

TC2



Michelle

EQC Claim Assessment

2011/076154 (F)

Address	3/161 HOON HAY ROAD, HOON HAY, CHRISTCHURCH, 8025	EQC Claim Number	CLM/2011/219983 (J)
Hazards	Nil	EQC Assessor (L,F)	Davies, Robyn
Inspection Date	31-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	Dunlea, Matthew

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
WILSON MICHELLE	64 [REDACTED]	64	64 [REDACTED]	[REDACTED]

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	33 m
Sewerage	Town Connection, PVC Pipe	33 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	1199 m2
Land	Under dwelling, Soil	130 m2

MAIN BUILDING	Age 1961 - 1980	Area 132.2m2	Footprint Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure
Elevation (North ground and first floor 4-5 x 7)		
Wall cladding	Structural Block, Concrete (31.50 m2)	
	Cracking	
	Grind out and epoxy fill	4 m
	Remove and relay loose sill bricks	1.5 m
Cracking to paint	Paint wall	31.5 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 4-5 x 12-9)		
Wall cladding	Structural Block, Concrete (51.60 m2) * 35m sill Bricks	
	Cracking	
	Grind out and epoxy fill	10 m
	Cracking to paint	
Paint wall	elastomeric paint	51.6 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (West garage door 12-9 x 2-1)		
Wall cladding	Block veneer, Concrete (25.80 m2) Soffit reinstate - access through Balcony 7 x 1m roof panel	
	Cracking	
	Grind out and epoxy fill	1 m
	Relay and re-bed loose bricks + Paint wall.	2 m2
	* Adjust garage door. 15'6	

Shadowclad
Shiplap 7 x 28

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Cracking to paint

Paint wall

15.6 m²

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South ground and first 4-5 x 7)Wall cladding Structural Block, Concrete (31.50 m²)

Cracking

*1.5m² remove - d- replace block.

Grind out and epoxy fill

4 m

Remove and relay loose sill bricks

2 m

Cracking to paint

Paint wall

31.5 m²

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West first floor 7 x 2-7)Wall cladding Weatherboard, Ply (21.60 m²)

Comments: Plywood.

Element	Description / Damage / Repair Strategy	Measure
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FoundationsSlab foundation Concrete Slab, Concrete (43.40 m²)

23mm over 6 metres

Slab has moved greater than 25mm over 6 metres

Refer engineer designed solution (Major damage)

18 m²

Element	Description / Damage / Repair Strategy	Measure
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Roof

Comments: Rolled iron.

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Internal Garage (L=6.2m W=6.6m H=2.4m)

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

Floor Concrete (40.92 m²)Ceiling Gib, Paint (40.92 m²) * 3.3 x 6.2 r-s + paint.Wall covering Gib, Paint (61.44 m²)

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

Garage door Tilt-a-door Metal, Steel (2.00 No of)

Structural damage

Adjust door

1 No of

Room - Comments: Double garage concrete block and custom wood walls, gib ceiling, 2 til

Room - Additional Notes:

VO 4 1/2m grind + venstar
paint 96m² wall**First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Bathroom (L=3.0m W=1.8m H=2.4m)Bath Acrylic, Standard specification (1.00 Item) * Replace + 4m² Tiles.

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

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Bathroom sink	Basin, Standard specification (1.00 Item)		
Floor	Chipboard, Vinyl (5.40 m2)		
Shower	Cubical shower unit, Acrylic shower (1.00 m2)		
Wall covering	Gib, Lining paper / paint (23.04 m2)		
	Cosmetic damage		
	Paint wall		12 m2
	Remove, dispose and replace lining paper		7.2 m2
Ceiling	Gib, Stipple (5.40 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish		1 No of

Room - Comments: Reline one wall with new lining paper

Room - Additional Notes:

✓ **Toilet (L=2.0m W=0.9m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Chipboard, Vinyl (1.80 m2)		
Wall covering	Gib, Paint (13.92 m2) ← r-s-paint 13.92m ²		
Ceiling	Gib, Paint (1.80 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish		1 No of

Toilet Standard, Standard Spec (1.00 Item)

Room - Additional Notes:

✓ **Hallway 2 2.4 x .9 Ceiling r-s-paint**

✓ **Hallway (L=6.3m W=0.9m H=2.4m)**

Floor	Chipboard, Carpet (5.67 m2)		
Wall covering	Gib, Paint (34.56 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		24 m2
	Rake out, plaster and paint		24 m2
Ceiling	Gib, Paint (5.67 m2)		
Trim	Painted MDF, Trim 60mm (5.00 m)		
	Damaged finish		
	Reattach trim		5 m
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish		1 No of

Room - Comments: Includes the five steps

Room - Additional Notes:

✓ **Kitchen includes dining (L=5.9m W=3.0m H=2.4m)**

Ceiling r-s-paint
Walls r-s-paint

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Room - Comments: New. Bosch dw and oven. Electric. Cupboards still without doors. Stainless dw and fridge. 4.5 of laminate benchtop

Room - Additional Notes:

✓ **Bedroom First right. Main (L=3.4m W=3.7m H=2.4m)**

Window Aluminium Awning, Pane single glazed (2.00 No of)

Floor Chipboard, Carpet (12.58 m2)

Wall covering Gib, Paint (34.08 m2)

Cosmetic damage

Rake out, plaster and paint

34.08 m2

Ceiling Gib, Paint (12.58 m2)

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

Room - Comments: coved ceiling

Room - Additional Notes:

✓ **Bedroom Second right (L=3.4m W=3.0m H=2.4m)**

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

Cosmetic damage

Gap fill and paint jambs / sills

10 m

Floor Chipboard, Carpet (10.20 m2)

replace flooring 3.6 x .6 left ~~left~~

Wall covering Gib, Paint (30.72 m2)

reinstall carpet.

Cosmetic damage

Rake out, plaster and paint

30.72 m2

Ceiling Gib, Paint (10.20 m2)

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

Edge + Revarnish
Adjust 2 wardrobe doors.

Room - Comments: Coved ceiling

Room - Additional Notes:

✓ **Lounge (L=5.4m W=3.2m H=2.4m)**

Room - Comments: The sliding door that Does need easing has been picked up by FLETCHERS

Room - Additional Notes:

Laundry ND

↖ Walls r-s-paint

End Of Assessment

MS-SF0404

CLM/2011/219983 - Site Scope Meeting Record

Scope Meeting Record - Property Details			
Claim Number	CLM/2011/219983	Hub Zone	Middleton Hub
Contractor Name	Nubuild Homes Limited	Supervisor	Blair Corkran
Property Address	3/161 HOON HAY ROAD, HOON HAY	Main Contact Name	MICHELLE WILSON
Customer name	MICHELLE WILSON FAMILY TRUST AND MICHELLE WILSON	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Blair Corkran (EQR)	Form Completed	23/01/2013 01:16:27 p.m.

Scope Meeting Details - Retrieved from Appointment Booking	
Are you the owner of 3/161 HOON HAY ROAD, HOON HAY and are you authorised to make decisions regarding repairs?	
<i>I would like to make an appointment for Blair Corkran to meet with you to look at the repairs required to your property. Firstly I would like to ask you a few questions for our records.</i>	
Is there anyone other than yourself authorised to make decisions regarding the repair of the property?	Nb
Can I get their contact details?	
Customer Representative Name	Michelle Wilson
Customer Representative Phone	03 339 0809
Who can provide access to the property?	Homeowner
Other Comments:	
Can I get their contact details?	
Access Provider Name	
Access Provider Phone Number	

Special Property Status - Retrieved from Appointment Booking	
Is there any reason the repair process may be delayed?	Nb
Comments:	Nb
Homeowner available from	
Has there been any liquefaction on the property?	Yes
Comments:	Yeah where pavers
Does your property have any special heritage status?	Nb
Comments:	
Is there anyone living at the property with health concerns or other issues that we may need to be aware of?	Nb
Comments:	
Are there any dogs on the property? If so, they will need to be controlled during the scope visit for health and safety reasons.	

MS-SF0404

CLM/2011/219983 - Site Scope Meeting Record

Are there Hazards present on the Property?	Nb
Comments:	
Has the Property Lost a source of Heating?	Nb
Comments:	

Questions to ask Customer in relation to repair

Is anyone living at the property under the age of 5 or 16?	Nb
Are there any special considerations for pets?	Pet to be removed from premises
Is it ok for the contractor to use the facilities during construction?	Power, Toilet Facilities
Facilities Alternative	
How is access gained to property during construction?	
Details of security measures	NA
Is it ok to use the driveway for unloading?	OK to use driveway
Are there any potential delays to starting repairs?	None
Repair available from	
Are the standard work hours ok? (7:30am to 5:00pm)	Yes
Proposed working hours	
Reason for different hours	

Complete Scope of property and close out meeting

Discuss stopping and painting	Yes	
Discuss floor protection	Yes	
Discuss selection of products	Yes	
Discuss special repair strategies	Yes	
Discuss moving furniture	Yes	
Discuss removing personals	Yes	
Discuss relocate contents	Nb	
Discuss HO/Occupier H & S	Yes	
Remind Contractor of SSSP	Yes	
Discuss possibility of relocation	Nb	

Additional Notes

Additional Notes	Owner to stay off site and will check personal insurance to see if they will remove furniture.
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SCOPING VISIT CHECKLIST

Claim Number	2011/219983	Contractor	AJ Whiteside.
Name	Michelle Wilson	Supervisor	Blair Corkran
Address	3/161 Hoon Hay Rd.	Date	17/02/12

Alternate Contact: Name:
Phone Number:

PROPERTY OWNER CHECKLIST

Item	Check By	Description	Y/N	Comments
Emergency Categories	CS	Is the property secure?	Y	
	CS	Is the property safe to live in?	Y	
Use of facilities	CS	Can we use a lock box for contractors? Location?	Y	
	CS	Any special requirements for security?	N	
Scope	CS	Discuss: - Floor - grouting / tile - Wall - paint / wallpaper match - Exterior - masonry match	Y	
	CL	Where floor tiles/carpet cover several spaces and damage is limited to 1 space, does the owner's (premium option) contents insurance cover the extra spaces?		Lumley (Westpac)
	CS	Under flooring heating? Solar panels?	N	
House keeping	CS	Discuss protection of surface finishes.	Y	
	CS	Discuss relocation of furniture if required.	Y	
	CS	Discuss daily and final cleaning practices and standards.	Y/-	Standard Builders Clean
Other		Any other considerations?		Owner can stay onsite. Furniture can stay onsite.

INTERNAL USE

Item	Check by	Description	Y/N	Comments
Resourcing	CS	Is an Engineer's report required?		
	CS	Is an Architect / Consents required?		
	CS	Is a Materials Specifier required?		
Other	CL	Is the property occupied by the owner or a tenant?		

LEGEND

CL	Community Liaison
CS	Construction Supervisor

DOCUMENT CHANGE RECORD

Date	Changes	Responsibility



MS-SF0221

**CONTRACTOR SITE SPECIFIC SAFETY PLAN
EVALUATION**

CLAIM NUMBER:

2011 219983

Property Address: 3/161 Heon Hay Road.

Date 11-2-2013

Hub Middleton

Cont. Supervisor Blair Corkran

Property Contact Name:

Contact Details: Ph.(1)

email:

Ph.(2)

Contractor:

Site Supervisor Name:

Contact Details: Ph.

email:

Item	Description	Circle One		Comments
1	Emergency Planning Emergency evacuation plan site specific Safety Manager and First Aider Identified Emergency Equipment Identified	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes	No No No	
2	Hazard Management Site Hazard register up to date including controls Commitment to regular safety inspections Task Analysis for high risk/restricted work MSDS attached Notifiable work documentation complete	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes	No No No No	
3	Training and Induction of Staff and Subcontractors All employees have been inducted and have EQR ID Cards All subcontractors have been inducted and EQR ID Cards All workers are inducted onto site All workers are competent to carry out work	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes	No No No No	
4	Accidents and Incidents All incidents reported to EQR and DoL where applicable All accidents investigated and learnings shared Incident Register included	Yes Yes Yes	No No No	
5	Subcontractor Management Subcontractor list up to date Method and frequency of communication identified	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> Yes	No No	
6	Approved as Submitted	<input checked="" type="radio"/> Yes	No	
7	Re-evaluated	Date		
8	Approved	Yes	No	

Signed: 

SL

Site Specific Safety Plan

Company Name Nubuildhomes Ltd

Contractor Sign Mark Brown

Address, and Contact Details 161 /3 Hoon Hay Rd
July 2012

Our H&S procedures and documents:

- 1 **We have an Emergency Evacuation Plan** **Yes** Attached
 Site Safety Representative: Mark Brown Trained First Aider: Ken Shannon
 Location of Fire Extinguisher: Kitchen Bench Location of First Aid Kit: Kitchen Bench

- 2 **We have a Hazard Register for every site** **Yes** Attached
 For high risk work, we have Special Guidelines:
 NA Asbestos NA Services Isolation NA Confined Spaces
 NA Cranage NA Mobile Plant NA Damaged Buildings
 yes Working at Height NA Close Approach Consent
 (Application to Work Near Conductors of Overhead Electrical Lines)

For hazardous substances, we have Material Safety Data Sheets **NA** Attached

For any notifiable works, we complete DOL documentation **NA** Attached

- 3 **We carry out Training and Induction for all persons on our jobs**

All persons on our jobs comply with safety rules Contacts List on P5 completed
 and have had a site specific induction

All persons have attended the EQR induction Yes

All persons are competent or fully supervised Yes

- 4 **We report and investigate all Incidents and Accidents**

We report all incidents and accidents to EQR Fletcher Yes

Report serious harm or serious incident Immediately to the EQR Contracts Supervisor

We complete the incident register on a monthly basis Yes

Emergency Evacuation Plan

Dial **111** for Fire, Police, Gas, Chemical Spills, Electrical Emergencies

IN CASE OF EMERGENCY, SHOUT OUT TO YOUR WORKMATES!

1. Shut down all plant and equipment.
2. Proceed immediately to the Assembly Point: Letter Box Street Front.
3. Remain there, so all personnel can be accounted for.
4. Do not return until the Manager has given Official Clearance.

LOCATION OF MEDICAL FACILITIES:

WHEN CALLING **111**, remember the following:

- Stay calm
- Site Address
- Service required: Ambulance/Fire/Police
- Never leave a patient alone
- Send someone outside to meet emergency services

Emergency Telephone Numbers

Hospital	(03) 364 0270	Poison Centre	(0800) 76 47 66	Dpt of Labour	(0800) 20 90 20
Power - Orion	(03) 363 9898	CCC	(03) 941 8999	Ashburton	(03) 307 7700
Hurunui	(03) 314 8816	Selwyn	(03) 347 2800	Waimakariri	(03) 313 6136
Timaru	(03) 687 7200				
EQR Spvr	_____	EQR Hub Mgr	_____	EQR H&S Mgr	_____

Hazard Register

Company
July 2012

Nubuildhomes Ltd

Job/Site

161 /3 Hoon Hay Rd

Employers have to ensure effective methods are in place to:

- systematically identify hazards to employees at work; and
- systematically identify new hazards to employees at work (if possible before they arise)
- regularly assess each hazard identified and determine whether or not it's a significant hazard

Tick which of the following hazards you are exposed to in your work; and tick the controls you have in place.

<input type="checkbox"/> Services <input type="checkbox"/> Within 4m of main electrical connection <input type="checkbox"/> Gas mains <input type="checkbox"/> Water mains <input type="checkbox"/> Waste water	<input type="checkbox"/> Lockout/tagout implemented (refer isolation guidelines) <input type="checkbox"/> <input type="checkbox"/>
Yes Portable Power Tools/Nail Guns/Staplers	Yes Equipment and leads tested, tagged and inspected. Yes Protective devices used. Yes All guards fitted and in working order. Yes Safety footwear worn. Yes No volatile or combustible gas (including oxygen) to be used to power up tool. Yes Beware when nailing douglas or dry frame. Yes Never point nail guns or staplers in the direction of any person. Yes Maintain all equipment in accordance with manufacturers recommendations. <input type="checkbox"/>
Yes Falls from height	Yes Task analysis required for high risk working at heights activities. Yes Scaffolding erected in accordance with Best Practice Guidelines for Scaffolding in NZ. Yes Mobile scaffolds and towers to be erected, maintained and used in accordance with manufacturers recommendations and Best Practice Guidelines for Scaffolding in NZ. <input type="checkbox"/> EWP, cherry pickers and other mechanical access equipment is to be operated by competent persons in accordance with manufacturers recommendations. <input type="checkbox"/>
Yes Ladders	Yes Industrial/trade grade ladders. Yes Ladder checked to ensure no loose or missing rungs and otherwise in good condition. Yes Ensure ladder correctly placed 4:1. Yes Ladder to be restrained at the top. Yes Ladder footed at the base (as much as practicable). Yes Top of ladder to extend 1.0 metre above working platform. <input type="checkbox"/>
Yes Other People in the Place of Work eg visitors	Yes Physical barriers. Yes Warning signs: "Hazardous Area, No Unauthorised Entry". Yes Illumination of hazard areas. Yes High visibility clothing and helmet (where required) must be worn. Yes Children and animals not permitted on site. <input type="checkbox"/>
Yes Slips, Trips and Falls	Yes Rubbish removed regularly. Yes Designated storage areas.

	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/>	Safe access and egress to site for all employees. Rigid policy on de-nailing timber. Dust/water controlled. Guardrails/hoardings.
Yes	<input checked="" type="checkbox"/> Heavy Lifting <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Correct lifting techniques used. Heavy lifting avoided. Assistance available. Adequate rest breaks.
<input type="checkbox"/>	<input type="checkbox"/> Hazardous Substances <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MSDS available. Properly stored. Safely handled. Appropriate PPE worn, eg dust mask/respirator.
<input type="checkbox"/>	<input type="checkbox"/> N Yes oise <input type="checkbox"/> <input type="checkbox"/>	Machinery maintained and fitted with silencer and muffs. Hearing protection worn. Radios and stereos played at reasonable levels.
Yes	<input checked="" type="checkbox"/> Impairment from Alcohol and Drug use <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No persons under the influence on site. No drugs or alcohol on site.
Yes	<input checked="" type="checkbox"/> Earthquakes <input checked="" type="checkbox"/> <input type="checkbox"/>	Emergency plan in place. Emergency plan practiced.
<input type="checkbox"/>	<input type="checkbox"/> Application to Work Near Conductors of Overhead Electrical Lines <input type="checkbox"/>	<input type="checkbox"/> Close Approach Consent <input type="checkbox"/>

FREQUENCY OF SITE INSPECTIONS: Weekly Fortnightly _____

Subcontractor List

Company Nubuildhomes Ltd

SITE COMMUNICATION METHOD: YES Toolbox Talks Other:

FREQUENCY: YES Weekly Fortnightly

All persons on all sites will comply with safety rules and procedures. This allows everyone to enjoy a safe working environment.

Trade	Subcontractor	Key Contact	Phone	Site Specific Induction Date
Painting	Nomis painting	Simon Jones	02119876	12/4/2012
Plaster	JB plastering	John Mannix	022343555	12/4/2012
Builder	Nubuildhomes	Dave Brown	023445666	12/4/2012
Project Man.	Nubuildhomes	Ken Shannon	02102346269	12/4/2012

Incident Register

Company Nubuildhomes Ltd

Month April

If an accident or serious harm occurs the employer, or self employed or principal must notify the Department of Labour as soon as possible by phone, followed up with a written notification within seven days.

SERIOUS HARM INJURIES ARE TO BE NOTIFIED TO EOR AS SOON AS POSSIBLE AFTER AND NO LATER THAN CLOSE OF BUSINESS ON THE DAY THEY OCCUR. Refer to emergency plan for phone numbers.

If an incident, accident or serious harm occurs, it is important to follow a process to; call emergency services, secure the scene, attend to those involved, notify authorities, investigate, and manage the hazard (immediately or in the longer term).

Incident, medical treatment or serious harm	Date and time	Brief description of near miss or accident including who was involved and their injury	Corrective Actions and who is responsible with deadlines

No incidents or accidents to report this month

Signed

Date

SITE SPECIFIC SAFETY MANAGEMENT PLAN

Site Location: 3/161 Hoon Hay Rd.

Contractor: A.J. Whiteside Builders Ltd

Our nominated on site Safety Representative for this site is: Aaron W.

Please Note: Hazard Register Attached with Sheet

1. Notifiable Works: (Tick methods used)

We have notifiable works associated with this site Yes No
(If yes, a copy of the Dol notification must be provided to EQR Fletcher prior to commencing work on site)

2. Communications/Employee Participation:

The methods of communicating safety information to our Employees and the claimant are by:

Toolbox Talks Hazard Board Pre-task Planning Meetings

Other _____

3. Emergencies:

We have a plan in place to deal with emergencies on site involving persons under Our control Yes
A fire extinguisher and other appropriate emergency equipment will be on site Yes

4. Accident/Incident Reporting/Recording:

An accident/incident reporting system, including an accident register is in place Yes
(All accidents will be reported to EQR Fletcher, along with a copy of the accident report)
We have a first aid kit on site sufficient for the number of people under our control and type of work being undertaken Yes No

5. Training/Induction:

We acknowledge all persons under our control on site are required to comply with all rules and conditions relating to the project. Yes
All persons under our control on site have attended an EQR Induction Yes
All persons under our control on site are appropriately qualified, competent or fully supervised for the work they will be required to undertake Yes

8. Additional Information:

The following additional information relevant to this site is provided:

Signed: [Signature]

Name: Aaron Whiteside

Date: 20.3.2012

Supervisor: Blair Corkran

HAZARD	WHAT HAPPENED (INCIDENT)	SIGNIFICANT CAUSES	EVALUATE	CONTROL MEASURES	STATUS
ELECTRICAL EQUIPMENT/ POWER TOOLS	Electrical shock, burns Personal injury (tripping over leads etc)	YES		Use RCD's when using portable tools	All wires/ cables to be treated as if live. Electrical leads /equip inspected & tagged
OBSTRUCTED DOORS / FLOORS & WALKWAYS	Personal injury from slips / trips	YES	Keep all exits, walkways clear from obstructions		
CHEMICALS	Fatality, Serious injury from inhalation, absorption or ingestion	YES	Use non- harmful substances where possible	Goods stored in dangerous Goods store	MSDS available PPE to be worn
OPEN PITS /TRENCHES	Personal injury from trip/ fall	YES	Fill in or cover where possible	Erect barriers	PPE, signage, awareness
RETAINING WALLS	Personal Injury from hidden services/land slips/falling from height	YES		Make all staff aware/ rope off area from public	PPE, awareness, signage,
CONFINED SPACES	Fatality , Serious injury from poor ventilation	YES	Do not enter if work can be done from outside		Training, entry permits, PPE, buddy system, communication
NOISE	Noise Induced Hearing Loss	YES			PPE, awareness, annual hearing checks
WORKING AT HEIGHTS	Fatality, Serious injury from fall	YES	Use lifting equipment with cage if possible		PPE – harnesses, OSH notification
ASBESTOS	Serious long term illness	YES			Identify areas with asbestos, PPE, notifiable to OSH
UNDERGROUND SERVICES	Fatality, Serious injury from cable strikes	YES		Location of services	Training, pot- holing procedures.
BIOHAZARDS waste Water	Infection , serious injury	YES		Syringes and waste	Authorized personnel, training, PPE, vaccinations, disposal procedures
POOR LIGHTING	Eye strain, Personal injury from slips /trips	No	Supply lighting where possible		Use torches, awareness of surroundings.
SLIPPERY FLOORS	Personal injury from slip/ fall	No	Clean up spills immediately		Signage
VISITORS Unfamiliar with site	Personal Injury to visitors Hindrance in emergency evacuations	No			Site rules & hazards displayed Visitors to be accompanied

Sc -

TASK ANALYSIS

CLAIM NUMBER:

2011 219983

Property Address:

FLAT 3 161 MOON HAY RD

Date:

Hub: Middleton

Accredited Contractor: Nubuildhomes Ltd

Contracts Supervisor: Phill Woods

Site Supervisor Name: Mark Brown

Contact Details: Ph. 021755206 email: info@nubuildhomes.co.nz

TASK DETAILS

Task Title: Securing site each day Commencement date: _____

Task Description: Main concerns working owner Due Completion date: _____

Safe environment

Person implementing task on-site Name: Mark Brown Signature: _____

TASK ANALYSIS INDUSTRY NOTICES

List names of all contractors and sub-contractors to be engaged in this task. Each person engaged in the task is to print their name and sign that they have received instruction and understood all the requirements of this Task Analysis.

Name (printed)		Signed	Date
John Mannix	Plaster		
David Brown	Builder		
Simon Johanns	Painter		
Ken Shannon	Project Coordinator		
Jamie Geraghty	Labourer		
Karla Botting	Labourer		
Steve Tuite	Glazier		

STATEMENTS OF COMPETENCY (if applicable)

- _____
- _____
- _____
- _____
- _____

DATE

Contracts Supervisor Name: _____ Signature: _____ Date: _____

Works Manager Name: _____ Signature: _____ Date: _____

TASK ANALYSIS

CLAIM NUMBER:

2011 219983

TASK DETAILS

Task Title: Working with Tenants on site

SEQUENCE OF BASIC STEPS		POTENTIAL SIGNIFICANT HAZARDS	HAZARD CONTROLS	RESPONSIBILITY
List in order the steps required to complete the task.		List the potential significant hazards for each step. Focus on what can cause harm and what can go wrong.	List the controls required to ELIMINATE, ISOLATE or MINIMISE each significant hazard listed	List the person(s) responsible for ensuring the controls are implemented.
Step	Task / Action			
1	Plan work strategy	Furniture, pets, children, occupants, non familiarity with work practice	I- Clear room M-Set time of work hours when least people on site E- control pets ,client site induction, Walk through identify hazards and eliminate	Site foreman or Main Contractor Project manager.
2	Pre Work Site	Lifting furniture, stowing furniture Boxes etc,(falling Objects stowed poorly) Clear Access Signage	M- Good work practise Good planning, Heavy objects bottom, lighter top Using correct equipment for working above head,Scaffold or ladders as required.	Site foreman or Main Contractor Project manager.
		Dealing with electricity Removal Of light switches (electricity)	I-Insulated screw drivers M- Screw boxes back to wall when work is completed E- Identify Hazards Eliminate	Site foreman or Main Contractor Project manager.
		Carpet protection(coverings) Sharp knives, Tripping	I-slow sharp knives M-Coverings are laid flat to floor Make Clients aware Make trades only areas	Site foreman or Main Contractor Project manager.

TASK ANALYSIS

CLAIM NUMBER:
 2011 219983

SEQUENCE OF BASIC STEPS	POTENTIAL SIGNIFICANT HAZARDS	HAZARD CONTROLS	RESPONSIBILITY
3 Removing Chimney- Bricks to be placed in bucket and lowered down with rope	Falling bricks from roof	I-Area where tiles are to be lowered off the roof is to be barricaded off to prevent tiles hitting workers below	Site foreman or Main Contractor Project manager
4 All of the above	Electrocution from over head power wires Overhead power lines within 4 metres of work areas YES /No	I-Consent from Orion to be obtained I-if required power to be isolated by authorised contractor E- Turn main power supply off	Site foreman or Main Contractor Project manager
5 Commencement	Walk through to check all hazards have been isolated minimised and eliminated.	I- Pets Controlled E-No Children on site E- Stop work if non trade persons on site I.e non inducted persons M-signage	Site foreman or Main Contractor Project manager
6 Before anyone comes on site	To be made aware of conditions That it is a work site and could be treat as such	I -Everyone must sign and read Induction paper	Site foreman or Main Contractor Project manager
CONTINUE ON ADDITIONAL SHEET IF NECESSARY			
Plant and Equipment Required		PPE Required	Signage Required
1. Ladders for access only	Hi Vis	Danger roofing sign	
2. Harness	Safety footwear, soft sole shoes for roof work		
3. Power	All power to be tagged		
4.			
5.			
6.			

TASK ANALYSIS

CLAIM NUMBER:
 2011 219983

7	Erecting Scaffolding	Uneven ground Fixings Lack of edge protection Platforms Ladders Any of the above if not secured correctly	I- Signage Barriers M-Use registered scaffolders E- Have all platform ladders kickboards checked signed off weekly Weekly checks registered scaffolder	Qualified Registered Scaffolder Site foreman or Main Contractor Project manager.
8	Working at Height	Falling Transfer of tools and equipment being dropped egresses pedestrians and other workers	I- Signage, mark out fall zone for safety of pedestrians tradespersons barriers M- men on site at all times Guard rails Equipment to be passed up level to level Nothing to be carried when climbing or descending E- all egresses to be eliminated	Site foreman or Main Contractor Project manager.
1	Erecting mobile Scaffolding	Uneven ground Fixings Lack of edge protection Platforms Ladders Any of the above if not secured correctly Braced to afford movement secured to	I- Signage Barriers M-Use registered scaffolders E- Have all platform ladders kickboards checked signed off weekly Weekly checks registered scaffolder all Brakes are locked	Site foreman or Main Contractor Project manager.

MS-SF0505 Variation to Works Order



Claim Number	2011/219983	Contractor Name	Nubuild Homes
Customer Name		Supervisor	Blair Corkran
Main Contact	Michele Wilson	Date	18.4.2013
Property Address	3/161 Hoon Hay Road	Customer email	
Phone		QS Name	

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

Wall cracks in internal garage when boxes were removed.

Item	Description	Quantity	Unit	Rate	Amount
1	Internal Garage - Block Walls, grind and remortar	4	lm	45	180
2	Internal Garage - Block Walls, paint walls with elastomeric paint	9.6	m ²	35	336
APPROVED					
Total					516

Section 2 **Completed by Contract Supervisor**

Work sighted Yes No

Notes

Name Blair Corkran Date 22.4.13 Signature [Signature]

Section 3 **Completed by EQC Representative**

Instruction given for work to proceed Yes No Work sighted Yes No

Notes Internal block wall cracks.
Shrinkage cracks 1mm-2mm in floor - declined.
ponky (EQC) Approve.

Name Bruce Spurr Date 23/4/13 Signature [Signature]

Section 4 **Completed by Quantity Surveyor**

Claimed \$ 516.00 Hub Name Middleton

Variation Total \$ 516.00 Hub Number 6 E 00A

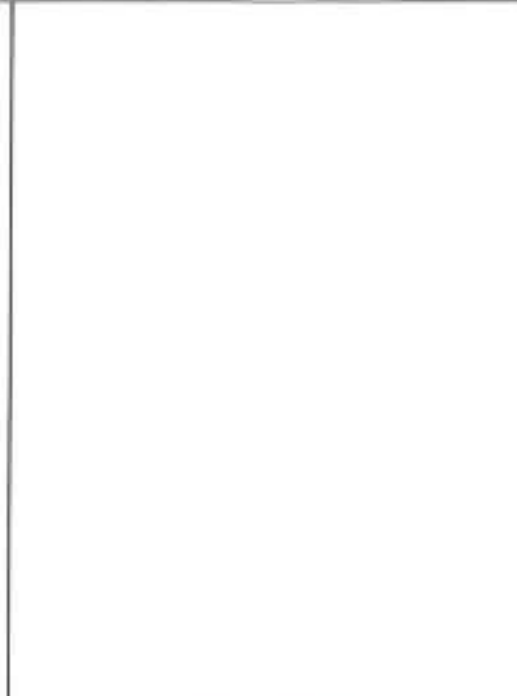
Tax Invoice/Payment Claim No. MHQSV0134418

Name Barry Farnow Date 24/4/13 Signature [Signature]

3/161 Hoon Hay Road – Claim 2011/219983

EQC Claim No: 2011/219983 Date: 14/02/17
Customer Name: Michelle Wilson
Street Address: 3/161 Hoon Hay Road
Suburb: Hoon Hay Hub Zone: 4
Supervisor: Blair Corkran
Contractor: A J Whiteside Builders

Status	17 Feb 2017
September Claim #	



FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION

Your Works Order, Ref EQW08044, for the property located at 3/161 Hoon Hay Road, is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref Scope Change Summary dated 23/01/13), Your Quotation dated 12/02/13 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 B Corkran
3. EQC File Note written by Mr B Sylvia, confirming the above scope changes.

Signed: 

Name: Mr Lbw

Date: Tuesday, 26 February 2013

ECM – CRM Report

Claim Number CLM/2011/219983 Claimant Name MICHELLE WILSON FAMILY TRUST AND
 Claimant Address 3/161 HOON HAY ROAD, HOON HAY

Additional Clean Heat Information:

Is Clean Heat Claim No
 Urgent Clean Heat Repair No
 Is Primary Heat Source No
 At Imminent Risk of Collapse No
 Claimant in Vulnerable Category No
 Claimant Has Medical Issues No

Clean Heat:

Date of Contact
 Description

Cost Summary:

Work Type Substantive Works Current Budget Cost \$30,721.85
 Payment Status Partial Total Actual \$30,721.85

Payment Details (Incl. GST):

Work Type	Repair Value	Total Value	Payment Status	Invoice Date
Substantive Works	\$30,721.85	\$31,797.11	Partial	14/06/2013

ECM – CRM Report

Assignment:

Actual Start	15/04/2013	Actual Finish	5/06/2013
Assigned Contractor	CLOSED OUT-Nubuild Homes Limited *****		
Assigned Supervisor	Blair Corkran		
Assignment Type	Substantive Works - Primary		
Hub	Middleton Hub		
Hub Comments	FILE NOW FINALISED -F3- IN PA. 11/11/14. STEPHANIE BOX		
Status	Completed		
Exception Reason			
Claim Status Date	17/11/2014		
Central Office Status	Transmitted To Hub		
Hub Status	Claim File Review Complete		
EQR Received Date	7/12/2011		
Hub Received Date			
Scoped Date	23/01/2013		
Quote Received Date			
WO Issued Date	23/02/2013		
Planned Start	15/04/2013		
Planned Finish	15/05/2013		

ECM – CRM Report

File Notes:

Note	previously scope by AJ Whiteside, re allocated to Nubuild.	19/06/2013	EQR\ClareB
Note	11/06/13 - Invoice includes VO \$26,714.65 ex GST	9/10/2013	ECMSystem
Note	COMMENTS REMOVED; DEFECTS ISSUE, SEE CRM NOTES	11/11/2014	EQR\StephanieB
Note	FINALISATION CLOSE OFF: Substantive Primary assignment moved to Claim File Review Complete; all related PA Adjustments are F3	17/11/2014	ClaimsMgmt

Case:

Case Title	Defects Issue		
Property	3/161 HOON HAY ROAD, HOON HAY		
Claim Number	CLM/2011/219983	Stakeholder	Michelle Wilson
Hub	Middleton Hub	Owner	Katrina Pitman
Relationship Type	Homeowner	Pod	
Case Type	File Note	Case Subject	zzzDONOTUSE Repairs or Claim With EQR
Case Method	Phone	Case Status	Closed
Contractor Case	No	Status Date	30/08/2013
Contractor			Escalated No
Remedial Triage		Triage	
Description	H/O can hear water dripping when it is raining, between the gap in the external cladding and bedroom window. H/O is concerned water is leaking in.	Moved from Hub	
Resolution Plan in Place	Yes	Assisting Resource	

ECM – CRM Report

Resolution Plan Contractor contacted not EQ issue.

ECM – CRM Report

Case:

Case Title	Supervisor notes	
Property	3/161 HOON HAY ROAD, HOON HAY	
Claim Number	CLM/2011/219983	Stakeholder Michelle Wilson
Hub	Middleton Hub	Owner Yolandie Biljoen
Relationship Type	Homeowner	Pod
Case Type	zzzDONOTUSE Information Only	Case Subject zzzDONOTUSE EQR General Issue
Case Method	Approached on Site	Case Status Closed
Contractor Case	No	Status Date
Contractor		Escalated No
Remedial Triage		Triage
Description	Balcony was removed between Feb and June 2012 via emergency repairs. The Hillmortan Fletcher supervisor visited and arranged the balcony to be removed. The bedroom also sustained flooring damage through rain getting in via damaged shadow clad. The house slab lasered at 23mm over 6m in the underground garage area.	Moved from Hub
Resolution Plan in Place	No	Assisting Resource
Resolution Plan	Blair notes	

ECM – CRM Report

Case:

Case Title	IAN Sent				
Property	3/161 HOON HAY ROAD, HOON HAY				
Claim Number	CLM/2011/21983	Stakeholder	Michelle Wilson		
Hub	Middleton Hub	Owner	April Stanton		
Relationship Type	Homeowner	Pod			
Case Type	Request for Information	Case Subject	Relocation of Home Owner (IAN)		
Case Method	Phone	Case Status	Closed		
Contractor Case	No	Status Date		Escalated	No
Contractor		Triage			
Remedial Triage		Moved from Hub			
Description	Michelle Wilson called [REDACTED]				
	[REDACTED]				
	Lumley Insurance [REDACTED]				
	Andrew Solesbury [REDACTED]				
	asolesbury@lumley.co.nz [REDACTED]				
	CC: [REDACTED]				
	Claim No: 6150320 [REDACTED]				
	Dates: 15/4/13 to 15/5/13				
Resolution Plan in Place	No	Assisting Resource			
Resolution Plan	IAN sent to homeowner and insurance company.				

ECM – CRM Report

Case:

Case Title	H/O frustrated by delay & also unrealistic timeframe		
Property	3/161 HOON HAY ROAD, HOON HAY		
Claim Number	CLM/2011/219983	Stakeholder	Michelle Wilson
Hub	Middleton Hub	Owner	Kelly Hoskin
Relationship Type	Homeowner	Pod	
Case Type	Complaint	Case Subject	zzzDONOTUSE Repairs or Claim With EQR
Case Method	Email	Case Status	Closed
Contractor Case	No	Status Date	
Contractor		Triage	Escalated No
Remedial Triage	Moved from Hub		
Description	Submitted on 11 December 2012 - 7:02pm		
	Submitted values are		
	Name: Michelle Wilson		
	Claim No: 2011/076154		
	Address		
	Unit 3		
	161 Hoon Hay Road		
	Hoon Hay		
	Christchurch 8025		
	Contact Details		
	[REDACTED]		
	[REDACTED]		

ECM – CRM Report

?

[REDACTED]

Resolution Plan in Place

Assisting Resource

Yes

Resolution Plan called homeowner and apologised for delay - new builder assigned to claim to be rescoped on 23/1/13 at 12 with Nubuild COstruction.

ECM – CRM Report

Case:

Case Title Balcony concern
 Property 3/161 HOON HAY ROAD, HOON HAY
 Claim Number CLM/2011/219983
 Stakeholder Michelle Wilson
 Hub Middleton Hub
 Owner Mary Gallagher
 Relationship Type Authorised Representative
 Pod
 Case Type Query
 Case Subject zzzDONOTUSE Repairs or Claim With EQR
 Case Method Phone
 Case Status Closed
 Contractor Case No
 Status Date Escalated No
 Contractor Triage
 Remedial Triage Moved from Hub

Description
 [Redacted]

Resolution Plan in Place No
 Assisting Resource

Resolution Plan Can someone contact Mrs Wilson about her balcony and I did explain that she will get a h/o pack in the post and from that around 8 weeks from that date she will hear from someone about her repairs.

Notes & Articles:

Title Note created on 6/08/2012 1:06 p.m. by Mary Gallagher

Text
 [Redacted]

ECM – CRM Report

Last Modified By CRM CRMService

Last Modified On 8/09/2012

Has Attachment 0

Attachment

ECM – CRM Report

Case:

Case Title	Customer Survey	Stakeholder	Michelle Watson
Property	3/161 HOON HAY ROAD, HOON HAY	Owner	Sally Fail
Claim Number	CLM/2011/219983	Pod	
Hub	Middleton Hub	Case Subject	zzzDONOTUSE Repairs or Claim With EQR
Relationship Type	Homeowner	Case Status	Closed
Case Type	Positive Feedback	Status Date	
Case Method	Homeowner Comments Form	Triage	
Contractor Case	No	Moved from Hub	
Contractor			Escalated
Remedial Triage			No
Description	1x4 2x3 3x2 3x1		
Resolution Plan in Place	No		
Resolution Plan	Assisting Resource		

ECM – CRM Report

Case:

Case Title	Sign off letter & survey sent				
Property	3/161 HOON HAY ROAD, HOON HAY				
Claim Number	CLM/2011/219983	Stakeholder	Michelle Wilson		
Hub	Middleton Hub	Owner	Claire Moran		
Relationship Type	Homeowner	Pod			
Case Type	File Note	Case Subject	zzzDONOTUSE Repairs or Claim With EQR		
Case Method	Hub Initiated Contact	Case Status	Closed		
Contractor Case	No	Status Date		Escalated	No
Contractor		Triage			
Remedial Triage		Moved from Hub			
Description	Sign off letter & survey sent - 5/6/13				
Resolution Plan in Place	No	Assisting Resource			
Resolution Plan					

ECM – CRM Report

Case:

Case Title ECM Migrated Interaction
 Property 3/161 HOON HAY ROAD, HOON HAY
 Claim Number CLM/2011/219983
 Stakeholder Michelle Wilson
 Hub Middleton Hub
 Owner Annette P
 Relationship Type Pod
 Case Type File Note
 Case Subject zzzDONOTUSE Repairs or Claim With EQR
 Case Method Hub Initiated Contact
 Case Status Closed
 Contractor Case No
 Status Date Escalated No
 Contractor Triage
 Remedial Triage Moved from Hub

Description
 [Redacted]

Resolution Plan in Place No
 Assisting Resource

Resolution Plan

ECM – CRM Report

Case:

Case Title	3/161 Hoon Hay Road - SOW and CCI	Stakeholder	Michelle Wilson
Property	3/161 HOON HAY ROAD, HOON HAY	Owner	Alison Glenn
Claim Number	CLM/2011/219983	Pod	
Hub	Blenheim	Case Subject	Scope
Relationship Type	Homeowner	Case Status	Closed
Case Type	Request for Information	Status Date	03/02/2015
Case Method	Phone	Escalated	No
Contractor Case	No	Triage	Undefined
Contractor		Remedial Triage	Moved from Hub
Description	HO called to request copy of SOW and CCI - please send to [REDACTED]		
Resolution Plan in Place	No	Assisting Resource	
Resolution Plan	referred to AlisonG		
	04/02/15 Emailed Michelle the Sign Off, SoW + VO. Alison Glenn		

Final 16/10/12 K.D.

A J Whiteside Builders Ltd

Estab 2004

4 Redruth Avenue
Spreydon
Christchurch**Aaron****Mobile: 0274 317619****AH: 3772448****Fax: 3772428**Email: ajwhiteside@xtra.co.nz

LBP # BP105606

GST NO: 87-877-922

To: Fletcher EQR
Middleton Hub
114 Wrights Rd

Date: 20.3.2012

Quote to: Complete the work detailed in the Scope of Work dated 31 Oct 2011 for the property 3/131 Hoon Hay Rd CLM/2011/219983 provided to us by Fletcher EQR.

1st Scope of Works;
Amended Scope of Works dated 20.2.2012;\$13,968.92
\$11,875.61

(See breakdown)

Thank you for the opportunity for this quote.

Quote valid for 30 days and subject to price increases.

	Subtotal	\$25,844.53
	Gst	\$ 3,876.68
	Total	\$29,721.21

A J Whiteside Builders Ltd20.3.2012Breakdown for 3/161 Hoon Hay Rd CLM/2011/2199831st Scope of Works

Elevation north ground and first floor	\$1,872.45
Elevation east	\$3,272.39
Elevation west	\$984.45
Elevation south	\$2,012.21

NB; Sure seal will be need to be applied due to block cladding being chalky then 2 coats of XT200 will be used. So higher rate is allowed for.

Internal garage	\$180.00
Bathroom	\$674.80
Toilet	\$197.50
Hallway	\$939.10
Bedroom first right	\$989.00
Bedroom second right	\$977.18
Rubbish removal	\$120.00
House clean	\$322.50
Floor protection- install and remove	\$225.03
Furniture removal and reinstate	\$450.00
Scaffold hire- 1 week	\$642.31
Quote prep and admin cost	\$110.00

Amended Scope of Works

Elevation east	\$320.00
----------------	----------

Elevation west

Carpentry labour	\$4,050.00
Building materials	\$3,963.29
Painting(shadow clad)	\$1,095.43
Scaffold hire- 1 week	\$642.31

Elevation south	\$90.00
Internal garage	\$593.40
Bathroom (bath repair inplace)	\$220.00

Toilet	\$403.13
Hallway 2 above stairwell	\$58.05
Bedroom 2 second right	<u>\$440.00</u>
Subtotal	\$25,844.53
Gst	\$3,876.68
Total	\$29,721.21

A J Whiteside Builders Ltd

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1 st Scope of Works;	\$13,968.92
Amended Scope of Works dated 20.2.2012;	\$12,865.61
(See breakdown)	
<p><i>Thank you for the opportunity for this quote.</i></p> <p><i>Quote valid for 30 days and subject to price increases.</i></p>	
Subtotal	\$26,834.53
Gst	\$ 4,025.18
Total	\$30,859.71

A J Whiteside Builders Ltd

20.3.2012

Breakdown for 3/161 Hoon Hay Rd CLM/2011/2199831st Scope of Works

Elevation north ground and first floor	\$1,872.45
Elevation east	\$3,272.39
Elevation west	\$984.45
Elevation south	\$2,012.21

NB; Sure seal will be need to be applied due to block cladding being chalky then 2 coats of XT200 will be used. So higher rate is allowed for.

Internal garage	\$180.00
Bathroom	\$674.80
Toilet	\$197.50
Hallway	\$939.10
Bedroom first right	\$989.00
Bedroom second right	\$977.18
Rubbish removal	\$120.00
House clean	\$322.50
Floor protection- install and remove	\$225.03
Furniture removal and reinstate	\$450.00
Scaffold hire- 1 week	\$642.31
Quote prep and admin cost	\$110.00

Amended Scope of Works

Elevation east	\$320.00
----------------	----------

Elevation west

Carpentry labour	\$5,040.00
Building materials	\$3,963.29
Painting(shadow clad)	\$1,095.43
Scaffold hire- 1 week	\$642.31

Elevation south	\$90.00
-----------------	---------

Internal garage	\$593.40
-----------------	----------

Bathroom (bath repair inplace)	\$220.00
--------------------------------	----------

1.6 weeks

112 hours, 2 men 1 week

Toilet	\$403.13
Hallway 2 above stairwell	\$58.05
Bedroom 2 second right	\$440.00
Subtotal	\$26,834.53
Gst	\$4,025.18
Total	\$30,859.71

First

A J Whiteside Builders Ltd*Estab 2004*4 Redruth Avenue
Spreydon
Christchurch**Aaron****Mobile: 0274 317619****AH: 3772448****Fax: 3772428**Email: ajwhiteside@xtra.co.nz

LBP # BP105606

GST NO: 87-877-922

To: Fletcher EQR
Middleton Hub
114 Wrights Rd

Date: 20.3.2012

<i>Quote to:</i> Complete the work detailed in the Scope of Work dated 31 Oct 2011 for the property 3/131 Hoon Hay Rd CLM/2011/219983 provided to us by Fletcher EQR.	
1 st Scope of Works;	\$14,644.54
Amended Scope of Works dated 20.2.2012;	\$13,917.97
(See breakdown)	
<i>Thank you for the opportunity for this quote.</i>	
<i>Quote valid for 30 days and subject to price increases.</i>	
Subtotal	\$28,562.51
Gst	\$ 4,284.38
Total	\$32,846.89

A J Whiteside Builders Ltd

20.3.2012

Breakdown for 3/161 Hoon Hay Rd CLM/2011/2199831st Scope of Works

Elevation north ground and first floor	\$1,549.15
Elevation east	\$2,757.86
Elevation west	\$842.02
Elevation south	\$1,686.54

NB; Sure seal will be need to be applied due to block cladding being chalky then 2 coats of XT200 will be used. So higher rate is allowed for.

Internal garage	\$180.00
Bathroom	\$877.30
Toilet	\$197.50
Hallway	\$1,011.60
Bedroom first right	\$952.20
Bedroom second right	\$1,217.25
Rubbish removal	\$120.00
House clean	\$420.00
Floor protection- install and remove	\$693.12
Furniture removal and reinstate	\$720.00
Scaffold hire- 1 week	\$1,420.00

Amended Scope of Works

Elevation east	\$320.00
<u>Elevation west</u>	
Carpentry labour	\$5,040.00
Building materials	\$3,963.29
Painting(shadow clad)	\$1,095.43
Scaffold hire- 1 week	\$1,420.00
Elevation south	\$90.00
Internal garage	\$787.70
Bathroom (bath repair inplace)	\$220.00

Toilet	\$478.50
Hallway 2 above stairwell	\$79.05
Bedroom 2 second right	\$440.00
Subtotal	\$28,562.51
Gst	\$4,284.38
Total	\$32,846.89

CONSTRUCTION BUDGET



The purpose of this form is to compare actual costs with the EDC estimate

-- All amounts are GST EXCLUSIVE unless otherwise noted

Project	162-26 Wilson	Contractor	Middleton Construction (NZ) Limited
Client	271127000	Accounting No.	0000000
Site Address	27811 New Har Road	EST No.	60719-001
Priority		Price	7% (0.000000) 100% (0.000000)
Phase	Initiation	Est	30/1/11
EOB for Submission	28/02/11	Date	10 Feb 2011

Construction Budget	EDC	Contractor	%	EOC Sign	Date
EOC Reserve and Main Contractor's EDC (EST)	\$ 22,957.28	\$ 28,198.85	119.50%		
Add COMET calculation error	\$ -	\$ -			
Add COMET site recalculation	\$ -	\$ -			
Minus for Main Contractor related	\$ -	\$ -			
Minus Emergency Reserve (for CRP jobs)	\$ -	\$ -			
Substantive Budget and Builder Quote	\$ 22,957.28	\$ 28,198.85	119.50%		
Add Approved Scope Changes	\$ 5,835.05	\$ -			
Emergency Works part of EDC					
Other					
Other					
Approved Construction Budget	\$ 27,792.33	\$ 28,198.85	94.47%		

Contractor Quote is either EDC Manual EXCL GST
 Construction Budget is to be submitted to EDC for review NOT

B. Jones
 EDC HUB ESTIMATOR
 MIDDLETON HUB

Not comparable with	EOC	Costs	%	EOC Sign	Date
Rubber Receipt					
Tip Fees					
Removals					
Content Movement Fees					
Other					
Other					
Scoping					
Other					
EOC approved increase	\$ -	\$ -			
Total Non-comparable costs	\$ -	\$ -			

Change Replacement Program	EOC	Actual
COMET CRP Reserve	\$ -	\$ -
CRP Budget Increase	\$ -	\$ -
CRP Substantive Work Quote	\$ -	\$ -
CRP Heat Appliances Quote	\$ -	\$ -
Historic CRP List \$	\$ -	\$ -
Historic CRP Substantive Work \$	\$ -	\$ -
CRP Budget	\$ -	\$ -

Emergency Work Historical	EOC	Actual
Historical Emergency Works Costs		
1. Emergency Works E2	\$ 5,129.22	\$ 5,129.22
2. Emergency Works E3	\$ -	\$ -
3. Emergency Works E4	\$ -	\$ -
4. Emergency Works E5	\$ -	\$ -
Total Emergency Works Costs	\$ 5,129.22	\$ 5,129.22

Variance Orders (VO)	EOC	Contractor	%	EOC Sign	Date
VO 1	\$ -	\$ -			
VO 2	\$ -	\$ -			
VO 3	\$ -	\$ -			
VO 4	\$ -	\$ -			
VO 5	\$ -	\$ -			
Revised Construction Budget	\$ 27,792.33	\$ 28,198.85	94.47%		

TOTAL ADJUSTMENTS	\$ 52,841.55	\$ 27,367.01
	EOC	Actual

QS Name: Bill Law

Signature:

Blank (Overwrite)

Final (Overwrite)

Date: 2/10/2011

B. Jones
 EDC HUB ESTIMATOR
 MIDDLETON HUB

Subcontract Payment Certificate

Buyer Created Tax Invoice

IRD Approved

Tax Reg No **105-494-856**

Tax Invoice No **E009-S488-1-6**

EQC Canterbury Earthquake Restoration
 Private Bag 92060
 Auckland



Telephone **09 579 9979**

Facsimile **09 579 8578**

To	Project No	Sub Code	Invoice Date
Bruce Darrin John T/A B & D Carpenters & Joiners	E009	S488	27-May-2011
32a Checketts Ave	Hub 6 Middleton Contract Works		Claim Number 7
Halswell	Christchurch		Certified To 30-Apr-2011
Christchurch			Certified Date 27-May-2011
Phone 033224021	Agreement	E009 - Hub 6 Middleton - B & D Carpenters & Joiners (S488)	Certificate Number 6

	This Certificate	Previously Certified	Certified To Date	Claimed To Date	Uncertified Amount
Base Contract	\$20,082.99	\$38,504.42	\$58,587.41	\$58,587.41	\$0.00
Variations	\$0.00	\$3,464.21	\$3,464.21	\$3,464.21	\$0.00
Total Certified	\$20,082.99	\$41,968.63	\$62,051.62	\$62,051.62	\$0.00
Less Retention	\$0.00	\$0.00	\$0.00		
Net Certified	\$20,082.99	\$41,968.63	\$62,051.62		
Plus Tax 15.00%	\$3,012.45	\$6,295.30	\$9,307.75	\$0.00	
Scheduled Amount	\$23,095.44	\$48,263.93	\$71,359.37	\$62,051.62	

Notes

As at Claim No 7 - Claim Ref: Inv.187970, 187971, 187973, 187977, 187979, 187980, 187967, 187976, 187969, 187968, 187975, 187978.

Project **Hub 6 Middleton Contract Works** Printed By: EQRIKeithD
 Subcontractor **Bruce Darrin John T/A B & D Carpenters & Joiners** Certified Date **27-May-2011**
 Agreement **E009 - Hub 6 Middleton - B & D Carpenters & Joiners (S488)** Certificate Number **6**

Subcontract Payment Certificate Items

Base Contract

Adjustment Ref	Description	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
CLM/2010/008190	E009/B&D CARPENTERS EMERGENCY	820.22	0.00	820.22	820.22	820.22	0.00	
CLM/2010/018591	E009/B&D CARPENTERS EMERGENCY	180.00	0.00	180.00	180.00	180.00	0.00	
CLM/2010/023400	E009/B & S/EMERGENCY	135.00	0.00	135.00	135.00	135.00	0.00	
CLM/2010/031175	E009/B&D CARPENTERS EMERGENCY 187967	750.90	750.90	0.00	750.90	750.90	0.00	
CLM/2010/041663	E009/B&D/EMERGENCY	4,568.75	0.00	4,568.75	4,568.75	4,568.75	0.00	
CLM/2010/045593	E009/B&D CARPENTERS EMERGENCY	841.20	0.00	841.20	841.20	841.20	0.00	
CLM/2010/049990	E009/B&D CARPENTERS EMERGENCY 187952	855.00	0.00	855.00	855.00	855.00	0.00	
CLM/2010/051216	E009/B AND D/EMERGENCY	2,129.20	0.00	2,129.20	2,129.20	2,129.20	0.00	
CLM/2010/063869	E009/B&D CARPENTERS EMERGENCY 187953	135.00	0.00	135.00	135.00	135.00	0.00	
CLM/2010/103961	E009/B&D CARPENTERS EMERGENCY	628.61	0.00	628.61	628.61	628.61	0.00	
CLM/2010/115079	E009/B&D CARPENTERS EMERGENCY 187979	508.38	508.38	0.00	508.38	508.38	0.00	
CLM/2011/001936	E009/B7D CARPENTERS EMERGENCY 187848	2,040.06	0.00	2,040.06	2,040.06	2,040.06	0.00	
CLM/2011/011342	E009/B&D CARPENTERS EMERGENCY 187978	247.04	247.04	0.00	247.04	247.04	0.00	
CLM/2011/023101	E009/B & D/EMERGENCY	112.50	0.00	112.50	112.50	112.50	0.00	
CLM/2011/023201	E009/B & S/EMERGENCY	3,733.76	0.00	3,733.76	3,733.76	3,733.76	0.00	
CLM/2011/030201	E009/B&D CARPENTERS EMERGENCY	2,252.71	2,252.71	0.00	2,252.71	2,252.71	0.00	
CLM/2011/030259	E009/B & D CARPENTERS EMERGENCY	3,678.13	0.00	3,678.13	3,678.13	3,678.13	0.00	
CLM/2011/034010	E009/B&D CARPENTERS EMERGENCY	2,733.21	0.00	2,733.21	2,733.21	2,733.21	0.00	
CLM/2011/039924	E009/B & S/EMERGENCY	3,000.00	0.00	3,000.00	3,000.00	3,000.00	0.00	
CLM/2011/043326	E009/B&D CARPENTERS EMERGENCY 187954	67.50	0.00	67.50	67.50	67.50	0.00	
CLM/2011/055878	E009/B&D CARPENTERS EMERGENCY	804.40	0.00	804.40	804.40	804.40	0.00	
CLM/2011/056887	E009/B&D CARPENTERS EMERGENCY 187849	2,662.57	0.00	2,662.57	2,662.57	2,662.57	0.00	
CLM/2011/057902	E009/B&D CARPENTERS EMERGENCY	917.20	0.00	917.20	917.20	917.20	0.00	
CLM/2011/070886	E009/B&D CARPENTERS EMERGENCY 187975	135.00	135.00	0.00	135.00	135.00	0.00	
CLM/2011/076154	E009/B&D CARPENTERS EMERGENCY 187980	5,109.22	5,109.22	0.00	5,109.22	5,109.22	0.00	
CLM/2011/081941	E009/B & S/EMERGENCY	300.00	0.00	300.00	300.00	300.00	0.00	
CLM/2011/085140	E009/B & S/EMERGENCY	790.00	0.00	790.00	790.00	790.00	0.00	
CLM/2011/085448	E009/B & D/EMERGENCY	370.59	0.00	370.59	370.59	370.59	0.00	
CLM/2011/091010	E009/B&D CARPENTERS EMERGENCY 187976	3,285.55	3,285.55	0.00	3,285.55	3,285.55	0.00	
CLM/2011/091527	E009/B & D CAPENTERS/EMERGENCY	174.77	0.00	174.77	174.77	174.77	0.00	
CLM/2011/094262	E009/D AND S/EMERGENCY	2,948.07	0.00	2,948.00	2,948.00	2,948.00	0.00	
CLM/2011/098112	E009/B&D CARPENTER EMERGENCY	3,636.34	3,636.34	0.00	3,636.34	3,636.34	0.00	
CLM/2011/105213	E009/B&D CARPENTERS EMERGENCY 187977	225.00	225.00	0.00	225.00	225.00	0.00	
CLM/2011/105539	E009/B&D CARPENTERS EMERGENCY 187969	2,787.32	2,787.32	0.00	2,787.32	2,787.32	0.00	
CLM/2011/107094	E009/B AND S/EMERGENCY	3,254.57	0.00	3,254.57	3,254.57	3,254.57	0.00	

Subcontract Payment Certificate Items

Project **Hub 6 Middleton Contract Works** Printed By: EQRIKeithD
 Subcontractor **Bruce Darrin John T/A B & D Carpenters & Joiners** Certified Date **27-May-2011**
 Agreement **E009 - Hub 6 Middleton - B & D Carpenters & Joiners (S488)** Certificate Number **6**
Base Contract

Adjustment Ref	Description	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
CLM/2011/109916	E009/B&D CARPENTERS EMERGENCY	444.18	0.00	444.18	444.18	444.18	0.00	
CLM/2011/115667	E009/B & S/EMERGENCY	180.00	0.00	180.00	180.00	180.00	0.00	
CLM/2011/125608	E009/B&D CARPENTERS EMERGENCY 187973	315.00	315.00	0.00	315.00	315.00	0.00	
CLM/2011/141942	E009/B&D CARPENTERS EMERGENCY 187970	830.53	830.53	0.00	830.53	830.53	0.00	
Base Contract Total		58,587.48	20,082.99	38,504.42	58,587.41	58,587.41	0.00	

Variations

Adjustment Ref	Description	Item Value	This Cert	Previous Cert	Cert To Date	Claim To Date	UnCertified	Comments
CLM/2010/110314	E009/B&D CARPENTERS EMERGENCY	500.28	0.00	500.28	500.28	500.28	0.00	
CLM/2011/039924	E009/B & S/EMERGENCY	1,968.35	0.00	1,968.35	1,968.35	1,968.35	0.00	
CLM/2011/063476	E009/B&S/EMERGENCY	360.00	0.00	360.00	360.00	360.00	0.00	
CLM/2011/108998	E009/B&D CARPENTERS EMERGENCY	635.58	0.00	635.58	635.58	635.58	0.00	
Variations Total		3,464.21	0.00	3,464.21	3,464.21	3,464.21	0.00	
Grand Total		62,051.69	20,082.99	41,968.63	62,051.62	62,051.62	0.00	

Subcontract Payment Certificate

Buyer Created Tax Invoice

IRD Approved

Tax Reg No **105-494-856**

Tax Invoice No **E009-S488-1-6**

EQC Canterbury Earthquake Restoration
 Private Bag 92060
 Auckland



Telephone **09 579 9979**

Facsimile **09 579 8578**

To	Project No	Sub Code	Invoice Date
Bruce Darrin John T/A B & D Carpenters & Joiners	E009	S488	27-May-2011
32a Checketts Ave	Hub 6 Middleton Contract Works		Claim Number 7
Halswell	Christchurch		Certified To 30-Apr-2011
Christchurch			Certified Date 27-May-2011
Phone 033224021	Agreement	E009 - Hub 6 Middleton - B & D Carpenters & Joiners (S488)	Certificate Number 6

	This Certificate	Previously Certified	Certified To Date	Claimed To Date	Uncertified Amount
Base Contract	\$20,082.99	\$38,504.42	\$58,587.41	\$58,587.41	\$0.00
Variations	\$0.00	\$3,464.21	\$3,464.21	\$3,464.21	\$0.00
Total Certified	\$20,082.99	\$41,968.63	\$62,051.62	\$62,051.62	\$0.00
Less Retention	\$0.00	\$0.00	\$0.00		
Net Certified	\$20,082.99	\$41,968.63	\$62,051.62		
Plus Tax 15.00%	\$3,012.45	\$6,295.30	\$9,307.75	\$0.00	
Scheduled Amount	\$23,095.44	\$48,263.93	\$71,359.37	\$62,051.62	

Notes

As at Claim No 7 - Claim Ref: Inv.187970, 187971, 187973, 187977, 187979, 187980, 187967, 187976, 187969, 187968, 187975, 187978.



Released under the Official Information Act 1982

17/02/2012

17/02/2012



17/02/2012





17/02/2012



Released under the Official Information Act 1982



17/02/2012



Released under the Official Information Act 1982

17/02/2012

17/02/2012

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17/02/2012

17/02/2012



Released under the Official Information Act 1982





Released under the Official Information Act 1982





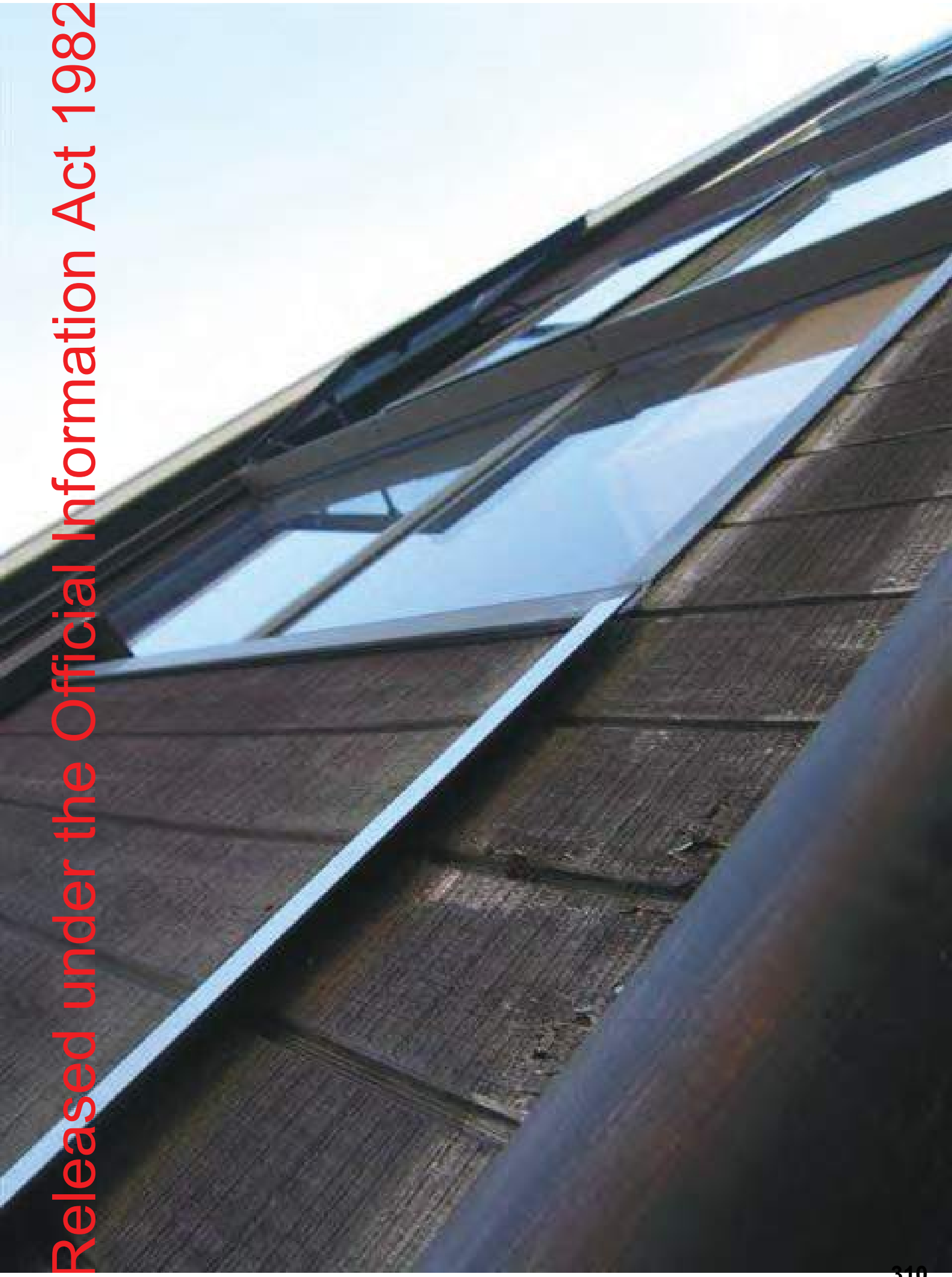
Released under the Official Information Act 1982





Released under the Official Information Act 1982

Released under the Official Information Act 1982





Released under the Official Information Act 1982





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Room - Additional Notes:

✓ Lounge (L=5.4m W=3.2m H=2.4m)

Room - Comments: The sliding

Room - Additional Notes:

Laundry VD

Room - Comments: Covered ceiling

Room - Additional Notes:

✓ Lounge (L=5.4m W=3.2m H=2.4

Room - Comments: The sliding

Room - Additional Notes:

Laundering WD

Released under the Official Information Act 1982





Released under the Official Information Act 1982

Released under the Official Information Act 1982





Released under the Official Information Act 1982

Released under the Official Information Act 1982



3/161 Hoon Hay Road – Claim 2011/219983

EQC Claim No: 2011/219983	Date: 14/02/12
Customer Name: Michelle Wilson	[REDACTED]
Street Address: 3/161 Hoon Hay Road	
Suburb: Hoon Hay	Hub Zone: 4
Supervisor: Blair Corkran	
Contractor: A J Whiteside Builders	
Status	17/02/2012
September Claim: #	



Room - Comments: Covered ceiling
Room - Additional Notes:
✓ Lounge (L=5.4m W=3.2m H=2.4
Room - Comments: The sliding
Room - Additional Notes:
Laundry ND



3/161 Hoon Hay Road – Claim 2011/219983

EQC Claim No: 2011/219983 Date: 14/02/12
Customer Name: Michelle Wilson
Street Address: 3/161 Hoon Hay Road
Suburb: Hoon Hay Hub Zone: 4
Supervisor: Blair Corkran
Contractor: A J Whiteside Builders

Status	September Claim: #
	17088 Sample





Room - Additional Notes:

Room / Element	Description
Bathroom	(L=3.0m W=1.8m H=2.4m)
Bath	Acrylic, Stand
Window	Aluminium A

17/02/2012



Door (Internal)	Single Hollow Core, MD
Room - Comments:	covered ceiling
Room - Additional Notes:	
Bedroom Second right (L=3.4m W=3.0m)	
Window	Aluminium Awning, F Cosmi
Floor	Chipboard, Carpet 17/05/2019



TENDER ANALYSIS



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Michelle Wilson	Contractor:	A J Whiteside Builders Ltd
Claim No:	2011/219983	Accreditation No:	EQRC0566
Site Address:	3/161 Hoon Hay Road Hoon Hay Middleton Blair Corkran	GST No:	87-877-922
Hub:		Phone:	PH: 33772448 MOB: 274317619
EQR Site Supervisor:		QS:	Iain Law
		Date:	03 Mar 2025

Area	Alt. description	EQC Budget	Contractor Quote	Scope Change Quote	EQR Scope Changes	EQR COMET Recalc	Details / Comments
Services							
Site							
Exterior: Elevation N		1,213.50	1,872.45				
Exterior: Elevation S		1,233.50	2,012.21	90.00	147.50	Not in RBU - COMET	
Exterior: Elevation E		2,096.40	3,272.39	320.00	271.25	Not in RBU - COMET	
Exterior: Elevation W		170.00	984.45	9,751.03	2,474.50	Not in RBU - COMET	
Exterior: Foundations		9,000.00			0.00	Not in RBU - COMET	
Exterior: Roof							
Exterior: Chimney							
Lounge							
Kitchen							
Dining Room							
Family Room							
Office or Study							
Toilet 1		130.00	197.50	403.13	375.84	Not in RBU - COMET	
Bathroom 1		634.00	674.80	220.00	539.00	Not in RBU - COMET	
Laundry							
Entry							
Hallway		1,451.00	939.10	58.05	58.32	Not in RBU - COMET	
Stairwell							
Bedroom 1		920.16	989.00				
Bedroom 2		949.44	977.18	440.00	179.70	Not in RBU - COMET	
Bedroom 3							
Bedroom 4							
Ensuite							

TENDER ANALYSIS



**** All amounts are GST EXCLUSIVE unless otherwise noted**

Claimant:	Michelle Wilson	Contractor:	A J Whiteside Builders Ltd
Claim No:	2011/219983	Accreditation No:	EQRC0566
Site Address:	3/161 Hoon Hay Road Hoon Hay Middleton	GST No:	87-877-922
Hub:	Blair Corkran	Phone:	PH: 33772448 MOB: 274317619
EQR Site Supervisor:		QS:	Iain Law
		Date:	03 Mar 2025

Bathroom 2						
Internal Garage		120.00	180.00	593.40	552.42	Not in RBU - COMET
Garage: Elevation N						
Garage: Elevation S						
Garage: Elevation E						
Garage: Elevation W		682.40				
Garage: Foundations						
Garage: Roof						
Other 1						
Other 2						
Sub-Total		18,600.40	12,099.08	11,875.61	4,598.53	0.00

TENDER ANALYSIS



**** All amounts are GST EXCLUSIVE unless otherwise noted**

Claimant: Michelle Wilson	Contractor: A J Whiteside Builders Ltd
Claim No: 2011/219983	Accreditation No: EQRC0566
Site Address: 3/161 Hoon Hay Road Hoon Hay Middleton	GST No: 87-877-922
Hub: Blair Corkran	Phone: PH: 33772448 MOB: 274317619
EQR Site Supervisor:	QS: Iain Law
	Date: 03 Mar 2025

Total Chimney Replacement Programme	0.00	0.00
--	-------------	-------------

Percentages	EQC Budget
P & G at 8%	1,488.03
Contractors Margin at 10%	2,008.84
Total Percentages	3,496.88

EQR COMET Recalc
0.00
0.00
0.00

Total (ex GST)	EQC Budget	Contractor Quote
	22,097.28	13,968.92
Total Contractor Quote to EQC Budget Percentage	63.22%	

Scope Change Quote	EQR Scope Changes	EQR COMET Recalc
11,875.61	4,598.53	0.00

CONSTRUCTION BUDGET



The purpose of this form is to compare actual costs with the EQC reserve

** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Michelle Wilson	Contractor:	A J Whiteside Builders Ltd
Claim No.:	2011/219983	Accreditation No.:	EORC0566
Site Address:	3/161 Hoon Hay Road	GST No.:	87-877-922
Hub:	Hoon Hay	Phone:	PH: 33772448 MOB: 274317619
EOR Site Supervisor:	Blair Corkran	QS:	Iain Law
		Date:	03 Mar 2025

Construction Budget	EQC	Contractor	%	EQC Sign	Date
EQC Reserve and Main Contractor quote EXCL.GST	\$ 22,097.28	\$ 13,968.92	63.22%		
Add COMET calculation error	\$ -	 			
Add COMET rate recalculation	\$ -	 			
Minus for Non-contractor related	\$ -	\$ -			
Minus Chimney Reserve (for CRP jobs)	\$ -	\$ -			
Substantive Budget and Builder Quote	\$ 22,097.28	\$ 13,968.92	63.22%		
Add Approved Scope Changes	\$ 4,598.53	\$ 11,875.61			
Emergency works part of BAU	 				
Other					
Other					
Approved Construction Budget	\$ 26,695.81	\$ 25,844.53	96.81%		


EXCL GST

Contractor Quote is within EQC Mandate
 Construction Budget to be submitted to EQC for review

U Incl GST

Non-contractor costs	EQC	Costs	%	EQC Sign	Date
Consultants					
Consents					
Removals					
Content Movement Fees					
Other					
Other					
Admin					
Other					
EQC approved increase	\$ -	 			
Total Non-contractor costs	\$ -	\$ -			

Chimney Replacement Program	EQC	Actual
COMET CRP Reserve	\$ -	
CRP Budget Increase	\$ -	
CRP Builders Work Quote	\$ -	
CRP Heat Appliance Quote	\$ -	
Historic CRP Unit \$	\$ -	
Historic CRP Builders Works \$	\$ -	
CRP Budget	\$ -	\$ -

Emergency Work Historical	EQC	Actual
Historical Emergency Works Costs		
1 Emergency Works E2	\$ 5,109.22	\$ 5,109.22
2 Emergency Works E3		
3 Emergency Works E4		
4 Emergency Works E5		
Total Emergency Works Costs	\$ 5,109.22	\$ 5,109.22

Variation Orders (VO)	EQC	Contractor	%	EQC Sign	Date
VO 1	\$ -				
VO 2	\$ -				
VO 3	\$ -				
VO 4	\$ -				
VO 5	\$ -				
Revised Construction Budget	\$ 26,695.81	\$ 25,844.53	96.81%		

TOTAL ADJUSTMENTS	EQC	Actual
	\$ 31,805.03	\$ 30,953.75

QS Name: Iain Law

Start: [Enter start]

Finish: [Enter finish]

Signature: _____

Date: _____

EQR QS FILE NOTE



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Michelle Wilson	Contractor:	A J Whiteside Builders Ltd
Claim No:	2011/219983	Accreditation No:	EQRC0566
Site Address:	3/161 Hoon Hay Road	Contractor Quote ex GST:	\$ 13,968.92
Hub:	Hoon Hay	EQC Budget:	Inc GST = \$0.00 Ex GST = \$22,097.28
EQR Site Supervisor:	Blair Corkran	EQC CRP Budget:	\$ -
		Date:	03 Mar 2025

Reason for Issue:

- Scope changes Quote under 75% of assessment (on like for like basis)
- Original COMET recalculated by EQR Retrospective request for funds already spent
- COMET calculation error Pricing of previously agreed variations
- Variations Pricing of previously agreed scope changes
- Other: [Enter reason]

QS Name: Iain Law

TENDER ANALYSIS



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant: Michelle Wilson	Contractor: Nubuild Construction (2005) Limited
Claim No: 2011/219983	Accreditation No: EQRC0360
Site Address: 3/161 Hoon Hay Road	GST No: 90-718-959
Hub: Hoon Hay	Phone: PH: 021 342 900 MOB: 021 342 900
EQR Site Supervisor: Middleton	QS: Iain Law
	Date: 03 Mar 2025

Area	Alt. description	EQC Budget	Contractor Quote	Scope Change Quote	EQR Scope Changes	EQR COMET Recalc	Details / Comments
Services							
Site							
Exterior: Elevation N		1,213.50	1,185.00				
Exterior: Elevation S		1,233.50	1,332.50		137.00	Not in RBU - COMET	
Exterior: Elevation E		2,096.40	2,138.00		1,794.00	Not in RBU - COMET	
Exterior: Elevation W		852.40	7,266.00		6,673.00	Not in RBU - COMET	
Exterior: Foundations		9,000.00			-10,620.00		
Exterior: Roof							
Exterior: Chimney							
Lounge							
Kitchen			2,745.90		2,745.90	Not in RBU - COMET	
Dining Room							
Family Room							
Office or Study							
Toilet 1		130.00	556.11		375.84	Not in RBU - COMET	
Bathroom 1		634.00	1,998.00		1,359.00	Not in RBU - COMET	
Laundry							
Entry							
Hallway		1,451.00	911.32		116.64	Not in RBU - COMET	
Stairwell							
Bedroom 1		920.16	920.16				
Bedroom 2		949.44	1,688.24		721.25	Not in RBU - COMET	
Bedroom 3							
Bedroom 4							
Ensuite							

TENDER ANALYSIS



**** All amounts are GST EXCLUSIVE unless otherwise noted**

Claimant:	Michelle Wilson	Contractor:	Nubuild Construction (2005) Limited
Claim No:	2011/219983	Accreditation No:	EQRC0360
Site Address:	3/161 Hoon Hay Road	GST No:	90-718-959
Hub:	Hoon Hay	Phone:	PH: 021 342 900 MOB: 021 342 900
EQR Site Supervisor:	Middleton	QS:	Iain Law
	Blair Corkran	Date:	03 Mar 2025

Bathroom 2					
Internal Garage					
Garage: Elevation N	120.00	672.42	552.42	Not in RBU - COMET	
Garage: Elevation S					
Garage: Elevation E					
Garage: Elevation W					
Garage: Foundations					
Garage: Roof					
SOFFIT		200.00	200.00	Not in RBU - COMET	
Other 2					
Sub-Total	18,600.40	21,613.65	4,055.05		0.00

TENDER ANALYSIS



**** All amounts are GST EXCLUSIVE unless otherwise noted**

Claimant: Michelle Wilson	Contractor: Nubuild Construction (2005) Limited
Claim No: 2011/219983	Accreditation No: EQRC0360
Site Address: 3/161 Hoon Hay Road Hoon Hay Middleton	GST No: 90-718-959
Hub: Blair Corkran	Phone: PH: 021 342 900 MOB: 021 342 900
EQR Site Supervisor:	QS: Iain Law
	Date: 03 Mar 2025

Total Chimney Replacement Programme	0.00	0.00
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Percentages	EQC Budget
P & G at 8%	1,488.03
Contractors Margin at 10%	2,008.84
Total Percentages	3,496.88

EQR COMET Recalc
0.00
0.00
0.00

	EQC Budget	Contractor Quote	Scope Change Quote	EQR Scope Changes	EQR COMET Recalc
Total (ex GST)	22,097.28	26,198.65	0.00	5,635.05	0.00
Total Contractor Quote to EQC Budget Percentage	118.56%				

CONSTRUCTION BUDGET



The purpose of this form is to compare actual costs with the EQC reserve

** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Michelle Wilson	Contractor:	Nubuild Construction (2005) Limited
Claim No.:	2011/219983	Accreditation No.:	EQRC0360
Site Address:	3/161 Hoon Hay Road	GST No.:	90-718-959
	Hoon Hay	Phone:	PH: 021 342 900 MOB: 021 342 900
Hub:	Middleton	QS:	Iain Law
EOR Site Supervisor:	Blair Corkran	Date:	03 Mar 2025

Construction Budget	EQC	Contractor	%	EQC Sign	Date
EQC Reserve and Main Contractor quote EXCL.GST	\$ 22,097.28	\$ 26,198.65	118.56%		
Add COMET calculation error	\$ -	 			
Add COMET rate recalculation	\$ -	 			
Minus for Non-contractor related	\$ -	\$ -			
Minus Chimney Reserve (for CRP jobs)	\$ -	\$ -			
Substantive Budget and Builder Quote	\$ 22,097.28	\$ 26,198.65	118.56%		
Add Approved Scope Changes	\$ 5,635.05	\$ -			
Emergency works part of BAU	 				
Other					
Other					
Approved Construction Budget	\$ 27,732.33	\$ 26,198.65	94.47%		


EXCL GST

Contractor Quote is within EQC Mandate
 Construction Budget to be submitted to EQC for review

U Incl GST

Non-contractor costs	EQC	Costs	%	EQC Sign	Date
Rubbish Removal					
Tip Fees					
Removals					
Content Movement Fees					
Other					
Other					
Scoping					
Other					
EQC approved increase	\$ -	 			
Total Non-contractor costs	\$ -	\$ -			

Chimney Replacement Program	EQC	Actual
COMET CRP Reserve	\$ -	
CRP Budget Increase	\$ -	
CRP Builders Work Quote	\$ -	
CRP Heat Appliance Quote	\$ -	
Historic CRP Unit \$	\$ -	
Historic CRP Builders Works \$	\$ -	
CRP Budget	\$ -	\$ -

Emergency Work Historical	EQC	Actual
Historical Emergency Works Costs		
1 Emergency Works E2	\$ 5,109.22	\$ 5,109.22
2 Emergency Works E3		
3 Emergency Works E4		
4 Emergency Works E5		
Total Emergency Works Costs	\$ 5,109.22	\$ 5,109.22

Variation Orders (VO)	EQC	Contractor	%	EQC Sign	Date
VO 1	\$ -				
VO 2	\$ -				
VO 3	\$ -				
VO 4	\$ -				
VO 5	\$ -				
Revised Construction Budget	\$ 27,732.33	\$ 26,198.65	94.47%		

TOTAL ADJUSTMENTS	EQC	Actual
	\$ 32,841.55	\$ 31,307.87

QS Name: Iain Law

Start: [Enter start]

Finish: [Enter finish]

Signature:

Date: 21/02/2013



EQR QS FILE NOTE



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Claimant:	Michelle Wilson	Contractor:	Nubuild Construction (2005) Limited
Claim No:	2011/219983	Accreditation No:	EQRC0360
Site Address:	3/161 Hoon Hay Road	Contractor Quote ex GST:	\$ 26,198.65
Hub:	Hoon Hay	EQC Budget:	Inc GST = \$25,411.87 Ex GST = \$22,097.28
EQR Site Supervisor:	Blair Corkran	EQC CRP Budget:	\$ -
		Date:	03 Mar 2025

Reason for Issue:

- Scope changes Quote under 75% of assessment (on like for like basis)
- Original COMET recalculated by EQR Retrospective request for funds already spent
- COMET calculation error Pricing of previously agreed variations
- Variations Pricing of previously agreed scope changes

Other: [Enter reason]

QS Name: Iain Law

FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION

Your Works Order, Ref EQW08044, for the property located at 3/161 Hoon Hay Road, is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref Scope Change Summary dated 23/01/13), Your Quotation dated 12/02/13 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 B Corkran
3. EQC File Note written by Mr B Sylvia, confirming the above scope changes.

Signed: 

Name: Mr Low

Date: Tuesday, 26 February 2013