

28 September 2023

Mr Caleb Griffioen
Sent by email to: caleb@griffioen.nz

Kia ora Mr Griffioen,

Information request – CLM/2011/047574 - 469A Bower Avenue, Parklands, Christchurch 8083.

Thank you for your information request received on 8 September 2023. You asked for a Property Pack and to include the scope of works, signoffs, drainage, and land claim information in relation to 469A Bower Avenue also known as 1/469Bower Avenue and 469Bower Avenue. 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/2010/119628	Managed Repair	<ul style="list-style-type: none"> The damage lodged under this claim was assessed and repaired under the master claim
	Declined	<ul style="list-style-type: none"> The Land damage lodged under this claim was assessed and declined as the settlement value was less than the excess amount
CLM/2011/047574 **Master Claim	Managed Repair	<ul style="list-style-type: none"> EQC Managed the repairs
	Declined	<ul style="list-style-type: none"> The damage lodged under this claim for drainage was assessed and declined as deemed not earthquake related damage
CLM/2011/141101	Declined	<ul style="list-style-type: none"> Duplicate claim
CLM/2011/254644	Claim closed	<ul style="list-style-type: none"> The damage lodged under this claim was assessed and deemed no damage was attributed to this claim, claim closed.
CLM/2011/256452	Declined	<ul style="list-style-type: none"> Duplicate claim

Land document(s)

The attached land document(s) help Toka Tū Ake EQC identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received.

The enabling works documents are a generalised guide for the Earthquake Commission (EQC) as to the estimated costs that may be incurred once a property has been confirmed as having increased risk of liquefaction/flooding. They are for

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

reference purposes only and do not necessarily reflect the actual works for a specific property, nor do they reflect an actual settlement figure for the land claim.

In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included Toka Tū Ake EQC 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 under section 9(2)(a) of the OIA and section 53(b) of the PA.

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner 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.

Ngā mihi,

Kelly Phillips

OIA Advisor

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains all records of EQR involvement for the property.



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: RON DAY

Assessment of Property at 469A BOWER AVENUE, PARKLANDS, CHRISTCHURCH 8083 on 23/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 331.76 m2)		
Land (Under dwelling - Soil - 185.40 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 2.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 2.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North wall 11.5)

Element	Damage	Repair
No Damage		

Elevation (South wall 12.4)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 31.00 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
	Cracking	Relay and re-bed loose bricks 0.06 m2
	Structural damage	Remove, dispose and replace sill bricks 0.80 l/m
Wall framing (Timber Frame - Timber - 31.00 m2)	No Earthquake Damage	

Elevation (East wall 18)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 43.20 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
Wall framing (Timber Frame - Timber - 43.20 m2)	No Earthquake Damage	

Elevation (West wall 18.1)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 45.25 m2)	Cracking	Relay and re-bed loose bricks 0.04 m2

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

Foundations

Element	Damage	Repair
No Damage		

Roof (Concrete tile)

Element	Damage	Repair
Roof Covering (Pitched - Steel - 185.40 m2)	Damage to flashings	Repoint ridge capping 25.00 l/m
Roof framing (Trussed - Timber - 185.40 m2)	No Earthquake Damage	
Spouting (Gutter - Colour steel - 60.00 l/m)	Falling wrong way	Remove,reset fall,refix

Interior

Ground Floor - Bedroom (Bedroom 1)

Room Size: $0.20 \times 4.10 = 0.82$ (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - .82 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door 1.00 No of
Floor (Concrete - Carpet - .82 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 20.64 m2)	Cosmetic damage	Rake out, plaster and paint 20.64 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	Cosmetic damage	Ease window 1.00 No of

Ground Floor - Bedroom (Bedroom 2)

Room Size: $3.10 \times 3.30 = 10.23$ (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 10.23 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 10.23 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 30.72 m2)	Cosmetic damage	Rake out, plaster and paint 30.72 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Bedroom (Bedroom 3)

Room Size: $3.10 \times 2.80 = 8.68$ (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 8.68 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 8.68 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 28.32 m2)	Cosmetic damage	Rake out, plaster and paint 28.32 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Internal Garage

Room Size: $5.50 \times 5.60 = 30.80$ (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 30.80 m2)		
Door (External) (SG Single - Aluminium - 1.00 item)		
Floor (Concrete - Concrete - 30.80 m2)		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Impact damage	Adjust door 1.00 No of
Wall covering (Gib - Paint - 53.28 m2)	Cosmetic damage	Rake out, plaster and paint 52.80 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Toilet

Room Size: 0.90 x 2.00 = 1.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 1.80 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 1.80 m2)	No Earthquake Damage	
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 13.92 m2)	Cosmetic damage	Rake out, plaster and paint 13.92 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Ease window 1.00 No of

Ground Floor - Kitchen (Kitchen / dining)

Room Size: 3.20 x 5.50 = 17.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 17.60 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 17.60 m2)	Cosmetic damage	Remove, dispose and replace vinyl 6.76 m2
	Cosmetic damage	Grind out and epoxy concrete floor 1.80 l/m
Kitchen joinery (Standard Spec - Laminate - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 41.76 m2)	Cosmetic damage	Rake out, plaster and paint 41.76 m2
Window (Aluminium Awning - Pane single glazed - 3.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Stainless - 3.80 l/m)	No Earthquake Damage	

Ground Floor - Laundry

Room Size: 1.60 x 2.20 = 3.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 3.52 m2)	No Earthquake Damage	
Door (External) (SG Single - Aluminium - 1.00 item)	Cosmetic damage	Realign 1.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 3.52 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 18.24 m2)	Cosmetic damage	Rake out, plaster and paint 18.24 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage	

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

Ground Floor - Bathroom

Room Size: 1.80 x 3.00 = 5.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 5.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Vinyl - 5.40 m2)	Cosmetic damage	Remove, dispose and replace vinyl	3.50 m2
Mirror (Fixed) (Standard Spec - Mirror - .81 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.71 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 23.04 m2)			
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 4.00 x 5.20 = 20.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 20.80 m2)	No Earthquake Damage		
Door (External) (SG Sliding - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 20.80 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.16 m2)	Cosmetic damage	Rake out, plaster and paint	43.20 m2

Ground Floor - Hallway (Includes entry)

Room Size: 1.10 x 10.60 = 11.66 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.56 m2)	Cosmetic Damage	Rake out, plaster and paint	10.56 m2
Door (External) (SG Single - Timber - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Carpet - 10.56 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 51.36 m2)	Cosmetic damage	Rake out, plaster and paint	51.36 m2

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 Full Assessment Report

Claim Number: CLM/2011/047574
Claimant: RON DAY
Property Address: 469A BOWER AVENUE
PARKLANDS
CHRISTCHURCH 8083

Assessment Date: 23/07/2011 12:27
Assessor: Goulding, Alan
Estimator: Jordan, Adam
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	RON, DAY				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling		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

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: None
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	L Shape	114.78

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			

General Comments: Evidence of prior extensive liquefaction on exposed land. All had been cleaned up at time of assessment.

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North wall 11.5)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South wall 12.4)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	35.00	105.00
			Cracking			
			Relay and re-bed loose bricks	0.06 m2	85.00	5.10
			Structural damage			
			Remove, dispose and replace sill bricks	0.80 l/m	60.00	48.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: small job fee applied for external brickwork

Elevation (East wall 18)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.00 l/m	35.00	35.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West wall 18.1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Relay and re-bed loose bricks	0.04 m2	85.00	3.40
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Foundations

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Concrete tile)

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

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Steel	Damage to flashings			
			Repoint ridge capping	25.00 l/m	45.00	1,125.00
Roof framing	Trussed	Timber	No Earthquake Damage			
Spouting	Gutter	Colour steel	Falling wrong way			
			Remove,reset fall,refix	300.00 \$	0.00	300.00

General Comments:**Ground Floor - Bedroom (Bedroom 1)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	130.00	130.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.64 m2	34.00	701.76
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Ease window	1.00 No of	90.00	90.00

General Comments:**Ground Floor - Bedroom (Bedroom 2)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.72 m2	34.00	1,044.48
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bedroom 3)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.32 m2	34.00	962.88
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint				
Door (External)	SG Single	Aluminium				

Floor	Concrete	Concrete				
Garage door	Tilt-a-door Metal	Steel	Impact damage			
			Adjust door	1.00 No of	120.00	120.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	52.80 m2	34.00	1,795.20
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	13.92 m2	34.00	473.28
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Ease window	1.00 No of	90.00	90.00

General Comments:**Ground Floor - Kitchen (Kitchen / dining)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	6.76 m2	125.00	845.00
			Cosmetic damage			
			Grind out and epoxy concrete floor	1.80 l/m	30.00	54.00
Kitchen joinery	Standard Spec	Laminate	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	41.76 m2	34.00	1,419.84
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Single	Aluminium	Cosmetic damage			
			Realign	1.00 No of	90.00	90.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	18.24 m2	34.00	620.16
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	Concrete	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	3.50 m2	125.00	437.50
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Faint crazed cracking in shower base not earthquake**Ground Floor - Lounge****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Sliding	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	43.20 m2	34.00	1,468.80

General Comments:**Ground Floor - Hallway (Includes entry)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.56 m2	34.00	359.04
Door (External)	SG Single	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	51.36 m2	34.00	1,746.24

General Comments:**Fees****Fees**

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	2.00	300.00
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,125.57
Margin	1,567.53
GST	2,586.42

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof (Concrete tile)	1,425.00
	Elevation (East wall 18)	35.00
	Elevation (North wall 11.5)	0.00
	Elevation (South wall 12.4)	158.10
	Elevation (West wall 18.1)	3.40
		1,621.50

Floor	Description	Estimate
Ground Floor	Bathroom	437.50
	Bedroom (Bedroom 1)	921.76
	Bedroom (Bedroom 2)	1,044.48
	Bedroom (Bedroom 3)	962.88
	Hallway (Includes entry)	2,105.28
	Internal Garage	1,915.20
	Kitchen (Kitchen / dining)	2,318.84
	Laundry	710.16
	Lounge	1,468.80
	Toilet	563.28
		12,448.18

12,448.18

Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	300.00
Small Job Fee	180.00
	480.00

Overheads

Description	Estimate
Preliminary and general	1,125.57
Margin	1,567.53
GST	2,586.42
	5,279.52

Total Estimate	19,829.20
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Inspection Sign Off

Description	Answer	comments
Land Damage		
Is there land damage?	Yes	Extensive liquefaction at february but since removed
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/119628
- 2011/141101

File Notes

Date Created: 12/07/2011 08:42
Created : Goulding, Alan
Subject: Allocation of damage
Note: 25/75 sept 2010/feb2011
Next Action: None

Date Created: 01/12/2011 02:49
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 01/12/2011
Note: COMET sent to EQR on 01/12/2011
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:1/469 BOWER AVENUE, PARKLANDS, CHRISTCHURCH
To:469A BOWER AVENUE, PARKLANDS, CHRISTCHURCH
Next Action:

Urgent Works Items









MS-SF0405

CLM/2011/047574 - Scope Change Summary

Scope Change Summary- Property Details

Claim Number	CLM/2011/047574	Hub Zone	Middleton Hub
Contractor Name	NCB Holdings Limited	Supervisor	Seth Booyens
Property Address	469A BOWER AVENUE, PARKLANDS	Main Contact Name	RON DAY
Customer name	RON DAY	Customer Email	
Home Phone		Mobile Phone	
Created By	Seth Booyens	Form Completed	23/01/2013 11:27:18 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Additional Damage	Garage	Ceiling, Floor	Rack stop and paint Crack on floor- grind out and epoxy fill 4 m	
Additional Damage	Bedroom 1	Ceiling	Rake out plaster & paint Nail popped	<i>Dimensions Wrong is 15.2m² correct.</i> 
Additional Damage	Bedroom 2	Ceiling	Rake out plaster & paint Popped nails	
Additional Damage	Bedroom 3	Ceiling	Paint only Check photo crack touches into ceiling	
Additional Damage	Bathroom	Walls	Rake out plaster & paint	
	Hallway / lounge		HO lifting carpets to change carpets at there cost- NCB to view and inspect at time of lifting. ARS may be required House next door is coming down	
Additional Damage	Kitchen and dinning	Ceiling	Popped nails in ceiling All 1 room Window cile gap fill and paint	
	P & G		4 weeks move out Elderly couple require assistance to load container	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Seth Booyens

23/01/2013

Name

Signature

Date

EQC Representative:

Name

Signature

23/01/2013

Date

Assigned Contractor - NCB Holdings.
Seth

EQC Claim Assessment

Address	1/469 BOWER AVENUE, PARKLANDS, CHRISTCHURCH, 8083	EQC Claim Number	CLM/2011/047574
Hazards	None	EQC Assessor (L,F)	Goulding, Alan
Inspection Date	23-Jul-2011	Placard	No Sticker
		EQC Estimator (L,F)	Jordan, Adam

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
DAY RON				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	2 m
Sewerage	Town Connection, PVC Pipe	2 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	331.76 m2
Land	Under dwelling, Soil	185.4 m2

MAIN BUILDING	Age Post 1980	Area 114.8m2	Footprint L Shape
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Structure

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (West wall 18.1)

Wall framing Timber Frame, Timber (43.44 m2)

Wall cladding Brick veneer, Brick (45.25 m2)

Cracking

Relay and re-bed loose bricks

0.04 m2

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North wall 11.5)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (South wall 12.4)

Wall framing Timber Frame, Timber (31.00 m2)

Wall cladding Brick veneer, Brick (31.00 m2)

Cracking

Grind out and repoint mortar

3 m

Relay and re-bed loose bricks

0.06 m2

Structural damage

Remove, dispose and replace sill bricks

0.8 m

Comments: small job fee applied for external brickwork

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (East wall 18)

EQC Claim Number CLM/2011/047574

Wall framing	Timber Frame, Timber (43.20 m2)	
Wall cladding	Brick veneer, Brick (43.20 m2)	
	Cracking	
	Grind out and repoint mortar	1 m

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Foundations

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Roof (Concrete tile)

Spouting	Gutter, Colour steel (60.00 m)	
	Falling wrong way	
	Remove, reset fall, refix	300 Sum

Roof framing	Trussed, Timber (185.40 m2)	
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Roof Covering	Pitched, Steel (185.40 m2)	
	Damage to flashings	
	Repoint ridge capping	25 m

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
----------------	--	---------

Bedroom Bedroom 1 (L=4.1m W=0.2m H=2.4m)

Ceiling	Gib, Paint (0.82 m2)	
---------	----------------------	--

Floor	Concrete, Carpet (0.82 m2)	
-------	----------------------------	--

Wall covering	Gib, Paint (20.64 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	20.64 m2

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

Window	Aluminium Awning, Pane single glazed (2.00 No of)	
	Cosmetic damage	
	Ease window	1 No of

Room - Additional Notes:**Bedroom Bedroom 2 (L=3.3m W=3.1m H=2.4m)**

Ceiling	Gib, Paint (10.23 m2)	
---------	-----------------------	--

Floor	Concrete, Carpet (10.23 m2)	
-------	-----------------------------	--

Wall covering	Gib, Paint (30.72 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	30.72 m2

Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
-----------------	---	--

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
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Room - Additional Notes:**Bedroom Bedroom 3 (L=2.8m W=3.1m H=2.4m)**

EQC Claim Number CLM/2011/047574

Ceiling	Gib, Paint (8.68 m2)	
Floor	Concrete, Carpet (8.68 m2)	
Wall covering	Gib, Paint (28.32 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	28.32 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Window	Aluminium Awning, Pane single glazed (1.00 No of)	

Room - Additional Notes:**Internal Garage (L=5.6m W=5.5m H=2.4m)**

Ceiling	Gib, Paint (30.80 m2)	
Floor	Concrete (30.80 m2)	
Wall covering	Gib, Paint (53.28 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	52.8 m2
Door (External)	SG Single, Aluminium (1.00 Item)	
Garage door	Tilt-a-door Metal, Steel (1.00 No of)	
	Impact damage	
	Adjust door	1 No of
Window	Aluminium Fixed, Pane single glazed (1.00 No of)	

Room - Additional Notes:**Toilet (L=2.0m W=0.9m H=2.4m)**

Ceiling	Gib, Paint (1.80 m2)	
Floor	Concrete, Vinyl (1.80 m2)	
Wall covering	Gib, Paint (13.92 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	13.92 m2
Toilet	Standard, Standard Spec (1.00 Item)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Window	Timber medium, Pane single glazed (1.00 No of)	
	Cosmetic damage	
	Ease window	1 No of

Room - Additional Notes:**Kitchen Kitchen / dining (L=5.5m W=3.2m H=2.4m)**

Ceiling	Gib, Paint (17.60 m2)	
Floor	Concrete, Vinyl (17.60 m2)	
	Cosmetic damage	
	Grind out and epoxy concrete floor	1.8 m
	Remove, dispose and replace vinyl	6.76 m2
Wall covering	Gib, Paint (41.76 m2)	

EQC Claim Number CLM/2011/047574

Cosmetic damage

Rake out, plaster and paint

41.76 m2

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

Work top Kitchen work top, Stainless (3.80 m)

Kitchen joinery Standard Spec, Laminate (1.00 Item)

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

Window Aluminium Awning, Pane single glazed (3.00 No of)

Room - Additional Notes:

Laundry (L=2.2m W=1.6m H=2.4m)

Ceiling Gib, Paint (3.52 m2)

Floor Concrete, Vinyl (3.52 m2)

Wall covering Gib, Paint (18.24 m2)

Cosmetic damage

Rake out, plaster and paint

18.24 m2

Door (External) SG Single, Aluminium (1.00 Item)

Cosmetic damage

Realign

1 No of

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

Wash tub Single, Stainless Steel (1.00 Item)

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

Room - Additional Notes:

Bathroom (L=3.0m W=1.8m H=2.4m)

Ceiling Gib, Paint (5.40 m2)

Floor Concrete, Vinyl (5.40 m2)

Cosmetic damage

Remove, dispose and replace vinyl

3.5 m2

Wall covering Gib, Paint (23.04 m2)

Bath Acrylic, Standard specification (1.00 Item)

Bathroom sink Vanity single, Standard specification (1.00 Item)

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

Fans Extract, Manrose fan (1.00 Item)

Mirror (Fixed) Standard Spec, Mirror (0.81 m2)

Shower Cubical shower unit, Acrylic shower (1.71 m2)

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

Room - Comments: Faint crazed cracking in shower base not earthquake

Room - Additional Notes:

Lounge (L=5.2m W=4.0m H=2.4m)

Ceiling Gib, Paint (20.80 m2)

EQC Claim Number CLM/2011/047574

Floor	Concrete, Carpet (20.80 m2)	
Wall covering	Gib, Paint (44.16 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	43.2 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Door (External)	SG Sliding, Aluminium (1.00 Item)	

Room - Additional Notes:**Hallway Includes entry (L=10.6m W=1.1m H=2.4m)**

Ceiling	Gib, Paint (10.56 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	10.56 m2
Floor	Concrete, Carpet (10.56 m2)	
Wall covering	Gib, Paint (51.36 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	51.36 m2
Door (External)	SG Single, Timber (1.00 Item)	

Room - Additional Notes:**End Of Assessment**

Contract Quote



Sc

Revision

Claim No:	CLM/2011/047574	Contractor	NCB Holdings Ltd
Claimant:	DAY RON	Address:	PO Box 28106, Beckenham
Site Location:	1/469 BOWER AVENUE, PARKLANDS	Accreditation No:	
EQR Supervisor	Seth Booyens	Contractor Phone:	027 2539 796
		GST No:	
Date:	29/01/2013	Total Price (Incl. GST)	\$19,178.24

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim.

The work described in this document covers the full scope of work stated in EQC Statment of Claim.

Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge:	Walls: Rake out, plaster and paint.	43.2	27	1166.4		
				0		
				0		
				0		
				0	1166.4	
Dining Room: See kitchen	NA			0		
				0		
				0		
				0		
				0	0	
Kitchen: includes dining	Floor: Grind out and epoxy fill crack in concrete floor.	1.8	120	216		
	Floor: Remove, dispose and install vinyl.	6.76	108	730.08		
	Walls: Rake out, plaster and paint.	41.76	27	1127.52		
	Window sill: Gap fill and paint					60
	Rake out plaster and paint ceiling	17.6	27		2073.6	475.2
Family Room	NA			0		
				0		
				0	0	
Bedroom 1:	Walls: Rake out, plaster and paint.	20.64	27	557.28		
	Ease and repaint door.	1	180	180		
	Ease window.	1	90	90		
	Ceiling: Rake out, plaster and paint	13.12	27			354.24
				0	827.28	
Bedroom 2:	Walls: Rake out, plaster and paint.	30.72	27	829.44		
	Ceiling: Rake out, plaster and paint	10.23	27			276.21
				0		
				0		
				0	829.44	
Bedroom 3:	Walls: Rake out, plaster and paint.	28.32	27	764.64		
	Ceiling: Paint.	8.68	21			182.28
				0		
				0		

Contract Quotation

Address: 1/469 BOWER AVENUE, PARKLANDS

Claim #: CLM/2011/047574



Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:	NA			0		
				0		
				0		
				0		
				0	0	
Bedroom 5:	NA			0		
				0		
				0		
				0		
				0	0	
Ensuite:	NA			0		
				0		
				0		
				0		
				0	0	
Bathroom 1:	Floor: Remove, dispose and replace vinyl	3.5	108	378		
	Walls: Rake out, plaster and paint.	23.04	27	✓ -		622.08
				0		
				0		
				0	378	
Bathroom 2:	NA			0		
				0		
				0		
				0		
				0	0	
Toilet 1:	Walls: Rake out, plaster and paint.	13.92	27	375.84		
	Toilet window OK			0		
				0		
				0		
				0	375.84	
Toilet 2:	NA			0		
				0		
				0		
				0		
				0	0	
Office/Study:	NA			0		
				0		
				0		
				0		
				0	0	
Rumpus:	NA			0		
				0		

Contract Quotation

Address: 1/469 BOWER AVENUE, PARKLANDS

Claim #: CLM/2011/047574



Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry: (See Hallway)				0		
				0		
				0		
				0		
				0	0	
Hallway: (Includes entry)	Ceiling: Rake out, plaster and paint.	10.56	27	285.12		
	Walls: Rake out, plaster and paint.	51.36	27	1386.72		
				0		
				0		
				0	1671.84	
Stairwell:	NA			0		
				0		
				0		
				0		
				0	0	
Laundry:	Walls; Rake out, plaster and paint.	18.24	27	492.48		
	Internal Door; Realign	1	180	180		
				0		
				0		
				0	672.48	
Garage: (Internal)	Walls: Rake out, plaster and paint	52.8	27	1425.6		
	Adjust garage door	1	250	250		
	Floor: Grind out epoxy fill crack	4	120			480
	Ceiling: Rake out, plaster and paint.	30.8	27			831.6
				0	1675.6	
Conservatory:	NA			0		
				0		
				0		
				0		
				0	0	
Other:				0		
Other: Hallway / Lounge	View and inspect concrete slab after carpet is lifted.	2	45			90
				0		
				0	0	
Roof:	Spouting: Remove Colour steel Gutter, reset fall and refix.	1	300	300		
	Roof pointing has already been completed			0		
				0		
				0		
				0	300	

External Walls: No Damage					0		
North					0		
					0		
					0		
					0		
					0		

Released under the Official Information Act 1982

Contract Quotation

Address: 1/469 BOWER AVENUE, PARKLANDS

Claim #: CLM/2011/047574



Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South	Wall cladding: Grind out and repoint mortar	3	45	135		
	Bricks do not need relaying			0		
	Replacement of sill bricks not required.			0		
				0		
				0	135	
External Walls: East	Wall cladding; Grind out and repoint mortar	1	45	45		
				0		
				0		
				0		
				0	45	
External Walls: West	Wall cladding: Grind out and remortar step cracking under window sill	2	45	90		
	Seal down side of aluminium window with silicone 10mm-2mm taper	2	45	90		
				0		
				0		
				0	180	
Decks:	NA			0		
				0		
				0		
				0		
				0	0	
Chimney Base:	NA			0		
				0		
				0		
				0		
				0	0	
Chimney:	NA			0		
				0		
				0		
				0		
				0	0	
Other	NA			0		
				0		
				0		
				0		
				0	0	
Fireplace:	NA			0		
				0		

				0		
				0	0	
Foundation:	No damage			0		
				0		
				0		
				0		
				0	0	

Contract Quotation

Address: 1/469 BOWER AVENUE, PARKLANDS

Claim #: CLM/2011/047574



Rooms	Description of Work/s	Dimension	\$ Rate	Contractors Quote	Room Total	Scope Change
Piling:	NA			0		
				0		
				0		
				0		
				0	0	
Scaffolding				0		
				0		
				0		
				0		
				0	0	
				0		
				0		
				0		
				0		
				0	0	
				0		
				0		
				0		
				0		
				0	0	
List P&G	Supervision	20	45	900		
	Builder's clean throughout job	20	22.5	450		
	Builder's clean end of job	1	250	250		
	Protection film for carpet	1	130	130		
	Rubbish dumping	1	150	150		
	Scaffolding for gutter repair	1	150	150		
	Scoping/quoting time	4	45	180	2210	

Subtotal (excl. GST) \$13,305.12 \$3,371.61

Add 15% GST \$1,995.77 \$505.74

Total Incl. GST \$15,300.89 \$3,877.35

Grand Total with Scope Changes Ext GST \$16,676.73

Grand Total with Scope Changes Incl. GST \$19,178.24

Contract Quotation

Address: 1/469 BOWER AVENUE, PARKLANDS

Claim #: CLM/2011/047574



Estimated Time of Completion: _____ (days)

Start:

Start Date: _____

Homeowner acknowledges the above list is the full scope of works based on EQCs assessment.

Homeowner

Signature (start X) _____ Homeowner Name: _____

Finish:

Finish Date: _____

Homeowner acknowledges the above list is the full scope of works based on EQCs assessment & has been completed to a satisfactory standard.

Homeowner

Signature (finish X) _____ Customer Name: _____

Contractors

Signature: X _____ Contractors Name: Nick Smylie
Company: NCB Holdings Ltd.



5

Works Order

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

Telephone 03 341 9900
Facsimile 03 343 4167

To:

NCB Holdings Limited
P.O. Box 28106
Beckenham
Christchurch
Phone (03) 332 6812
Email n.smylie@xtra.co.nz

Order No E009-00083

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC0668
Contractor Code S218

From:


Hub Middleton Hub
Works Order Date 13-Mar-2013

Project Number E009

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/047574	469A BOWER AVENUE, PARKLANDS		16,676.73
NZ Govt Goods and Services Tax is Not Included In This Total			Total Cost 16,676.73

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 increased or varied in any material manner without Fletcher EQR's prior consent. No additional costs will be accepted unless additional works are identified during the construction works and approved by a written Variation Order issued and signed by a Fletcher EQR Quantity Surveyor. Any variation instructed in any other manner will be deemed to be invalid. Any request for payment based on an invalid variation instruction will be refused.

Authorised By **Iain Law**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature 

IMPORTANT

This Works Order is only valid once authorized and signed by EQR Quantity Surveyor.
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.

Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.

FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION

Your Works Order, Ref E009 - 00083, for the property located at 469a Bower Avenue, Parklands, is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref Scope Change Summary dated 23/01/13), Your Quotation dated 29/01/13 and any additional information or documents noted in the additional information column below.

Prior to commencement of any works on site you must ensure that you have submitted, and subsequently had approved, by the relevant EQR Supervisor a Site Specific Safety Plan. No additional private work is to be undertaken. Fletcher EQR reserve the right to immediately terminate the contract and remove from the whole EQR project any Contractor found working on any site without this approval.

All works carried out by yourselves or any designated sub-contractor you might engage shall comply with all current Building, Statutory and Local Authority regulatory requirements, current codes of practice and good standards of workmanship. EQC and Fletcher EQR employ zero tolerance in relation to fraud and will terminate and prosecute offenders.

While it is not your responsibility for the obtaining of relevant building consents, it is your responsibility to ensure that any required Consents are in place (either with Fletchers or the relevant appointed Consultant) prior to commencing work.

The Contract price stated within the Works order is deemed to be a fully inclusive price to undertake all work detailed within the full Approved EQC Scope of Works. No addition to the contract price will be entertained unless additional works are identified and approved in writing. "Credits must be issued for any work agreed not to be undertaken (for whatever reason)".

Any works deemed additional to the original order must be backed up with a variation order (as the Contractor has no authority to vary the scope), issued only by a QS member of the Fletchers team. This Variation number needs to be referenced when invoicing for works. Any variation issued by any other person will not be deemed valid and will subsequently be refused for any application for payment.

Please note: The contractor's quote has been approved for a works order on the basis that the quote fits the EQC / EQR budget overall. There may be rates in the quote that exceed EQC / EQR Ceiling rates and may not be accepted, on variations to these works, or on future quotes.

This Document is to be used as an addition to the Standard Short Form Agreement not as a replacement. Any contradiction found between the 2 documents, the Standard Short Form Agreement will take precedence.

Cleaning

The Contractor is responsible for keeping the site that they are working on clean throughout their works. Cleaning up i.e. removing waste materials resulting from executing their trade process, and removing surplus materials to the next area as building proceeds, is the contractors' responsibility.

Additional Information

(These items are deemed to be considered part of the Works order and are included/excluded as necessary from the order)

1. Landcheck - TC2
2. Scope Change Summary written by Mr S Booysens
3. EQC File Note written by Mr G Webley, confirming the above scope changes.

Signed: _____

Name: Mr I Law

Date: Friday, 15 March 2013

Variation to Works Order



Claim Number	CLM/2011/047574	Contractor Name	NCB Holdings Ltd
Customer Name	Ron Day	Supervisor	Seth Booyens
Main Contact		Date	17/09/13
Property Address	1/469 Bower Ave	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1

Completed by Contractor

Reason for Submitting a Variation

Tilter garage door requires trimming in order to function within existing opening. There is evidence to confirm that the opening was not square prior to the earthquakes, however there is also reason to believe that the opening has moved further out of

Item	Description	Quantity	Unit	Rate	Amount
	To remove door, trim to suit existing opening, adjust tilter door arms then reinstall	1		400	400
	Less: original amount to adjust garage door	1		-250	-250
Total					\$150.00

Section 2

Completed by Contract Supervisor

proceed

Yes ☒ No ☐

Work sighted

Yes ☒ No ☐

Notes

As per instruction from Brendon

Name

Seth Booyens

Date

17/9/13

Signature

Section 4

Completed by Quantity Surveyor

Claimed

\$ 150

Hub Name

Middleton

Variation Total

\$

Hub Number

E 009

Tax Invoice/Payment Claim No.

MHUSVO139151

Name

Kunlan

Date

19/09/13

Signature

Section 5

Completed by EQC Representative

proceed

Yes ☒ No ☐

Work sighted

Yes ☐ No ☒

Notes

Ready for EQC approval

discuss with contractor

Brendon Silva

18/9/13

Variation to Works Order



Claim Number	CLM/2011/047574	Contractor Name	NCB Holdings Ltd
Customer Name	Ron Day	Supervisor	Seth Booyens
Main Contact		Date	2/09/13
Property Address	1/469 Bower Ave	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1

Completed by Contractor

Reason for Submitting a Variation

Lounge ceiling has popped screws and a crack running from one side of the room to the other and requires plastering and painting, this has not been included in the original scope of works

Item	Description	Quantity	Unit	Rate	Amount
	Rake out plaster paint lounge ceiling	20.8		27	561.6
APPROVED					
Total					\$561.60 +GST

Section 2

Completed by Contract Supervisor

proceed

Yes ☐No ☒

Work sighted

Yes ☒No ☐

Notes

View photos

Name SETH Booyens

Date

3/9/13

Signature

Section 4

Completed by Quantity Surveyor

Claimed

\$

Hub Name

Middleton

Variation Total

\$ 561.60

Hub Number

6

E 004

Tax Invoice/Payment Claim No.

MHQSV0139109

Name Paul Martin

Date

8/9/13

Signature

P Martin

Section 5

Completed by EQC Representative

proceed

Yes ☒No ☐

Work sighted

Yes ☐No ☒

Notes

PENDING Q.S. APPROVAL

CREG WEBB

3/9/13

Schedule **E4** **Defects Liability Certificate**

Contract: ~ Fletcher EQR – NCB Holdings
Claim Number: ~ CLM/2011/047574
Location: ~ 469A Bower Avenue

End of Defects Liability period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

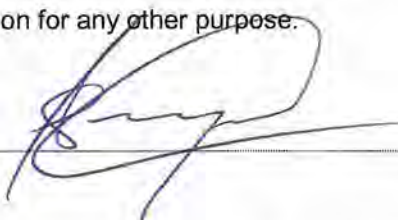
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed by/date: _____

 11/12
/13
(Date signed)

Note: For the purposes of this contract the Principal is represented by the Hub Supervisor.

Schedule **E4** **Defects Liability Certificate**

Contract: ~ Fletcher EQR – NCB Holdings Ltd
Claim Number: ~ CLM/2011/047574
Location: ~ 469A Bower Avenue

End of Defects Liability period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rule 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

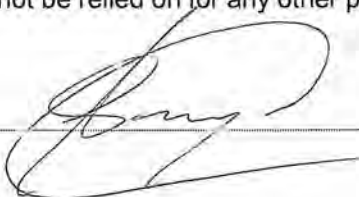
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

The Principal has used all reasonable care and skill in the preparation of this Certificate

The certificate cannot be relied on for any other purpose.

Signed by/date: _____



9/1/11
(Date signed)

Note: For the purposes of this contract the Principal is represented by the Hub Supervisor.

CLM/2011/047574 - Construction Completion Inspection

Scope Meeting Record - Property Details			
Claim Number	CLM/2011/047574	Hub Zone	Middleton Hub
Contractor Name	NCB Holdings Limited	Supervisor	Seth Booyens
Property Address	469A BOWER AVENUE, PARKLANDS	Main Contact Name	RON DAY
Customer name	RON DAY	Customer Email	
Home Phone		Mobile Phone	
Date Started	01/10/2013 01:40:54 p.m.	Date Completed	01/10/2013 02:00:00 p.m.

Description of Works

As per scope

Defects

N/a

Deferred Works

N/a

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 EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Nick Smylie



1/10/2013

Name

Signature

Date

Owner/Agent Signature:

Ron Day



1/10/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/047574 - Construction Completion Inspection

Seth Booyens



1/10/2013

Name

Signature

Date

Schedule **E3** **Practical Completion Certificate**

Contract: ~ Fletcher EQR (EQC)

Location:

- 469A Bower Ave

Principal:

- NCB Holdings

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 Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

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.

The certificate cannot be relied on for any other purpose.

Signed by/date:



2/10/13
(Date signed)

Schedule **E1(a) Contractor's Producer Statement for Construction PS3**

Contract: **RON DAY - CLM/2011/047574**

Location: **1/469 BOWER AVE**

Issued by

Contractor: **NCB Builders**

LBP Licence No **BP105267**

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

I Nick Smylie (name of LPB) 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.

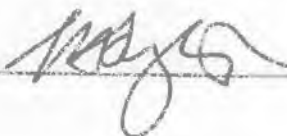
Description of the work covered by this statement:

Claim Number **CLM/2011/047574**

Earthquake repair work at this address included grinding out and repairing cracking to concrete floor slab using 'Epi-rep' type epoxy. Minor cracking to interior wall linings have been repaired prior to new paintwork.

All contractors working under NCB Holdings Ltd working at this address have been included by Fletcher EAIR.

Signed by/date:



1/10/2012
(Date signed)

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2	0	1	1	0	4	7	5	7	4
---	---	---	---	---	---	---	---	---	---

Property Address: 1/469 Bower Ave
 North Beach
 Christchurch
 Date: 01/10/13
 Hub: Middleton
 Contracts Supervisor: Seth Booyens
 Property Contact Name: Ron Day
 Contractor Details: Nick Smylie
 Accreditation No:
 Contact details Ph. (1) 0272539796 Ph. (2)
 email n.smylie@extra.co.nz

Original Contract Value	(Ex GST)	\$16 676.73
Variations	(Ex GST)	
MHQSVO139109		\$561.60
MHQSVO139151		\$150
Final Contract Value	(Ex GST)	\$17 388.33
Less Previous Payments	(Ex GST)	\$0
GST Amount		\$2 608.25
Amount for Final payment	(Including GST)	\$19 996.58

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: 02/09/13

Contract Finish Date: 01/10/13

Signature of Contractor:	Date: 1/10/13
Print Name: NICK SMYLIE	
Signature of Contracts Supervisor:	Date: 2/10/13
Print Name: SETH BOOYENS	
Signature of Quantity Surveyor:	Date:
Print Name:	

EQR Property Overview Report

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		
2010119628	469A BOWER AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-NCB Holdings Limited ***** (S218)		Property F2'd By:	Bruce Norton	F2 Completed Date:	29-07-2016
Cont Managing Hub:	Blenheim	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	29-07-2016

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/2011/047574 469A BOWER AVENUE	E009	F3	0	16,676.73	16,676.73	0.00	711.00	711.00	0.00	17,387.73	17,387.73
CLM/2011/256452 1/469 BOWER AVENUE	E013	F3	0	0.00	0.00	0.00	2,873.66	2,873.66	0.00	2,873.66	2,873.66
CLM/2011/254644 469A BOWER AVENUE	E013	F3	0	0.00	0.00	0.00	2,873.66	2,873.66	0.00	2,873.66	2,873.66
Property Total			0	16,676.73	16,676.73	0.00	6,458.32	6,458.32	0.00	23,135.05	23,135.05

EQR Property Overview Report

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		
2010119628	469A BOWER AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-NCB Holdings Limited ***** (S218)		Property F2'd By:	Bruce Norton	F2 Completed Date:	29-07-2016
Cont Managing Hub:	Blenheim	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	29-07-2016

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
	CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified
CLM/2011/047574	469A BOWER AVENUE	Substantive Works - Primary	CLOSED OUT-NCB Holdings Limited ***** (S218)	COMPLETIONS	16,676.73	10	17,387.73	17,387.73
	Transmitted To Hub -> Claim File Review Complete		SEE EQR NOTES					
CLM/2011/047574	469A BOWER AVENUE	Emergency Works - Primary	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)	NOT REQUIRED	0.00	0	0.00	0.00
	Allocated To Hub -> Not Required - No EW Required		Replaced ridge tiles, will return latter to mortar back into place permanently transferred to hub 11 for payment					
CLM/2011/256452	1/469 BOWER AVENUE	Emergency Works - Primary	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)	COMPLETIONS	0.00	0	0.00	0.00
	Allocated To Hub -> Awaiting Claim File Review		invoiced received 26/1/12 INV 8078 transferred to hub 11 10/2/12					
CLM/2011/256452	1/469 BOWER AVENUE	Emergency Works - Primary	CLOSED OUT-Urban Group NZ Limited ***** (S290)	COMPLETIONS	2,873.66	1	2,873.66	2,873.66
	Allocated To Hub -> Awaiting Claim File Review		Inv: 990 dated 23/1/12 - re-bed & point 108 ridges, re-set tiles that have moved. Trd to hub 11 for payment. Rec'd 29/5/12, RB. Refer 2011/254644 Duplicated Assignment, Invoice & Payment! Unrecovered.					
CLM/2011/254644	469A BOWER AVENUE	Emergency Works - Primary	CLOSED OUT-Renovo Carpentry Limited ***** (SB29)	COMPLETIONS	0.00	2	0.00	0.00
	Allocated To Hub -> Awaiting Claim File Review		Customer satisfied. Inv: 8078 dated 24/1/12 - refit tiles back in place. Rec'd at hub 11 for payment 21/2/12 RB.					
CLM/2011/254644	469A BOWER AVENUE	Emergency Works - Primary	CLOSED OUT-Urban Group NZ Limited ***** (S290)	COMPLETIONS	2,873.66	1	2,873.66	2,873.66
	Allocated To Hub -> Awaiting Claim File Review		Inv: 990 dated 23/1/12 - re-bed & point 108 ridges, re-set tiles that have moved. Trd to hub 11 for payment. Rec'd 29/5/12, RB. Refer 2011/256452 Duplicated Assignment, Invoice & Payment! Unrecovered.					
Property Total					22,424.05	14	23,135.05	23,135.05

EQR Property Overview Report

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		
2010119628	469A BOWER AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-NCB Holdings Limited ***** (S218)		Property F2'd By:	Bruce Norton	F2 Completed Date:	29-07-2016
Cont Managing Hub:	Blenheim	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	29-07-2016

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/047574	E009-00083	Substantive Works - Primary - 10-Dec-2011	CLOSED OUT-NCB Holdings Limited ***** (S218)	COMPLETIONS	Iain Law	Issued	13/03/2013	16,676.73

Property Total	16,676.73
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Claims / Certs / Payables

S218 CLOSED OUT-NCB Holdings Limited *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/047574	Subst OB	Substantive Works	69	EQR\IainL	\$0.00	30-Sep-2013	\$16,676.73	
CLM/2011/047574	Subst BV	Variation	69	EQR\IainL	\$0.60	30-Sep-2013	\$561.00	
CLM/2011/047574	Subst BV	Variation	69	EQR\IainL	\$0.00	30-Sep-2013	\$150.00	
CLM/2011/047574	Subst BV	Variation	97	EQR\LorcanG	\$0.00	05-Mar-2015	\$0.60	
CLM/2011/047574	Subst BV	Variation	97	EQR\LorcanG	\$0.00	05-Mar-2015	-\$0.60	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/047574	Subst OB	Substantive Works	68	EQR\IainL	\$0.00	03-Oct-2013	\$16,676.73	INV#2007
CLM/2011/047574	Subst BV	Variation	68	EQR\IainL	\$0.00	03-Oct-2013	\$561.00	INV#2007
CLM/2011/047574	Subst BV	Variation	68	EQR\IainL	\$0.00	03-Oct-2013	\$150.00	INV#2007
CLM/2011/047574	Subst BV	Variation	100	EQR\LorcanG	\$0.00	05-Mar-2015	\$0.60	finalisation
CLM/2011/047574	Subst BV	Variation	100	EQR\LorcanG	\$0.00	05-Mar-2015	-\$0.60	finalisation
S218	CLOSED OUT-NCB Holdings Limited ***** Total					Claims	\$17,387.73	Certs \$17,387.73 Payables \$0.00

EQR Property Overview Report

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				
2010119628	469A BOWER AVENUE, PARKLANDS			F3 - Complete & Finalised	Some Finalisation has taken place				
Main Contractor:	CLOSED OUT-NCB Holdings Limited ***** (S218)			Property F2'd By:	Bruce Norton	F2 Completed Date:	29-07-2016		
Cont Managing Hub:	Blenheim		Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date:	29-07-2016		
S290	CLOSED OUT-Urban Group NZ Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/256452	E5Emg BV	Emergency Works	6	EQR\SeanOS	\$0.00	14-Mar-2012	\$2,873.66		
CLM/2011/254644	E5Emg BV	Emergency Works	8	EQR\ChrisCo	\$0.00	30-May-2012	\$2,873.66		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/256452	E5Emg BV	Emergency Works	6	EQR\SeanOS	\$0.00	14-Mar-2012	\$2,873.66	Invoice No. 990	
CLM/2011/254644	E5Emg BV	Emergency Works	8	EQR\ChrisCo	\$0.00	30-May-2012	\$2,873.66		
S290	CLOSED OUT-Urban Group NZ Limited ***** Total					Claims	\$5,747.32 Certs	\$5,747.32 Payables	\$0.00
SB29	CLOSED OUT-Renovo Carpentry Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/254644	E5Emg BV	Emergency Works	6	EQR\MarkK	\$0.00	01-Mar-2012	\$2,116.25		
CLM/2011/254644	E5Emg BV	Emergency Works	13	EQR\BruceN	\$0.00	14-Dec-2012	-\$2,116.25		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/254644	E5Emg BV	Emergency Works	5	EQR\AnthonyDe	\$0.00	08-Mar-2012	\$2,116.25	Inv No. 8078	
CLM/2011/254644	E5Emg BV	Emergency Works	11	EQR\BruceN	\$2,116.25	14-Dec-2012	-\$2,116.25	Reimbursement of overcharge error Inv 8078 24/1/12 Paid 15-Mar-12 Details on file. Refer Bruce Norton / Stephen Matthews	
SB29	CLOSED OUT-Renovo Carpentry Limited ***** Total					Claims	\$0.00 Certs	\$0.00 Payables	\$0.00
Property Total						Claims	\$23,135.05 Certs	\$23,135.05 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

EQR Property Overview Report

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	
2010119628	469A BOWER AVENUE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	CLOSED OUT-NCB Holdings Limited ***** (S218)		Property F2'd By:	Bruce Norton	F2 Completed Date: 29-07-2016
Cont Managing Hub:	Blenheim	Not Vulnerable	Property F3'd By:	Bruce Norton	F3 Completed Date: 29-07-2016

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/047574	Construction Completion Inspection		01/10/2013
CLM/2011/047574	Practical Completion Certificate (PCC)	Middleton Hub	17/10/2013
CLM/2011/047574	Defects Liability Certificate	Blenheim	07/01/2014
CLM/2011/047574	Defects Liability Certificate	Blenheim	14/01/2014
CLM/2011/047574	Final Account Agreement	Blenheim	24/01/2014

Property Total Finalisation Documents Present: 5

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/047574	469A BOWER AVENUE	No	<NOT SPECIFIED>
CLM/2011/256452	1/469 BOWER AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/254644	469A BOWER AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 3

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SB29 CLOSED OUT-Renovo Carpentry Limited *****	No longer wishes to work	EQRC1088	Main Contractor	Emergency Works
S218 CLOSED OUT-NCB Holdings Limited *****	Rationalised	EQRC0668	Main Contractor	Substantive Works
S290 CLOSED OUT-Urban Group NZ Limited *****	Deaccredited	EQRC1037	Main Contractor	Emergency Works

Property Total Number of Contractors: 3



MS-SF0409

EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011047574

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT. THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

PROPERTY ADDRESS: 469 A BOWER AVENUE

DATE 2/10/13

HUB MIDDELTON

PROPERTY CONTACT NAME: RON DAY

CONT. SUPERVISOR

SETH BAYSENS

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR: NCB HANDLING

SITE SUPERVISOR NAME:

CONTACT DETAILS: PH.

EMAIL:

A brief description of the work is as follows (and as otherwise described within the body of the claim file);

As per Scope

Accordingly I have determined that this work is exempted under Schedule 1(.....)of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name).....
(provided to the property owner or his/her authorised agent on request only).

Date 2/10/2013

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

Note² Only work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004 is recorded on this form.

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).

DECLINED AND/OR WITHDRAWN CLAIM(S)

The following information contains documents relating to claims that were declined by EQC and/or withdrawn by the claimant.





1148854 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:

New: 201 /

Significant Risk to Safety:

YES (NO)

Old: 201 /

Engineer's Names:

J Jellich
U Hethappen

Claimant Name:

Claimants Address:

469 Bower Ave
Queenspark

Engineers E-mail:

NOT REQ'D

Date: 18/07 /2011

Team no: 6

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

YES NO

GENERAL

Type of Damage

Earthquake

Landslip

Storm/Flood

Other

EQC Priority of claims

1 - Home/Land seriously damaged and uninhabitable

2 - Home/Land seriously damaged but habitable

3 - Home/Land moderately damaged & Habitable

4 - All other damage

Is this natural Disaster Damage?

YES

NO

Is there an Imminent Risk of Loss?

YES

NO

(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?

YES

NO

What happened? Claimant's story

Site flooded from street
crack between house and garage
minor building cracks

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

General:

Flat site - concrete drive

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

None

LIQUEFACTION/Flat land damage

None

Sand boils

Lateral spreading

Settlement

Remediation Rqd (TBC in office)

Land damage observed:

Yes

No

Notes

(i) Lateral Spreading

Not Observed

Spreading <100mm over property

Tilt > 5 degrees

Spreading >100mm over property

Vertical offset > 50 mm

(i) Crust Thinning (TBC in office)

(iii) Cracks

Not Observed

Distribution:

Single crack

Multiple cracks

Crack Width:

>100mm

>100mm

<100mm

<100mm

<5mm

<5mm

Resulting from:

Lateral spreading

Liquefaction

Ground oscillation

(iv) Undulating land

Not Observed

Lawn: > 50 mm high

Lawn steeper than 1 in 20 slope

Patio/Paths >10 mm high

Patio/Paths steeper than 1 in 100

Lawn < 50 mm high

Lawn shallower than 1 in 20 slope

Patio/Paths <10 mm high

Patio/Paths shallower than 1 in 100

(v) Flood risk (TBC in office)

Above 50yfl pre 4 Sept

Above 50yfl pre 22 Feb

Above 50yfl post 22 Feb

No Increased Flood Risk

Below 50yfl pre 4 Sept

Below 50yfl pre 22 Feb

Below 50yfl post 22 Feb

Increased Flood Risk

(vi) Local Ponding

Not Observed

Observed within EQC covered land

(vii) Localised settlement causing drainage issues

Not Observed

Property no longer draining to road/public services

(viii) New Groundwater Springs

Not Observed

Observed

(ix) Inundation of land with sand to silt

Not Observed

Observed

Already Removed

Refer to the Potential Remedial Works page of this report

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

LIQUEFACTION/Flat land damage comments:

OTHER Flat land damage

None

Settlement resulting from:

Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Imminent risk
(Y/N)Remediation
(TBC in office)

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Rotational Slip

Translational Slip

Ridge-renting

Other.....

Description:

Rockfall:

Source:

Upslope

Within property boundary

Downslope

Beyond property boundary

Description:

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Refer to the Potential Remedial
Works page of this report

Comments:

RETAINING WALL DAMAGEImminent risk
(Y/N)Remediation
(TBC in office)

Retaining wall damaged?

None

No. of walls damaged

Description:

Type of damage to retaining wall(s) :

Cracks

Rotated/leaning

Slid

Bulging

Settlement

Location of retaining wall(s) :

Within 8m of building

Within 60m & needed to protect of land within 8m of accessway/building

Other

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Refer to the Potential
Remedial Works page of this
report

Comments:

EQC Claim Number: 201 /

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued**LAND DAMAGE AREAS** (see table on page 6 for more details)

Areas of land Damage	Entire Site	Portion of Site	<u>None</u>
Land beneath Main access way damaged?	<u>No-N/A</u>	Within 60m of building	Other.....

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

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

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	<u>Single story, concrete tile roof, brick cladding, concrete slab</u>
---	--

BUILDING DAMAGE - GENERAL

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

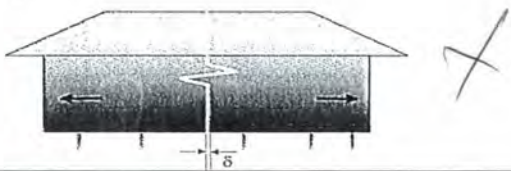




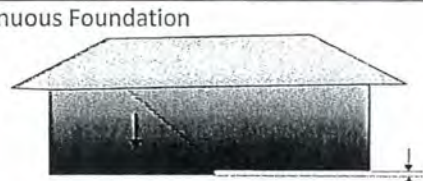
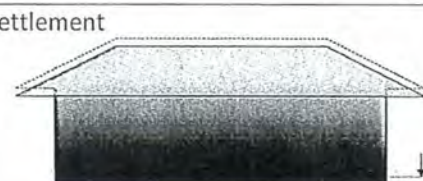
(Does not include Patios/Paving)

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

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

GENERAL :

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

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

Potential Remedial Works

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

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

- None

-
-
-
-

Additional information for cost estimation:

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

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


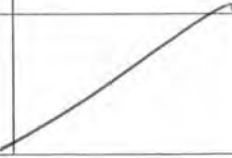
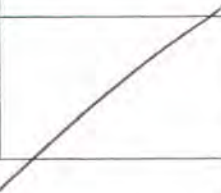
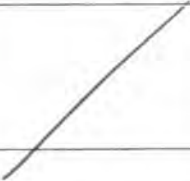
We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

Engineering investigation, design and drawings	\$
Construction Observations and PS4	\$
Survey (if required)	\$
Building/Resource consents (if required)	\$
Project Management	\$
Construction of(as detailed above)	
(Cost to be determined by cost estimator)	\$ TBC
TOTAL non construction Costs (Excluding GST)	\$

N/A

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

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	Yes
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	
Area of Land at imminent risk Evacuation: Inundation:	
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	
Retaining Walls within 8m of Dwelling or Appurtenant Structure	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>Shaking damage to dwelling</i>	Yes
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	NC
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	N ⁴
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	Don't know
Remedial Option: Description..... <i>None</i>	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator



Flat 1 DP 63750 on Lot 7 DP 62803 having share in 738 m2

Notes:

A4 SCALE 1:250
0 2 4 6 8 10 (m)



T6

Drawn by:
UH JT

Date:
18/07/11



22 FEB 2011 - EARTHQUAKE
QUEENSPARK, CHRISTCHURCH
(C114-017028) - 469 Bower Avenue

EQC Claim No: 201 _ /

Inspection Summary

EQC

Completed by: SIM NOLAN

R DAY

469A BOWER AVENUE

PARKLANDS

CHRISTCHURCH

H: & W

M:

Date: 18/02/13
dd / mm / yy

Page: 1 of 1

Time arrived at site: 1:30 Time left site: 2:00 Was an inspection carried out? ☒ Yes ☐ No

Customer present: ☐ Yes ☒ No Customer Name: R DAY
Access denied ☐ Loose dogs ☐ Other ☐ If other, please provide reason

If No inspection carried out, why not? ☐ ☐ ☐

Where an inspection has been conducted:

	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Invoice not available</u>
- Customer advised of next action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>✓</u> <u>✓</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

Land Damage to Area A? If Yes, add details

Yes ☐ No ☒

Land Damage to Area B? If Yes, add details

Yes ☐ No ☒

Land Damage to Area C? If Yes, add details

Yes ☒ No ☐

REFER LEGEND C1 - Land damage cost does not exceed excess

Total m² of Damaged Land: 36m²

Notional Land Damage Value @\$300/m² (Incl GST):

\$10800

Next action

Recommended for establishment or confirmation of status of land.



CHANGES

V1.32, FEB 2013

Scope of Works

EQC

Completed by: MATT CAIN

R DAY

469A BOWER AVENUE

PARKLANDS

CHRISTCHURCH

H: & W: [REDACTED]

M: [REDACTED]

Date: 18/2/13

dd / mm / yy

Page: 1 of 1

Description: **Damage to Land**

Repair Strategy: Removal and/or import materials and labour to repair land

36 m²

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$1,600	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³)	each					\$190	
Materials	each						

NB A Small/Minor Works cost may only be applied when there is only land repair to the site/property; a total area of damage under 15m²; no further works required

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	m ²					\$12	
Undulating Lawn Areas (Type 'C') - Level and Seed	m ²	18	2		36m ²	\$10	\$360.-
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

* 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 **\$360.-**P&G, Margin & GST (Figure x 1.3662) **\$131.83****Total \$491.83**

CHECKED

V1.32, FEB 2013

Scope of Works

EQC

Completed by: MATT CAIN

R DAY

469A BOWER AVENUE

PARKLANDS

CHRISTCHURCH

H: & W

M:

Date:

18/2/13

dd / mm / yy

Page: 1 of 1

Description:

Enabling Works – 8/9 – Dwellings

Dwelling Type

Ring Foundation ☐Piled ☐Concrete Slab ☒Combined Piles/Slab ☐

Average finished floor level above ground level:mm

Unable to determine ☐ (refer to file note)

Enter this information onto the Enabling Works 8/9 SOW, where P&G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Site Establishment	each				1	\$9,000	9,000
Dwelling Storage (off site)	each					\$5,000	5,000
Dwelling Lift 0-150	m ²				1	\$12,200	12,200
150-200	m ²				1	\$13,300	13,300
200-250	m ²				1	\$18,500	
250-2 Storey	m ²				1	\$22,000	
Removal of Debris 0-150	m ²				1	\$6,050	6,050
150-200	m ²				1	\$8,250	8,250
200-250	m ²				1	\$11,000	
250-2 Storey	m ²				1	\$13,750	
Garage Block	m ²					\$800	
Versatile	m ²					\$550	
Artificial Surfaces	m ²				45	\$65	2925
TRANSPORT HIRE					1	\$160	160
Car Port (reinstate)	m ²					\$200	
Deck (reinstate)	m ²				25	\$240	6000
Patio (reinstate)	m ²					\$185	
MACHINE HIRE					4	\$110	440

Any item where a cost for reinstatement only is provided needs to be costed for deconstruction and removal of waste – assuming that machinery is already on site. Estimate the labour hours and waste volumes below.

Labour	hrs				10	\$45	450
Contaminated Spoil Removal	m ³				10	\$100	1000
Skip (4m ³) TRUCK	each				4	\$110	440
Total:							65215



V1.32, FEB 2013

CHECKED

Scope of Works

Date: 10/2/15 Page: 1 of 1
dd / mm / yy



Service Type Sewer ☒ Storm water ☒ Power ☒ Septic Tank ☐ Phone ☒ Water Tank ☐ Water ☒

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each	4			1	\$160	160
Machine Hire	hrs				8	\$110	880
Disconnect/Reconnect	each				10	\$1,000	10,000
Sewer	Lm	34m			34 Lm	\$120	4,080
Storm water	Lm	88m			88 Lm	\$110	9,680
Power (Underground)	Lm	36m			36 Lm	\$68	2,448.
Phone (Underground)	Lm	36m			36 Lm	\$30	1,080
Septic Tank	each					\$18,000	
Water Tank (PVC 10,000 Ltr)	each					\$3,500	
Water (Polybutalyne)	Lm	34m			34 Lm	\$50	1,700
Water Pump (Dis-connect/re-connect)	each					\$500	
					Total	30,028	

CHECKED



EQC

Date: 10/2/13
dd / mm / yy

CLM / 2010 / 119628

R DAY

469A BOWER AVENUE

PARKLANDS

CHRISTCHURCH

H: & W:

M:

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$110	
Breaker Hire	day					\$70	
Skip (4m³)	each				1	\$190	190
Contaminated Waste	m³					\$100	
Clean Waste	m³					\$20	
Labour	hrs				10	\$45	450
Pergola/Gazebo	m²					\$100	
Garden Shed/ Glass House	m²				7m²	\$100	700.-
Play House/ Sand Pit	sum					\$500	
Clothes Line/ Kennel	sum				2	\$250	500
Spa Pool	sum					\$1,500	
Swimming Pool (3m dia)	sum					\$1,500	
Swimming Pool (8m x 4m)	sum					\$25,000	
Swimming Pool (15m x 5m)	sum					\$55,000	
B.B.Q	sum					\$1,000	
Pizza Oven	sum					\$1,000	
Fencing 1.8m	l/m				45	\$125	5625
Fencing Hebel 1.8m	l/m					\$470	
						Total:	7465.-



PH V1.32,
CHECKED

18 | 2 | 13

dd / mm / yy

Page: 1 of 1



R DAY

469A BOWER AVENUE

PARKLANDS

CHRISTCHURCH

H: & W

M:

Description:

Enabling Works – 8/9

What is the insured land area to repair (m²)?

 720 m^2

This sheet summarises costs determined in Enabling Work sheets for structures, services & dwellings.

Please transcribe all sheet figures below and provide a total. Please number all enabling work sheets.

Description is either Services, Dwellings or Structures.

CHECKED v1

V1.32, FEB 2013

Claim N°: CWM/2010/119628

Claimant: 2 DAY

Date: 18/2/13

Situation of Loss: 449A BOWER AVENUE PARCLANDS

Author: MATT CAIN

[illegible]

CHECKED



MATT CAIN

18/2/13

N



CLM / 2010 / 119628

R DAY

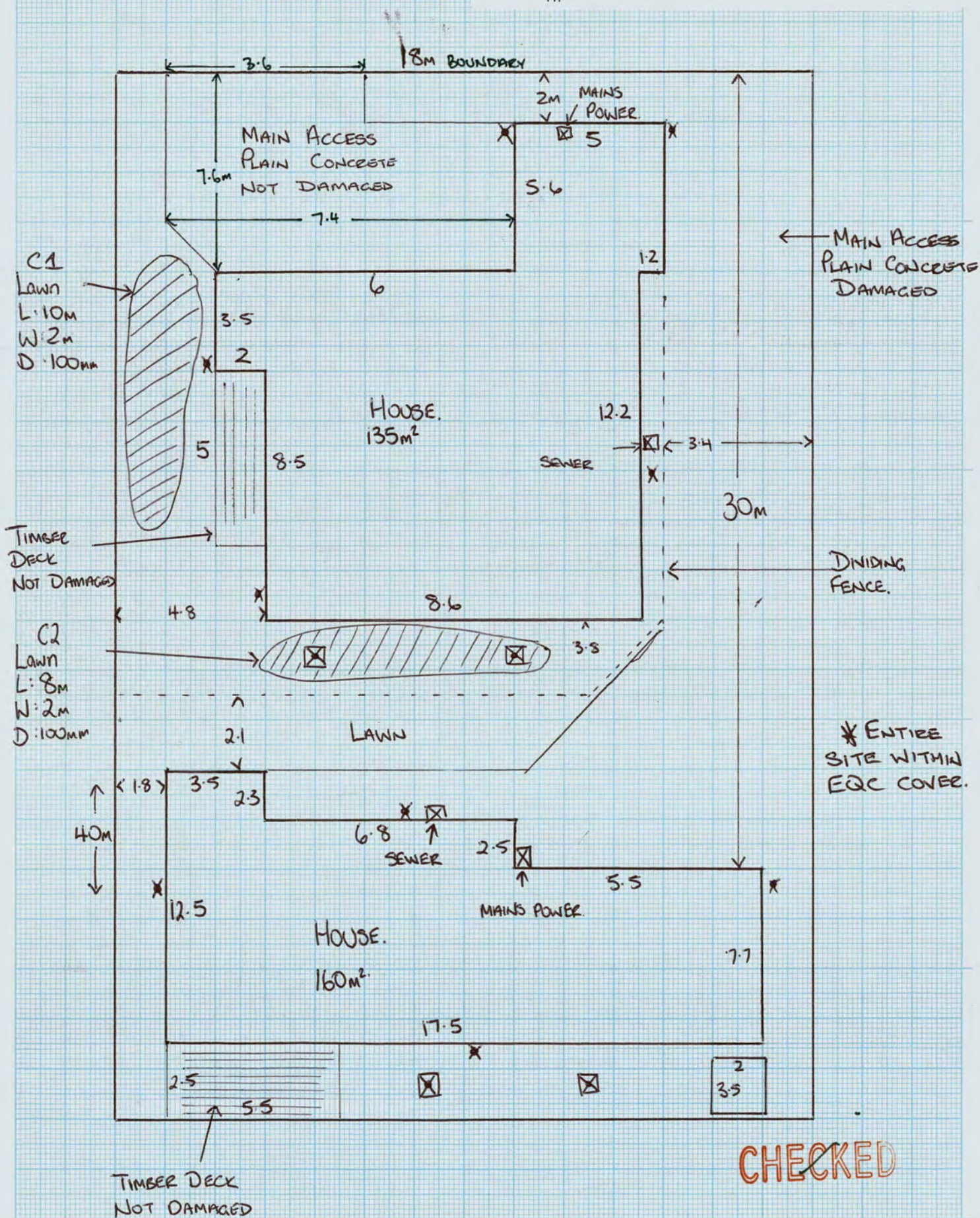
469A BOWER AVENUE

PARKLANDS

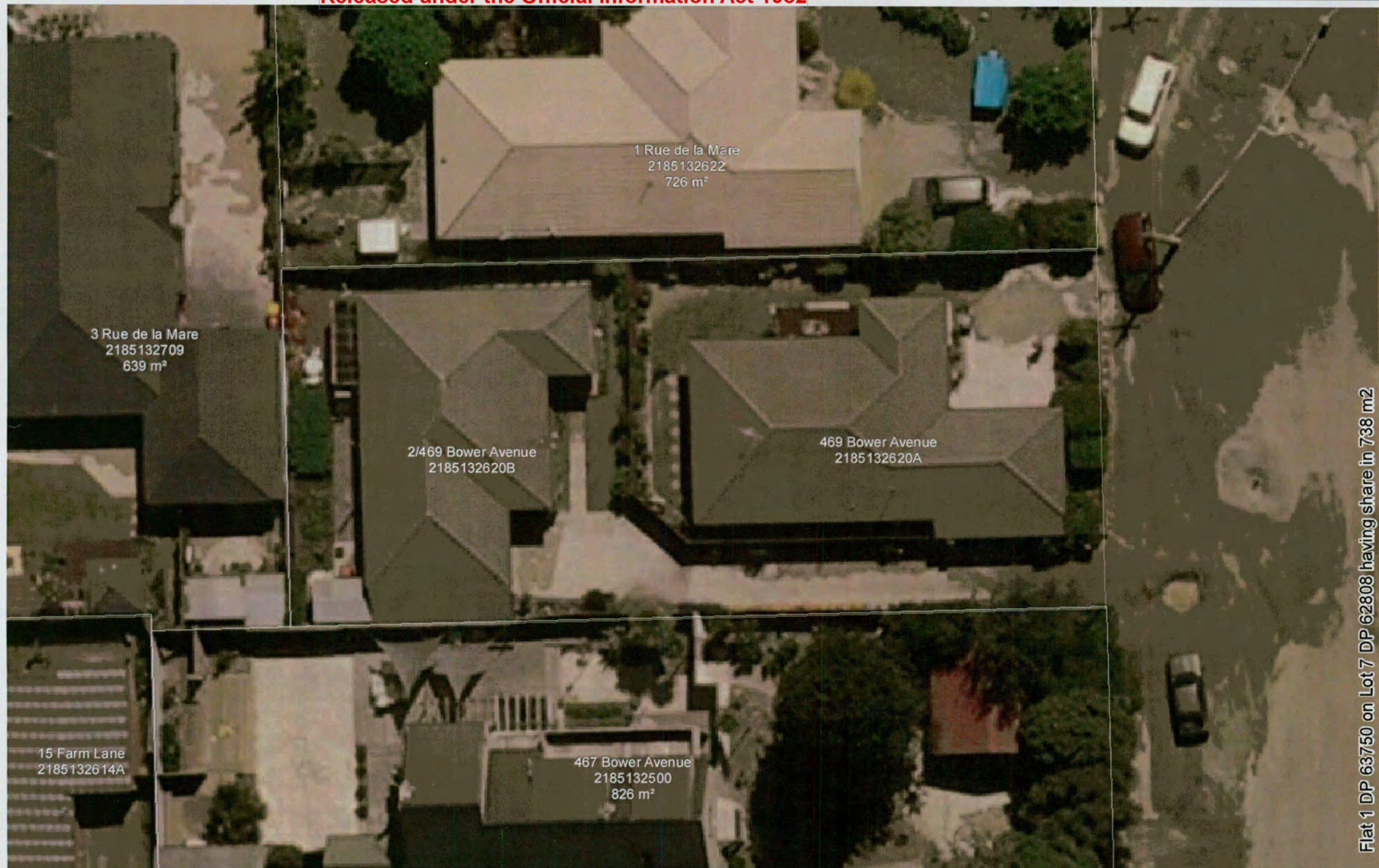
CHRISTCHURCH

H: & W

M:



CHECKED



Notes:

A4 SCALE 1:250
0 2 4 6 8 10 (m)



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE
QUEENSPARK, CHRISTCHURCH
(C114-017028) - 469 Bower Avenue

EQC Claim No: 201 _ /

Flat 1 DP 63750 on Lot 7 DP 62803 having share in 738 m2



Drainage Assessment Report

Customer Ron Day

Address 469A Bower Ave

Parklands

Prepared By Inspector Drains

Date 10/02/2017

Certified Drainlayer Duane Laughton

Signed

After a recent assessment of the existing private sewer and stormwater systems at the above address, on 8/2/17 this report was prepared by Inspector Drains for EQC.

Copies of the following documents have been provided with this report:

- As-Built Sketch – a diagram of the existing sewerage and stormwater systems indicating where earthquake damage was identified
- Proposed Repair Strategy Sketch – a diagram of the existing sewer and stormwater systems revised to reflect any changes made as part of the repair strategy for earthquake damage (i.e. component relocations, rerouting of lines, etc.)
- Repair Scope of Work – a detailed record of the work to be performed to repair the identified earthquake damage.

Any questions regarding this report should be directed in the first instance to Inspector Drains.

Property Overview

Property consists of a single house of brick construction on a fee simple section with easy access.

Insurance status – No details from insurer however Mr Day said driveway had been replaced.

Report – Sanitary Sewer

Overview of Identified Earthquake Damage

After reviewing the CCTV footage we found the sewer lines to be of modern PVC material in good condition with no EQ damage.

Included in Repair Strategy for Earthquake Damage

No repairs required for sewer lines.

Excluded from Repair Strategy– Damage not Covered Under the Act

As above.

Report – Stormwater

Summary of Identified Earthquake Damage

After reviewing the CCTV footage we found the stormwater lines to be of modern PVC material in good condition with no EQ damage. I did however see one point that had slight damage after talking to Mr Day, concluded it is where his deck is and was likely damaged during the deck installation. This slight damage should not cause problems for Mr Day. I also noted there was a ring that had been popped out in a joint due to poor installation practices. This is outside of the boundary and is also unlikely to cause a problem for Mr Day.

Included in Repair Strategy for Earthquake Damage

No repairs required for stormwater lines.

Excluded from Repair Strategy – Damage not Covered Under the Act

As above.

Feedback

The repair strategy has not been discussed with the customer.

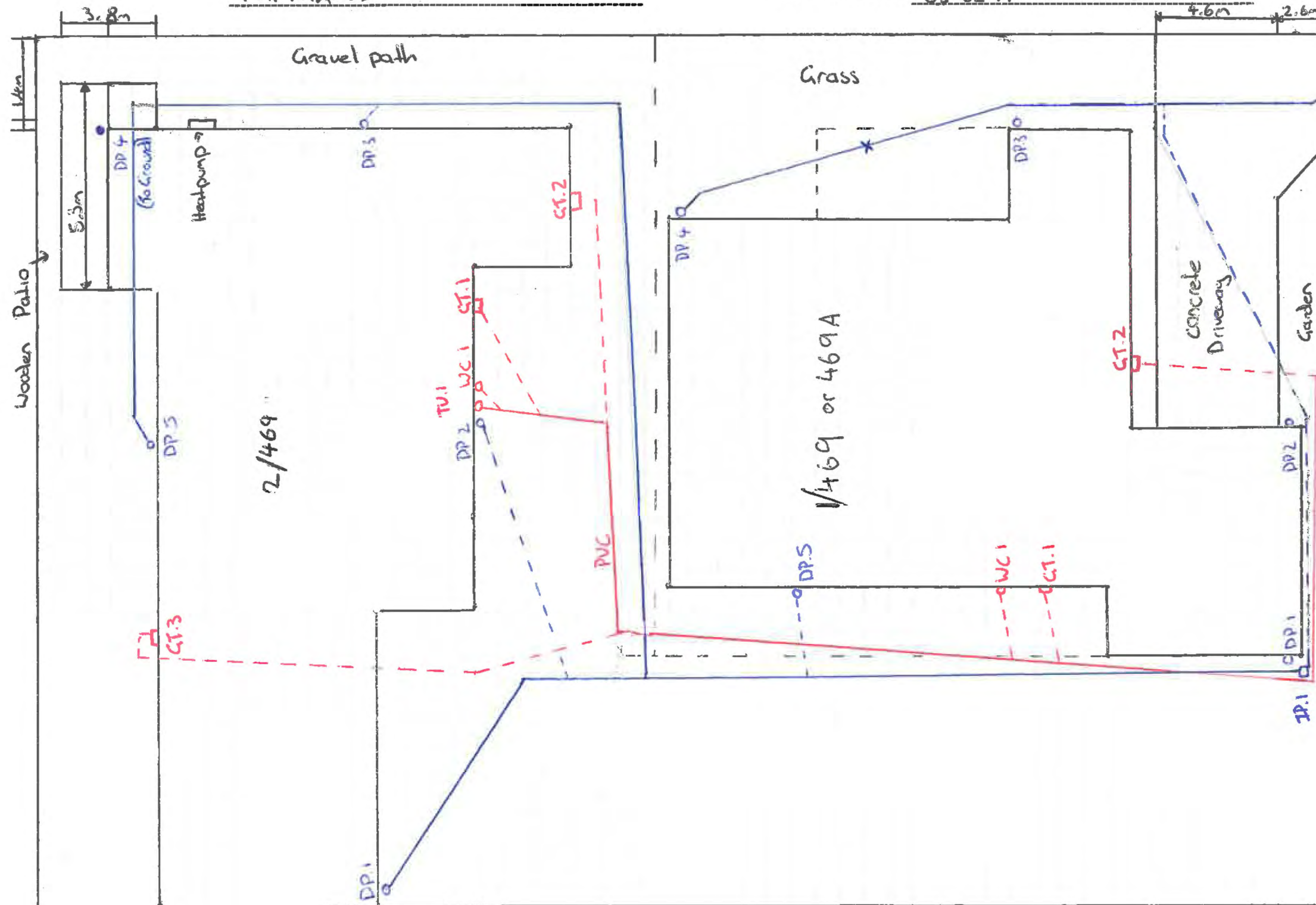
SITE SKETCH - STANDARD DRAINS

Customer Address 1/469 & 2/469 Bower Avenue
Parklands

Customer EQC Claim # _____
 Assessment Date 08-02-17

Sketch Type (Circle Applicable)

As Built (Damage) / Proposed Repair



Key

- Existing Sewer Line
- Existing Stormwater Line
- Pavers / Driveway
- Earthquake Damage
- Tree
- Kerb Outlet
- Downpipe / Toilet Vent
- SUMP
- Non Earthquake Damage

Abbreviations

- Kerb Outlet - KO
- SUMP
- Down Pipe (S/W) - DP
- Boundary Inspection Pipe
- Type of Material
 - Earthenware - EW
 - Poly Vinyl Chloride - PVC
 - C/I - Cast Iron
- Bends - show upstream direction
 - Left hand bend - LHB
 - Right Hand Bend - RHB
 - Inspection Bend - IB
 - Left Hand Inspection Bend - LHIB
 - Right Hand Inspection Bend - RHIB
- Junction
 - Left Hand Junction - LHJ
 - Right Hand Junction - RHJ
 - Inspection Junction - IJ
 - Inspection Left Junction - ILJ
 - Inspection Right Junction - IRJ
- Fixtures
 - Gully Trap - GT
 - Terminal Vent - TV
 - Main Vent - MV
 - Toilet - WC