	0.00
Elevation (West 9.4 x 2.3)	0.00
Elevation (North 3.5 x 2.3)	0.00
Elevation (South 3.5 x 2.3)	0.00
Foundations (concrete slab 35.8sqm)	0.00
Roof (corrogate 43.4sqm)	0.00
Sub Total	0.00

Ground Floor

Entry	451.44
Bathroom	877.60
Kitchen	0.00
Laundry	38.88
Lounge	1,509.84
Stairwell	920.97
Sub Total	3,798.73

First Floor

Bedroom	217.35
Room (Other) Wardrobe	0.00
Sub Total	217.35

Unit 7

Exterior Element

Elevation (North 3.5 x 2.3)	0.00
Elevation (South 3.5 x 2.3)	0.00
Elevation (West 9.4 x 2.3)	0.00
Elevation (East 9.4 x 2.3)	0.00
Foundations (concrete slab 38.2sqm)	0.00
Roof (corrogate 44.2sqm)	0.00
Sub Total	0.00

Ground Floor

Bathroom	1,356.60
Entry	548.64
Kitchen	670.68
Laundry	0.00
Lounge	1,519.29
Stairwell	1,231.47
Sub Total	5,326.68

First Floor

Bedroom	1,536.57
Room (Other) Wardrobe	0.00
Sub Total	1,536.57

Unit 8**Exterior Element**

Elevation (South wall 3.9 x 2.2)	326.04
Elevation (West wall 13.6 x 2.2)	1,239.04
Elevation (North wall 3.9 x 2.2)	326.04
Elevation (East wall 13.6 x 2.4)	0.00
Foundations (Concrete floor 50.8sqm)	25,000.00
Roof (Corrugated iron)	0.00
Sub Total	26,891.12

Ground Floor

Bedroom	2,088.80
Bathroom	1,693.50
Kitchen kitchen and lounge	5,649.60
Sub Total	9,431.90

Overheads

Contractor's margin	10,254.45
Covering incidental costs.	7,362.41
Goods and services tax	16,919.85
Sub Total	34,536.72

Fees

contents movement fee \$7.50x396sqm	2,971.95
small job fee-flat 4 gully trap Drainlayer	180.00
Sub Total	3,151.95

End Of Assessment Estimate

NO Asbestos required

EQC Claim Assessment

Address	1-8/435 MADRAS STREET, SAINT ALBANS, CHRISTCHURCH, 8014	EQC Claim Number	CLM/2011/220709
Hazards	No hazards	EQC Assessor (L,F)	Sculpher, Warren
Inspection Date	09-Dec-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Byers, Warren

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
	+64	+64	+64	
	+64	+64	+64	

INTERIOR + EXTERIOR SCAFFOLDING

EXTERIOR - VERANDA POSTS X7
LOWER POSTS TO LEVEL BUTYROL POOL
AND PAINT

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	45 m
Sewerage	Town Connection, PVC Pipe	45 m
Water Supply	Hot water, Steel	5 m
	Movement damage	
	Fix straps to HWC	1 item

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	1150 m ²
Land	Under dwelling, Soil	320.83 m ²
Main Access	Drive, Asphalt	240 m ²
	Uneven surface	ADD 106 m ²
	Remove, dispose and replace asphalt 20mm thick	DEL 240 m ²
Outbuildings	Other, Steel	53.46 m ²
Outbuildings	Other, Steel	53.46 m ²

UNIT 1	Age	Post 1980	Area	48.1m ²	Footprint	Rectangular
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Element	Description / Damage / Repair Strategy	Measure
Elevation (East Wall 3.6m x 2.4)	G.O. RE MORT. 2. EVERY 100mm 1.5m	

Comments: 200 series caulfeild Block Wall With 3.6m High Gable Over RENDR WALL + RESEAL

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall. 3.8 m x 2.4)		

Comments: 200Series Caulfeild Block Wall

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall. 3.8 m x 2.4m)		

Wall framing	Block, Concrete (9.12 m ²)	
	Cosmetic damage	
	Grind out and re-mortar	0.6 m

RENDER WALL 3m²

EQC Claim Number CLM/2011/220709

Comments: 200series Caulfeild Block Wall

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West Wall 9.6 m x 2.4m 83.6 High Gable)

Wall framing Block, Concrete (40.32 m2)

Comments: Concrete Block Firewall All Internal adjoining Unit 2 Battened Ann Gibbed And Painted This Side

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete Slab on Grade)

Comments: Area = 9.6m Long x 3.8m Wide = 36.48m2

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled Metal and Butynol)

Comments: Unit 1 of 8 Units. A 2 storey Unit with all Units interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof with a flat roof to the South having butynol over. Soffit = None Fascia/Barges = 200 x 100mm angled metal cap pings over gables Gutters = 100mm Wide colour steel metal Downpipes = 65mm rectangular colour steel metal

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Lounge (L=4.7m W=3.5m H=2.4m)

Window Aluminium Fixed, Pane double glazed (6.00 No of)

Floor Concrete, Carpet (16.45 m2)

Ceiling Gib, Paint (16.45 m2)

Cosmetic Damage

Rake out, plaster and paint

19.25 m2

Wall covering Gib, Paint (39.36 m2)

Cosmetic damage

Rake out, plaster and paint

39.36 m2

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Ceiling cracks Wall cracks

Room - Additional Notes: RE. BUS REPL STOP UNABR CAT GIB 36.48
4.32 m2

Kitchen (L=3.0m W=2.4m H=2.4m)

Room - Comments: Ceiling = Painted Gib. Built in Electric Range Walls = Painted Gib. Cook Top = Ceramic, Range Hood = Electric Floor = Ceramic Tiles over concrete. Work Top = Granite 2.4m Long, Cabinets = Standard MDF

Room - Additional Notes: ADD. WALLS RPP
CEILING RPP

Stairwell (L=3.6m W=0.9m H=2.4m)

Handrails Bar, Timber (4.00 m)

Stairs (Internal) Box, MDF (3.60 m)

Impact damage

Gap fill and paint stringers

3.6 m

Floor Chipboard, Carpet (3.24 m2)

Ceiling Gib, Paint (14.40 m2)

Wall covering Gib, Paint (21.60 m2)

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Cosmetic damage

DBL Paint wall

14.4 m2

DBL Rake out and stop

4 m

Room - Comments: carpet On MDF

Room - Additional Notes:

ADD - R P P WALLS CEILING

Bathroom (L=2.0m W=1.6m H=2.4m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Bathroom sink Basin, Medium specification (1.00 Item)

Floor Concrete, Tiles (3.20 m2)

Shower Cubical shower unit, Tile (1.00 m2)

Fans Extract, Manrose fan (1.00 Item)

Wall covering Gib, Paint (17.28 m2)

Cosmetic damage

Rake out, plaster and paint

11.04 m2

Ceiling Gib, Paint (3.20 m2)

R P P & R P P

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Toilet Standard, Medium Spec (1.00 Item)

Room - Additional Notes:

Entry (L=2.1m W=1.8m H=2.4m)

Room - Comments: Bathroom Ceiling = Painted Gib Walls = Painted Gib and Vinyl Floor = Ceramic Tile over concrete Door External = 1 x solid core Aluminum door with fixed double glazed window attached.

Room - Additional Notes:

WALLS - R P P
ADD. CEILING - R P P**First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Bedroom (L=3.6m W=3.5m H=2.4m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Chipboard, Carpet (12.60 m2)

Wall covering Gib, Paint (34.08 m2)

Cosmetic damage

Paint wall

Rake out and stop

ADD. R P P. 34.08

DBL 8.64 m2

DBL 0.1 m

Ceiling Gib, Paint (19.80 m2)

Window Velux window, Pane double glazed (1.00 No of)

Room - Comments: Pitched 45 Degree Ceiling Painted Gib Walls And Ceiling, Carpet On Chipboard Floor Paint 1 Wall Only, Standard White

Room - Additional Notes:

UNIT 2

Age Post 1980

Area 51.6m2

Footprint Rectangular

EQC Claim Number CLM/2011/220709

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North Wall 3,8m x 2,4m)		
Wall framing	Block, Concrete (9.12 m2)	
	Cosmetic damage	
	Grind out and re-mortar	1.8 m

Comments: 200series Core filled Block Wall

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall 3,8m x 2,4m) SAND GF + PAINT 2.2 x 2.4		

Element	Description / Damage / Repair Strategy	Measure
Elevation (East Wall Gable Wall 9,6m x 2,4m)		

Comments: Gib linings over 200 Series core filled concrete block Gable 9.6m Long x 3.6m High

Element	Description / Damage / Repair Strategy	Measure
Elevation (West Wall 9,6m x 2,4m)		

Comments: Gib linings over 200 Series core filled concrete block Gable 9.6m Long x 3.6m High

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete Slab on Grade)		

Comments: Titanboard On Timber Frame Upper Triangle As South Wall, Window And Shadowclad On Timber Frame. 2.0 x 2.0m

Element	Description / Damage / Repair Strategy	Measure
Roof (Rolled Metal Butynol)		

Comments: Unit 2 of 8 Units. A 2 storey Unit with all Units interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof, with a flat roof to the South having butynol over. Soffit = None Fascia/Barges = 200 x 100mm angled metal cap pings over gables Gutters = 100mm Wide colour steel metal Downpipes = 65mm rectangular colour steel metal**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Stairwell (L=2.4m W=1.0m H=2.4m)		
Handrails	Bar, Timber (2.50 m)	
Stairs (Internal)	Box, MDF (2.50 m)	
Floor	Chipboard, Carpet (2.40 m2)	
Wall covering	Gib, Paint (11.52 m2)	
	Cosmetic damage	
	Paint wall	11.52 m2
Ceiling	Gib, Paint (2.40 m2)	
	Cosmetic Damage	
	Paint Ceiling	2.4 m2

Room - Comments: open plan to bedroom and entry some need to paint**Room - Additional Notes:****Bathroom (L=2.0m W=1.6m H=2.2m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)	
Floor	Concrete, Tiles (3.20 m2)	

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Shower	Cubical shower unit, Glass (0.81 m2)	
Wall covering	Gib, Paint (15.84 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	15.84 m2 ✓
Ceiling	Gib, Paint (3.20 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	3.2 m2 ✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	
Bathroom sink	Vanity single, Standard specification (1.00 Item)	
Room - Comments: Wall and ceiling cracking		
Room - Additional Notes:		

Kitchen (L=6.4m W=3.5m H=2.6m)

Floor	Concrete, Other (22.40 m2)	
Heating	Electric, Panel radiator (1.00 Item)	
Ceiling	Gib, Paint (22.40 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	22.4 m2 ✓
Wall covering	Gib, Paint (51.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	51.48 m2 ✓
Work top	Kitchen work top, Composite (3.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Built in oven	Other, Steel (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
Room - Comments: Wall and ceiling cracks		
Room - Additional Notes: AND - RE, DIS, RBP, SCOP, UNDRAC, GIB 4-32		

Entry (L=1.8m W=2.4m H=2.2m)

Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Floor	Concrete, Tiles (4.32 m2)	
Ceiling	Gib, Paint (4.32 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	4.32 m2 ✓
Wall covering	Gib, Paint (18.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	18.48 m2 ✓
Door (External)	Single glass door, Timber (1.00 No of)	

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Room - Comments: Wall, ceiling damage

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=3.6m W=3.7m H=2.4m)		
Floor	Chipboard, Carpet (13.32 m2)	
Skylight	Fixed Opening, Aluminium (1.00 Item)	
Wall covering	Gib, Paint (35.04 m2)	
	Cosmetic damage Rake out, plaster and paint	35.04 m2
Ceiling	Gib, Paint (13.32 m2)	
	Cosmetic Damage Rake out, plaster and paint	13.32 m2
Window	Velux window, Pane double glazed (1.00 No of)	

Room - Comments: wall and ceiling cracks

Room - Additional Notes:

UNIT 3	Age Post 1980	Area 47.4m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North Wall Ground Floor)	G.F. 1 PAINT TITAN	4m2

Comments: titan Board On Timber Frame

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall Ground Floor 3,8m x 2,4m)		

Comments: Titan Cladding G.F. PAINT TITAN

Element	Description / Damage / Repair Strategy	Measure
Elevation (East Wall Ground Floor 13,5m x 2,4m)		

Comments: Gib lined 200 Series core filled block Titan Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (West Wall Ground Floor 13,5m x 2,4m)		

Comments: Gib lined 200 Series core filled block Titan Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (North Wall Level 1 - 2m x 1m)		

Comments: Shadowclad Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall Level 1 - 2m x 1m)		

Comments: Shadowclad Cladding

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East Wall Level 1 - 11,2m x 2m)**Comments:** Shadow lad Cladding

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West Wall Level 1 - 11,2m x 0m)**Comments:** No wall

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete Slab on Grade)**Comments:** Area = 13.5m Long x 3.7m Wide = 49.95m²

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled Metal and Butynol)

Comments: Unit 3 a single Level Unit of 8 Units all interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof with a flat roof to the South and the East with butynol over. ☐ Soffit = None ☐ Fascia/Barges = 200 x 100mm angled metal cappings over gables ☐ Gutters = 100mm Wide colour steel metal ☐ Downpipes = 65mm rectangular colour steel metal

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Lounge (L=4.8m W=3.5m H=2.4m)

Window Aluminium Fixed, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (16.80 m²)Ceiling Glb, Paint (16.80 m²)Wall covering Glb, Paint (39.84 m²)

Cosmetic damage

Rake out, plaster and paint

39.84 m²

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Additional Notes:**Kitchen (L=3.5m W=3.0m H=2.4m)**Floor Concrete, Tiles (10.50 m²)

Hob Electric, Medium Spec (1.00 Item)

Built in oven Fisher and Paykl, Steel (1.00 Item)

Ceiling Glb, Paint (10.50 m²)Wall covering Glb, Paint (31.20 m²)

Cosmetic damage

Rake out, plaster and paint

7.2 m²

Work top Kitchen work top, Granite (2.40 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Room - Additional Notes:**Bedroom South (L=3.7m W=3.5m H=2.4m)**

Window Aluminium Fixed, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (12.95 m²)

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Ceiling	Gib, Paint (12.95 m2)	R.P.P.	
Wall covering	Gib, Paint (34.56 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		34.56 m2
Door (Internal)	Single sliding, MDF (1.00 No of)		
Door (Internal)	Single sliding, Glass (1.00 No of)		

Room - Additional Notes:

Entry (L=1.4m W=1.0m H=2.4m)

Floor	Concrete, Tiles (1.40 m2)		
Heating	Electric, Night store (1.00 Item)		
Ceiling	Gib, Paint (1.40 m2)	R.P.P.	
Wall covering	Gib, Paint (11.52 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		11.52 m2
Door (External)	Single solid Door, Timber (1.00 No of)		

Room - Additional Notes:

Bathroom Laundry Included (L=2.4m W=1.8m H=2.4m) WALLS + CEILING R.P.P.

Room - Comments: Ceiling = Painted Gib Walls = Painted Gib and Ceramic Tile Floor = Ceramic tiles over concrete Door Internal = 1 x Hollow core MDF Basin = Medium Grade Toilet = Medium Grade. No Supertub

Room - Additional Notes:

UNIT 4	Age Post 1980	Area 47.0m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North 3.8 x 2.3)	SAND G.F. + PAINT	1400 x 2300.

Comments: Ranch slider, window, painted compressed sheet

Element	Description / Damage / Repair Strategy	Measure
Elevation (South 3.8 x 2.3)	SAND G.F. + PAINT.	

Comments: entry door, painted compressed sheet

Element	Description / Damage / Repair Strategy	Measure
Elevation (West 13.6 x 2.3)		

Comments: Shared wall, next unit, 2.1m exposed painted compressed sheet south end, 11.5 x 2 exposed shadowclad above shared wall.

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 13.6 x 2.3)		

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
Foundations (concrete slab 47sqm)		

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Slab foundation	Concrete Slab, Concrete (47.00 m2)	
	Gully trap	
	Re-bed gully trap	1 item ✓
	Slab has moved greater than 25mm over 6 metres	
	Refer engineer designed solution (Major damage)	26.95 m2
Comments: floor level in kitchen(includes lounge) 30mm over 6m gully trap damage-small job fee		

Element	Description / Damage / Repair Strategy	Measure
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Roof (corrogate 35sqm. Butynol 18sqm)

Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen Includes lounge (L=7.7m W=3.5m H=3.3m)

Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Floor	Concrete, Tiles (26.95 m2)	UNDER FLOOR HEATING ✓
	Cosmetic damage	
	Remove, dispose and install tiles	10.5 m2
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (73.92 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	73.92 m2 ✓
Ceiling	Gib, Paint (26.95 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	26.95 m2 ✓
Work top	Kitchen work top, Granite (3.00 m)	
	Impact damage	
	Remove, supply, dispose and fix granite	3 m ✓

Kitchen joinery	Medium Spec, MDF (1.00 Item)	
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Range Hood	Over Head, Standard spec (1.00 Item)	
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Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
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Room - Comments: Wall, ceiling, floor, work top damage, replace kitchen floor tiles, part of included floor area

Room - Additional Notes:

Bedroom (L=3.7m W=3.5m H=3.3m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
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Floor	Concrete, Carpet (12.95 m2)	
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Ceiling	Gib, Paint (12.95 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	12.95 m2 ✓

Wall covering	Gib, Paint (47.52 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	47.52 m2 ✓

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Room - Comments: Wall, ceiling damage

Room - Additional Notes:

Entry (L=1.4m W=1.1m H=2.2m)

Floor	Concrete, Tiles (1.54 m2)	<i>UNDER FLOOR HEATING</i>	
		Cosmetic damage	
		Remove, dispose and install tiles	1.54 m2
Wall covering	Gib, Paint (11.00 m2)	Cosmetic damage	
		Rake out, plaster and paint	11 m2
Ceiling	Gib, Paint (1.54 m2)		
Door (External)	Single solid Door, Timber (1.00 No of)		

Room - Comments: Floor, wall damage

Room - Additional Notes:

Bathroom includes laundry (L=1.8m W=2.4m H=2.2m)

Bathroom sink	Basin, Standard specification (1.00 Item)		
Floor	Concrete, Tiles (4.32 m2)	<i>RE VS REPL TILES</i>	
Wall covering	Gib, Paint (18.48 m2)	Cosmetic damage	
		Rake out, plaster and paint	18.48 m2
Ceiling	Gib, Paint (4.32 m2)	<i>RPP</i>	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	Cosmetic damage	
		Ease and repaint door/varnish	1 No of
Toilet	Standard, Standard Spec (1.00 Item)		
Shower	Three sided shower, Tile (0.64 m2)	Cosmetic damage	
		Replace glass panels	<i>DEL</i> 1.6 m2

Room - Comments: Wall, door, shower damage

Room - Additional Notes:

UNIT 5		Age	Post 1950	Area	46.6m2	Footprint	Rectangular
Structure							
Element	Description / Damage / Repair Strategy					Measure	
Elevation (South wall 3.5 x 2)							
Wall framing	Timber Frame, Timber (8.40 m2)						
Wall cladding	Structural Block, Concrete (7.00 m2)						
	Cracking						
	Grind out and repoint mortar					0.3 m	
	Remove, dispose and replace texture coat					DEL 0.25 m2	
Porch / Veranda	External, Timber (2.10 m2)					ADD 4m2	

CLAMMING TITAN - SAND G.F. + PAINT 2.2 x 2.4.

REFER PLANS FOR REPAIR Number CLM/2011/220709

Structural damage

DEL

Remove and replace

2.1 m2

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block, butynol roofed porch is out of level, crack to block wall by bathroom window

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall 9.4 x 2.4)		

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block, structural block adjoins another unit

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall 3.5 x 2) SAND G.F. + PAINT TITAN 2.4 x 2.		

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall 9.4 x 2.4)		

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block, structural block adjoins another unit

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete floor)		

Comments: 9.4 x 3.5

Element	Description / Damage / Repair Strategy	Measure
Roof (Corrugated iron)		

Comments: 45 degrees corrugated iron gable with 5 degree butynol area to south, total area 9.4 x 3.5

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Stairwell (L=2.4m W=1.0m H=2.4m)		

Handrails Bar, Timber (2.50 m)

Stairs (Internal) Box, MDF (2.50 m)

Floor Chipboard, Carpet (2.40 m2)

Wall covering Gib, Paint (16.32 m2)

Cosmetic damage

Paint wall

16.32 m2

Ceiling Gib, Paint (2.40 m2)

Cosmetic Damage

Paint Ceiling

2.4 m2

Room - Comments: open to entry and bedroom so need to paint walls and ceiling

Room - Additional Notes:

Bathroom (L=1.6m W=1.9m H=2.2m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Door (Internal) Cavity Slider, MDF (1.00 No of)

Floor Concrete, Tiles (3.04 m2)

Wall covering Gib, Paint (15.40 m2)

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		Cosmetic damage	
		Rake out, plaster and paint	15.4 m2
Ceiling	Gib, Paint (3.04 m2)		
		Cosmetic Damage	
		Paint Ceiling	3.04 m2
Shower	Glass shower, Tile (1.00 m2)		
Toilet	Standard, Medium Spec (1.00 Item)		
Bathroom sink	Vanity single, Medium specification (1.00 Item)		
Room - Comments: wall crack and on ceiling join			
Room - Additional Notes:			

Kitchen Kitchen and living (L=6.3m W=3.5m H=2.6m)

Floor	Concrete, Other (22.05 m2)		
Hob	Electric, Medium Spec (1.00 Item)		
Heating	Electric, Panel radiator (1.00 Item)		
Built in oven	Fisher and Paykl, Steel (1.00 Item)		
Wall covering	Gib, Paint (50.96 m2)		
		Cosmetic damage	
		Rake out, plaster and paint	50.96 m2
Ceiling	Gib, Paint (22.05 m2)		
		Cosmetic Damage	
		Rake out, plaster and paint	22.05 m2
Work top	Kitchen work top, Composite (3.00 m)		
Kitchen joinery	Medium Spec, Laminate (1.00 Item)		
Range Hood	Over Head, Medium spec (1.00 Item)		
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)		
Room - Comments: wall and ceiling cracks			
Room - Additional Notes: CEILING - RE NLS REPL STOP UNDER GIB 22 3.04 x 2. 4-32.			

Entry (L=2.4m W=1.8m H=2.4m)

Window	Aluminium Fixed, Pane double glazed (1.00 No of)		
Floor	Concrete, Tiles (4.32 m2)		
Ceiling	Gib, Paint (4.32 m2)		
		Cosmetic Damage	
		Rake out, plaster and paint	4.32 m2
Wall covering	Gib, Paint (20.16 m2)		
		Cosmetic damage	
		Rake out, plaster and paint	11.52 m2
Door (External)	Single glass door, Timber (1.00 No of)		
Room - Comments: wall and ceiling cracks only paint 2 walls			
Room - Additional Notes:			

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First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=3.6m W=3.7m H=2.4m)		
Floor	Chipboard, Carpet (13.32 m2)	
Skylight	Fixed Opening, Aluminium (1.00 Item)	
Wall covering	Gib, Paint (35.04 m2) Cosmetic damage Paint wall	35.04 m2
Ceiling	Gib, Paint (13.32 m2) Cosmetic Damage Rake out, plaster and paint	13.32 m2
Window	Velux window, Pane double glazed (1.00 No of)	
Room - Comments: ceiling cracks and on wall and ceiling join		
Room - Additional Notes:		

UNIT 6	Age Post 1980	Area 51.1m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 9.4 x 2.3)		
Comments: shared wall, next unit		

Element	Description / Damage / Repair Strategy	Measure
Elevation (West 9.4 x 2.3)		
Comments: shared wall, next unit		

Element	Description / Damage / Repair Strategy	Measure
Elevation (North 3.5 x 2.3) GO RE MORT. 1 ~ RE RENDER 4m ²		
Comments: ranch slider, concrete block		

Element	Description / Damage / Repair Strategy	Measure
Elevation (South 3.5 x 2.3) GO RE MORT. 3m RE RENDER 2m²		
Comments: entry door, window, concrete block		

Element	Description / Damage / Repair Strategy	Measure
Foundations (concrete slab 35.8sqm)		

Element	Description / Damage / Repair Strategy	Measure
Roof (corrogate 43.4sqm)		

Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Entry (L=1.8m W=2.0m H=2.2m)		
Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Floor	Concrete, Tiles (3.60 m2)	
Ceiling	Gib, Paint (3.60 m2) R P P	
Wall covering	Gib, Paint (16.72 m2)	

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Cosmetic damage

Rake out, plaster and paint

16.72 m2

Door (External) Single solid Door, Timber (1.00 No of)

Room - Comments: Wall damage

Room - Additional Notes:

Bathroom (L=1.9m W=1.6m H=2.4m)

Window Aluminium Awning, Pane single glazed (1.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (3.04 m2)

Shower Cubical shower unit, Acrylic shower (0.64 m2)

Cosmetic damage

Replace glass panels

1.6 m2

Ceiling Gib, Paint (3.04 m2) *REPAIR LUB + R.P.P.*

Wall covering Gib, Paint (16.80 m2)

Cosmetic damage

Rake out, plaster and paint

16.8 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)

Room - Comments: Wall, shower damage

Room - Additional Notes:

Kitchen (L=3.0m W=2.5m H=2.3m)

CEILING - R.P.P.

Room - Additional Notes:

WALL - R.P.P.

Laundry (L=1.6m W=0.9m H=2.1m)

Floor Concrete, Tiles (1.44 m2)

Wall covering Gib, Paint (10.50 m2) *R.P.P.*

Ceiling Gib, Paint (1.44 m2)

Cosmetic Damage

Rake out, plaster and paint

1.44 m2

Wash tub Single, Stainless Steel (1.00 Item)

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Room - Comments: Ceiling damage

Room - Additional Notes:

Lounge (L=4.7m W=3.5m H=2.3m)

Floor Concrete, Carpet (16.45 m2)

Skylight Fixed Opening, Aluminium (1.00 Item)

Ceiling Gib, Paint (16.45 m2)

Cosmetic Damage

EQC Claim Number CLM/2011/220709

Rake out, plaster and paint

18.2 m2

Wall covering Gib, Paint (37.72 m2)

Cosmetic damage

Rake out, plaster and paint

37.72 m2

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Ceiling, wall damage, repair sloping ceiling to mezzanine

Room - Additional Notes: RE, VLS, RB PL, STOP, UNDER CONC
4.32

Stairwell (L=2.7m W=0.9m H=4.4m)

Handrails Bar, Timber (3.00 m)

Stairs (Internal) Box, MDF (3.00 m)

Floor Chipboard, Carpet (2.43 m2)

Ceiling Gib, Paint (2.43 m2)

Cosmetic Damage

Rake out, plaster and paint

2.43 m2

Wall covering Gib, Paint (31.68 m2)

Cosmetic damage

Rake out, plaster and paint

31.68 m2

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Bedroom (L=3.6m W=3.5m H=3.3m)

Floor Chipboard, Carpet (12.60 m2)

Skylight Fixed Opening, Timber (1.00 Item)

Ceiling Gib, Paint (12.60 m2)

Cosmetic Damage

Rake out, plaster and paint

8.05 m2

Wall covering Gib, Paint (46.86 m2)

R P P

Room - Comments: Ceiling damage, repair sloping ceiling mezzanine floor

Room - Additional Notes:

Room (Other) Wardrobe (L=2.4m W=0.9m H=1.8m)

Room - Additional Notes:

UNIT 7

Age Post 1980

Area 53.6m2

Footprint Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North 3.5 x 2.3)

EQC Claim Number CLM/2011/220709

Comments: ranch slider, concrete block

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South 3.5 x 2.3) 60. + RE MOK 1m

Comments: entry door, 2 windows, concrete block

RENDER - 3.6 x 2.2.

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West 9.4 x 2.3)

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East 9.4 x 2.3)

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
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Foundations (concrete slab 38.2sqm)

Element	Description / Damage / Repair Strategy	Measure
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Roof (corrugate 44.2sqm)

Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Bathroom (L=1.6m W=1.9m H=2.2m)

Window Aluminium Awning, Pane single glazed (1.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (3.04 m2)

Impact damage

Remove, dispose and replace tiles

ADD REPAIR FILE. 1.0

DPL

3.04 m2

Ceiling Gib, Paint (3.04 m2)

REPAIR GIB & RVP

Wall covering Gib, Paint (15.40 m2)

Cosmetic damage

Rake out, plaster and paint

15.4 m2

Shower Glass shower, Tile (0.64 m2)

Cosmetic damage

Replace glass panels

DPL

1.6 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)

Room - Comments: Floor, wall damage

Room - Additional Notes:

Entry (L=2.0m W=1.8m H=2.2m)

Window Aluminium Fixed, Pane single glazed (1.00 No of)

Floor Concrete, Tiles (3.60 m2)

Wall covering Gib, Paint (16.72 m2)

Cosmetic damage

Rake out, plaster and paint

16.72 m2

Ceiling Gib, Paint (3.60 m2)

EQC Claim Number CLM/2011/220709

Cosmetic Damage

Rake out, plaster and paint

3.6 m2 ✓

Door (External) Single solid Door, Timber (1.00 No of)

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

Kitchen (L=3.0m W=2.4m H=2.3m)

Floor Concrete, Tiles (7.20 m2)

Range (Free standing oven) Electric, Standard Electric (1.00 Item)

Wall covering Gib, Paint (24.84 m2)

Cosmetic damage

Rake out, plaster and paint

24.84 m2 ✓

Ceiling Gib, Paint (7.20 m2) R P P.

Work top Kitchen work top, Granite (3.00 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Room - Comments: Wall damage

Room - Additional Notes:

Laundry (L=1.6m W=0.9m H=2.1m)

Room - Additional Notes:

Lounge (L=4.7m W=3.5m H=2.3m)

Floor Concrete, Carpet (16.45 m2)

Skylight Fixed Opening, Aluminium (1.00 Item)

Wall covering Gib, Paint (37.72 m2)

Cosmetic damage

Rake out, plaster and paint

37.72 m2 ✓

Ceiling Gib, Paint (16.45 m2)

Cosmetic Damage

Rake out, plaster and paint

18.55 m2 ✓

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Ceiling, wall damage, repair sloping ceiling from lounge to mezzanine

Room - Additional Notes: ADV RE DIS REPL STOP UNDERCOAT GIB
4.32 m²

Stairwell (L=2.7m W=1.9m H=4.4m)

Handrails Bar, Timber (3.00 m)

Stairs (Internal) Box, MDF (3.00 m)

Floor Chipboard, Carpet (5.13 m2)

Wall covering Gib, Paint (40.48 m2)

Cosmetic damage

EQC Claim Number CLM/2011/220709

Ceiling	Gib, Paint (5.13 m2)	Rake out, plaster and paint	40.48 m2	✓
		Cosmetic Damage		
		Rake out, plaster and paint	5.13 m2	✓

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=3.5m W=3.6m H=3.3m)		
Floor	Chipboard, Carpet (12.60 m2)	
Skylight	Fixed Opening, Timber (1.00 Item)	
Wall covering	Gib, Paint (46.86 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	48.86 m2
Ceiling	Gib, Paint (12.60 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	8.05 m2

Room - Comments: Wall, ceiling damage, repair remainder of sloping ceiling for mezzanine floor (open plan, refer to lounge)

Room - Additional Notes:

Room (Other) Wardrobe (L=2.4m W=0.9m H=1.8m)

Room - Comments: Walls and ceiling painted gib, carpet on concrete floor, hollow core door, damage to hot water cylinder in services

Room - Additional Notes:

UNIT 8	Age Post 1980	Area 50.9m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall 3.9 x 2.2)		
Wall framing	Timber Frame, Timber (9.36 m2)	
Wall cladding	Monolithic, Cement sheet (8.58 m2)	
	Cracking	
	Gap fill and paint	8.58 m2 ✓
Wall cladding	Shadow Clad, Timber (1.00 m2)	

Comments: architectural unit clad in Titan board, negative join detail with butynol backing, with shadow clad ply to upper gable part of wall, popped filler to screw heads on Titan board, adjoins to another unit on east elevation

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall 13.6 x 2.2)		
Wall framing	Timber Frame, Timber (32.64 m2)	
Wall cladding	Monolithic, Cement sheet (29.92 m2)	

EQC Claim Number CLM/2011/220709

Porch / Veranda		Cracking	
		Gap fill and paint	29.92 m2
	External, Timber	(1.12 m2)	
		Cosmetic damage	
		Paint surface	3.52 m2
Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board			

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall 3.9 x 2.2)		
Wall framing	Timber Frame, Timber (9.36 m2)	
Wall cladding	Monolithic, Cement sheet (8.58 m2)	
	Cracking	
	Gap fill and paint	8.58 m2
Wall cladding	Shadow Clad, Ply (1.00 m2)	

Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall 13.6 x 2.4)		
Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board , structural block wall to this elevation adjoins to another unit		

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete floor 50.8sqm)		
Slab foundation	Concrete Slab, Concrete (50.00 m2)	
	Slab has moved greater than 25mm over 6 metres	
	<i>DBL</i> Refer engineer designed solution (Major damage)	50 m2
Comments: floor levels out		

Element	Description / Damage / Repair Strategy	Measure
Roof (Corrugated iron)		
Comments: 45 degrees corrugated iron gable with 5 degree butynol area to east of gable , total area 13.6 x 3.9		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=5.4m W=3.5m H=3.5m)		
Window	Aluminium Awning, Pane double glazed (2.00 No of)	
Window	Aluminium Fixed, Pane double glazed (2.00 No of)	
Floor	Concrete, Carpet (18.90 m2)	
Ceiling	Gib, Paint (18.90 m2)	
	Cosmetic Damage <i>ADD RPP</i>	
	<i>DBL</i> Paint Ceiling	18.9 m2
	Rake out and stop	2 m
Wall covering	Gib, Paint (62.30 m2)	
	Cosmetic damage <i>ADD RPP</i>	
	<i>DBL</i> Paint wall	62.3 m2
	Rake out and stop	3 m

EQC Claim Number CLM/2011/220709

Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
	Cosmetic damage	
	DBL Rehang door	1 No of

Room - Comments: Wall cracks and on ceiling and wall join, paint walls and ceiling

Room - Additional Notes:

ADD - RE PLACE DOOR
SOLID CORE DOOR

Bathroom (L=2.3m W=1.5m H=2.1m)

Window	Aluminium Awning, Pane double glazed (1.00 No of)	
Door (Internal)	Cavity Slider, MDF (1.00 No of)	
Floor	Concrete, Tiles (3.45 m2)	
Heating	Electric, Skope (1.00 Item)	
Ceiling	Gib, Paint (3.45 m2)	STOP & PAINT
Wall covering	Gib, Paint (15.96 m2)	RE PAINT REPLACE WITH LINING BEHIND SHOWER
Shower	Glass shower, Tile (1.50 m2)	
	Cosmetic damage	
	DBL Remove and replace silicon	5 m
	Remove supply and replace tiles medium	9.9 m2

Toilet Standard, Medium Spec (1.00 Item)

Bathroom sink Vanity single, Medium specification (1.00 Item)

Room - Comments: Reseal and replace silicon around shower BATHROOM.

Room - Additional Notes:

RE TANK SHOWER

Kitchen kitchen and lounge (L=7.8m W=3.5m H=3.2m)

Window	Aluminium Fixed, Pane double glazed (1.00 No of)	
Floor	Concrete, Carpet (14.00 m2)	
Floor	Concrete, Tiles (12.25 m2)	UNDER FLOOR HEATING
	Impact damage	
	Remove, dispose and replace tiles	12.25 m2
Hob	Electric, Medium Spec (1.00 Item)	
	Impact damage	
	Replace hob	1 Item
Built in oven	Fisher and Paykl, Steel (1.00 Item)	
Ceiling	Gib, Paint (27.30 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	27.3 m2
Wall covering	Gib, Paint (72.32 m2)	R P V
Work top	Kitchen work top, Marble (3.00 m)	
	Impact damage	
	Remove, supply, dispose and fix granite	3 m
Kitchen joinery	Medium Spec, Laminate (1.00 Item)	
Range Hood	Over Head, Medium spec (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Door (External)	Single solid Door, Timber (1.00 No of)	

EQC Claim Number CLM/2011/220709

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Wall and ceiling cracks, damaged hob and bench from falling objects, also damaged floor tile

Room - Additional Notes:

End Of Assessment

Claim No 2011/ 435 Madras St.

Scope of Works – Submission dated 28 Oct 14. Peter Hope EQC

There is a number of issues concerning your requested scope of works documents approval by EQC.
.Please supply further information or requested documents.

Engineering reports.

There has been documented reference to engineering; however no engineering documents have been supplied within the file for EQC signing.

Chimney – rebuild request

Chimney budget.

Quoting documents from specialist –Further clarification is required

External elements.

South.

West,

North,

East

Roof

Foundations

Piles

Drainage

Internals.

Kitchen.

Dining.

Lounge.

Living .

Hall.

Bed 1 Master .

En-suite .

Bed 2.

Bed 3.

Bed 4.

Bed 5

Bathroom 1.

Bathroom 2.

Toilet .

Landry

Preliminaries -
Scoping time / Quotation: Production ?
360-~~am~~.

canterbury
home
repair
programme

Approved Scope of Works

Claim Number: 2011/220709
Customer Name: [REDACTED]
Customer Address: 1-8 435 Madras Street
St Albans

Age of Dwelling:
Total Sq. Metrage:

Document explanatory note:

This document details the work that will be undertaken to repair earthquake damage at this address as agreed by EQC.

The approved Scope of Works supersedes any previous Scope of Works document you may have received.

Any amendment to this Scope of Works must be approved by EQC. You may request a new Approved Scope of Works at any time.

Assessment of Property at - 2011/220709 - 1-8 435 Madras Street, St Albans

Unit 1

Scope of Works

Exterior: Elevation N

Element	Repair	Qty	Unit
Walls	Wall Cladding - Grind out and repoint mortar joints	0.6	m
Walls	Render wall	3	m2

Exterior: Elevation E

Element	Repair	Qty	Unit
Walls	Wall Cladding - Grind out and repoint mortar joints	2	m
Walls	Epoxy inject	1.5	m
Walls	Render wall and reseal	32	m

Lounge

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	19.25	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	39.36	m2
Walls	Wall Covering - Remove dispose, supply and install plasterboard, stop and undercoat	4.32	m2

Kitchen

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	7.2	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	25.92	m2

Bathroom 1

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	11.04	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.2	m2
Ceiling	Ceiling - Refix plasterboard	3.2	m2

Entry

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	18.72	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.78	m2

Stairwell

Element	Repair	Qty	Unit
Stairs	Stairs (Internal) - Gap fill & paint stringers, treads or risers	3.6	m
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	14.4	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	21.6	m2

Bedroom 1

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	34.08	m2

Unit 2**Scope of Works****Exterior: Elevation N**

Element	Repair	Qty	Unit
Walls	Wall Cladding - Grind out and repoint mortar joints	1.8	m

Exterior: Elevation S

Element	Repair	Qty	Unit
Walls	Wall Covering - Gap fill, sand and paint	10.56	m2

Kitchen

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	22.4	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	51.48	m2
Walls	Wall Covering - Remove dispose, supply and install plasterboard, stop and undercoat	4.32	m2

Bathroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.2	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	15.84	m2

Entry

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	4.32	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	18.48	m2

Stairwell

Element	Repair	Qty	Unit
Ceiling	Ceiling - Paint ceiling	2.4	m2
Walls	Wall Covering - Paint wall	11.52	m2

Bedroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	13.32	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	35.04	m2

Unit 3

Scope of Works

Exterior: Elevation N

Element	Repair	Qty	Unit
Walls	Wall Cladding - Gap fill, sand and paint titan cladding	4	m2

Exterior: Elevation S

Element	Repair	Qty	Unit
Walls	Wall Cladding - Gap fill, sand and paint titan cladding	18.24	m2

Lounge

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	16.8	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	39.84	m2

Kitchen

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	10.5	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	7.2	m2

Bathroom 1 (includes laundry)

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	4.32	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	20.16	m2

Entry

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	1.4	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	11.52	m2

Bedroom 1 (South)

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	12.95	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	34.56	m2

Unit 4

Scope of Works

Exterior: Elevation N

Element	Repair	Qty	Unit
Walls North	Wall Cladding - Gap fill, sand and paint 1400x 2300	17.48	m2

Exterior: Elevation S

Element	Repair	Qty	Unit
Walls South	Wall Cladding - Gap fill, sand and paint	17.5	m2

Exterior: Foundations

Element	Repair	Qty	Unit
Slab_Foundation	Slab Foundation - Rebed gully trap	1	Item

Kitchen (includes lounge)

Element	Repair	Qty	Unit
Floor	Floor - Remove, dispose, supply and install tiles (PC Sum \$65/m2) (note under floor heating)	10.5	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	73.92	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	26.95	m2
Work Top	remove, supply dispose and fix granite	3	m

Bathroom 1 (includes laundry)

Element	Repair	Qty	Unit
Floor	Floor - Remove, dispose, supply and install tiles (PC Sum \$65/m2)	4.32	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	16.46	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	4.32	m2
Doors	Door (Internal) - Ease and paint/ varnish door	1	No. of

Entry

Element	Repair	Qty	Unit
Floor	Floor - Remove, dispose, supply and install tiles (PC Sum \$65/m2) (note under floor heating)	1.54	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	11	m2

Bedroom 1

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	47.52	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	12.95	m2

Unit 5**Scope of Works****Exterior: Elevation N**

Element	Repair	Qty	Unit
Walls	Wall Cladding - Gap fill, sand and paint titan cladding	9.6	m2

Exterior: Elevation S

Element	Repair	Qty	Unit
Walls	Wall Cladding - Grind out and repoint mortar joints	0.3	m
Walls	remove dispose and replace texture coat	4	m2
Walls	Wall Cladding - Gap fill, sand and paint titan cladding	10.56	m2

Kitchen (and living)

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	22.05	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	50.96	m2
Ceiling	Ceiling - Remove, dispose, supply and install plasterboard, stop and undercoat	4.32	m2

Bathroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Paint ceiling	3.04	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	15.4	m2

Entry

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	4.32	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	11.52	m2

Stairwell

Element	Repair	Qty	Unit
Ceiling	Ceiling - Paint ceiling	2.4	m2
Walls	Wall Covering - Paint wall	16.32	m2

Bedroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	13.32	m2
Walls	Wall Covering - Paint wall	35.04	m2

Unit 6**Scope of Works****Exterior: Elevation N**

Element	Repair	Qty	Unit
Walls	Wall Cladding - Grind out and repoint mortar joints	1	m
Walls	re render wall	4	m2

Lounge

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	16.45	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	37.72	m2
Ceiling	Ceiling - Remove, dispose, supply and install plasterboard, stop and undercoat	4.32	m2

Kitchen

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	7.5	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	25.3	m2

Bathroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.04	m2

Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	16.8 m2
Ceiling	Refix Gib	3.04 m2
Shower	Shower - Replace glass panels	1.6 m2

Laundry

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	1.44	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	10.5	m2

Entry

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.6	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	16.72	m2

Stairwell

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	2.43	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	31.68	m2

Bedroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	8.05	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	46.86	m2

Unit 7**Scope of Works****Exterior: Elevation S**

Element	Repair	Qty	Unit
Walls	Wall Cladding - Grind out and repoint mortar joints	1	m
Walls	Render wall	7.92	m2
Walls	Sand, gap fill and paint titan cladding	5.28	m2

Lounge

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	18.55	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	37.72	m2
Ceiling	Ceiling - Remove, dispose, supply and install plasterboard, stop and undercoat	4.32	m2

Kitchen

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	7.2	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	24.84	m2

Bathroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.04	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	46.86	m2
Ceiling	Refix Gib	3.04	m2
Floor	repair tile	1	No. of

Entry

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	3.8	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	16.72	m2

Stairwell

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	5.13	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	40.48	m2

Bedroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	8.05	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	48.86	m2

Unit 8**Scope of Works****Exterior: Elevation N**

Element	Repair	Qty	Unit
Walls	Wall Cladding - Gap fill, and paint	8.58	m2

Exterior: Elevation S

Element	Repair	Qty	Unit
Walls	Wall Cladding - Gap fill, and paint	8.58	m2

Exterior: Elevation W

Element	Repair	Qty	Unit
Walls	Wall Cladding - Gap fill, and paint	29.92	m2
Veranda Porch	Paint Surface	3.52	m2

Kitchen

Element	Repair	Qty	Unit
Floor	Floor - Remove, dispose, supply and install tiles (PC Sum \$65/m2) (NB underfloor heating)	12.25	m2
Hob	Replace Hob	1	Item
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	27.3	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	72.32	m2
Work Top	Remove, supply, dispose and fix granite	3	m

Bathroom 1

Element	Repair	Qty	Unit
Ceiling	Stop and Paint	3.45	m2
Walls	Replace wall linings behind shower	15.66	m2
Shower	remove and replace silicon	5	m
Shower	remove supply and replace tiles - medium	9.9	m2
Shower	Re Tank Shower	1	Item

Bedroom 1

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	18.9	m2
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	62.3	m2
Doors	Replace door	1	Item

Preliminaries and General



Cal

16 Sept 2014

RW



15/9/14

NO Asbestos required

EQC Claim Assessment

Address	1-8/435 MADRAS STREET, SAINT ALBANS, CHRISTCHURCH, 8014	EQC Claim Number	CLM/2011/220709
Hazards	No hazards	EQC Assessor (L,F)	Sculpher, Warren
Inspection Date	09-Dec-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Byers, Warren

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
	+64	+64	+64	
	+64	+64	+64	

INTERIOR + EXTERIOR SCAFFOLDING

EXTERIOR - VERANDA POSTS X7
LOWER POSTS TO LEVEL BUTYROL ROOF
AND PAINT

Property Detail - Services			Measure
Element	Description / Damage / Repair Strategy		
Water Supply	Town Connection, Plastic		45 m
Sewerage	Town Connection, PVC Pipe		45 m
Water Supply	Hot water, Steel		5 m
	Movement damage		
	Fix straps to HWC		1 Item

Property Detail - Site			Measure
Element	Description / Damage / Repair Strategy		
Land	Exposed, Soil		1150 m2
Land	Under dwelling, Soil		320.83 m2
Main Access	Drive, Asphalt		240 m2
	Uneven surface		ADD 106 m ²
	Remove, dispose and replace asphalt 20mm thick		DEL 240 m2
Outbuildings	Other, Steel		53.46 m2
Outbuildings	Other, Steel		53.46 m2

UNIT 1	Age Post 1980	Area 48.1m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (East Wall 9.6m x 2.4)	G.O. RE MORT. 2. EPOXY INJECT 1.5m	
Comments:	200 series caulfeild Block Wall With 3.6m High Gable Over	RENDER WALL + RESEAL

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall. 3.8 m x 2.4)		
Comments:	200Series Caulfeild Block Wall	320 m ²

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall. 3.8 m x 2.4m)		
Wall framing	Block, Concrete (9.12 m2)	
	Cosmetic damage	
	Grind out and re-mortar	0.6 m

RENDER WALL

3m²

EQC Claim Number CLM/2011/220709

Comments: 200series Caulfeild Block Wall

Element	Description / Damage / Repair Strategy	Measure
Elevation (West Wall 9.6 m x 2.4m & 3.6 High Gable)		
Wall framing	Block, Concrete (40.32 m2)	

Comments: Concrete Block Firewall All Internal adjoining Unit 2 Battered Ann Gibbed And Painted This Side

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete Slab on Grade)		

Comments: Area = 9.6m Long x 3.8m Wide = 36.48m2

Element	Description / Damage / Repair Strategy	Measure
Roof (Rolled Metal and Butynol)		

Comments: Unit 1 of 8 Units. A 2 storey Unit with all Units interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof with a flat roof to the South having butynol over. ☐ Soffit = None ☐ Fascia/Barges = 200 x 100mm angled metal cap pings over gables ☐ Gutters = 100mm Wide colour steel metal ☐ Downpipes = 65mm rectangular colour steel metal

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Lounge (L=4.7m W=3.5m H=2.4m)		
Window	Aluminium Fixed, Pane double glazed (6.00 No of)	
Floor	Concrete, Carpet (16.45 m2)	
Ceiling	Gib, Paint (16.45 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	19.25 m2
Wall covering	Gib, Paint (39.36 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	39.36 m2
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	

Room - Comments: Ceiling cracks ☐ Wall cracks

Room - Additional Notes: KB. JLS K&PL STOP UNABR COAT GIB ~~36.48~~ 4.32 m2

Kitchen (L=3.0m W=2.4m H=2.4m)

Room - Comments: Ceiling = Painted Gib. Built in Electric Range ☐ Walls = Painted Gib. Cook Top = Ceramic, Range Hood = Electric ☐ Floor = Ceramic Tiles over concrete. ☐ Work Top = Granite 2.4m Long, Cabinets = Standard MDF

Room - Additional Notes: ADV. WALLS KPP
CEILING RPP

Stairwell (L=3.6m W=0.9m H=2.4m)

Handrails	Bar, Timber (4.00 m)	
Stairs (Internal)	Box, MDF (3.60 m)	
	Impact damage	
	Gap fill and paint stringers	3.6 m
Floor	Chipboard, Carpet (3.24 m2)	
Ceiling	Gib, Paint (14.40 m2)	
Wall covering	Gib, Paint (21.60 m2)	

EQC Claim Number CLM/2011/220709

Cosmetic damage

DBL Paint wall

14.4 m2

DBL Rake out and stop

4 m

Room - Comments: carpet On MDF

Room - Additional Notes:

ADD - RPP WALLS FCBILIN1

Bathroom (L=2.0m W=1.6m H=2.4m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Bathroom sink Basin, Medium specification (1.00 Item)

Floor Concrete, Tiles (3.20 m2)

Shower Cubical shower unit, Tile (1.00 m2)

Fans Extract, Manrose fan (1.00 Item)

Wall covering Gib, Paint (17.28 m2)

Cosmetic damage

Rake out, plaster and paint

11.04 m2

Ceiling Gib, Paint (3.20 m2) RPP FIX & RPP

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Toilet Standard, Medium Spec (1.00 Item)

Room - Additional Notes:

Entry (L=2.1m W=1.8m H=2.4m)

Room - Comments: Bathroom Ceiling = Painted Gib Walls = Painted Gib and Vinyl Floor = Ceramic Tile over concrete Door External = 1 x solid core Aluminum door with fixed double glazed window attached.

Room - Additional Notes:

WALLS - RPP 18.72
ADD. CEILING - RPP 3.78**First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Bedroom (L=3.6m W=3.5m H=2.4m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Chipboard, Carpet (12.60 m2)

Wall covering Gib, Paint (34.08 m2)

Cosmetic damage

Paint wall

Rake out and stop

ADD. RPP 34.08

DBL 8.64 m2

DBL 0.1 m

Ceiling Gib, Paint (19.80 m2)

Window Velux window, Pane double glazed (1.00 No of)

Room - Comments: Pitched 45 Degree Ceiling Painted Gib Walls And Ceiling, Carpet On Chipboard Floor Paint 1 Wall Only, Standard White

Room - Additional Notes:

EQC Claim Number CLM/2011/220709

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North Wall 3,8m x 2,4m)		
Wall framing	Block, Concrete (9.12 m2)	
	Cosmetic damage	
	Grind out and re-mortar	1.8 m

Comments: 200series Core filled Block Wall

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall 3,8m x 2,4m) SAND & PAINT 2.2 x 2.4		
Element	Description / Damage / Repair Strategy	Measure
Elevation (East Wall Gable Wall 9,6m x 2,4m)		

Comments: Gib linings over 200 Series core filled concrete block Gable 9.6m Long x 3.6m High

Element	Description / Damage / Repair Strategy	Measure
Elevation (West Wall 9,6m x 2,4m)		

Comments: Gib linings over 200 Series core filled concrete block Gable 9.6m Long x 3.6m High

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete Slab on Grade)		

Comments: Titanboard On Timber Frame Upper Triangle As South Wall, Window And Shadowclad On Timber Frame. 2.0 x 2.0m

Element	Description / Damage / Repair Strategy	Measure
Roof (Rolled Metal Butynol)		

Comments: Unit 2 of 8 Units. A 2 storey Unit with all Units interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof, with a flat roof to the South having butynol over. Soffit = None Fascia/Barges = 200 x 100mm angled metal cap pings over gables Gutters = 100mm Wide colour steel metal Downpipes = 65mm rectangular colour steel metal**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Stairwell (L=2.4m W=1.0m H=2.4m)		
Handrails	Bar, Timber (2.50 m)	
Stairs (Internal)	Box, MDF (2.50 m)	
Floor	Chipboard, Carpet (2.40 m2)	
Wall covering	Gib, Paint (11.52 m2)	
	Cosmetic damage	
	Paint wall	11.52 m2
Ceiling	Gib, Paint (2.40 m2)	
	Cosmetic Damage	
	Paint Ceiling	2.4 m2

Room - Comments: open plan to bedroom and entry some need to paint**Room - Additional Notes:****Bathroom (L=2.0m W=1.6m H=2.2m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)
Floor	Concrete, Tiles (3.20 m2)

EQC Claim Number CLM/2011/220709

Shower	Cubical shower unit, Glass (0.81 m2)	
Wall covering	Gib, Paint (15.84 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	15.84 m2 ✓
Ceiling	Gib, Paint (3.20 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	3.2 m2 ✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	
Bathroom sink	Vanity single, Standard specification (1.00 Item)	
Room - Comments: Wall and ceiling cracking		
Room - Additional Notes:		

Kitchen (L=6.4m W=3.5m H=2.6m)

Floor	Concrete, Other (22.40 m2)	
Heating	Electric, Panel radiator (1.00 Item)	
Ceiling	Gib, Paint (22.40 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	22.4 m2 ✓
Wall covering	Gib, Paint (51.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	51.48 m2 ✓
Work top	Kitchen work top, Composite (3.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Built in oven	Other, Steel (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
Room - Comments: Wall and ceiling cracks		
Room - Additional Notes: AND - RE, DIS, R B PL, STOP, UNVERAL, GIB 4-32		

Entry (L=1.8m W=2.4m H=2.2m)

Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Floor	Concrete, Tiles (4.32 m2)	
Ceiling	Gib, Paint (4.32 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	4.32 m2 ✓
Wall covering	Gib, Paint (18.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	18.48 m2 ✓
Door (External)	Single glass door, Timber (1.00 No of)	

EQC Claim Number CLM/2011/220709

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=3.6m W=3.7m H=2.4m)		
Floor	Chipboard, Carpet (13.32 m2)	
Skylight	Fixed Opening, Aluminium (1.00 Item)	
Wall covering	Gib, Paint (35.04 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	35.04 m2 ✓
Ceiling	Gib, Paint (13.32 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	13.32 m2 ✓
Window	Velux window, Pane double glazed (1.00 No of)	

Room - Comments: wall and ceiling cracks

Room - Additional Notes:

UNIT 3	Age Post 1980	Area 47.4m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North Wall Ground Floor)	G.F. + PAINT TITAN	4m2

Comments: titan Board On Timber Frame

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall Ground Floor 3.8m x 2.4m)	G.F. PAINT TITAN	

Comments: Titan Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (East Wall Ground Floor 13.5m x 2.4m)		

Comments: Gib lined 200 Series core filled block □□Titan Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (West Wall Ground Floor 13.5m x 2.4m)		

Comments: Gib lined 200 Series core filled block □□Titan Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (North Wall Level 1 - 2m x 1m)		

Comments: Shadowclad Cladding

Element	Description / Damage / Repair Strategy	Measure
Elevation (South Wall Level 1 - 2m x 1m)		

Comments: Shadowclad Cladding

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East Wall Level 1 - 11,2m x 2m)**Comments:** Shadow lard Cladding

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West Wall Level 1 - 11,2m x 0m)**Comments:** No wall

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete Slab on Grade)**Comments:** Area = 13,5m Long x 3,7m Wide = 49.95m²

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled Metal and Butynol)

Comments: Unit 3 a single Level Unit of 8 Units all interconnected under 1 roof. A Timber framed roof with a 45 degree pitch sloping roof, with a flat roof to the South and the East with butynol over. ☐ Soffit = None ☐ Fascia/Barges = 200 x 100mm angled metal cappings over gables ☐ Gutters = 100mm Wide colour steel metal ☐ Downpipes = 65mm rectangular colour steel metal

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Lounge (L=4.8m W=3.5m H=2.4m)

Window Aluminium Fixed, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (16.80 m²)Ceiling Gib, Paint (16.80 m²)Wall covering Gib, Paint (39.84 m²)

Cosmetic damage

Rake out, plaster and paint

39.84 m²

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Additional Notes:**Kitchen (L=3.5m W=3.0m H=2.4m)**Floor Concrete, Tiles (10.50 m²)

Hob Electric, Medium Spec (1.00 Item)

Built in oven Fisher and Paykl, Steel (1.00 Item)

Ceiling Gib, Paint (10.50 m²)Wall covering Gib, Paint (31.20 m²)

Cosmetic damage

Rake out, plaster and paint

7.2 m²

Work top Kitchen work top, Granite (2.40 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Room - Additional Notes:**Bedroom South (L=3.7m W=3.5m H=2.4m)**

Window Aluminium Fixed, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (12.95 m²)

EQC Claim Number CLM/2011/220709

Ceiling	Gib, Paint (12.95 m2)	R.P.P.	
Wall covering	Gib, Paint (34.56 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		34.56 m2
Door (Internal)	Single sliding, MDF (1.00 No of)		
Door (Internal)	Single sliding, Glass (1.00 No of)		

Room - Additional Notes:

Entry (L=1.4m W=1.0m H=2.4m)

Floor	Concrete, Tiles (1.40 m2)		
Heating	Electric, Night store (1.00 Item)		
Ceiling	Gib, Paint (1.40 m2)	R.P.P.	
Wall covering	Gib, Paint (11.52 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		11.52 m2
Door (External)	Single solid Door, Timber (1.00 No of)		

Room - Additional Notes:

Bathroom Laundry Included (L=2.4m W=1.8m H=2.4m) WALLS & CEILING R.P.P.

Room - Comments: Ceiling = Painted Gib Walls = Painted Gib and Ceramic Tile Floor = Ceramic tiles over concrete Door Internal = 1 x Hollow core MDF Basin = Medium Grade Toilet = Medium Grade No Supertub

Room - Additional Notes:

UNIT 4 Age Post 1980 Area 47.0m2 Footprint Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North 3.8 x 2.3)	SAND G.F. + PAINT	1400 x 2300.
Comments: Ranch slider, window, painted compressed sheet		
Element	Description / Damage / Repair Strategy	Measure
Elevation (South 3.8 x 2.3)	SAND G.F. + PAINT.	
Comments: entry door, painted compressed sheet		
Element	Description / Damage / Repair Strategy	Measure
Elevation (West 13.6 x 2.3)		
Comments: Shared wall, next unit, 2.1m exposed painted compressed sheet south end, 11.5 x 2 exposed shadowclad above shared wall.		
Element	Description / Damage / Repair Strategy	Measure
Elevation (East 13.6 x 2.3)		
Comments: shared wall, next unit		
Element	Description / Damage / Repair Strategy	Measure
Foundations (concrete slab 47sqm)		

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Slab foundation	Concrete Slab, Concrete (47.00 m2)	
	Gully trap	
	Re-bed gully trap	1 Item ✓
	Slab has moved greater than 25mm over 6 metres	
	Refer engineer designed solution (Major damage)	26.95 m2
Comments: floor level in kitchen(includes lounge) 30mm over 6m gully trap damage-small job fee		

Element	Description / Damage / Repair Strategy	Measure
Roof (corrogate 35sqm. Butynol 18sqm)		
Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Kitchen Includes lounge (L=7.7m W=3.5m H=3.3m)		
Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Floor	Concrete, Tiles (26.95 m2) UNDER FLOOR HEATING ✓	
	Cosmetic damage	
	Remove, dispose and install tiles	10.5 m2
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (73.92 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	73.92 m2 ✓
Ceiling	Gib, Paint (26.95 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	26.95 m2 ✓
Work top	Kitchen work top, Granite (3.00 m)	
	Impact damage	
	Remove, supply, dispose and fix granite	3 m ✓
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
Room - Comments: Wall, ceiling, floor, work top damage, replace kitchen floor tiles, part of included floor area		

Room - Additional Notes:

Bedroom (L=3.7m W=3.5m H=3.3m)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (12.95 m2)	
Ceiling	Gib, Paint (12.95 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	12.95 m2 ✓
Wall covering	Gib, Paint (47.52 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	47.52 m2 ✓

EQC Claim Number CLM/2011/220709

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

Entry (L=1.4m W=1.1m H=2.2m)

Floor	Concrete, Tiles (1.54 m2)	<i>UNDER FLOOR HEATING</i>	
	Cosmetic damage		
	Remove, dispose and install tiles		1.54 m2

Wall covering	Gib, Paint (11.00 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		11 m2

Ceiling Gib, Paint (1.54 m2)

Door (External) Single solid Door, Timber (1.00 No of)

Room - Comments: Floor, wall damage

Room - Additional Notes:

Bathroom Includes laundry (L=1.8m W=2.4m H=2.2m)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (4.32 m2) *RE VS KEPL TILES*

Wall covering	Gib, Paint (18.48 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		18.48 m2

Ceiling Gib, Paint (4.32 m2) *RPP*

Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish		1 No of

Toilet Standard, Standard Spec (1.00 Item)

Shower	Three sided shower, Tile (0.64 m2)		
	Cosmetic damage		
	Replace glass panels	<i>DEL.</i>	1.6 m2

Room - Comments: Wall, door, shower damage

Room - Additional Notes:

UNIT 5	Age Post 1980	Area 46.6m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall 3.5 x 2)		
Wall framing	Timber Frame, Timber (8.40 m2)	
Wall cladding	Structural Block, Concrete (7.00 m2)	
	Cracking	
	Grind out and repoint mortar	0.3 m
	Remove, dispose and replace texture coat	<i>DEL</i> 0.25 m2
Porch / Veranda	External, Timber (2.10 m2)	<i>ADD 4m2</i>

CLAMMING TITAN - SAND L.F. + PAINT 2.2 x 2.4.

REPAIR PLAN FOR REPAIR Number CLM/2011/220709

Structural damage

DEL

Remove and replace

2.1 m2

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block, butynol roofed porch is out of level, crack to block wall by bathroom window

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West wall 9.4 x 2.4)

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block, structural block adjoins another unit

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North wall 3.5 x 2) SAND L.F. + PAINT TITAN 2.4 x 2.

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East wall 9.4 x 2.4)

Comments: architectural unit between 2 others with structural block to party walls and 2 external walls, north and south walls have an unpainted bag wash finish over structural block, structural block adjoins another unit

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete floor)

Comments: 9.4 x 3.5

Element	Description / Damage / Repair Strategy	Measure
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Roof (Corrugated iron)

Comments: 45 degrees corrugated iron gable with 5 degree butynol area to south, total area 9.4 x 3.5**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Stairwell (L=2.4m W=1.0m H=2.4m)

Handrails Bar, Timber (2.50 m)

Stairs (Internal) Box, MDF (2.50 m)

Floor Chipboard, Carpet (2.40 m2)

Wall covering Gib, Paint (16.32 m2)

Cosmetic damage

Paint wall

16.32 m2

Ceiling Gib, Paint (2.40 m2)

Cosmetic Damage

Paint Ceiling

2.4 m2

Room - Comments: open to entry and bedroom so need to paint walls and ceiling**Room - Additional Notes:****Bathroom (L=1.6m W=1.9m H=2.2m)**

Window Aluminium Awning, Pane double glazed (1.00 No of)

Door (Internal) Cavity Slider, MDF (1.00 No of)

Floor Concrete, Tiles (3.04 m2)

Wall covering Gib, Paint (15.40 m2)

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Cosmetic damage		
Rake out, plaster and paint		15.4 m2
Ceiling	Gib, Paint (3.04 m2)	
Cosmetic Damage		
Paint Ceiling		3.04 m2
Shower	Glass shower, Tile (1.00 m2)	
Toilet	Standard, Medium Spec (1.00 Item)	
Bathroom sink	Vanity single, Medium specification (1.00 Item)	
Room - Comments: wall crack and on ceiling join		
Room - Additional Notes:		

Kitchen Kitchen and living (L=6.3m W=3.5m H=2.6m)

Floor	Concrete, Other (22.05 m2)	
Hob	Electric, Medium Spec (1.00 Item)	
Heating	Electric, Panel radiator (1.00 Item)	
Built in oven	Fisher and Paykl, Steel (1.00 Item)	
Wall covering	Gib, Paint (50.96 m2)	
Cosmetic damage		
Rake out, plaster and paint		50.96 m2
Ceiling	Gib, Paint (22.05 m2)	
Cosmetic Damage		
Rake out, plaster and paint		22.05 m2
Work top	Kitchen work top, Composite (3.00 m)	
Kitchen joinery	Medium Spec, Laminate (1.00 Item)	
Range Hood	Over Head, Medium spec (1.00 Item)	
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
Room - Comments: wall and ceiling cracks		
Room - Additional Notes: CRILING - RE HIS REPL STOP UNDOING GIB 23 SPR 36x2. 4-32.		

Entry (L=2.4m W=1.8m H=2.4m)

Window	Aluminium Fixed, Pane double glazed (1.00 No of)	
Floor	Concrete, Tiles (4.32 m2)	
Ceiling	Gib, Paint (4.32 m2)	
Cosmetic Damage		
Rake out, plaster and paint		4.32 m2
Wall covering	Gib, Paint (20.16 m2)	
Cosmetic damage		
Rake out, plaster and paint		11.52 m2
Door (External)	Single glass door, Timber (1.00 No of)	
Room - Comments: wall and ceiling cracks only paint 2 walls		
Room - Additional Notes:		

EQC Claim Number CLM/2011/220709

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=3.6m W=3.7m H=2.4m)		
Floor	Chipboard, Carpet (13.32 m2)	
Skylight	Fixed Opening, Aluminium (1.00 Item)	
Wall covering	Gib, Paint (35.04 m2)	
	Cosmetic damage Paint wall	35.04 m2
Ceiling	Gib, Paint (13.32 m2)	
	Cosmetic Damage Rake out, plaster and paint	13.32 m2
Window	Velux window, Pane double glazed (1.00 No of)	
Room - Comments: ceiling cracks and on wall and ceiling join		
Room - Additional Notes:		

UNIT 6	Age Post 1980	Area 51.1m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 9.4 x 2.3)		

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
Elevation (West 9.4 x 2.3)		

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
Elevation (North 3.5 x 2.3) GO. RE MORT. 1 ~ RE RENDER 4 m ²		

Comments: ranch slider, concrete block

Element	Description / Damage / Repair Strategy	Measure
Elevation (South 3.5 x 2.3) DO NOT MORT 3 m RE RENDER 2 m ²		

Comments: entry door, window, concrete block

Element	Description / Damage / Repair Strategy	Measure
Foundations (concrete slab 35.8sqm)		

Element	Description / Damage / Repair Strategy	Measure
Roof (corrogate 43.4sqm)		

Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Entry (L=1.8m W=2.0m H=2.2m)		
Window	Aluminium Fixed, Pane single glazed (1.00 No of)	
Floor	Concrete, Tiles (3.60 m2)	
Ceiling	Gib, Paint (3.60 m2) R P P	
Wall covering	Gib, Paint (16.72 m2)	

EQC Claim Number CLM/2011/220709

Cosmetic damage

Rake out, plaster and paint

16.72 m2

Door (External) Single solid Door, Timber (1.00 No of)

Room - Comments: Wall damage

Room - Additional Notes:

Bathroom (L=1.9m W=1.6m H=2.4m)

Window Aluminium Awning, Pane single glazed (1.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (3.04 m2)

Shower Cubical shower unit, Acrylic shower (0.64 m2)

Cosmetic damage

Replace glass panels

1.6 m2

Ceiling Gib, Paint (3.04 m2) *REFID LUB + R.P.P.*

Wall covering Gib, Paint (16.80 m2)

Cosmetic damage

Rake out, plaster and paint

16.8 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)

Room - Comments: Wall, shower damage

Room - Additional Notes:

Kitchen (L=3.0m W=2.5m H=2.3m)*CEILING - R.P.P.*
WALL - R.P.P.

Room - Additional Notes:

Laundry (L=1.6m W=0.9m H=2.1m)

Floor Concrete, Tiles (1.44 m2)

Wall covering Gib, Paint (10.50 m2) *R.P.P.*

Ceiling Gib, Paint (1.44 m2)

Cosmetic Damage

Rake out, plaster and paint

1.44 m2

Wash tub Single, Stainless Steel (1.00 Item)

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Room - Comments: Ceiling damage

Room - Additional Notes:

Lounge (L=4.7m W=3.5m H=2.3m)

Floor Concrete, Carpet (16.45 m2)

Skylight Fixed Opening, Aluminium (1.00 Item)

Ceiling Gib, Paint (16.45 m2)

Cosmetic Damage

EQC Claim Number CLM/2011/220709

Rake out, plaster and paint 18.2 m2 ✓

Wall covering Gib, Paint (37.72 m2)

Cosmetic damage

Rake out, plaster and paint 37.72 m2 ✓

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Ceiling, wall damage, repair sloping ceiling to mezzanine

Room - Additional Notes:

RE, DLS, ROP, STOP, UNDER COAT
 Ceiling - wall? 4.32

Stairwell (L=2.7m W=0.9m H=4.4m)

Handrails Bar, Timber (3.00 m)

Stairs (Internal) Box, MDF (3.00 m)

Floor Chipboard, Carpet (2.43 m2)

Ceiling Gib, Paint (2.43 m2)

Cosmetic Damage

Rake out, plaster and paint 2.43 m2 ✓

Wall covering Gib, Paint (31.68 m2)

Cosmetic damage

Rake out, plaster and paint 31.68 m2 ✓

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Bedroom (L=3.6m W=3.5m H=3.3m)

Floor Chipboard, Carpet (12.60 m2)

Skylight Fixed Opening, Timber (1.00 Item)

Ceiling Gib, Paint (12.60 m2)

Cosmetic Damage

Rake out, plaster and paint 8.05 m2 ✓

Wall covering Gib, Paint (46.86 m2)

R.P.P.

Room - Comments: Ceiling damage, repair sloping ceiling mezzanine floor

Room - Additional Notes:

Room (Other) Wardrobe (L=2.4m W=0.9m H=1.8m)

Room - Additional Notes:

UNIT 7

Age Post 1980

Area 53.6m2

Footprint Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North 3.5 x 2.3)

EQC Claim Number CLM/2011/220709

Comments: ranch slider, concrete block

Element	Description / Damage / Repair Strategy	Measure
Elevation (South 3.5 x 2.3)	GO. + RE MOVR 1m	

Comments: entry door, 2 windows, concrete block

Element	Description / Damage / Repair Strategy	Measure
Elevation (West 9.4 x 2.3)		

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 9.4 x 2.3)		

Comments: shared wall, next unit

Element	Description / Damage / Repair Strategy	Measure
Foundations (concrete slab 38.2sqm)		

Element	Description / Damage / Repair Strategy	Measure
Roof (corrogate 44.2sqm)		

Comments: No soffits. Gutters metal. Downpipes(2) p.v.c. Fascia 150x35mm painted. roof framed 40degree pitch.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bathroom (L=1.6m W=1.9m H=2.2m)		

Window Aluminium Awning, Pane single glazed (1.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (3.04 m2)

Impact damage

Remove, dispose and replace tiles

3.04 m2

Ceiling Gib, Paint (3.04 m2)

Wall covering Gib, Paint (15.40 m2)

Cosmetic damage

Rake out, plaster and paint

15.4 m2

Shower Glass shower, Tile (0.64 m2)

Cosmetic damage

Replace glass panels

1.6 m2

Door (Internal) Single Hollow Core, MDF (1.00 No of)

Toilet Standard, Standard Spec (1.00 Item)

Room - Comments: Floor, wall damage

Room - Additional Notes:

Entry (L=2.0m W=1.8m H=2.2m)

Window Aluminium Fixed, Pane single glazed (1.00 No of)

Floor Concrete, Tiles (3.60 m2)

Wall covering Gib, Paint (16.72 m2)

Cosmetic damage

Rake out, plaster and paint

16.72 m2

Ceiling Gib, Paint (3.60 m2)

EQC Claim Number CLM/2011/220709

Cosmetic Damage

Rake out, plaster and paint

3.6 m2 ✓

Door (External) Single solid Door, Timber (1.00 No of)

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

Kitchen (L=3.0m W=2.4m H=2.3m)

Floor Concrete, Tiles (7.20 m2)

Range (Free standing oven) Electric, Standard Electric (1.00 Item)

Wall covering Gib, Paint (24.84 m2)

Cosmetic damage

Rake out, plaster and paint

24.84 m2 ✓

Ceiling Gib, Paint (7.20 m2)

R P P.

Work top Kitchen work top, Granite (3.00 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Room - Comments: Wall damage

Room - Additional Notes:

Laundry (L=1.6m W=0.9m H=2.1m)

Room - Additional Notes:

Lounge (L=4.7m W=3.5m H=2.3m)

Floor Concrete, Carpet (16.45 m2)

Skylight Fixed Opening, Aluminium (1.00 Item)

Wall covering Gib, Paint (37.72 m2)

Cosmetic damage

Rake out, plaster and paint

37.72 m2 ✓

Ceiling Gib, Paint (16.45 m2)

Cosmetic Damage

Rake out, plaster and paint

18.55 m2 ✓

Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Ceiling, wall damage, repair sloping ceiling from lounge to mezzanine

Room - Additional Notes: *ADD REPAIR REPL STOP UNDERCOAT GIB 4.32 m² **

Stairwell (L=2.7m W=1.9m H=4.4m)

Handrails Bar, Timber (3.00 m)

Stairs (Internal) Box, MDF (3.00 m)

Floor Chipboard, Carpet (5.13 m2)

Wall covering Gib, Paint (40.48 m2)

Cosmetic damage

EQC Claim Number CLM/2011/220709

		Rake out, plaster and paint	40.48 m2	✓
Ceiling	Gib, Paint (5.13 m2)			
	Cosmetic Damage			
		Rake out, plaster and paint	5.13 m2	✓

Room - Comments: Wall, ceiling damage

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=3.5m W=3.6m H=3.3m)		
Floor	Chipboard, Carpet (12.60 m2)	
Skylight	Fixed Opening, Timber (1.00 Item)	
Wall covering	Gib, Paint (46.86 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	46.86 m2
Ceiling	Gib, Paint (12.60 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	8.05 m2

Room - Comments: Wall, ceiling damage, repair remainder of sloping ceiling for mezzanine floor (open plan, refer to lounge)

Room - Additional Notes:

Room (Other) Wardrobe (L=2.4m W=0.9m H=1.8m)

Room - Comments: Walls and ceiling painted gib, carpet on concrete floor, hollow core door, damage to hot water cylinder in services

Room - Additional Notes:

UNIT 8	Age Post 1980	Area 50.9m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall 3.9 x 2.2)		
Wall framing	Timber Frame, Timber (9.36 m2)	
Wall cladding	Monolithic, Cement sheet (8.58 m2)	
	Cracking	
	Gap fill and paint	8.58 m2
Wall cladding	Shadow Clad, Timber (1.00 m2)	

Comments: architectural unit clad in Titan board, negative join detail with butynol backing, with shadow clad ply to upper gable part of wall, popped filler to screw heads on Titan board, adjoins to another unit on east elevation

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall 13.6 x 2.2)		
Wall framing	Timber Frame, Timber (32.64 m2)	
Wall cladding	Monolithic, Cement sheet (29.92 m2)	

EQC Claim Number CLM/2011/220709

	Cracking	
	Gap fill and paint	29.92 m2
Porch / Veranda	External, Timber (1.12 m2)	
	Cosmetic damage	
	Paint surface	3.52 m2
Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board		

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall 3.9 x 2.2)		
Wall framing	Timber Frame, Timber (9.36 m2)	
Wall cladding	Monolithic, Cement sheet (8.58 m2)	
	Cracking	
	Gap fill and paint	8.58 m2
Wall cladding	Shadow Clad, Ply (1.00 m2)	

Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall 13.6 x 2.4)		

Comments: architectural unit clad in Titan board , negative joint detail with butynol backing , with shadow clad ply to upper gable part of wall , popped filler to screw heads on Titan board , structural block wall to this elevation adjoins to another unit

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete floor 50.8sqm)		
Slab foundation	Concrete Slab, Concrete (50.00 m2)	
	Slab has moved greater than 25mm over 6 metres	
	DBL Refer engineer designed solution (Major damage)	50 m2

Comments: floor levels out

Element	Description / Damage / Repair Strategy	Measure
Roof (Corrugated iron)		

Comments: 45 degrees corrugated iron gable with 5 degree butynol area to east of gable , total area 13.6 x 3.9

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=5.4m W=3.5m H=3.5m)		
Window	Aluminium Awning, Pane double glazed (2.00 No of)	
Window	Aluminium Fixed, Pane double glazed (2.00 No of)	
Floor	Concrete, Carpet (18.90 m2)	
Ceiling	Gib, Paint (18.90 m2)	
	Cosmetic Damage ADD RPP	
	DBL Paint Ceiling	18.9 m2
	Rake out and stop	2 m
Wall covering	Gib, Paint (62.30 m2)	
	Cosmetic damage ADD RPP	
	DBL Paint wall	62.3 m2
	Rake out and stop	3 m

EQC Claim Number CLM/2011/220709

Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
	Cosmetic damage	
	DBL Rehang door	1 No of

Room - Comments: Wall cracks and on ceiling and wall join, paint walls and ceiling

Room - Additional Notes:

ADD - RE PLACE DOOR
SOLID CORE DOOR**Bathroom (L=2.3m W=1.5m H=2.1m)**

Window	Aluminium Awning, Pane double glazed (1.00 No of)	
Door (Internal)	Cavity Slider, MDF (1.00 No of)	
Floor	Concrete, Tiles (3.45 m2)	
Heating	Electric, Skope (1.00 Item)	
Ceiling	Gib, Paint (3.45 m2)	STAND + PAINT
Wall covering	Gib, Paint (15.96 m2)	RE GIB BEHIND REPLACE WITH LINING BEHIND SHOWER
Shower	Glass shower, Tile (1.50 m2)	
	Cosmetic damage	
	DBL Remove and replace silicon	5 m
	Remove supply and replace tiles medium	9.9 m2

Toilet Standard, Medium Spec (1.00 Item)

Bathroom sink Vanity single, Medium specification (1.00 Item)

Room - Comments: Reseal and replace silicon around shower BATHROOM.

Room - Additional Notes:

RE TANK SHOWER

Kitchen kitchen and lounge (L=7.8m W=3.5m H=3.2m)

Window	Aluminium Fixed, Pane double glazed (1.00 No of)	
Floor	Concrete, Carpet (14.00 m2)	
Floor	Concrete, Tiles (12.25 m2)	UNDER FLOOR HEATING
	Impact damage	
	Remove, dispose and replace tiles	12.25 m2
Hob	Electric, Medium Spec (1.00 Item)	
	Impact damage	
	Replace hob	1 Item
Built in oven	Fisher and Paykl, Steel (1.00 Item)	
Ceiling	Gib, Paint (27.30 m2)	
	Cosmetic Damage	
	Rake cut, plaster and paint	27.3 m2
Wall covering	Gib, Paint (72.32 m2)	R P P
Work top	Kitchen work top, Marble (3.00 m)	
	Impact damage	
	Remove, supply, dispose and fix granite	3 m
Kitchen joinery	Medium Spec, Laminate (1.00 Item)	
Range Hood	Over Head, Medium spec (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Door (External)	Single solid Door, Timber (1.00 No of)	

EQC Claim Number CLM/2011/220709

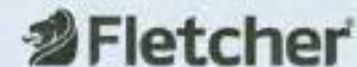
Door (External) Sliding / Ranch sliding door, Aluminium (1.00 No of)

Room - Comments: Wall and ceiling cracks, damaged hob and bench from falling objects, also damaged floor tile

Room - Additional Notes:

End Of Assessment

Rate Build Up - EQC Approved ReScope



** All amounts are GST EXCLUSIVE unless otherwise noted

Totals

Date:	24 Oct 2014	Revised ReScope Substantive Budget	\$92,709.84
Contractor:	Dani O'Connor Construction Ltd	Admission Works	\$0.00
Site Address:	1-1435 Mairangi Drive, St Albans	Heat Sprinkler	\$0.00
	Christchurch 80114	Second Stage Works 1	\$0.00
		Second Stage Works 2	\$0.00
		Office Area/Contractor Costs	\$0.00
Class No:	0011020700	Total as Priced	\$92,709.84
GST:	Analysis Fee	Total inc. GST	\$106,816.09

Go back to Analysis Summary form

View breakdown and edit print view

View Financial Information

Enter values in these cells only

Component	Length	Width	Height	Measure	UCM	Total	Change Type	Strategy	Repair Strategy		Multi dwelling use only
									Rate	Sub total	
Exterior Elevation N				0.00	m	511.20				511.20	Unit = 1
Walls				0.90	m		Revised EQC Approved ReScope	Wall Cladding - Grind out and repaint mortar joints	48.50	20.70	
Walls				1.00	m		Revised EQC Approved ReScope	Wall Cladding - Remove, dispose, supply and install render over blockwork	100.50	40.50	
Exterior Elevation E				0.00	m	5,505.00				5,505.00	Unit = 1
Walls				2.00	m		Revised EQC Approved ReScope	Wall Cladding - Grind out and repaint mortar joints	48.50	97.00	
Walls				1.50	m		Revised EQC Approved ReScope	Epoxy injected cracks	100.00	270.00	
Walls				32.00	m		Revised EQC Approved ReScope	Wall Cladding - Remove, dispose, supply and install render over blockwork	100.50	5,136.00	
Lounge				0.00	m	2,470.41				2,470.41	Unit = 1
Ceiling				19.25	m		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	700.70	
Walls				39.36	m		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	1,294.98	
Walls				4.32	m		Revised EQC Approved ReScope	Wall Covering - Remove, dispose, supply and install plasterboard, stop and undercoat	100.00	474.77	
Kitchen				0.00	m	1,114.85				1,114.85	Unit = 1
Ceiling				7.70	m		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	280.28	
Walls				25.00	m		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	822.77	
Bathroom 1				0.00	m	494.10				494.10	Unit = 1
Walls				11.04	m		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	367.22	
Ceiling				3.20	m		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	176.48	
Ceiling				3.20	m		Revised EQC Approved ReScope	Ceiling - Refix plasterboard	4.50	14.40	
Entry				0.00	m	753.48				753.48	Unit = 1
Walls				18.72	m		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	615.99	
Ceiling				3.76	m		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	137.08	
Stairwell				0.00	m	1,344.06				1,344.06	Unit = 1
Stairs				3.60	m		Revised EQC Approved ReScope	Stair Creanline - Gap fill & paint stringers, treads or risers	38.89	176.18	
Ceiling				14.40	m		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	524.16	
Walls				21.00	m		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	710.64	
Bedroom 1				0.00	m	1,121.23				1,121.23	Unit = 1
Walls				34.08	m		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	1,121.23	
Exterior Elevation N				0.00	m	89.10				89.10	Unit = 2
Walls				1.80	m		Revised EQC Approved ReScope	Wall Cladding - Grind out and repaint mortar joints	48.50	75.50	

Rate Build Up - EQC Approved ReScope



†† All amounts are GST EXCLUSIVE unless otherwise noted.

		Totals	
Date:	24 Oct 2014	Overall ReScope Substantive Budget	\$90,706.64
Contractor:	Rory O'Connor Construction Ltd	Asbestos Works	\$0.00
Site Address:	142/15 Madras Street St Albans Christchurch 8014	Paint Specialist	\$0.00
		Second Stage Works 1	\$0.00
		Second Stage Works 2	\$0.00
		Other Sub-Contractor Costs	\$0.00
Claim No:	2011020709	Total As Provided	\$90,706.64
QS:	Andrew Lee	Total incl. GST	\$106,816.00

Go back to Analysis Summary form ☐ Print (links may not print) ☐ View Financial Information

Enter values in these cells only

Component	Length	Width	Height	Measure	QOM	Total	Repair Strategy			Multi dwelling use only	
							Charge Type	Strategy	Rate		
Exterior Elevation S				0.00	---	401.28				Unit	2
Walls				10.50	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications	38.00	401.28	
Kitchen				0.00	---	2,983.82				Unit	2
Ceiling				22.40	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	815.30	
Walls				81.40	m2		Revised EQC Approved ReScope	Wall Cladding - Rake out and stop plasterboard joint cracks and paint	32.90	1,693.69	
Walls				4.32	m2		Revised EQC Approved ReScope	Wall Cladding - Remove dispose, supply and install plasterboard, stop and undercoat	109.00	474.77	
Bathroom 1				0.00	---	637.62				Unit	2
Ceiling				3.28	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	156.48	
Walls				18.88	m2		Revised EQC Approved ReScope	Wall Cladding - Rake out and stop plasterboard joint cracks and paint	32.90	621.14	
Entry				0.00	---	764.58				Unit	2
Ceiling				4.32	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	157.25	
Walls				18.40	m2		Revised EQC Approved ReScope	Wall Cladding - Rake out and stop plasterboard joint cracks and paint	32.90	607.33	
Stairwell				0.00	---	259.71				Unit	2
Ceiling				2.40	m2		Revised EQC Approved ReScope	Ceiling - Paint ceiling	23.90	56.64	
Walls				11.32	m2		Revised EQC Approved ReScope	Wall Cladding - Paint wall	21.10	241.07	
Bedroom 1				0.00	---	1,637.66				Unit	2
Ceiling				13.32	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	484.01	
Walls				15.04	m2		Revised EQC Approved ReScope	Wall Cladding - Rake out and stop plasterboard joint cracks and paint	32.90	1,152.80	
Exterior Elevation N				0.00	---	152.00				Unit	3
Walls				4.00	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications	35.00	152.00	
Exterior Elevation S				0.00	---	893.12				Unit	3
Walls				16.24	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications	35.00	893.12	
Lounge				0.00	---	1,922.26				Unit	3
Ceiling				16.80	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	611.52	
Walls				39.84	m2		Revised EQC Approved ReScope	Wall Cladding - Rake out and stop plasterboard joint cracks and paint	32.90	1,310.74	
Kitchen				0.00	---	619.58				Unit	3
Ceiling				10.88	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	392.20	
Walls				7.20	m2		Revised EQC Approved ReScope	Wall Cladding - Rake out and stop plasterboard joint cracks and paint	32.90	236.88	
Bathroom 1				0.00	---	820.51				Unit	3

Rate Build Up - EQC Approved ReScope



* All amounts are GST EXCLUSIVE, unless otherwise noted

Totals

Date:	24/05/2014	Fixed ReScope Subcontractive Budget	\$502,709.64
Contractor:	Ricky O'Connell Construction Ltd	Asbestos Works	\$0.00
Site Address:	14/1315 Madras Street, St Albans	Heat Specialist	\$0.00
	Christchurch 8014	Second Stage Works 1	\$0.00
		Second Stage Works 2	\$0.00
		Other Non-Contractor Costs	\$0.00
Claim No:	20110201004	Total as Priced	\$502,709.64
QS:	Andrew Lee	Total inc GST	\$508,616.00

☐ Debit to Invoices, Subcontractor

☒ Debit to Work Item, EQC Ltd, Pretaxable

☐ For Financial Information

Enter values in these cells only

Component	Length	Width	Height	Measure	UOM	Total	Change Type	Strategy	Rate	Sub Total
Ceiling				4.32	m2			Revised EQC Approved Reflow Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	157.25
Walls				20.16	m2			Revised EQC Approved Reflow Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	663.26
Entry				0.00		129.97				129.97
Ceiling				1.40	m2			Revised EQC Approved Reflow Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	50.96
Walls				11.52	m2			Revised EQC Approved Reflow Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	379.01
Bedroom 1				0.00		1,608.40				1,608.40
Ceiling				12.16	m2			Revised EQC Approved Reflow Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	441.36
Walls				34.56	m2			Revised EQC Approved Reflow Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	1,137.62
Exterior, Elevation N				0.00		661.38				661.38
Walls				17.48	m2			Revised EQC Approved Reflow Wall Cladding - Paint exposed wall - acrylic waterproofing membrane to manufacturers specifications	35.00	616.24
Exterior, Elevation S				0.00		665.00				665.00
Walls				17.50	m2			Revised EQC Approved Reflow Wall Cladding - Paint exposed wall - acrylic waterproofing membrane to manufacturers specifications	35.00	612.50
Exterior Foundations				0.00		160.00				160.00
Slab Foundation				1.00	Item			Revised EQC Approved Reflow Slab Foundation - Rebed gully fls	160.00	160.00
Kitchen				0.00		10,977.45				10,977.45
Floor				10.50	m2			Revised EQC Approved Reflow Floor - Remove, dispose, supply and install tiles (PC Sum \$65/m2)	228.00	2,394.00
Walls				72.00	m2			Revised EQC Approved Reflow Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	2,368.80
Ceiling				36.95	m2			Revised EQC Approved Reflow Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	1,345.98
Windows				3.00	m			Revised EQC Approved Reflow Work Top - Remove, dispose, supply and install granite fls	815.50	2,445.50
Floor				1.00	Sum			Revised EQC Approved Reflow Underfloor Electric Underfloor Heating room size 9.1-13m2 (Rawlinsong 2010)	1,355.00	1,355.00
Electrical				1.00	Sum			Revised EQC Approved Reflow Disconnect/reconnect heating, fls	329.00	329.00
HVAC				1.00	Sum			Revised EQC Approved Reflow Fridge - Remove and reinstall for other trades	125.00	125.00
Plumbing				1.00	Sum			Revised EQC Approved Reflow Disconnect/reconnect sink, drain/water	540.00	540.00
Kitchen joinery				0.00	Item			Revised EQC Approved Reflow Red oven/range kitchen joinery	45.00	270.00
Bathroom 1				0.00		1,318.39				1,318.39
Floor				4.32	m2			Revised EQC Approved Reflow Floor - Remove, dispose, supply and install fls (PC Sum \$65/m2)	228.00	984.40
Walls				16.48	m2			Revised EQC Approved Reflow Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	542.38
Ceiling				4.32	m2			Revised EQC Approved Reflow Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	157.25
Door				1.00	No/M			Revised EQC Approved Reflow Door (Internal) - Rake and paint door	202.75	202.75

Multi dwelling use only

Unit 3

Unit 3

Unit 4

Unit 4

Unit 4

Unit 4

Unit 4

Rate Build Up - EQC Approved ReScope



†† All amounts are GST EXCLUSIVE unless otherwise noted

		Totals	
Date:	24 Oct 2014	Revised ReScope Substantive Budget	\$92,706.64
Contractor:	Barry O'Connell Construction Ltd	Adjustments Works	\$0.00
Site Address:	1-4/35 Madras Street, St Albans	Heat Specialist	\$0.00
	Christchurch 8014	Second Stage Works 1	\$0.00
		Second Stage Works 2	\$0.00
		Other Non-Contractor Costs	\$0.00
Claim No:	2011020700	Total as Priced	\$92,706.64
CSI:	Andrew Lee	Total inc GST	\$106,616.00

☐ On Wall, by Andrew Summerfield
 ☒ Track back from end of print out
 ☐ Hide Financial Information

Enter values in these cells only

Component	Length	Width	Height	Measure	UCM	Total	Charge Type	Strategy	Repair Strategy		Multi dwelling use only
									Rate	Sub total	
Entry				0.09	m ²	700.70				700.70	Unit 4
Floor				1.54	m ²		Revised EQC Approved Refuse	Floor - Remove, dispose, supply and install tile (PG Burn 505mg)	220.00	338.60	
Walls				11.00	m ²		Revised EQC Approved Refuse	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	361.90	
Bedroom 1				0.08	m ²	2,034.70				2,034.70	Unit 4
Walls				47.72	m ²		Revised EQC Approved Refuse	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	1,563.41	
Ceiling				12.35	m ²		Revised EQC Approved Refuse	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	471.38	
Exterior Elevation N				0.08	m ²	364.90				364.90	Unit 5
Walls				9.60	m ²		Revised EQC Approved Refuse	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications	38.00	364.00	
Exterior Elevation S				0.08	m ²	1,058.13				1,058.13	Unit 5
Walls				0.30	m ²		Revised EQC Approved Refuse	Wall Cladding - Grind out and repair mortar joints	49.50	14.85	
Walls				4.00	m ²		Revised EQC Approved Refuse	Wall Cladding - Remove, dispose, supply and install render over block brick	160.90	642.00	
Walls				10.96	m ²		Revised EQC Approved Refuse	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications	38.00	416.28	
Kitchen				0.00	m ²	2,592.01				2,592.01	Unit 6
Ceiling				22.85	m ²		Revised EQC Approved Refuse	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	832.62	
Ceiling				4.32	m ²		Revised EQC Approved Refuse	Ceiling - Remove, dispose, supply and install plasterboard, stop and undercoat	119.40	515.81	
Walls				50.96	m ²		Revised EQC Approved Refuse	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	1,676.56	
Bathroom 1				0.00	m ²	578.40				578.40	Unit 6
Ceiling				3.04	m ²		Revised EQC Approved Refuse	Ceiling - Paint ceiling	23.60	71.74	
Walls				15.40	m ²		Revised EQC Approved Refuse	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	505.66	
Entry				0.00	m ²	536.26				536.26	Unit 6
Ceiling				4.32	m ²		Revised EQC Approved Refuse	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	157.28	
Walls				11.52	m ²		Revised EQC Approved Refuse	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	378.01	
Starwell				0.00	m ²	400.00				400.00	Unit 6
Ceiling				2.48	m ²		Revised EQC Approved Refuse	Ceiling - Paint ceiling	23.60	58.64	
Walls				16.32	m ²		Revised EQC Approved Refuse	Wall Covering - Paint wall	21.10	344.35	
Bedroom 1				0.00	m ²	1,224.19				1,224.19	Unit 6
Ceiling				13.32	m ²		Revised EQC Approved Refuse	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	484.85	
Walls				15.04	m ²		Revised EQC Approved Refuse	Wall Covering - Paint wall	21.10	316.34	
Exterior Elevation N				0.00	m ²	881.50				881.50	Unit 6

Rate Build Up - EQC Approved ReScope



† All amounts are GST EXCLUSIVE unless otherwise noted.

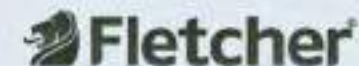
			Totals	
Date:	24 Oct 2014	Used ReScope Substantive Budget		\$92,709.64
Contractor:	Rory O'Connor Construction Ltd	Asbestos Works		\$0.00
Site Address:	1-6425 Madras Street, St Albans	Heat Specialist		\$0.00
	Christchurch 8014	Second Stage Works 1		\$0.00
		Second Stage Works 2		\$0.00
		Other Non-Contractor Costs		\$0.00
Claim No:	2011020789	Total as Priced		\$92,709.64
QS:	Andrew Lee	Total Inc GST		\$106,816.09

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 ☐ For Financial Information

Enter values in these units only

Component	Length	Width	Height	Measure	UCM	Total	Charge Type	Repair Strategy		Rate	Sub total	Unit	Multi dwelling use only
								Strategy					
Walls				1.00	m		Revised EQC Approved Reflow	Wall Cladding - Grind out and repair mortar joints		49.50	49.50		
Walls				4.00	m2		Revised EQC Approved Reflow	Wall Cladding - Remove, dispose, supply and install render over blockwork		160.50	642.00		
Loosie				0.00		2,355.58					2,355.58		
Ceiling				16.45	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	598.78		
Walls				37.72	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	1,240.09		
Ceiling				4.32	m2		Revised EQC Approved Reflow	Ceiling - Remove, dispose, supply and install plasterboard, stop and undercoat		115.40	515.81		
Kitchen				0.00		1,101.32					1,101.32		
Ceiling				7.55	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	275.00		
Walls				25.30	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	832.37		
Bathroom 1				5.00		677.06					677.06		
Ceiling				5.04	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	183.66		
Walls				16.00	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	526.72		
Ceiling				5.04	m2		Revised EQC Approved Reflow	Ceiling - Rake plasterboard		4.50	22.68		
Laundry				8.60		397.87					397.87		
Ceiling				1.44	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	52.42		
Walls				10.50	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	345.45		
Entry				0.00		681.13					681.13		
Ceiling				3.60	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	131.04		
Walls				16.72	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	550.09		
Stairwell				0.00		1,130.72					1,130.72		
Ceiling				2.43	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	88.45		
Walls				31.98	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	1,052.25		
Bedroom 1				0.00		1,534.71					1,534.71		
Ceiling				0.05	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	200.02		
Walls				46.56	m2		Revised EQC Approved Reflow	Wall Cladding - Rake out and stop plasterboard joint cracks and paint		32.90	1,541.66		
Exterior Elevation 5				0.00		1,521.50					1,521.50		
Walls				1.00	m		Revised EQC Approved Reflow	Wall Cladding - Grind out and repair mortar joints		49.50	49.50		
Walls				7.00	m2		Revised EQC Approved Reflow	Wall Cladding - Remove, dispose, supply and install render over blockwork		160.50	1,271.16		
Walls				5.28	m2		Revised EQC Approved Reflow	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications		34.60	200.64		

Rate Build Up - EQC Approved ReScope



All amounts are GST EXCLUSIVE unless otherwise noted

		Totals	
Date:	24 Oct 2014	over ReScope Substantive Budget	\$90,706.84
Contractor:	Bany O'Connor Construction Ltd	Asbestos Works	\$0.00
Site Address:	1-2-35 Mairangi Street, St Albans	HWT Specialist	\$0.00
	Christchurch 8014	Second Stage Works 1	\$0.00
		Second Stage Works 2	\$0.00
		Other Non-Contractor Costs	\$0.00
Claim No:	2014220709	Total as Proposed	\$90,706.84
QSI:	Andrew Lee	Total inc GST	\$106,616.00

Go back to Analysis Summary form

Print Report from 20140101 to 20141031

Hide Financial Information

Enter values in these cells only

Component	Length	Width	Height	Volume	UOM	Total	Charge Type	Repair Strategy		Rate	Sub total	Multi dwelling use only	
								Strategy					
Lounge				0.01	m2	2,432.02	Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	2,432.02	Unit	7
Ceiling				18.25	m2		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint		32.90	675.22		
Walls				37.72	m2		Revised EQC Approved ReScope	Ceiling - Remove, dispose, supply and install plasterboard, stop and undercoat		119.40	515.81		
Ceiling				4.32	m2								
Kitchen				0.68	m2	1,079.32					1,079.32	Unit	7
Ceiling				7.23	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	262.00		
Walls				24.94	m2		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint		32.90	817.24		
Bathroom 1				0.68	m2	2,842.28					2,842.28	Unit	7
Ceiling				3.04	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	110.66		
Walls				46.86	m2		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint		32.90	1,541.09		
Ceiling				3.04	m2		Revised EQC Approved ReScope	Ceiling - Refix plasterboard		4.50	13.68		
Floor				1.00	Sqm		Revised EQC Approved ReScope	Repair crack to tile		376.25	376.25		
Entry				0.08	m2	681.13					681.13	Unit	7
Ceiling				3.68	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	131.04		
Walls				76.72	m2		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint		32.90	2,500.09		
Stairwell				0.00	m2	1,516.54					1,516.54	Unit	7
Ceiling				6.13	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	223.73		
Walls				46.86	m2		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint		32.90	1,541.79		
Bedroom 1				0.00	m2	1,900.51					1,900.51	Unit	7
Ceiling				0.05	m2		Revised EQC Approved ReScope	Ceiling - Rake out and stop plasterboard joint cracks and paint		36.40	200.02		
Walls				46.86	m2		Revised EQC Approved ReScope	Wall Covering - Rake out and stop plasterboard joint cracks and paint		32.90	1,607.49		
Exterior Elevation N				0.00	m2	320.04					320.04	Unit	8
Walls				0.58	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications		38.00	320.04		
Exterior Elevation S				0.00	m2	320.04					320.04	Unit	8
Walls				0.00	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications		38.00	320.04		
Exterior Elevation W				0.00	m2	1,270.72					1,270.72	Unit	8
Walls				29.43	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications		38.00	1,106.96		
Veranda Porch				3.52	m2		Revised EQC Approved ReScope	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufacturers specifications		38.00	133.76		
Kitchen				0.00	m2	12,002.65					12,002.65	Unit	8

Rate Build Up - EQC Approved ReScope



All amounts are GST EXCLUSIVE unless otherwise noted

Totals

Date	24 Oct 2014	Over ReScope Substantive Budget	\$92,709.64
Contractor	Berry O'Connell Construction Ltd	Additional Works	\$0.00
Site Address	10435 Madras Street, St Albans	Interior Specialist	\$0.00
	Christchurch 8014	Second Stage Works 1	\$0.00
		Second Stage Works 2	\$0.00
		Other Non-Contractor Costs	\$0.00
Claim No.	2013225700	Totals as Priced	\$92,709.64
CB:	Andrew Lee	Total inc GST	\$106,610.09

Go back to Analysis Summary Page

Go back to Main menu and get your work

View Financial Information

Enter values at these cells only

Description	Length	Width	Height	Measure	UDM	Total	Repair Strategy		Sum	Sub total
							Change Type	Strategy		
Floor				12.25	m2		Revised EQC Approved Reflow	Floor - Remove, dispose, supply and install tiles (PC Sum 565/m2)	228.00	2,691.00
Hob				1.00	Item		Revised EQC Approved Reflow	Hob - Remove, dispose, supply and install hob	608.00	608.00
Ceiling				27.30	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	991.72
Walls				72.32	m2		Revised EQC Approved Reflow	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	2,375.33
Worktop				3.00	m		Revised EQC Approved Reflow	Work Top - Remove, dispose, supply and install granite top	816.50	2,441.50
Floor				1.00	Sum		Revised EQC Approved Reflow	Undertile Electric Underfloor Heating room size 3.1x13m2 (Ratios 2010)	1,355.00	1,355.00
Electrical				1.00	Sum		Revised EQC Approved Reflow	Disconnect/reconnect heating, hot	528.00	121.00
Plumbing				1.00	Sum		Revised EQC Approved Reflow	Disconnect/reconnect sink, mixer/tap	546.00	546.00
Kitchen joinery				6.00	Item		Revised EQC Approved Reflow	Remove/install kitchen joinery	45.00	270.00
Bathroom 1				0.00	- - - -	5,018.71				5,018.71
Ceiling				3.45	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	126.58
Walls				7.20	m2		Revised EQC Approved Reflow	Wall Covering - Remove, dispose, supply and install wet wall lining and stop	121.80	205.57
Shower				17.56	m		Revised EQC Approved Reflow	Shower - Remove, dispose, supply and install silicone seal	12.80	210.80
Shower				0.00	m2		Revised EQC Approved Reflow	Waterproof membrane plus 100 up walls	65.80	643.50
Door				1.00	Sum		Revised EQC Approved Reflow	Remove, replace shower door and screen	400.00	400.00
Walls				7.35	m2		Revised EQC Approved Reflow	Wall Covering - Remove, dispose, supply and install wet tiles	189.75	1,394.60
Floor				3.45	m2		Revised EQC Approved Reflow	Floor - Remove, dispose, supply and install tiles (PC Sum 565/m2)	235.60	754.00
Plumbing				0.00	Sum		Revised EQC Approved Reflow	Disconnect/reconnect shower fittings and toilet	540.00	540.00
Bathroom 1				0.00	- - - -	3,083.00				3,083.00
Ceiling				18.80	m2		Revised EQC Approved Reflow	Ceiling - Rake out and stop plasterboard joint cracks and paint	36.40	687.96
Walls				62.30	m2		Revised EQC Approved Reflow	Wall Covering - Rake out and stop plasterboard joint cracks and paint	32.90	2,041.67
Door				1.00	Item		Revised EQC Approved Reflow	Door (Internal) - Remove, dispose, supply and install door	328.25	328.25

Multi dwelling use only

Unit

B

Unit

B



Works Order

Fletcher EQR-acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9828
Facsimile 03 343 4167

To:
Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Order No E032-02509

Please quote Works Order Number on
all invoices, correspondence etc

Phone (03) 348 4759
Email barryoconnor@extra.co.nz

Accreditation Number EQRC0051
Contractor Code 8014

From:
Hub Riccarton
Works Order Date 28-Oct-2014

Project Number E032

Please proceed with the works outlined in the attached approved Scope of Works for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220709	1-8/435 MADRAS STREET, SAINT ALBANS		98,237.63
NZ Govt Goods and Services Tax is Not Included In This Total			Total Cost 98,237.63

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Andrew Lee**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is conditional upon evaluation and acceptance by the Fletcher EQR Contract Supervisor of the SSSP (and Task Analysis where applicable). You may not proceed with any work without this signed acceptance.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.
The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

EQR SUMMARY PAGE

SCOPING CALCULATION SHEET

BC CLAIM NO.	2011/220709	BC PHONE:	
BODY CORP:	*	BC MOB:	
BC CONTACT		INSPECTION DATE:	26/08/2014
PRINCIPLE ADDRESS:	1-8 / 435 Madras St, St Albans		
EQR SUPERVISOR:	Rob Allsop	EST. DURATION	10 weeks
CONTRACTOR:	Barry O'Connor	ACCREDITATION #	0051

INTERNAL UNIT SUMMARY

UNIT NO.	FULL NAME/ TITLE	EQC CLAIM NUMBER	2011	2011 S/C	TOTAL \$
1			\$11,232.48	\$0.00	\$11,232.48
2			\$6,091.70	\$0.00	\$6,091.70
3			\$5,555.90	\$0.00	\$5,555.90
4			\$17,766.84	\$0.00	\$17,766.84
5			\$6,307.86	\$0.00	\$6,307.86
6			\$7,848.38	\$0.00	\$7,848.38
7			\$9,888.23	\$0.00	\$9,888.23
8			\$23,508.28	\$0.00	\$23,508.28
TOTAL \$			\$88,199.63	\$0.00	\$88,199.63

SUMMARY

	2011	2011 S/C	TOTAL \$
PRELIMINARIES & GENERAL			\$10,038.00
TOTAL \$			\$10,038.00

CUMMULATIVE VALUE

	2011	2011 S/C	TOTAL \$
SUB TOTAL INC. P&G AND PROFIT	\$98,237.63	\$0.00	\$98,237.63
GST	\$14,735.65	\$0.00	\$14,735.65
TOTAL \$	\$112,973.28	\$0.00	\$112,973.28

CONTRACTOR SUPPLIED RATES CONTRACTOR SUPPLIED RATES

PRELIMINARIES & GENERAL		\$
SUPERVISION		\$ 2,250.00
DAILY CLEAN		\$ 1,200.00
SCOPING TIME/ QUOTATION PRODUCTION		\$ 380.00
FLOOR PROTECTION		\$ 1,200.00
SCAFFOLD - 2 weeks 34m2		\$ 768.00
SKIP/ DUMPING		\$ 400.00
CONTENTS MOVEMENT FEE		\$ 2,400.00
Plastic wrap to cover furniture		\$ 960.00
H & S implement and monitor		\$ 500.00
OTHER		
TOTAL:		\$10,038.00

CODED INTERNAL AREAS - CONTRACTOR PROVIDED RATES

CODE	ITEM DESCRIPTION	\$/ M ²
1	PAINT INTERNAL WALLS	\$19.45
2	PAINT INTERNAL CEILINGS	\$21.70
3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00
4	REMOVE, DISPOSE, REPLACE GIB (13MM), STOP & UNDERCOAT & PAINT	\$122.20
5	REMOVE, DISPOSE, REPLACE GIB (13MM), STOP, HANG LINING PAPER/ WALL PA	\$126.00
6	REMOVE, RAKE OUT, PLASTER, SUPPLY & REPLACE WALLPAPER (\$65 PER ROL	\$75.00
7	REMOVE, SUPPLY, REPLACE LINING PAPER AND PAINT	\$75.00
8	REMOVE, SUPPLY, REPLACE LINING PAPER	\$55.00
9	REMOVE, DISPOSE, REPLACE GIB & RE-STIPPLE	\$128.00

UNCODED REPAIR STRATEGIES - CONTRACTOR PROVIDED RATES

CODE	ITEM DESCRIPTION	\$
10	RAKE OUT & STOP / GAP FILL CRACKS TO INTERNAL SURFACES -PER M	\$15.00
11	EPOXY AND FILL CRACKS IN FLOOR ≤ 4MM WIDE - PER M	\$119.50
12	LIFT & RELAY EXISTING CARPET - PER M2	\$15.00
13	GAP FILL AND PAINT JAMBS/ SILLS - PER M	\$13.00
14	EASE / REALIGN DOOR - ITEM	\$90.00
15	REPAINT TOTAL DOOR SURROUND - ITEM	\$46.00
16	REMOVE, DISPOSE AND REPLACE VINYL - PER M2	\$120.00
17	GAP FILL AND PAINT TRIMS - PER M	\$12.50
18	EASE & REPAINT DOOR	\$180.00
19	SOLID PLASTER REPAIR TO RING FOUNDATION - PER M2	\$82.00
20	PAINT FOUNDATIONS - PER M2	\$36.00
21	SKIM COAT INTERNAL WALLS TO LEVEL 4 FINISH -PER M2	\$15.00
22	PAINT CONCRETE FLOOR - M2	\$35.00

UNCODED EXTERNAL REPAIR STRATEGIES - CONTRACTOR PROVIDED RATES

CODE	ITEM DESCRIPTION	\$
23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$44.00
24	WALL CLADDING - RELAY AND REBED LOOSE BRICKS - PER M2	\$190.00
25	WALL CLADDING - RELAY AND REBED LOOSE CILL BRICKS - PER M	\$95.00
26	WALL CLADDING - PAINT WALL - ELASTOMATIC PAINT - PER M2	\$35.00
27	ROOF COVERING - REPOINT RIDGE CAPPING - PER M	\$44.00
28	REMOVE, DISPOSE & REPLACE ROOF TILES (CONC) - PER M2	\$90.00
29	REMOVE CEMENT SHEET & REPLACE CEMENT SHEET - PER M2	\$179.00
30	REMOVE, DISPOSE AND REPLACE CONC BLOCK VEENER - PER M2	\$160.00
31	TOTAL FAILURE - REMOVE, DISPOSE & REPLACE BRICKS - PER M2	\$190.00

**PAGE 1 - UNIT 1
CONTRACTOR BUILD UP**

UNIT SUMMARY -						2011 \$ TOTAL	2011 S/C \$ VALUE
Elevation North						\$401.40	\$0.00
Elevation East						\$4,358.00	\$0.00
Lounge						\$2,203.28	\$0.00
Kitchen						\$993.80	\$0.00
Bathroom 1						\$444.80	\$0.00
Entry						\$675.00	\$0.00
Stairwell						\$1,134.00	\$0.00
Bedroom 1						\$1,022.40	\$0.00
						0	\$0.00
						0	\$0.00
						0	\$0.00
						0	\$0.00
						0	\$0.00
						0	\$0.00
						0	\$0.00
TOTAL						\$11,232.46	\$0.00

L	W	H							
Elevation North									
ELEMENT	2011	2011 S/C	Amount	U.	R/C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		0.60	m	23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$44.00	\$26.40	-
Walls	y		3.00	m2		Render wall	\$90.00	\$270.00	-
Walls	y		3.00	m2		Seal concrete block	\$35.00	\$105.00	-
TOTAL								\$401.40	\$0.00

L	W	H							
Elevation East									
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		2.00	m	23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$44.00	\$88.00	-
Walls	y		1.50	m	38	Epoxy inject concrete cracks	\$180.00	\$270.00	-
Walls	y		32.00	m2		Render wall	\$90.00	\$2,880.00	-
Walls	y		32.00	m2		Seal concrete block	\$35.00	\$1,120.00	-
						#N/A	#N/A	-	-
TOTAL								\$4,358.00	\$0.00

L	W	H							
Lounge									
ELEMENT	2011	2011 S/C	Amount	U.	R/C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		19.25	m2	3	RAKE OUT. PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$577.50	-
Walls	y		39.36	m2	3	RAKE OUT. PLASTER & PAINT/ GAP FILL &	\$30.00	\$1,180.80	-

PAGE 2 - UNIT 1
CONTRACTOR BUILD UP

Walls	y		4.32	m2	35	Remove, dispose, replace g.b. plaster, undercoat	\$103.00	\$444.96	-
						#N/A	#N/A	-	-
TOTAL								\$2,203.26	\$0.00

- L	W	H							
Kitchen									
ELEMENT	2011	2011 S/C	Amount	U.	R/C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		7.20	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$216.00	-
Walls	y		25.92	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$777.80	-
						#N/A	#N/A	-	-
TOTAL								\$993.60	\$0.00

L	W	H							
Bathroom 1									
ELEMENT	2011	2011 S/C	Amount	U	R/C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		11.04	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$331.20	-
Ceiling	y		3.20	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$96.00	-
Ceiling	y		3.20	m2		Refix plasterboard	\$5.50	\$17.60	-
						#N/A	#N/A	-	-
TOTAL								\$444.80	\$0.00

L	W	H							
Entry									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		18.72	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$561.80	-
Ceiling	y		3.78	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$113.40	-
						#N/A	#N/A	-	-
TOTAL								\$675.00	\$0.00

L	W	H							
Stairwell									
ELEMENT	2011	2011 S/C	Amount	U.	R/C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Stairs	y		3.60	m		Gap fill and paint stringer	\$15.00	\$54.00	-
Ceiling	y		14.40	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$432.00	-
Walls	y		21.60	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$648.00	-
-						#N/A	#N/A	-	-

**PAGE 3 - UNIT 1
CONTRACTOR BUILD UP**

TOTAL	\$1,134.00	\$0.00
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L	W	H							
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	S/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		34.08	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,022.40	-
-						#N/A	#N/A	-	-
TOTAL								\$1,022.40	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U	R.C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$0.00	\$0.00

L	W	H	

UNIT SUMMARY -		2011 \$ TOTAL	2011 S/C \$ VALUE
Elevation North		\$79.20	\$0.00
Elevation South		\$369.60	\$0.00
Kitchen		\$2,681.36	\$0.00
Bathroom 1		\$571.20	\$0.00
Entry		\$683.40	\$0.00
Stairwell		\$276.14	\$0.00
Bedroom 1		\$1,450.80	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	TOTAL	\$8,091.70	\$0.00

L	W	H							
Elevation North									
ELEMENT	2011	2011 S/C	Amount	U	R.G	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		1.80	m	23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$44.00	\$79.20	-
						#N/A	#N/A	-	-
							TOTAL	\$79.20	\$0.00

L	W	H							
Elevation South									
ELEMENT	2011	2011 S/C	Amount	U	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		10.56	m2	39	Gap fill and paint exterior cement board	\$35.00	\$369.60	-
						#N/A	#N/A	-	-
							TOTAL	\$369.60	\$0.00

L	W	H								
Kitchen										
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE	
Ceiling	y		22.40	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$672.00	-	
Walls	y		51.48	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,544.40	-	

**PAGE 2 - UNIT 2
CONTRACTOR BUILD UP**

Walls	y		4.32	m2	35	Remove, dispose, replace gib, plaster, undercoat	\$103.00	\$444.96	-
						#N/A	#N/A	-	-
							TOTAL	\$2,661.36	\$0.00

L	-	W	H						
Bathroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.20	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$96.00	-
Walls	y		15.84	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$475.20	-
						#N/A	#N/A	-	-
							TOTAL	\$571.20	\$0.00

L	W	- H							
Entry									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		4.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$129.60	-
Walls	y		18.46	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$553.80	-
						#N/A	#N/A	-	-
							TOTAL	\$683.40	\$0.00

L	-	W	-	H					
Stairwell									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		2.40	m2	2	PAINT INTERNAL CEILINGS	\$21.70	\$52.08	-
Walls	y		11.52	m2	1	PAINT INTERNAL WALLS	\$19.45	\$224.08	-
-						#N/A	#N/A	-	-
							TOTAL	\$276.14	\$0.00

L	W	H							
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U	R-C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE

**PAGE 3 - UNIT 2
CONTRACTOR BUILD UP**

Ceiling	y		13.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$399.60	---
Walls	y		35.04	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,051.20	-
						#N/A	#N/A	-	-
TOTAL								\$1,450.80	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-

L	W	H							
Lounge									
ELEMENT	2011	2011 S/C	Amount	U	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		16.80	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$504.00	-
Walls	y		39.84	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,195.20	-
						#N/A	#N/A	-	-

**PAGE 2 - UNIT 3
CONTRACTOR BUILD UP**

TOTAL \$1,699.20 / \$0.00

L	W	H							
Kitchen									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		10.50	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$315.00	-
Walls	y		7.20	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$216.00	-
						#N/A	#N/A	-	-
							TOTAL	\$531.00	\$0.00

L	W	H							
Bathroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		4.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$129.60	-
Walls	y		20.16	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$604.80	-
						#N/A	#N/A	-	-
TOTAL								\$734.40	\$0.00

L.	W.	H.							
Entry									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		1.40	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$42.00	-
Walls	y		11.52	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$345.60	-
						#N/A	#N/A	-	-
							TOTAL	\$387.60	\$0.00

L	W	H							
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		12.95	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$388.50	-
Walls	y		34.56	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,036.80	-

**PAGE 3 - UNIT 3
CONTRACTOR BUILD UP**

					#N/A	#N/A	-	-
						TOTAL	\$1,425.30	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$0.00	\$0.00

L	W	H								
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	

Page 1 of 6

**PAGE 2 - UNIT 4
CONTRACTOR BUILD UP**

L	W	H							
Kitchen									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Floor	y		10.50	m2	32	REMOVE, DISPOSE AND REPLACE FLOOR TILES - PER M2	\$205.00	\$2,152.50	-
Floor	y		10.50	m2		EV Tile over heating cables	\$20.00	\$210.00	-
Floor	y		10.50	m2		Remove, dispose, supply and lay heating cables	\$102.00	\$1,071.00	-
Walls	y		73.92	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$2,217.60	-
Electrician	y		2.00	no		Disconnect / reconnect heating, hob, etc	\$260.00	\$520.00	-
Hob	y		4.00	hrs		Remove, re install hob	\$45.00	\$180.00	-
Ceiling	y		26.95	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$808.50	-
Worktop	y		3.00	m		Remove, dispose, supply and fix engineered stone	\$1,288.82	\$3,866.46	-
Plumber	y		2.00	sum		Disconnect/ reconnect sink, insinkerator	\$270.00	\$540.00	-
Worktop	y		5.00	m		Remove, replace Siloon	\$20.00	\$100.00	-
Joinery	y		6.00	hrs		Remove / reinstall kitchen joinery	\$45.00	\$270.00	-
TOTAL								\$11,936.06	\$0.00

L	W	H							
Bathroom									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Floor	y		4.32	m2	32	REMOVE, DISPOSE AND REPLACE FLOOR TILES - PER M2	\$205.00	\$885.60	-
Walls	y		18.48	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$554.40	-
Ceiling	y		4.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$129.60	-
Doors	y		1.00	no	18	EASE & REPAINT DOOR	\$180.00	\$180.00	-
						#N/A	#N/A	-	-
TOTAL								\$1,749.60	\$0.00

L	W	H							
Entry									
ELEMENT	2011	2011 S/C	Amount	U	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Floor	y		1.54	m2	32	REMOVE, DISPOSE AND REPLACE FLOOR TILES - PER M2	\$205.00	\$315.70	-
Floor	y		1.54	m2		Replace underfloor heating	\$102.00	\$157.08	-
Floor	y		1.00	sum		Electrician, disconnect / reconnect heating	\$60.00	\$60.00	-
Walls	y		11.00	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$330.00	-
						#N/A	#N/A	-	-
TOTAL								\$862.78	\$0.00

**PAGE 3 - UNIT 4
CONTRACTOR BUILD UP**

L	W	H								
Bedroom 1										
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE	
Walls	y		47.52	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,425.60	-	
Ceiling	y		12.95	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$388.50	-	
						#N/A	#N/A	-	-	
							TOTAL	\$1,814.10	✓ \$0.00	

L	W	- H								
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
							TOTAL	\$0.00	\$0.00	

L	W	H								
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
							TOTAL	\$0.00	\$0.00	

**PAGE 2 - UNIT 5
CONTRACTOR BUILD UP**

L	W	H							
Bathroom									
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.04	m2	2	PAINT INTERNAL CEILINGS	\$21.70	\$65.97	-
Walls	y		15.40	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$462.00	-
						#N/A	#N/A	-	-
							TOTAL	\$527.97	\$0.00

L	W	H							
Entry									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		4.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$129.60	-
Walls	y		11.52	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$345.60	-
						#N/A	#N/A	-	-
							TOTAL	\$475.20	\$0.00

L	W	H							
Stairwell									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		2.40	m2	2	PAINT INTERNAL CEILINGS	\$21.70	\$52.08	-
Walls	y		16.32	m2	1	PAINT INTERNAL WALLS	\$19.45	\$317.42	-
						#N/A	#N/A	-	-
							TOTAL	\$369.50	\$0.00

- L	W	H							
-									
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		13.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$399.60	-
Walls	y		35.04	m2	1	PAINT INTERNAL WALLS	\$19.45	\$681.53	-
						#N/A	#N/A	-	-
TOTAL								\$1,081.13	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-

**PAGE 2 - UNIT 6
CONTRACTOR BUILD UP**

					#N/A	#N/A	-	-
						TOTAL	\$984.00	\$0.00

L.	W.	H.							
Bathroom									
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.04	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$91.20	-
Walls	y		16.80	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$504.00	-
Ceiling	y		3.04	m2		Relax glb	\$5.50	\$16.72	-
						#N/A	#N/A	-	-
							TOTAL	\$611.92	\$0.00

L	W	H							
Laundry									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		1.44	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$43.20	-
Wall	y		10.50	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$315.00	-
						#N/A	#N/A	-	-
							TOTAL	\$358.20	\$0.00

L	W	H							
Entry									
ELEMENT	2011	2011 S/C	Amount	U	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.60	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$108.00	-
Wall	y		16.72	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$501.60	-
						#N/A	#N/A	-	-
							TOTAL	\$609.60	\$0.00

L	W	H							
Stairwell									
ELEMENT	2011	2011 S/C	Amount	U	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		2.43	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$72.90	-
Walls	y		31.68	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$950.40	-
						#N/A	#N/A	-	-
							TOTAL	\$1,023.30	\$0.00

**PAGE 3 - UNIT 6
CONTRACTOR BUILD UP**

L	W	H							
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		8.05	m2	3	RAKE OUT, PLASTER & PAINT; GAP FILL & PAINT	\$30.00	\$241.50	-
Walls	y		46.86	m2	3	RAKE OUT, PLASTER & PAINT; GAP FILL & PAINT	\$30.00	\$1,405.80	-
						#N/A	#N/A	-	-
							TOTAL	\$1,647.30	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$0.00	\$0.00

L	W	H	

**PAGE 1 - UNIT 7
CONTRACTOR BUILD UP**

UNIT SUMMARY -							2011 \$ TOTAL	2011 S/C \$ VALUE
Elevation South							\$1,218.80	\$0.00
Lounge							\$2,133.06	\$0.00
Kitchen							\$961.20	\$0.00
Bathroom							\$1,889.97	\$0.00
Entry							\$609.60	\$0.00
Stairwell							\$1,368.30	\$0.00
Bedroom 1							\$1,707.30	\$0.00
							0	\$0.00
							0	\$0.00
							0	\$0.00
							0	\$0.00
							0	\$0.00
							0	\$0.00
							0	\$0.00
							0	\$0.00
TOTAL							\$9,888.23	\$0.00

L	W	H							
Elevation South									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Walls	y		1 00	m	23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$44.00	\$44.00	-
Walls	y		7 92	m2		Render Wall	\$90.00	\$712.80	-
Walls	y		7 92	m2		Seal concrete block	\$35.00	\$277.20	-
Walls	y		5 28	m2	39	Gap fill and paint exterior cement board	\$35.00	\$184.80	-
TOTAL								\$1,218.80	\$0.00

L	W	H							
3.50	4.40								
Lounge									
ELEMENT	2011	2011 S/C	Amount	U	R.C	REPAIR STRATEGY	\$ / M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		18.55	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$556.50	-
Walls	y		37.72	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,131.60	-
Ceiling	y		4.32	m2	35	Remove, dispose, replace g/b, plaster, undercoat	\$103.00	\$444.96	-
						#N/A	#N/A	-	-
TOTAL								\$2,133.06	\$0.00

L.	W.	H.							
Kitchen									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		7.20	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$216.00	-

**PAGE 2 - UNIT 7
CONTRACTOR BUILD UP**

Walls	y		24.84	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$745.20	-
						#N/A	#N/A	-	-
							TOTAL	\$961.20	\$0.00

-- L	W	H							
Bathroom									
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.04	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$91.20	-
Walls	y		46.86	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,405.80	-
Ceiling	y		3.04	m2		Re tr g/b	\$5.50	\$16.72	-
Floor	y		1.00	sum		Repair crack to tile	\$376.25	\$376.25	-
						#N/A	#N/A	-	-
							TOTAL	\$1,889.97	\$0.00

L	W	H							
Entry									
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.60	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$108.00	-
Walls	y		16.72	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$501.60	-
						#N/A	#N/A	-	-
							TOTAL	\$609.60	\$0.00

L	W	- H -							
Stairwell									
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		5.13	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$153.90	-
Walls	y		40.48	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,214.40	-
						#N/A	#N/A	-	-
							TOTAL	\$1,368.30	\$0.00

L	W	H							
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		8.05	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$241.50	-

**PAGE 3 - UNIT 7
CONTRACTOR BUILD UP**

Walls	y		48.86	m ²	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,465.80	-
						#N/A	#N/A	-	-
							TOTAL	\$1,707.30	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$0.00	\$0.00

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-

**PAGE 2 - UNIT 8
CONTRACTOR BUILD UP**

ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Floor	y		12.25	m2	32	REMOVE, DISPOSE AND REPLACE FLOOR TILES - PER M2	\$205.00	\$2,511.25	-
Floor	y		12.25	m2		EV tile over heating cables	\$20.00	\$245.00	
Floor	y		12.25	m2		Remove, replace heating cables	\$102.00	\$1,249.50	-
Electrician	y		2.00	no		Disconnect / reconnect heating, hob, etc	\$260.00	\$520.00	-
Hob	y		1.00	no		Remove, dispose, supply and install hob	\$967.50	\$967.50	-
Ceiling	y		27.30	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$819.00	-
Walls	y		72.32	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$2,169.60	-
Worktop	y		3.00	m		Remove, dispose, supply and fix engineered stone	\$1,288.82	\$3,866.46	-
Plumber	y		2.00	sum		Disconnect/ reconnect sink, insinkerator	\$270.00	\$540.00	-
Worktop	y		5.00	m		Remove, replace Silcon	\$20.00	\$100.00	-
Joinery	y		6.00	hrs		Remove / reinstall kitchen joinery	\$45.00	\$270.00	-
						#N/A	#N/A	-	-
TOTAL								\$13,258.31	\$0.00

L.	W.	H.							
Bathroom									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		3.45	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$103.50	-
Walls	y		7.35	m2		Remove, dispose, supply and fix Villa board	\$90.00	\$661.50	-
Door	y		1.00	sum		Remove, replace shower door and screen	\$450.00	\$450.00	-
Shower	y		7.35	m2		Remove, dispose, supply and fix wall tiles	\$205.00	\$1,506.75	-
Shower	y		3.45	m2	32	REMOVE, DISPOSE AND REPLACE FLOOR TILES - PER M2	\$205.00	\$707.25	-
Shower	y		1.00	no		Plaster shower base and form felt	\$450.00	\$450.00	-
Skirtings	y		5.10	m		Supply and fix tile skirting incl chrome edging	\$70.00	\$357.00	-
Shower	y		5.70	m		Chrome edging to shower	\$20.00	\$114.00	-
Shower	y		11.43	m2		Waterproof membrane plus 100 up walls	\$65.00	\$742.95	-
Plumber	y		2.00	no		Disconnect / reconnect shower fittings and toilet	\$270.00	\$540.00	-
Shower	y		17.50	m		Silicon	\$12.00	\$210.00	-
						#N/A	#N/A	-	-
							TOTAL	\$5,842.95	\$0.00

L.	W	H							
Bedroom 1									
ELEMENT	2011	2011 S/C	Amount	U.	R.C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
Ceiling	y		18.90	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$567.00	-
Walls	y		62.30	m2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00	\$1,869.00	-
Door	y		1.00	no		Adjust door surround s/o level with door and paint	\$200.00	\$200.00	-

**PAGE 3 - UNIT 8
CONTRACTOR BUILD UP**

					#N/A	#N/A	-	-
						TOTAL	\$2,636.00	\$0.00

L	W	H								
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
							TOTAL	\$0.00	\$0.00	

L	--	W	H							
ELEMENT	2011	2011 S/C	Amount	U	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
						#N/A	#N/A	-	-	
							TOTAL	\$0.00	\$0.00	

L	W	H							
ELEMENT	2011	2011 S/C	Amount	U.	R C	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
								-	-



Fletcher EQR-acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Works Order

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Order No E032-02509

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 28-Oct-2014

Project Number E032

Please proceed with the works outlined in the attached approved Scope of Works for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220709	1-8/435 MADRAS STREET, SAINT ALBANS		98,237.63
NZ Govt Goods and Services Tax is Not Included in This Total			Total Cost 98,237.63

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Andrew Lee**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is conditional upon evaluation and acceptance by the Fletcher EQR Contract Supervisor of the SSSP (and Task Analysis where applicable). You may not proceed with any work without this signed acceptance.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.
The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.



Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order

Variation Order No E032-02509-04

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 23-Feb-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM2011/220709	1-8/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	365.50
NZ Govt Goods and Services Tax is Not Included In This Total			Total Cost 365.50

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Authorised By **Andrew Lee**

On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

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The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

Variation to Works Order

Helping the recovery in
CANTERBURYAS AGENT
OF EQC

Claim Number	2011/220709	Contractor Name	Barry O'Connor
Customer Name		Supervisor	Rob Alsop
Main Contact		Date	19/02/2015
Property Address	UG435 Madras St	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

Chip in Engineered kitchen benchtop. Owner advised damage caused by plates falling out of overhead cupboards in earthquake.

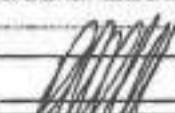
Item	Description	Quantity	Unit	Rate	Amount
Kitchen	Replace chips in kitchen bench	1	sum	\$ 365.50	\$ 365.50
Total					\$ 365.50

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes CHIPS TO BENCHTOP LOCALISED
REPAIR. PHOTO ATTACHED.

Name R. Alsop Date 19/2/15 Signature 

Section 4

Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____

Variation Total \$ 365.50 Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name Andrew Lee Date 23/02/15 Signature 

Section 5

Completed by EQC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☐ No ☒

Notes _____

Name A. Hap Date 20 Feb 15 Signature 

CONSTRUCTION BUDGET - BCE



The purpose of this form is to compare actual costs with the EOC Reserve.

** All amounts are GST EXCLUSIVE unless otherwise noted

Client:		Contractor:	Bany O'Connor Construction Ltd
Class No:	2011025701	Approval Ref:	BCE2011
Site Address:	14-158 Hades Street, St Albans	UBT No:	20-180-188
	Christchurch 8014	Phone:	PH 03 324 7550 FAX 03 324 28008
Site:	Hades	Site:	Anytime Ltd
ICR Title Supervisor:	Robert Atkey	Date:	28 Feb 2010

Construction Budget	EOC	Contractor		EOC Sign	Date
EOC Reserve and Substantive Work Construction EXCL GST	\$ 112,798.99				
Add EOC Approved Programme	\$ 19,816.30		(VOT)		
Main Contractor Quote		\$ 66,237.83	(Substantive OB)		
Add Asbestos Works		\$ -	(Asbestos Works OB)		
Substantive Dodge and Builder Quote	\$ 101,940.81	\$ 66,237.83	at 33%		
Original Budget already allocated (CRP etc.)	\$ -				
Heat Specification	\$ -	\$ -			
Second Stage Works 1	\$ -	\$ -			
Second Stage Works 2	\$ -	\$ -			
Approved Construction Budget	\$ 191,555.10	\$ 66,237.83	at 33%		

Construction Quote is within EOC Mandate Construction Budget is authorized by EOC Reserve	<input checked="" type="checkbox"/>	EOC Sign
--	-------------------------------------	----------

☐ Error

Non-contractor costs	EOC	Costs		EOC Sign	Date
Consultants	\$ -	\$ -			
Concrete	\$ 20.88	\$ 20.88			
Removals					
Content Movement Fees					
Electrical Assessment	\$ -	\$ -			
Asbestos Test	\$ -	\$ -			
Electrician					
Other 1					
Other 2	\$ 2,800.00	\$ 2,800.00			
Historical Increase in Budget	\$ -				
Total Non-contractor costs	\$ 2,820.88	\$ 2,820.88			

Chemical Replacement Program	EOC	Actual
DOMET CRP Reserve	\$ -	
CRP Budget Increase	\$ -	
Historic CRP Unit \$		\$ -
Historic CRP Builders Works \$		\$ -
Delegated Increase in CRP Budget		
CRP Budget	\$ -	\$ -

Emergency Works Historical	EOC	Actual
Historical Emergency Works Costs		
Total Emergency Works Costs	\$ -	\$ -

Variance Orders (VO)	EOC	Contractor	%	EOC Sign	Date
VO Unit 2 - Entrance door / Substation	\$ 1,350.00	\$ 1,750.00		Peter Hope	12-Jan-10
VO Unit 1 - Trenching	\$ 3,711.36	\$ 3,711.36		R. Taylor	9/02/2010
VO Unit 4 - Trenching		\$ 3,300.00		R. Taylor	9/02/2010
VO 4	\$ 365.50	\$ 365.50		Peter Hope	28/02/2010
VO 5	\$ -				
Revised Construction Budget	\$ 99,925.13	\$ 93,181.85	91.25%		

TOTAL ADJUSTMENTS	\$ 192,483.82	\$ 93,181.85
-------------------	---------------	--------------

OS Name: Tom Nash

Start: [Date start]

Finish: [Date finish]

Signature:

Date:



Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-02

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 11-Feb-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLW2011/220709	1-8/435 MADRAS STREET, SAINT ALBANS	18-Jan-2015	-3,771.88
NZ Govt Goods and Services Tax is Not Included in This Total			Total Cost -3,771.88

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused. All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By Tom Maher

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

IMPORTANT

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Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-01

To:

Barry O'Connor Construction Limited
18 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code 3014

From:

Hub Riccarton
Works Order Date 12-Jan-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220708	1-B/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	1,350.00
NZ Govt Goods and Services Tax is Not Included in This Total			Total Cost 1,350.00

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Authorised By Enda Kavanagh

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

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Variation to Works Order

Helping the recovery in
CANTERBURYAS AGENT
OF SDC

Claim Number	2011/220709	Contractor Name	Berry O'Connor
Customer Name		Supervisor	Rob Alsop
Main Contact		Date	22/12/2014
Property Address	UNION HALLS ST	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1 Completed by Contractor

Reason for Submitting a Variation

Change of strategy, h/o advised underfloor heating under all tiles

Item	Description	Quantity	Unit	Rate	Amount
Bedroom	Door - Adjust door surround and paint	-1	sum	\$ 200.00	\$ -200.00
	Remove/ dispose, supply and fit new oversized solid core internal door, transfer hardware to new door, undercoat and paint door	1	sum	\$ 900.00	\$ 900.00
Bedroom	Floor - disconnect/ reconnect underfloor heating (Electrician)	1	sum	\$ 230.00	\$ 230.00
Bathroom	Floor - Remove/ dispose, supply and install underfloor heating	3.45	m2	\$ 102.00	\$ 351.90
Bathroom	Floor - EV extra glue for tiling over heating cables	3.45	m2	\$ 26.00	\$ 89.70
Total					\$ 1,360.00

Section 2 Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes FURTHER WORKS REQUIRED DUE TO UNDER FLOOR HEATING AND BATHY DAMAGE DOOR PHOTOS ATTACHED

Name R. Alsop Date 22/12/14 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ Hub Name Riccarton

Variation Total \$ 1,350.90 Hub Number E032

Name Ends Date 12 JAN 2015 Signature EK

Section 5 Completed by SDC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☐ No ☒

Notes Supervisor has explained door - Accepted as per damage. More info required regarding door replacement & extra tile glue.

Name [Signature] Date 12 Jan 15 Signature [Signature]



Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-03

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code 8014

From:

Hub Riccarton
Works Order Date 11-Feb-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220708	1-8/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	-3,000.00
NZ Govt Goods and Services Tax is Not included in This Total			Total Cost -3,000.00

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Authorised By **Tom Maher**

On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

T. Maher

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Variation to Works Order

Helping the recovery in
CANTERBURYAN ADAPT
OF 200

Claim Number	2011/220709	Contractor Name	Barry O'Connor
Customer Name		Supervisor	Rob Altop
Main Contact		Date	10/2/2015
Property Address	10415 Merton St	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1 Completed by Contractor

Reason for Submitting a Variation


Found tiles to match - Only replaced damaged tiles in kitchen area, bathroom floor out of level by approx 20mm needed to level floor with FLC and cut down cavity slider to fit.

Item	Description	Quantity	Unit	Rate	Amount
Kitchen	Remove, dispose replace tiles	-12.25	m2	\$ 206.00	\$ 2,511.25
Kitchen	ev Tile over heating cables	-12.25	m2	\$ 20.00	\$ 245.00
Kitchen	Remove, replace heating cables	-12.25	m2	\$ 102.00	\$ 1,249.50
Kitchen	Floor - Remove, dispose replace, 2 x 600x600 tile	2	no	\$ 250.00	\$ 510.00
Bathroom	Floor - EV extra glue for tiling over heating cables	-3.45	m2	\$ 20.00	\$ 69.00
Bathroom	Floor - Supply and lay floor levelling compound up to 20mm	3.45	m2	\$ 65.00	\$ 224.25
Bathroom	Cut down cavity slider, re hang, paint, supply and fit new side wedge guides		sum	\$ 340.00	\$ 340.00
Total					-4 3,000.00

Section 2 Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

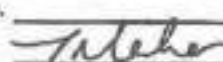
Notes CHANGE IN STRATEGY, NEGATIVE
V.O.

Name R. ALTOP Date 7/2/15 Signature 

Section 3 Completed by Property Supervisor

Claimed — \$ 3000.50 Hub Name KICCAIRN


Variation Total — \$ 3,000.50 Hub Number E

Name TOM MAHER Date 11/2/15 Signature 

Section 4 Completed by EGC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☐ No ☐

Notes

Name Russel Taylor Date 9/2/15 Signature 



Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-01

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc.

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 12-Jan-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220709	1-8/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	1,350.90
NZ Govt Goods and Services Tax is Not Included in This Total			Total Cost 1,350.90

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Authorised By **Enda Kavanagh**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

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Variation to Works Order

Helping the recovery in
CANTERBURYAG ASSENT
OF EGC

Claim Number	2011/220709	Contractor Name	Barry O'Connor
Customer Name		Supervisor	Rob Alsop
Main Contact		Date	22/12/2014
Property Address	U8435 Madras St	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1 Completed by Contractor

Reason for Submitting a Variation

Change of strategy, h/o advised underfloor heating under all tiles

Item	Description	Quantity	Unit	Rate	Amount
Bedroom	Door - Adjust door surround and paint	-1	sum	\$ 200.00	\$ -200.00
	Remove/ dispose, supply and fit new oversized solid core internal door, transfer hardware to new door, undercoat and paint door	1	sum	\$ 900.00	\$ 900.00
Bedroom	Floor - disconnect/ reconnect underfloor heating (Electrician)	1	sum	\$ 230.00	\$ 230.00
Bathroom	Floor - Remove/ dispose, supply and install underfloor heating	3.45	m2	\$ 102.00	\$ 351.00
Bathroom	Floor - EV extra glue for tiling over heating cables	3.45	m2	\$ 20.00	\$ 69.00
Total					\$ 1,350.00

Section 2 Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐Notes FURTHER WORKS REQUIRED DUE TO UNDERFLOOR HEATING AND BATHY DAMAGED DOOR. PHOTOS ATTACHED.Name R. Alsop Date 22/12/14 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ Hub Name RICCARTONVariation Total \$ 1,350.90 Hub Number E 032Tax Invoice/Payment Claims No. Name Enda Kavanagh Date 12 JAN 2015 Signature [Signature]

Section 5 Completed by EGC Representative

Instruction given for work to proceed Yes ☒ No ☒ Work sighted Yes ☐ No ☒Notes Supervisor has explained door - Accepted as EQ damage. More info required regarding door replacement & extra tile glue.Name [Signature] Date 12 Jan 15 Signature [Signature]

CONSTRUCTION BUDGET - BCE



The purpose of this form is to compare actual costs with the EQC reserve.

All amounts are GST EXCLUSIVE unless otherwise noted.

Client:		Contractor:	Bany O'Connor Construction Ltd
Client No:	2015/3708	Account No.:	EQC2001
Site Address:	14/101 Melrose Street, St Albans	QUT No:	90-40-101
	Glenborough 2014	Phone:	PH: 05 3460793 MOB: 021-218031
City:	Dunedin	QC:	Andrew Lee
Build File Supplier:	Robert Mapp	Date:	12 Jan 2015

Construction Budget	EQC	Contractor		EQC Sign	Date
EQC Reserve and Substitutive Work Cost/Quote EXCL GST	\$ 112,798.00				
Add EQC Approved Redscope	\$ 10,818.38		(DB)		
Main Contractor Quote		\$ 98,237.80	(Substitutive DB)		
Add Asbestos Works		\$ -	(Asbestos Works CR)		
Substitutive Budget and Builder Quote	\$ 104,989.81	\$ 98,237.80	at 30%		
Original Budget already allocated (CRP etc.)					
Heat Specialist	\$ -	\$ -			
Second Stage Works 1	\$ -	\$ -			
Second Stage Works 2	\$ -	\$ -			
Approved Construction Budget	\$ 104,989.81	\$ 98,237.80	at 30%		

Contractor Quote is within EQC limits
Construction Budget to be submitted to EQC for review



EXCL GST

EQC Sign

Non-contractor costs	EQC	Costs		EQC Sign	Date
Consultants	\$ -	\$ -			
Concrete	\$ 28.00	\$ 28.00			
Rampwork					
Control Movement Joints					
Electrical Assessment	\$ -	\$ -			
Asbestos Test	\$ -	\$ -			
Electrician					
Other 1					
Other 2 Technical Hub	\$ 2,800.00	\$ 2,800.00			
Historical Increase in Budget	\$ -	\$ -			
Total Non-contractor costs	\$ 2,828.00	\$ 2,828.00			

Crucifix Replacement Program	EQC	Actual
COMET CRP Reserve	\$ -	\$ -
CRP Budget Increase	\$ -	\$ -
Historic CRP Unit \$	\$ -	\$ -
Historic CRP Builders Work \$	\$ -	\$ -
Deferred Increase in CRP Budget	\$ -	\$ -
CRP Budget	\$ -	\$ -

Emergency Works Historical	EQC	Actual
Historical Emergency Works Costs	\$ -	\$ -
Total Emergency Works Costs	\$ -	\$ -

Variable Orders (MO)	EQC	Contractor	%	EQC Sign	Date
VC Unit B - Bathroom door - July 2014	\$ 1,500.00	\$ 1,250.00		Peter Hays	02-Jan-15
VO 2	\$ -	\$ -			
VO 3	\$ -	\$ -			
VO 4	\$ -	\$ -			
VO 5	\$ -	\$ -			
Revised Construction Budget	\$ 151,315.91	\$ 98,487.80	at 30%		

TOTAL ADJUSTMENTS	EQC	Actual
	\$ 105,860.29	\$ 100,117.23

QC Name: Andrew Lee

Signature:

Enda
Kavanagh

Start: 12-01-2015

Finish: 12-01-2015

Date:

12-1-15



Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-02

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 11-Feb-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM2011/220709	1-5/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	-3,771.88
NZ Govt Goods and Services Tax is Not Included in This Total			Total Cost -3,771.88

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Authorised By Tom Maher

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

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Variation to Works Order

Helping the recovery in
CANTERBURY
AS AGENT
OF EQC

Claim Number	2011/220709	Contractor Name	Barry O'Connor
Customer Name		Supervisor	Rob Alsop
Main Contact		Date	4/02/2015
Property Address	14436 Mairas St	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1 Completed by Contractor

Reason for Submitting a Variation

Found tiles to match - Only replaced damaged tiles in kitchen, entry area

Item	Description	Quantity	Unit	Rate	Amount
Kitchen	Remove, dispose replace tiles	-10.5	m2	\$ 205.00	\$ 2,152.50
Kitchen	ev Tile over heating cables	-10.5	m2	\$ 20.00	\$ 210.00
Kitchen	Remove, replace heating cables	-10.5	m2	\$ 102.00	\$ 1,071.00
Kitchen	Floor - Remove, dispose replace, 600x600 tile	3	no	\$ 255.00	\$ 765.00
Bathroom	Remove, dispose replace tiles	-4.32	m2	\$ 205.00	\$ 885.60
Entry	Remove, dispose replace tiles	-1.54	m2	\$ 205.00	\$ 315.70
Entry	Remove, replace heating cables	-1.54	m2	\$ 102.00	\$ 157.08
Entry	Floor - Remove, dispose replace, 600x600 tile	1	no	\$ 255.00	\$ 255.00
Total					\$ 3,771.88

Section 2 Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes CHANGE IN STRATEGY, NEGATIVE
V.O.

Name _____ Date _____ Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$ 3,771.88 Hub Name _____

Variation Total \$ _____ Hub Number _____ E _____

Name TOM MAHER Date 11/4/15 Tax Invoice/Payment Claim No. _____

Signature T. Maher

Section 5 Completed by EQC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☐ No ☐

Notes _____

Name Russell Taylor Date 9/2/15 Signature RT

Breakdown of tiles

	qty	unit	rate	Total
Source sample tile from supplier	1	hr	\$ 45.00	\$ 45.00
Meet h/o on site to agree with match	1	hr	\$ 45.00	\$ 45.00
Pick up tiles from supplier	1	hr	\$ 45.00	\$ 45.00
Remove damaged 600x600 tile and existing glue being careful not to damage heating cables x 6 tiles	20	hrs	\$ 50.00	\$ 1,000.00
supply tiles	2.16	m2	\$ 60.00	\$ 129.60
Fix replacement tile and grout x 6	4.5	hr	\$ 50.00	\$ 225.00
supply materials glue / grout etc	1	sum	\$ 40.00	\$ 40.00
				\$ 1,529.60

= 6 tiles / \$1529.60
\$255 / tile

CONSTRUCTION BUDGET - BCE



The purpose of this form is to compare actual costs with the EQC reserve

** All amounts are GST EXCLUSIVE unless otherwise noted

Contract		Contractor	Bay of Plenty Construction Ltd
Case No	2011-2016	Registration No	EQC0451
Site Address	15000 Maitland Street, St Albans	Unit No	35-40-101
	Christchurch 7014	Phone	03-343 0470 0303 004 211116
Hub	Re-nest	CS	Andrew Lee
EQC No / Supervisor	Robert Alcock	Date	11 Feb 2015

Construction Budget	EQC	Contractor	EQC Sign	Date
EQC Reserve and Substantive Work Costs/Quota EXCL GST	\$ 112,796.00			
Add EQC Approved Redscope	\$ 10,816.39	(OS)		
Main Contractor Quota		\$ 98,237.63	(Substantive CRP)	
Add Substantive Works		\$	(Substantive Works CRP)	
Substantive Budget and Builder Costs	\$ 101,989.41	\$ 98,237.63	at 32%	
Original Budget already allocated (CRP etc.)	\$			
Rest Spectator	\$	\$		
Second Stage Works 1	\$	\$		
Second Stage Works 2	\$	\$		
Approved Construction Budget	\$ 101,989.41	\$ 98,237.63	at 32%	

Contractor Quota in works EQC Member ☒ EXCL GST

Construction Budget to be submitted to EQC for approval ☐

Non-contractor costs	EQC	Costs	EQC Sign	Date
Consultants	\$	\$		
Contents	\$ 20.00	\$ 20.00		
Removals				
Content Movement Fees				
Electrical Assessment	\$	\$		
Autobase Test	\$	\$		
Electrician				
Other 1				
Other 2 Technical Help	\$ 2,500.00	\$ 2,500.00		
Historical Increase in Budget	\$			
Total Non-contractor costs	\$ 2,520.00	\$ 2,520.00		

Chimney Replacement Program	EQC	Actual
COMET CRP Reserve	\$	
CRP Budget Increase	\$	
Historic CRP Unit \$		\$
Historic CRP Builders Works \$		\$
Delegated Increase in CRP Budget		
CRP Budget	\$	\$

Emergency Work Historical	EQC	Actual
Electrical Emergency Works Costs		
Total Emergency Works Costs	\$	\$

Various Orders (VO)	EQC	Contractor	%	EQC Sign	Date
VC Unit 2 - Refractory Aprx + Substation	\$ 1,300.00	\$ 1,300.00		Peter Hope	12-Jan-15
VC Unit 2 - Train Unit	\$ 3,771.88	\$ 3,771.88		R. Taylor	9/2/2015
VO 3	\$				
VO 4	\$				
VO 5	\$				
Revised Construction Budget	\$ 98,237.63	\$ 97,918.62	at 32%		

TOTAL ADJUSTMENTS	\$ 102,068.32	\$ 98,245.34
-------------------	---------------	--------------

OS Name: Tom Mather

Signature:

T. Mather

Start:

Finish:

Date:

Project Start

Project End

11/2/15



Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-05

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 29-Apr-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220709	1-8/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	-11,001.98
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost -11,001.98

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **William Conran**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

Variation to Works Order

Helping the recovery in
CANTERBURYAN AGENCY
OF EDC

Claim Number	2011/220700	Contractor Name	Barry O'Connor
Customer Name		Supervisor	Rob Alsop
Main Contact		Date	2/03/2016
Property Address	Unit 7, Madras St	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

Unit 7 owner has requested to opt out of the repair programme

Item	Description	Quantity	Unit	Rate	Amount
Unit 7	Earthquake repairs as per quote	-1	sum	\$ 9,886.23	\$ 9,886.23
	P & G	-1	sum	\$ 1,115.75	\$ 1,115.75
Total					\$ 11,001.98

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐Notes NEGATIVE U.O. FOR CABOT SETTLEMENT.Name R. Alsop Date 11/3/15 Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed \$ -11,001.98 Hub Name KicorroVariation Total \$ -11,001.98 Hub Number EName William [Signature] Date 29-04-2015 Signature [Signature]

Section 5

Completed by EDC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☐ No ☒

Notes

Name P. Doyle Date 29 April 15 Signature [Signature]



Variation Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9928
Facsimile 03 343 4167

Variation Order No E032-02509-03

To:

Barry O'Connor Construction Limited
16 Totara Street
Christchurch 8041

Phone (03) 348 4759
Email barryoconnor@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E032-02509
Accreditation Number EQRC0051
Contractor Code S014

From:

Hub Riccarton
Works Order Date 11-Feb-2015

Project Number E032

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/220709	1-B/435 MADRAS STREET, SAINT ALBANS	19-Jan-2015	-3,000.50
NZ Govt Goods and Services Tax is Not Included in This Total			Total Cost -3,000.50

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused. All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By Tom Maher

On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.

Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.

No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.

EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

Variation to Works Order

Helping the recovery in
CANTERBURYAN AGENT
OF EQC

Claim Number	2011/220709	Contractor Name	Barry O'Connor
Customer Name		Supervisor	Rob Alsop
Main Contact		Date	4/02/2015
Property Address	15/435 Mairangi St	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

Found tiles to match - Only replaced damaged tiles in kitchen area, bathroom floor out of level by approx 20mm needed to level floor with FLC and cut down cavity slider to fit.

Item	Description	Quantity	Unit	Rate	Amount
Kitchen	Remove, dispose replace tiles	-12.25	m2	\$ 203.00	\$ 2,487.25
Kitchen	ev Tile over heating cables	-12.25	m2	\$ 20.00	\$ 245.00
Kitchen	Remove, replace heating cables	-12.25	m2	\$ 102.00	\$ 1,249.50
Kitchen	Floor - Remove, dispose replace, 2 x 600x600 tile	2	no	\$ 255.00	\$ 510.00
Bathroom	Floor - EV extra glue for tiling over heating cables	-3.45	m2	\$ 20.00	\$ 69.00
Bathroom	Floor - Supply and lay floor levelling compound up to 20mm	3.45	m2	\$ 65.00	\$ 224.25
Bathroom	Cut down cavity slider, re hang, paint, supply and fit new side wedge guides	1	sum	\$ 340.00	\$ 340.00
Total					\$ 3,000.50

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed Yes ☐ No ☐ Work sighted Yes ☐ No ☐

Notes CANON IN STRATEGY, NEGATIVE
V.O.

Name R. Alsop Date 4/2/15 Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed \$ 3,000.50 Hub Name KILLARNEY

Variation Total \$ 3,000.50 Hub Number E

Tax Invoice/Payment Claim No.

Name Tom Maher Date 11/2/15 Signature [Signature]

Section 5

Completed by EQC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☐ No ☐

Notes

Name Russell Taylor Date 9/2/15 Signature [Signature]

CONSTRUCTION BUDGET - BCE



The purpose of this form is to compare actual costs with the EQC reserve

** All amounts are GST EXCLUSIVE unless otherwise noted

Contract		Contractor	Barry O'Connor Construction Ltd
Case No	2011-20706	Apprentice No	60829501
Site Address	1-1101 - 1101 St. James	EST No	95-479-198
	Christchurch 8010	Phone	Ph: 03 341 4730 03 341 4731
Sub	Residential	CR	Andre + Lee
EQC Ref. Supervisor	Robert Adams	Rev	11 Feb 2015

Construction Budget	EQC	Contractor		EQC Sign	Date
EQC Reserve and Substantive Work Cost/Quote EXCL GST	\$ 112,790.99				
Add EQC Approved Redscope	\$ 18,416.99		(OS)		
Main Contractor Quote		\$ 88,237.63	(Substantive OS)		
Add Asbestos Works		\$ -	(Asbestos Works OS)		
Substantive Design and Tender Quote	\$ 101,984.81	\$ 88,237.63	At 12%		
Original Budget already allocated (CRP etc.)	\$ -				
Real Specialist	\$ -	\$ -			
Second Stage Works 1	\$ -	\$ -			
Second Stage Works 2	\$ -	\$ -			
Approved Construction Budget	\$ 101,984.81	\$ 88,237.63	At 12%		

Contractor must confirm EQC approval

Construction Budget to be submitted to EQC for review



EXCL GST

☐ Inlet

Non-contractor costs	EQC	Costs		EQC Sign	Date
Consultants	\$ -	\$ -			
Consents	\$ 20.00	\$ 20.00			
Removals					
Content Movement Fee					
Electrical Assessment	\$ -	\$ -			
Asbestos Test	\$ -	\$ -			
Electrician					
Other 1					
Other 2 Technical Hub	\$ 2,000.00	\$ 2,000.00			
Unallocated Increase in Budget	\$ -				
Total Non-contractor costs	\$ 2,020.00	\$ 2,020.00			

Chimney Replacment Program	EQC	Actual
COMET CRP Finishes	\$ -	\$ -
CRP Budget Increase	\$ -	\$ -
Historic CRP Unit 5		\$ -
Historic CRP Builders Works		\$ -
Delegated Increase in CRP Budget		\$ -
CRP Budget	\$ -	\$ -

Emergency Work Historical	EQC	Actual
Historical Emergency Works Costs		
Total Emergency Works Costs	\$ -	\$ -

Variance Orders (VO)	EQC	Contractor	%	EQC Sign	Date
VO Unit 2 - Bathroom floor & bathroom	\$ 1,300.00	\$ 1,300.00		Peter Hope	02-Jan-15
VO Unit 4 - Take north	\$ 3,771.66	\$ 3,771.66		R. Taylor	02/2015
VO Unit 5 - Take north	\$ 3,000.00	\$ 3,000.00		R. Taylor	02/2015
VO 4	\$ -				
VO 5	\$ -				
Revised Construction Budget	\$ 18,018.11	\$ 82,165.14	At 12%		

TOTAL ADJUSTMENTS	\$ 88,087.82	\$ 88,087.82
--------------------------	---------------------	---------------------

EQC Name: Tom Miller

Signature:

Mark:

[Initials]

Print:

[Initials]

Date:

11/2/15

MS-SF2016

CLAIM TRANSFER ADVICE

TECHNICAL CORRESPONDENCE

This memorandum is notification that the required technical components of the above claim have been complete as identified below.

Date	24-04-2014	Claim Number	CLM/2011/220709
Address	435 Madras St	Author	J McCloskey
Hub	Westminster	CC	

Complete Status of the Engineering work:

- | | |
|--|---|
| <input type="checkbox"/> Engineering Not Required | <input type="checkbox"/> Partial CTA |
| <input type="checkbox"/> Not Required - EQC Deferral | <input type="checkbox"/> Exemption Granted |
| <input type="checkbox"/> Level 1 | <input type="checkbox"/> Consent Granted |
| <input type="checkbox"/> Overcap | <input checked="" type="checkbox"/> Level 2 |

Engineering Claim File Documents Transmitted:


- ☐ Level 1 Design
- ☒ Level 2 Simple Report
- ☐ Level 2 Moderate Report
- ☐ Level 2 Complex Report
- ☐ Technical Correspondence
- ☐ Exempt Building Works Record File Note
- ☐ Approved Building Consent
- ☐ Approved Schedule 1(k) Consent Exemption
- ☐ Review File Note Simple
- ☐ Review File Note Moderate
- ☐ Review File Note Complex

Rechargeable items:

- ☒ Structural Assessment
- ☒ Zip Level Survey
- ☒ Damage Report
- ☐ Shallow Geotech Investigations
- ☐ Deep Geotech Investigations
- ☐ Level 2 Concept Design
- ☐ Application of Consent/Exemption
- ☐ Other.....

Comments/ Instructions:

Author



J McCloskey

Reviewed



Senior Engineer

MS-SF2009

Technical Report

Date	24-04-2014	Claim Number	CLM/2011/ 220709
Hub	Westminster	Author	J McCloskey
		Revision	

Units 1-8, 435 Madras St, St Albans, 8014



Dwelling Description

Year of Construction (Approx)	2009
Number of Storeys	1-2 storey apartments
Foundation Type(s)	Type C
Wall Cladding	Block and timber cladding
Roof Cladding	Lightweight steel cladding
Floor Area (approx)	Up to 50 m ² apartments

MS-SF2009

Site Description

Topography	(Flat.)
Technical Category	TC3
Likely Soil Types	Silt / Sand
Shallow Geotech Report	No
Deep Geotech Analysis	No

This report has been prepared solely for the Earthquake Commission and is to be used only for work undertaken under the management of Fletcher EQR within the Canterbury Homes Repair Programme. No use by any other party is permitted without the prior consent of both Fletcher EQR and the Earthquake Commission.

Observed Damage

SK1 shows the floor level survey taken across all the units. The results show that the maximum level difference in each unit ranges from 18mm to 34 mm. The floor coverings consist of tiles and carpet. Much of the level difference over the carpets can be attributed to areas of heavy wear in the middle of the rooms compared to the corners where the carpets are not worn.

The internal linings showed signs of movement with gaps along the plasterboard joints along the north facing internal walls above the patio doors.

The surrounding grounds shown minimal signs of damage.

Discussion/ Conclusion

The levels taken indicate the foundation is within acceptable tolerances and will not require releveling works to be carried out.

The construction record drawings show the slab foundations are supported on 100 x 100(mm) precast concrete piles at approximately 2 metre centres which explains how the foundation have performed so well. The concrete floor slabs below the carpets should be inspected to determine if there are slab cracks present. If cracks are found they will be repaired in accordance with the attached floor slab crack repair specification attached to this report. The wall linings cracks will be repaired by the contractor.

Drawings and Specifications

The following drawings are appended to this report along with a technical specification

SK1 floor level survey results.

Floor slab crack repair specification

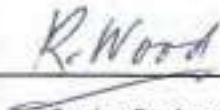
The claim may now proceed to final scoping and programming for construction.

Author



J McCloskey

Reviewed



Senior Engineer

Specification



Date 24/04/2014

Claim Number CLM/2011/ 220709

Address 435 MADRAS ST

Engineer J. McCloskey

Crack Repair in Slabs

Specifications

Type HA Repair: Sika Injectokit-LV, MCDur 1264FF, Ramset Chemset crack repair epoxy, BASF Concrecive 2530, MC-Injekt 2300, MC Centricrete

Type HB Repair: Sika Grout 212, SikaGrout 215

Concrete Grade: 20 MPa

Definitions

Non-structural repairs: Typical situation for a concrete slab on ground where essentially filling a crack in the concrete slab.

Structural repairs: Specified when it is desirable to fully reinstate the strength of the concrete floor slab.

Summary of Required Repairs Based on Crack Width

category	Horizontal faces ie —concrete slabs			
	Crack width			
	1-4mm	4.1-10mm	10.1-20mm	>20mm
Non Structural	Type HA	Type HB1	Type HB2	Refer to Fletcher EQR Technical Hub for Specific Repair
Structural	Type HA with verification	Type HB1 with verification	Type HB2 with verification.	Refer to Fletcher EQR Technical Hub for Specific Repair

Notes

1. The table assumes that there is no vertical step at the crack. If a step exists then either the surface will need to be ground back or part of the slab replaced to allow a smooth transition from one level to the next.
2. It is assumed that for most floor repairs a non-structural repair will be required.
3. Similar products are used for both non-structural and structural repairs, the difference being the need to verify that complete penetration has occurred.

Specification



Procedure

Repairs assume that access to the crack is from one side only (top) and that a membrane exists on the underside to prevent leakage. If the bottom of the crack is not sealed then a revised repair strategy will be required.

It is first recommended that a small trial section is conducted with the suggested technique. If an unreasonable volume of the repair product is being used, the most likely explanation is leakage of the repair product from the bottom of the slab. If this happens then a revised repair technique will need to be developed to stem the flow of product from the underside of the slab.

Where a void exists below the slab, the void must be filled before repairing the crack.

Some hairline cracking in the future may occur if the crack is active (moving under changes in temperature). If it is considered appropriate to prevent future reflective cracking, then saw cuts in the slab at appropriate locations will be specified. This will not be required for most EQC repairs.

Type HA

- Used for cracks in concrete slabs of 1 to 4mm width
- Grind out crack to a depth of approximately 30mm to allow penetration of repair product. This may not be required for wider cracks if penetration is being achieved without grinding.
- Clean holes and crack with high pressure water. Allow to dry.
- Surface fix injection ports to manufacturer specification and surface seal crack between injection ports.
- Inject product into first injection port until it is seen coming out of adjacent port. Cap the port and move to next injection point. Continue until all ports have been used.
- All epoxy and port injection adhesive must be from the same manufacturer. All products shall be used in accordance with the manufacturer instructions.
- When products have cured, remove injection ports and make good surface.

Type HB

- Used for cracks in concrete slabs of 4.1 to 20mm width
- Type HB1 use SikaGrout 215 for cracks 4.1mm to 10mm wide
- Type HB2 use SikaGrout 212 for 10.1mm to 20mm wide
- Clean holes and crack with high pressure water. Allow to dry.
- Pour flowable repair grout into cracks.
- All products shall be used in accordance with the manufacturer specification.
- When products have cured make good surface.

Specification



Slab Replacement

- Used for cracks in concrete slabs greater than 20mm in width, or where a vertical step greater than 10mm in level occurs.
- Remove section of damaged slab, by saw cutting along extent indicated on drawings.
- Drill and fix D12 starter bars, 200mm into cut face of existing slab, using a 2-part epoxy resin.
- Repair any damage to existing DPM.
- Lay and fix main reinforcement as indicated on drawings.
- Following inspection by an engineer, pour concrete and allow to cure.
- Make good surface to receive finishes.

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address 8 / 435 MAORAS ST.
 Claim Number 2011 / 220709
 Contractor B. O'CONNOR
 Contract Supervisor R. ALLSON

Inspection completed by:

R. ALLSON

Date

13/3/15

Others present:

D. O'CONNOR
 R. POINTEUR
 B. O'NEILL

CON.
 H.O.
 EQC Q.A.

- This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that work order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC.

- | | | | |
|----|--|---|---|
| 1. | All work completed as per approved Scope of Work? | Y | N |
| 2. | Line by Line check of Scope of Work and Scope Changes is completed | Y | N |
| 3. | All Variations completed (detail below)? | Y | N |
| 4. | Any quality issues or minor defects? (detail below) | Y | N |
| 5. | Any significant deferred work? (detail below) | Y | N |
| 6. | All consented or restricted work carried out and associated inspections completed (if required)? | Y | N |

- Advise Contractor that PS3, Memorandum of Building and any inspection records and evidence is required to be submitted at time of invoicing.

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

	VO per scope	Quality
VO1		
VO2		
VO3		
VO4		

MINOR DEFECTS

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

- | | |
|----|----------------------|
| 1. | R2 RT. Shower RUBBER |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

Date that all minor defects will be rectified:

/ /

CA

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work:

/ /



10. SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

R. Rusop

Contractor

13/3/15

Dale O'Connor

Works Manager / EQC (if attending)

Gary SKILTON

Homeowner (or their authorised representative)

13/3/15

18/3/15

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason below:

NOTES

HO INSTRUCTED BY B.C. NOT TO
SIGN OFF.
WORKS COMPLETED 18/3/15

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

ALL ACTIONS COMPLETED (PCC Issued etc.)

Initials

Date

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /



10. SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

R. Aulsoop
Contractor

[Signature]

19/3/15

Contractor

[Signature]

[Signature]

19/3/15

Works Manager / EQC (if attending)

Cory Skilton

[Signature]

19/3/15

Homeowner (or their authorised representative)

Candice Tonguey
Name

[Signature]
Signature

1/1
Date

If the Homeowners signature is not obtained for any reason please state the reason below:



NOTES

FOR OFFICE USE

ECM UPDATED

/ /

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

/ /

ALL ACTIONS COMPLETED (PCC Issued etc)

/ /

Initials

Date

10

MS-SFD702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /



10. SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

R. All SOP

Contractor

D O'Connor

Works Manager / EQC (if attending)

Bunny O'Neale QA

Homeowner (or their authorised representative)

Candice Toughay

Name

Gaughey

Signature

13/3/15

13/3/15

13/3/15

13/3/15

Date

If the Homeowners signature is not obtained for any reason please state the reason below:



NOTES

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

ALL ACTIONS COMPLETED (PCC Issued etc)

Initials

Date

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address 4 / 435 MADRAS ST.
 Claim Number 2011 / 220709
 Contractor B. O'CONNOR.
 Contract Supervisor R. ALLSOP

Inspection completed by:

R. ALLSOP

Date

13/3/15

Others present:

D. O'CONNOR

CON

B. WILSON

H.O.

B. OMBALLS

BAC QA.

C. TOLBERT

P.M.

- This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that work order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC

- All work completed as per approved Scope of Work? ☒ N
- Line by Line check of Scope of Work and Scope Changes is completed ☒ N
- All Variations completed (detail below)? ☒ N
- Any quality issues or minor defects? (detail below) ☒ Y ☒ N
- Any significant deferred work? (detail below) ☒ Y ☒ N
- All consented or restricted work carried out and associated inspections completed (if required)? ☒ Y ☒ N

- Advise Contractor that PS3, Memorandum of Building and any inspection records and evidence is required to be submitted at time of invoicing

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

	VO per scope	Quality
VO1		
VO2		
VO3		
VO4		

MINOR DEFECTS

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

-
-
-
-
-

Date that all minor defects will be rectified: / /

CA

10

MS-SF0702

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.)

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /



10. SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that work has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

R. AUSA [Signature] 19/3/15

Contractor

[Signature] [Signature] 19/3/15

Works Manager / EQC (if attending)

GARY SKILTON [Signature] 19/3/15

Homeowner (or their authorised representative)

JEB LUN [Signature] 19/03/15

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason below:



NOTES

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

ALL ACTIONS COMPLETED (PCC Issued etc)

Initials

Date

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /



10. SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

R. Aulard

Contractor

D. O'Connor

Works Manager / EQC (if attending)

Barry O'Neale QA

Homeowner (or their authorised representative)

13/3/15

13/3/15

13/3/15

/ /

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason below:



NOTES

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

ALL ACTIONS COMPLETED (PCC Issued etc)

Initials

Date

10

MS-SF0702

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /



10. SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per Approved Scope of Work and Approved Variations, excluding any minor defects noted.

Contract Supervisor

R. Alsop

Contractor

B. Smith

Works Manager / EQC (if attending)

Gary Skilton

Homeowner (or their authorised representative)

Rachel Farrant

Name

[Signature]

19/3/15

[Signature]

19/3/15

[Signature]

19/3/15

[Signature]

Signature

19/03/2015

Date

If the Homeowners signature is not obtained for any reason please state the reason below:



NOTES

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

ALL ACTIONS COMPLETED (PCC Issued etc)

Initials

Date

TITLE	Level D
ACQUINER	Units 1-4 430 Madison Street St. Anne, Cincinnati 9014

--	--

57

NAME _____

4:50 PM A3

Schedule E1(a) Contractor's Producer Statement for Construction PS3

EQC Claim No: 2011/220709
Location: Units 1-6, 8- 435 Madras St, Christchurch

Issued by

Contractor: Barry O'Connor Construction Ltd
LBP Licence No BP102915

Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

Statement Barry O'Connor undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of the work covered by this statement:

Claim Number: 2011/220709

Standard cosmetic repairs

- Replace 1 damaged tile in kitchen area of units 8 & 4
- Replace floor and wall tiles in bathroom of unit 8
- Replace kitchen bench in units 4 & 8
- Rake out, plaster and paint interiors units 1-6, 8
- Grind out, re mortar and exterior plaster east wall unit 1, North wall unit 1 & 6, South wall unit 5
- Gap fill and paint exterior cement board

Signed by/date: 19/03/2015



(Date signed)

Form 6A

Memorandum from licensed building practitioner: Record of building work
Section 88, Building Act 2004

The building

Units 1-5, 8 – 435 Madras St

The project

EQC earthquake repairs

The owner

Name: various

Address:

Telephone number:

Email address: [REDACTED]

Record of work that is restricted building work

Work that is restricted building work	Description	Carried out/ supervised
<i>[Tick]</i>	<i>[If necessary, describe the restricted building work]</i>	<i>[Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work]</i>
Primary structure		
Foundations and subfloor framing ()	n/a	(x) Carried out () Supervised
Walls ()	n/a	() Carried out () Supervised
Roof ()	n/a	() Carried out () Supervised
Columns and beams ()	n/a	() Carried out () Supervised
Bracing ()	n/a	() Carried out () Supervised
Other ()		() Carried out () Supervised

External moisture management systems			
Damp proofing	()	n/a	() Carried out () Supervised
Roof cladding or roof cladding system	()	n/a	() Carried out () Supervised
Ventilation system (for example, subfloor or cavity)	()	n/a	() Carried out () Supervised
Wall cladding or wall cladding system	()	n/a	() Carried out () Supervised
Waterproofing	()	n/a	() Carried out () Supervised
Other	()		() Carried out () Supervised

Note: continue on another page if necessary.

Issued by

Name: Barry O'Connor

LBP number: BP102915

Class(es) licensed in: Carpentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address: 16 Totara St

Street address or registered office: 16 Totara St

Phone number: Landline: 033484759 Mobile: 0274218038

Daytime: After hours:

Fax number:

Email address: info@barryoconnorconstruction.com

Website:

Declaration

I Barry O'Connor [name of practitioner]

carried out or supervised the restricted building work recorded on this form.

Signature:



Date: 19 /03/2015

Practical Completion Certificate

Claim Number	CLM/2011/220709	Date of Completion	19/03/2015
Property address	1-8/435 MADRAS STREET, SAINT ALBANS		
Main contractor	Barry O'Connor Construction Limited		
Principal	Earthquake Commission (EQC)		

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
 - (i) the Contractor has reasonable grounds for not correcting promptly; and
 - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
 - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on the date shown below.

The Defects Liability period as detailed in rule 13.1 commences on this date and continue for a period of 3 months.

The Principal has used all reasonable care and skill in the preparation of this Certificate

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Robert Allsop

Date of issue

20/03/2015

on behalf of Fletcher EQR acting as agent to EQC

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2	0	1	1	2	2	0	7	0	8
---	---	---	---	---	---	---	---	---	---

Property Address: 1-8 / 435 Madras St

Date: 19/03/2015

Hub: Rotorua Hub

Contracts Supervisor: Rob Aleop

Property Contact Name: [REDACTED]

Contractor Details: Barry O'Connor Construction Ltd

Accreditation No: 0051

Contact details Ph. (1): 03 3484759

Ph. (2): 0274218035

email: barryconnor@xta.co.nz

Original Contract Value	(Ex GST)	\$ 98,237.63
Variations	(Ex GST)	\$ -16,057.96
Final Contract Value	(Ex GST)	\$ 82,179.67
Less Previous Payments	(Ex GST)	\$ 42,598.34
GST Amount		\$ 5,837.20
Amount for Final payment	(Including GST)	\$ 45,518.53

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Contract Start Date: 19/01/2015

Contract Finish Date: 19/03/2015

Signature of Contractor:		Date: 19/03/2015
Print Name :- Dale O'Connor		
Signature of Contracts Supervisor:		Date:
Print Name		
Signature of Quantity Surveyor:		Date: 26/3/15
Print Name Mike Full		

EQR Property Overview Report

Released under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010150975	1-8/435 MADRAS STREET, SAINT ALBANS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)		Property F2'd By:	Blair Jones	F2 Completed Date:	27-05-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	27-05-2016

Adjustments

EQC Claim Number + Address			Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
						Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/220709	1-8/435 MADRAS STREET		E025	F3	0	0.00	0.00	0.00	2,528.69	2,528.69	0.00	0.00	0.00
CLM/2011/220709	1-8/435 MADRAS STREET		E032	F3	0	84,235.15	84,235.15	0.00	-2,055.48	-2,055.48	0.00	82,179.67	82,179.67
Property Total					0	84,235.15	84,235.15	0.00	473.21	473.21	0.00	82,179.67	82,179.67

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/220709	1-8/435 MADRAS STREET	Emergency Works - Primary	CLOSED OUT-G E Construction Limited ***** (S067)	COMPLETIONS	0.00	0	0.00	0.00
	Allocated To Hub -> Claim File Review Complete		LEAKING SHOWER - shower is leaking and causing damage/odour to the carpets and swelling the door causing it to jam.					
CLM/2011/220709	1-8/435 MADRAS STREET	Substantive Works - Primary	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	82,179.67	18	82,179.67	82,179.67
	Transmitted To Hub -> Claim File Review Complete		Minor defects on Unit 2, 6 & 7 - refer to CCI in W: Drive for detail 20-Mar-2015 Call from Unit 7 re: cash settlement, still with EQC 08-Apr-2015 CR					
Property Total					82,179.67	18	82,179.67	82,179.67

EQR Property Overview Report

Released under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010150975	1-8/435 MADRAS STREET, SAINT ALBANS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)		Property F2'd By:	Blair Jones	F2 Completed Date:	27-05-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	27-05-2016

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/220709	E032-02509	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	Andrew Lee	Issued	28/10/2014	98,237.63
CLM/2011/220709	E032-02509-01	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	Enda Kavanagh	Issued	12/01/2015	1,350.90
CLM/2011/220709	E032-02509-02	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	Tom Maher	Issued	11/02/2015	-3,771.88
CLM/2011/220709	E032-02509-03	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	Tom Maher	Issued	11/02/2015	-3,000.50
CLM/2011/220709	E032-02509-04	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	Andrew Lee	Issued	23/02/2015	365.50
CLM/2011/220709	E032-02509-05	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)	COMPLETIONS	William Conran	Issued	29/04/2015	-11,001.98

Property Total **82,179.67**

Claims / Certs / Payables

CONS		Consultants						
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No
CLM/2011/220709			GL Journal Entry	EQR TSR 94	7274	02-May-2014	\$600.00	
CLM/2011/220709			GL Journal Entry	EQR TSR 94	7274	02-May-2014	\$500.00	
CLM/2011/220709			GL Journal Entry	EQR TSR 94	7274	02-May-2014	\$400.00	
CLM/2011/220709			GL Journal Entry	EQR TSR 94	7274	02-May-2014	\$1,000.00	

CONS Consultants Total **Claims \$0.00 Certs \$0.00 Payables \$2,500.00**

M000		Materials						
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No
CLM/2011/220709			Creditors Invoices	EQ1405007LB-16	7322	14-Apr-2014	\$28.69	100001344978

M000 Materials Total **Claims \$0.00 Certs \$0.00 Payables \$28.69**

EQR Property Overview Report

Released under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010150975	1-8/435 MADRAS STREET, SAINT ALBANS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)		Property F2'd By:	Blair Jones	F2 Completed Date:	27-05-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	27-05-2016

S014 CLOSED OUT-Barry O'Connor Construction Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/220709	Subst OB	Substantive Works	26	EQR\TomMa	\$63,209.95	12-Feb-2015	\$35,027.68	
CLM/2011/220709	Subst BV	Variation	26	EQR\TomMa	\$270.18	12-Feb-2015	\$1,080.72	
CLM/2011/220709	Subst BV	Variation	26	EQR\TomMa	\$0.00	12-Feb-2015	-\$3,771.88	
CLM/2011/220709	Subst OB	Substantive Works	26	EQR\TomMa	\$0.00	12-Feb-2015	-\$3,000.50	
CLM/2011/220709	Subst OB	Substantive Works	28	EQR\MichaelF	\$49,947.63	05-Mar-2015	\$13,262.32	
CLM/2011/220709	Subst OB	Substantive Works	30	EQR\MichaelF	\$0.00	26-Mar-2015	\$49,947.63	
CLM/2011/220709	Subst BV	Variation	30	EQR\MichaelF	\$0.00	26-Mar-2015	\$270.18	
CLM/2011/220709	Subst BV	Variation	30	EQR\MichaelF	\$0.00	26-Mar-2015	\$365.50	
CLM/2011/220709	Subst OB	Substantive Works	30	EQR\MichaelF	\$0.00	26-Mar-2015	-\$11,001.98	

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/220709	Subst OB	Substantive Works	27	EQR\TomMa	\$0.00	12-Feb-2015	\$35,027.68	Inv 856
CLM/2011/220709	Subst BV	Variation	27	EQR\TomMa	\$0.00	12-Feb-2015	\$1,080.72	Inv 856
CLM/2011/220709	Subst BV	Variation	27	EQR\TomMa	\$0.00	12-Feb-2015	-\$3,771.88	Inv 856
CLM/2011/220709	Subst OB	Substantive Works	27	EQR\TomMa	\$0.00	12-Feb-2015	-\$3,000.50	Inv 856
CLM/2011/220709	Subst OB	Substantive Works	30	EQR\MichaelF	\$0.00	05-Mar-2015	\$13,262.32	Inv 872
CLM/2011/220709	Subst OB	Substantive Works	33	EQR\MichaelF	\$0.00	26-Mar-2015	\$49,947.63	Inv 881
CLM/2011/220709	Subst BV	Variation	33	EQR\MichaelF	\$0.00	26-Mar-2015	\$270.18	Inv 881
CLM/2011/220709	Subst BV	Variation	33	EQR\MichaelF	\$0.00	26-Mar-2015	\$365.50	Inv 881
CLM/2011/220709	Subst OB	Substantive Works	33	EQR\MichaelF	\$0.00	26-Mar-2015	-\$11,001.98	Inv 881

S014	CLOSED OUT-Barry O'Connor Construction Limited ***** Total	Claims	\$82,179.67	Certs	\$82,179.67	Payables	\$0.00
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Property Total	Claims	\$82,179.67	Certs	\$82,179.67	Payables	\$2,528.69
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No Open Complaints / Remedial Issues on this Property

EQR Property Overview Report

Released under the Official Information Act 1982

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010150975	1-8/435 MADRAS STREET, SAINT ALBANS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Barry O'Connor Construction Limited ***** (S014)		Property F2'd By:	Blair Jones	F2 Completed Date:	27-05-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	27-05-2016

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/220709	Final Account Agreement	Riccarton	07/04/2015
CLM/2011/220709	Construction Completion Inspection	Riccarton	25/03/2015
CLM/2011/220709	Practical Completion Certificate	Riccarton	20/03/2015

Property Total **Finalisation Documents Present:** 3

Technical Services Referrals

EQC Claim Number	Referral Type	Assignment Consent Information	Technical Status Comment / Instruction for Hub	Workflow Status	Engineer	Engineer Visit	Gross Recharges
CLM/2011/220709	EQR Claim	Substantive Works - Primary - 08-Oct-2012	Complete - Level 2	COMPLETE - ACTION REQUIRED	John McCloskey	14/03/2014	2,500.00

Property Total **2,500.00**

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/220709	1-8/435 MADRAS STREET	No	<NOT SPECIFIED>

Property Total **Number of Claims:** 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S014 CLOSED OUT-Barry O'Connor Construction Limited *****	Rationalised	EQRC0051	Main Contractor	Substantive Works
S067 CLOSED OUT-G E Construction Limited *****	Accredited	EQRC0626	Main Contractor	Emergency Works

Property Total **Number of Contractors:** 2

REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

You might request a review of your building queries if you're concerned that:

- EQC's settlement did not include all earthquake damage
- EQC's repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- EQC's cash settlement wasn't or isn't sufficient to meet the reasonable costs of undertaking EQC's repair strategy



QUOTATION

Date 20/07/18

917750

From CHARLIE HEATH (PAINTER AND DECORATOR)
153 PETRE ST
CHRISTCHURCH. - PH 0272266095

For the Attention of BODY CORPORATE 427087
C/G-435 MADRAS ST
CHRISTCHURCH.

Thank you for your enquiry for which we have pleasure in submitting the following quotation for your approval.

REF:- PLASTER REPAIRS AND PAINTING AT			
UNIT 6-435, MADRAS ST			
CHRISTCHURCH.			
- TO RAKE OUT CRACKS, TAPE/PLASTER AND PAINT			
FOLLOWING AREAS - ALL WALLS AND CEILINGS			
DUE TO CRACKS/DAMAGE WHERE BOTH SURFACES			
MEET			
	<u>M²</u>	<u>RATE</u>	<u>COST</u>
ENTRY	20.32	\$34	\$690.88
BATHROOM	19.84	"	\$674.56
LAUNDRY	11.94	"	\$405.96
LOUNGE	55.92	"	\$1901.28
STAIRWELL	34.11	"	\$1159.74
BEDROOM	54.91	"	\$1866.94
SCAFFOLD HIRE (FOR LOUNGE CEILING AREA) SUPPLY			
ERECT, DISMANTLE AND RETURN -			
\$75 PER DAY X 3			
LABOUR @ \$50 PER HR TOTAL \$325			
TO SUPPLY ALL PAINTS,			
PLASTER MATERIALS AND LABOUR			
SCAFFOLD HIRE			
TOTAL EXCLUSIVE GST \$			
PLUS % GST \$			
TOTAL INCLUSIVE GST \$			7023.88

COLLINS 108 DL QUOTATION