

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

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EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

Released Under the Official Information Act 1982
EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 25-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010023158	65 COOPERS ROAD, DALLINGTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Arbroath Group Limited ***** (SE91)		Property F2'd By:	Blair Jones	F2 Completed Date:	08-08-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	08-08-2016

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/2010/023158 65 COOPERS ROAD	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLM/2011/215721 65 COOPERS ROAD	E024	F3	0	18,336.92	18,336.92	0.00	20,384.44	20,384.44	0.00	36,333.36	36,333.36
CLM/2011/215721 65 COOPERS ROAD	E034	F3	0	0.00	0.00	0.00	13,023.00	13,023.00	0.00	13,023.00	13,023.00
Property Total			0	18,336.92	18,336.92	0.00	33,407.44	33,407.44	0.00	49,356.36	49,356.36

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2010/023158 65 COOPERS ROAD	Substantive Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00	
Transmitted To Hub -> Not Required - Superseded		2011/215721 TO SUPERSEDE THIS CLAIM						
CLM/2011/215721 65 COOPERS ROAD	Substantive Works - Primary	CLOSED OUT-Arbroath Group Limited ***** (SE91)	COMPLETIONS	30,500.42	18	36,333.36	36,333.36	
Transmitted To Hub -> Claim File Review Complete		Historic defects triage completed 28/04/2015						
CLM/2011/215721 65 COOPERS ROAD	Remedial Works - Primary	CLOSED OUT-Interproducts Limited t/a Frame Contracting ***** (S049)	COMPLETIONS	13,023.00	1	13,023.00	13,023.00	
Transmitted To Hub -> Claim File Review Complete		FAST TRACK REMEDIAL FOLLOW UP CALL. MESSAGE LEFT. 05/08/16 ARTHURM						
Property Total				43,523.42	19	49,356.36	49,356.36	

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/215721	E024-00248	Substantive Works - Primary - 16-Mar-2012	CLOSED OUT-Arbroath Group Limited ***** (SE91)	COMPLETIONS	Martin Mahoney	Issued	24/04/2013	30,500.42
CLM/2011/215721	E034-06687	Remedial Works - Primary - 02-May-2016	CLOSED OUT-Interproducts Limited t/a Frame Contracting ***** (S049)	COMPLETIONS	Lucy Lu	Issued	29/07/2016	13,023.00
Property Total								43,523.42

Claims / Certs / Payables

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Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	08-08-2016

SE91 **CLOSED OUT-Arbroath Group Limited *******

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/215721	Subst OB	Substantive Works	5	EQR\MartinM	\$0.00	12-Jun-2013	\$17,870.66	
CLM/2011/215721	Subst BV	Scope Addition	5	EQR\MartinM	\$3,695.11	12-Jun-2013	\$5,004.65	
CLM/2011/215721	Asbest Test BV	Scope Addition	6	EQR\CianR	\$0.00	10-Jul-2013	\$430.00	
CLM/2011/215721	Subst BV	Scope Addition	6	EQR\CianR	\$0.00	10-Jul-2013	\$3,695.11	
CLM/2011/215721	Asbest Work BV	Scope Alternative	6	EQR\CianR	\$0.00	10-Jul-2013	\$3,500.00	
CLM/2011/215721	Asbest Work BV	Variation	6	EQR\CianR	\$0.00	10-Jul-2013	\$2,398.79	
CLM/2011/215721	Subst BV	Variation	6	EQR\CianR	\$0.00	10-Jul-2013	\$1,524.85	
CLM/2011/215721	Asbest Work BV	Scope Alternative	6	EQR\CianR	\$0.00	10-Jul-2013	\$1,909.30	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/215721	Subst OB	Substantive Works	5	EQR\MartinM	\$0.00	12-Jun-2013	\$17,870.66	Inv No: 00000396
CLM/2011/215721	Subst BV	Scope Addition	5	EQR\MartinM	\$0.00	12-Jun-2013	\$5,004.65	Inv No: 00000396
CLM/2011/215721	Asbest Test BV	Scope Addition	6	EQR\CianR	\$0.00	10-Jul-2013	\$430.00	inv: 00000419 WO
CLM/2011/215721	Subst BV	Scope Addition	6	EQR\CianR	\$0.00	10-Jul-2013	\$3,695.11	inv: 00000419 VO
CLM/2011/215721	Asbest Work BV	Scope Alternative	6	EQR\CianR	\$0.00	10-Jul-2013	\$3,500.00	inv: 00000419 WO
CLM/2011/215721	Asbest Work BV	Variation	6	EQR\CianR	\$0.00	10-Jul-2013	\$2,398.79	inv: 00000419 WO
CLM/2011/215721	Subst BV	Variation	6	EQR\CianR	\$0.00	10-Jul-2013	\$1,524.85	inv: 00000419 VO
CLM/2011/215721	Asbest Work BV	Scope Alternative	6	EQR\CianR	\$0.00	10-Jul-2013	\$1,909.30	inv: 00000419 WO

SE91	CLOSED OUT-Arbroath Group Limited ***** Total	Claims	\$36,333.36	Certs	\$36,333.36	Payables	\$0.00
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M000 **Materials**

EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No
CLM/2011/215721			Creditors Invoices	EQ1306021LB-27	5503	24-Jun-2013	\$2,388.00	84249

M000	Materials Total	Claims	\$0.00	Certs	\$0.00	Payables	\$2,388.00
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EQR Property Overview Report

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Cont Managing Hub:	Riccarton		Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	08-08-2016		
S049	CLOSED OUT-Interproducts Limited t/a Frame Contracting *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/215721	Subst BV	FT - Fast Track	32	EQR\LucyL	\$0.00	29-Jul-2016	\$13,023.00		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/215721	Subst BV	FT - Fast Track	30	EQR\LucyL	\$0.00	28-Jul-2016	\$13,023.00	INV-I5931	
S049	CLOSED OUT-Interproducts Limited t/a Frame Contracting ***** Total					Claims	\$13,023.00 Certs	\$13,023.00 Payables	\$0.00
Property Total						Claims	\$49,356.36 Certs	\$49,356.36 Payables	\$2,388.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/215721	Practical Completion Certificate		21/07/2016
CLM/2011/215721	Construction Completion Inspection	EQR Central Hub	02/08/2016
CLM/2011/215721	Defects Liability Certificate		28/04/2015
CLM/2011/215721	Final Account Agreement	Aranui Hub	06/05/2015
CLM/2011/215721	Final Account Agreement	Aranui Hub	30/08/2013
CLM/2011/215721	Construction Completion Inspection	Pages	29/11/2014
CLM/2011/215721	Construction Completion Inspection		28/06/2013
Property Total			Finalisation Documents Present: 7

No Technical Services Referrals on this Property

Company Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 25-04-2018

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Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	08-08-2016

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result			
CLM/2010/023158	65 COOPERS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>			
CLM/2011/215721	65 COOPERS ROAD	Yes	Positive			

Property Total **Number of Claims:** 2

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property		
SE91 CLOSED OUT-Arbroath Group Limited *****	Rationalised	EQRC1353	Specialist Subcontractor	Substantive Works		
S049 CLOSED OUT-Interproducts Limited t/a Frame Contracting *****	Accredited	EQRC0316	Main Contractor	Remedial Works		

Property Total **Number of Contractors:** 2



Statement of Claim Checklist†

CLM/2010/023158

Date: 1/11/10Author: John Perry

SR Tempero
65 COOPERS ROAD
DALLINGTON
CHRISTCHURCH

H: [REDACTED]

W: [REDACTED]

M: [REDACTED]

LA: John PerryEstimator: Alan Doonen

Room	Damage	Walls	Ceiling	Floor	Description of Damage
	Y/N	✓	✓	✓	
Lounge	Y				Cracks in beam on ceiling to beam junction - cracks in wall. Cracks above kitchen entry - floor tilted
Dining Room	N/A				N/A
Kitchen	Y	Y			Cracks along beam
Family Room	N/A				N/A
Bedroom 1	Y				N/A
Bed 1 - En Suite	Y	Y			Cracks in walls above window facing street - cracks in ceiling
Bedroom 2	Y	Y	Y		Cracks above window - cracks in ceiling - cracks in ceiling
Bedroom 3	N/A				N/A
Bedroom 4	N/A				N/A
Bathroom	N				N/A
Toilet 1	N				N/A
Toilet 2	N/A				N/A
Office/Study	N/A				N/A
Rumpus	N/A				N/A
Entry/Hall(s)	Y				Cracks in ceiling and cornice
Stairwell	N/A				N/A
Laundry	N				N/A
Other	N/A				N/A

Item		Event Damage	Description of Damage	Appoint Engineer
		Y / N	Y / N	
Roof		Y	Chimney	
External Walls	North	Y	Cracks in roof	
	South	Y	Cracks in roof	
	East	Y	Cracks in foundations	
	West	Y	Cracks in roof in foundations	
Decks		N	N/A	
Chimney	Base	N	N/A	
	Ceiling Cavity	N	N/A	
	Above Roof	Y	Chimney has been disassembled - by a contractor invoice forwarded.	
	Fireplace	N	N/A	
Foundations		Y	Cracks	
Piling		Y	Piling	
Services		N	N/A	
Other Dwelling Items		N	N/A	
Outbuildings		N	N/A	
Land & Retaining Walls		N	N/A	
(Discuss with Supervisor)				

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant:

SR Jones

Dated:

1/11/10

- ph -

Completed By: ALAN DONNAN

Date: 1/11/10

Page 1 of 2

CLM 2010 1023158

Claimant Name:

SR-TEMPER

65 COOPERS ROAD

DALLINGTON

Land	Building	Bridges/Culverts	Retaining walls	Other
Lounge	✓ Dining	Kitchen	✓ Family Room	Bedroom 1,2 ✓
Office/Study	Rumpus	Hallway	✓ Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Overls	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

DESCRIPTION: CRACKED WALLS & CEILINGS THROUGHOUT DWELLING

REPAIR STRATEGY: REPAIR-AS-DETAILED

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
KITCHEN - (27x3.6) STRIP WALLPAPER & PREP WALLS - REPAIR CRACKS, PAPER & PAINT. REPAIR CRACKS TO CEILINGS & PAINT							
LOUNGE - (5.6x4.2) STRIP WALLPAPER & PREP WALLS - REPAIR CRACKS - PAPER & PAINT REPAIR CRACKS TO CEILINGS & PAINT							
BED 1 - (4.2x3.6) WALLS - STRIP WALLPAPER & PREP - REPAIR CRACKS - PAPER & PAINT REPAIR CRACKS TO CEILINGS & PAINT							
BED 2 - (4.3x3.6) STRIP WALLPAPER & PREP WALLS - REPAIR CRACKS - PAPER & PAINT REPAIR CRACKS TO CEILINGS & PAINT							
ENTRY/HALL - (5x2) REPAIR CRACK TO CEILING & REPAINT							
APPROVED							

APPROVED

for

Subtotal

+ P&G Margin & CST Figure

TOTAL

* 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.

Completed By: ALAN DONNAN

Date: 1/11/10

Page 2 of 2

CLM 2010 / 023158

Claimant Name:

SR TEMPERO
65 COOPERS ROAD
DALLINGTON

Land	Building	Bridges/culverts	Retaining walls	Other	
Lounge	Dining	Kitchen	Family Room	Bedroom	
Office/Study	Rumpus	Hallway	Stairwell	Toilet	
Laundry	Bathroom	Ensuite	Chimney	✓ Foundations	✓
Piling	✓ Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks	
Glazing/windows	Fireplace/woodburner	Floor	External Walls	✓ Roof	
Outbuildings	Other				

DESCRIPTION: MINOR CRACKS TO EXTERIOR & CHIMNEY DAMAGE

REPAIR STRATEGY: REPAIR AS DETAILED BELOW

[illegible]

Subtotal

+ P&G Margin & CSI Figure

TOTAL

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.

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 1/11/10

Claim Number: 2010/028158

Loss Adjuster: JOHN PERRY

\$ 600

FOUNDATION

\$ 600

SOFFITS/EXTERNAL
WALL

\$ 3000

CHIMNEY

\$ 2500

Pilling x10

\$

\$

\$

\$

\$

Sub Totals:

\$ 10,100

\$ 3600

\$ 5800

Total Estimate: \$ 19,500

less \$200
excess

19,300

APPROVED

tw

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 1/11/10

Claim Number: 2010/023158

Loss Adjuster: JOHN PERRY

Costing Estimate

\$ 4000

Lounge

\$

Dining Room

\$ 2400

Kitchen

\$

Family Room

\$ 3000

Bed 1

\$

Ensuite

\$ 3000

Bed 2

\$

Bed 3

\$

Bed 4

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$ 400

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$

Outbuildings/Garage

APPROVED

SR Tempero
65 COOPERS ROAD
DALLINGTON
CHRISTCHURCH

Date: 1/11/10

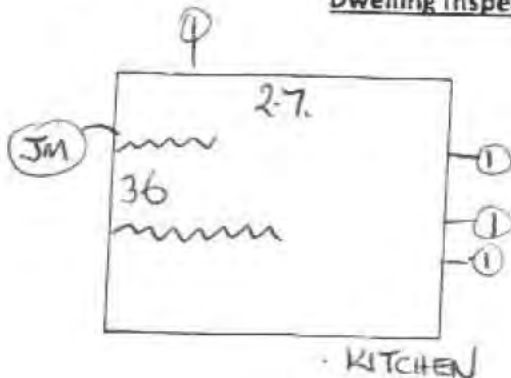
Clai

Estimators Name: ALAN DOWNHAM

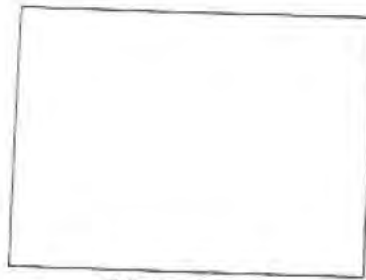
H:

W:

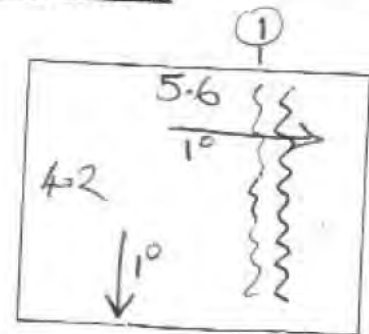
M:

Dwelling Inspection Checklist: Structural measurements indicate damage

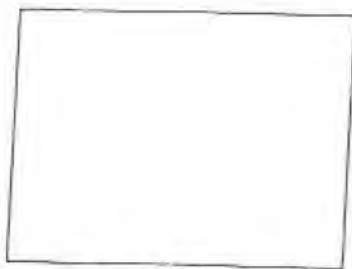
KITCHEN



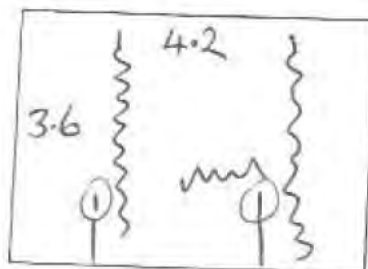
Dining Room



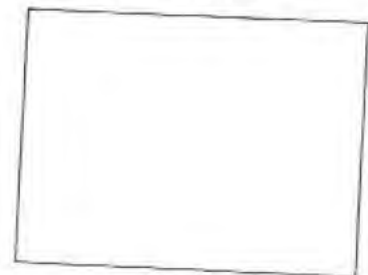
LOUNGE



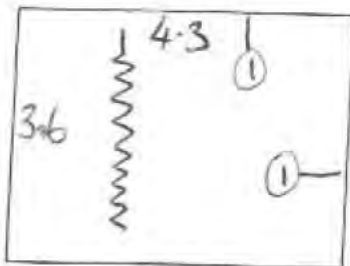
Family Room



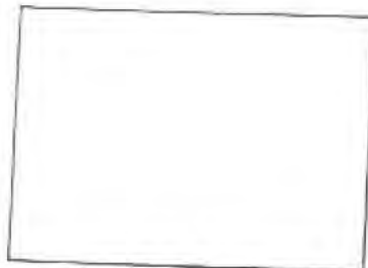
Bed 1



Ensuite



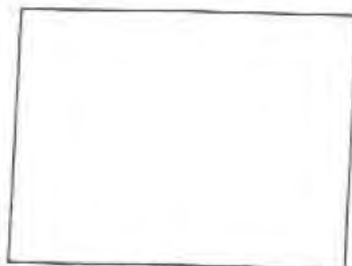
Bed 2



Bed 3



Bed 4



Bathroom



Toilet 1



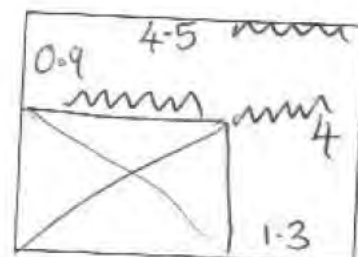
Toilet 2



Office/Study



Rumpus



Entry/Hall(s)

Date: 1/11/2010

Clair

SR Tempero

65 COOPERS ROAD

DALLINGTON

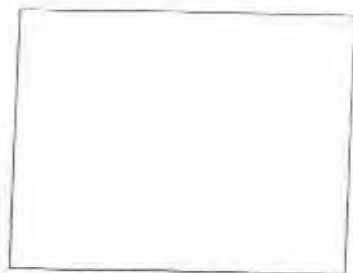
CHRISTCHURCH

H:

W:

M:

Estimators Name: Allan DONNAN



Stairwell



Laundry



Outbuildings/Garage



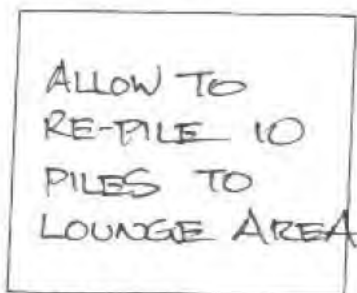
FOUNDATION



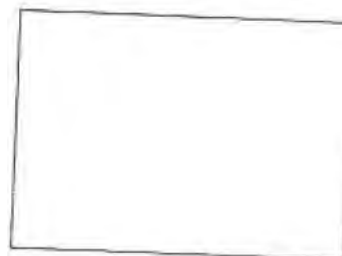
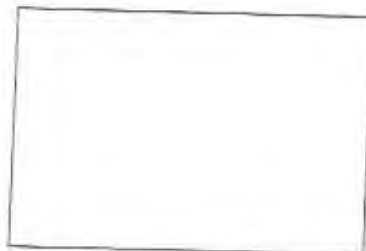
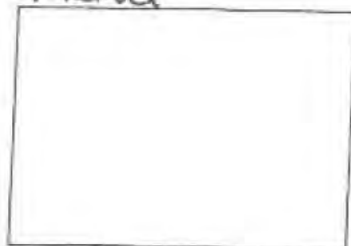
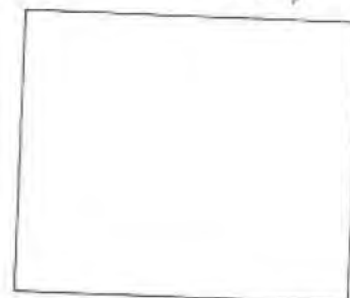
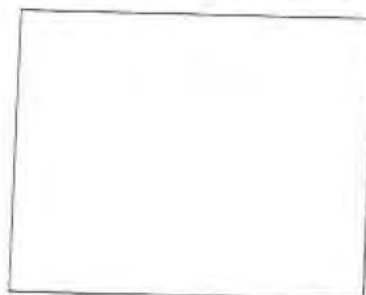
SOFFITS/EXTERNAL WALLS.



CHIMNEY



PILING



Legend

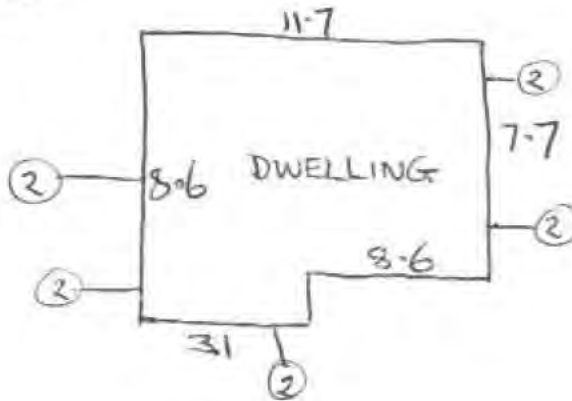
①	WALL CRACKS
MV	CEILING CRACKS
(JM)	JOINERY MOVEMENT
→	FLOOR TILT DOWN & DEGREE

APPROVED

tw

Date: 1/11/10

Claim N

SR Tempero
65 COOPERS ROAD
DALLINGTON
CHRISTCHURCHEstimators Name: ALAN DOWNANGARAGE
5.4
3.6NOTE ALL
SOFFIT JOINTS
HAVE OPENED.

Area m2:	96m ²
Stud Heights:	2-4
Wall Finish:	Wallpaper Plastered Paint finish
Other	
Services:	NIL Specify damage:
Chimneys:	Construction type: Brick Height: 1.5 m Damage description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber Concrete Ring Concrete Slab Other (Specify): Minor Moderate Severe House moved off foundations?: NO Concrete slab cracked? Crack width: Crack length:
Roof:	Framed Trussed Type: Clay Tiles Concrete tiles Metal tiles Rolled Metal Other Damage:
Cladding Type:	Weatherboard Brick Veneer Hardi Plank Other

① WALL CRACK

② FOUNDATION CRACK

APPROVED
tw

Scope of Works



Customer: SR TEMPERO

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.

Assessment of Property at 65 COOPERS ROAD, DALLINGTON, CHRISTCHURCH 8061 on 30/08/2011

Site

Element	Damage	Repair	
Land (Exposed - Soil - 450.00 m2)			
Land (Under dwelling - Soil - 106.00 m2)	Liquefaction under dwelling	Remove liquefaction - hand loading	8.00 m3

Services

Element	Damage	Repair	
Sewerage (Town Connection - Clay pipes - 8.00 l/m)	No Earthquake Damage		
Water Supply (Town Connection - Steel - 8.00 l/m)	No Earthquake Damage		

Main Building

Exterior

Elevation (North)

Element	Damage	Repair	
Wall Cladding (Weatherboard - Timber - 26.40 m2)	Cracking to paint	Gap fill and paint weatherboards	26.40 m2
Wall framing (Timber Frame - Timber - 26.40 m2)	No Earthquake Damage		

Elevation (East)

Element	Damage	Repair	
Wall Cladding (Weatherboard - Timber - 20.40 m2)	Cracking to paint	Gap fill and paint weatherboards	20.40 m2
Wall framing (Timber Frame - Timber - 20.40 m2)	No Earthquake Damage		

Elevation (South)

Element	Damage	Repair	
Stairs (External) (Box - Concrete - 3.00 l/m)	No Earthquake Damage		
Wall Cladding (Weatherboard - Timber - 26.40 m2)	Cracking to paint	Gap fill and paint weatherboards	26.40 m2
Wall framing (Timber Frame - Timber - 26.40 m2)	No Earthquake Damage		

Elevation (West)

Element	Damage	Repair	
Wall Cladding (Weatherboard - Timber - 20.40 m2)	Cracking to paint	Gap fill and paint weatherboards	20.40 m2

Wall framing (Timber Frame - Timber - 20.40 m2) No Earthquake Damage

Foundations (Concrete skirt)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Jack and pack piles	4.00 No of
Ring foundation (Load bearing - Concrete - 45.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	3.00 l/m
	Cracks to ring foundation	Solid Plaster Repair	18.00 m2

Roof (Concrete tile)

Element	Damage	Repair	
No Damage			

Interior

Ground Floor - Kitchen

Room Size: 2.70 x 3.75 = 10.13 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 10.13 m2)	Cosmetic Damage	Rake out, plaster and paint	10.13 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (T&G - Vinyl - 10.13 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Movement damage	Refix cabinets to wall	1.00 No of
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.96 m2)	Cosmetic damage	Rake out, plaster and paint	30.96 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Repaint window and frame	6.00 l/m
Work top (Kitchen work top - Laminate - 6.60 l/m)	Splashback damage	Remove and re-silicon	3.00 l/m

Ground Floor - Dining Room

Room Size: 2.80 x 5.40 = 15.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 15.12 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)			
Floor (T&G - Carpet - 15.12 m2)	No Earthquake Damage		
Trim (Painted Timber - Trim 60mm - 6.00 l/m)	Damaged finish	Gap fill and paint trims	6.00 l/m
Wall covering (Gib - Paint - 39.36 m2)	Cosmetic damage	Paint wall	1.26 m2
	Cosmetic damage	Rake out, plaster and paint	38.10 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.26 m2
Window (Timber small - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Window (Timber Large - Pane single glazed - 1.00 No of)	Cosmetic damage	Ease window	1.00 No of
	Cosmetic damage	Repaint window and frame	14.00 l/m

Ground Floor - Lounge

Room Size: 3.60 x 2.80 = 10.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 10.08 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	10.08 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (T&G - Carpet - 10.08 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.72 m2)	Cosmetic damage	Paint wall	6.72 m2
	Cosmetic damage	Rake out, plaster and paint	24.00 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	6.72 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Ease window	1.00 No of
	Cosmetic damage	Repaint window and frame	11.00 l/m

Ground Floor - Hallway (Entry hall)

Room Size: 1.10 x 7.00 = 7.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.70 m2)	Cosmetic Damage	Gap fill and paint	7.70 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Floor (T&G - Carpet - 7.70 m2)	No Earthquake Damage		
Heating (Electric - Night store - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 8.10 m2)	Cosmetic damage	Remove, dispose and replace wallpaper and paint	8.10 m2
Wall covering (Wood panelling - Paint - 30.78 m2)	Cosmetic damage	Rake out, plaster and paint	30.78 m2

Ground Floor - Laundry

Room Size: 2.20 x 1.70 = 3.74 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.74 m2)	Cosmetic Damage	Gap fill and paint	3.74 m2
Door (Internal) (Sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 3.74 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 18.72 m2)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 1.80 x 2.70 = 4.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Vanity single specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.86 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 4.86 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - .64 m2)	No Earthquake Damage		
Shower (Three sided shower - Acrylic shower - .81 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.60 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Repaint window and frame	5.30 l/m

Ground Floor - Toilet

Room Size: 1.60 x 0.80 = 1.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 1.28 m2)	Cosmetic Damage	Gap fill and paint	1.28 m2
Door (Internal) (Sliding - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 1.28 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 11.52 m2)	Cosmetic damage	Rake out, plaster and paint	11.52 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Main)

Room Size: 3.60 x 4.30 = 15.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.48 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (T&G - Carpet - 15.48 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.92 m2)	Cosmetic damage	Paint wall	37.92 m2
Window (Timber Large - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (2)

Room Size: 4.25 x 3.65 = 15.51 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 15.51 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	15.51 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (T&G - Carpet - 15.51 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 37.92 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	37.92 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Repaint window and frame	11.50 l/m
Window (Timber Large - Pane single glazed - 1.00 No of)	Cosmetic damage	Repaint window and frame	14.00 l/m

Garage**Exterior****Elevation (South)**

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (East)

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

No Damage

Elevation (West)

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

No Damage

Roof (Rolled metal)

Element	Damage	Repair
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No Damage

Foundations (Concrete slab)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Room (Other) (External garage)**

Room Size: 3.30 x 5.70 = 18.81 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

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/2011/215721
Claimant: SR TEMPERO
Property Address: 65 COOPERS ROAD
DALLINGTON
CHRISTCHURCH 8061

Assessment Date: 30/08/2011 17:20
Assessor: Adams, Peter
Estimator: Connell, Hamish
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	SR, TEMPERO				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	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
NATIONAL BANK OF NEW ZEALAND

Mortgage Details - Comments

Mortgage is with ANZ National

Opt Out

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

Hazards

Hazards: Nkk hazards on site.

Dwelling is habitable.

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	1961 - 1980	Rectangular	86.71
Garage	1	Standard	1961 - 1980	Rectangular	19.26

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	Liquefaction under dwelling			
			Remove liquefaction - hand loading	8.00 m3	434.00	3,472.00

General Comments: Minor liquifaction under dwelling. Not urgent. Plenty of space between flooring and ground level. Needs to be removed at some stage.

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	26.40 m2	38.00	1,003.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 11m

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	20.40 m2	38.00	775.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Stairs (External)	Box	Concrete	No Earthquake Damage			
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	26.40 m2	38.00	1,003.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Timber	Cracking to paint			
			Gap fill and paint weatherboards	20.40 m2	38.00	775.20
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Foundations (Concrete skirt)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	Floor has moved less than 100mm			
			Jack and pack piles	4.00 No of	100.00	400.00
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	3.00 l/m	30.00	90.00
			Cracks to ring foundation			
			Solid Plaster Repair	18.00 m2	85.00	1,530.00

General Comments: Minor pile movement in laundry. 4 piles to be packed and relevelled. Possibility of movement of piles in dining. PMO to assess.**Roof (Concrete tile)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.13 m2	34.00	344.42
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	T&G	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	Movement damage			
			Refix cabinets to wall	1.00 No of	60.00	60.00
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.96 m2	34.00	1,052.64
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Repaint window and frame	6.00 l/m	8.00	48.00
Work top	Kitchen work top	Laminate	Splashback damage			
			Remove and re-silicon	3.00 l/m	18.00	54.00

General Comments: Open plan to dining**Ground Floor - Dining Room****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF				
Floor	T&G	Carpet	No Earthquake Damage			
Trim	Painted Timber	Trim 60mm	Damaged finish			
			Gap fill and paint trims	6.00 l/m	12.00	72.00
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	1.26 m2	24.00	30.24
			Cosmetic damage			
			Rake out, plaster and paint	38.10 m2	34.00	1,295.40
			Structural damage			

Wall covering	Gib	Paint	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.26 m2	99.00	124.74
Window	Timber small	Pane single glazed	No Earthquake Damage			
Window	Timber Large	Pane single glazed	Cosmetic damage			
			Ease window	1.00 No of	90.00	90.00
			Cosmetic damage			
			Repaint window and frame	14.00 l/m	8.00	112.00

General Comments: open plan to kitchen on one side and lounge on the other.

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	10.08 m2	50.00	504.00
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	6.72 m2	24.00	161.28
			Cosmetic damage			
			Rake out, plaster and paint	24.00 m2	34.00	816.00
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	6.72 m2	99.00	665.28
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Ease window	1.00 No of	90.00	90.00
			Cosmetic damage			
			Repaint window and frame	11.00 l/m	8.00	88.00

General Comments: Openplan to dining

Ground Floor - Hallway (Entry hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Gap fill and paint	7.70 m2	34.00	261.80
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Electric	Night store	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper and paint	8.10 m2	43.00	348.30
Wall covering	Wood panelling	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.78 m2	34.00	1,046.52

General Comments:

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	3.74 m2	34.00	127.16
Door (Internal)	Sliding	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Hardboard	Paint	No Earthquake Damage			

Wash tub Single Stainless Steel No Earthquake Damage

General Comments:

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Three sided shower	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Repaint window and frame	5.30 l/m	8.00	42.40

General Comments:

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	Cosmetic Damage			
			Gap fill and paint	1.28 m2	34.00	43.52
Door (Internal)	Sliding	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Rake out, plaster and paint	11.52 m2	34.00	391.68
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Main)

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	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	37.92 m2	24.00	910.08
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (2)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	15.51 m2	30.00	465.30
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			

Wall covering	Gib	Paint	Remove, dispose, hang and paint lining paper	37.92 m2	30.00	1,137.60
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Repaint window and frame	11.50 l/m	8.00	92.00
Window	Timber Large	Pane single glazed	Cosmetic damage			
			Repaint window and frame	14.00 l/m	8.00	112.00

General Comments:**Garage****Exterior****Elevation (South)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 5.2m x 2.0m. Timber frame. Aluminium weatherboard. Timber fame.**Elevation (North)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 5.2m x 2.0m. Timber frame. Alumium weatherboard.**Elevation (East)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 3.4m x 2.0m. Timber frame aluminium weatherboard. Metal tilt a door on elevation.**Elevation (West)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 3.4m x 2.0m. Timber frame. Aluminium weatherboard.**Roof (Rolled metal)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 3.4m x 5.8m. Rolled metal. Timber frame.**Foundations (Concrete slab)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 3.4m x 5.8m. No apparant damage. Unable to fully assess dues to contents covering most of slab.**Ground Floor - Room (Other) (External garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Concrete slab. Unlined walls. External door. Metal tilt a door. Unable to fully assess as floor covered in contents.**Fees****Fees**

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	0.00	0.00
Contents movement fee	1.00	423.88
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,602.81
Margin	2,224.19
GST	3,669.91

Scope Of Works Estimate

Property

Description	Estimate
Site	3,472.00
Services	0.00
	3,472.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete skirt)	2,020.00
	Roof (Concrete tile)	0.00
	Elevation (East)	775.20
	Elevation (North)	1,003.20
	Elevation (South)	1,003.20
	Elevation (West)	775.20
		5,576.80

Floor	Description	Estimate
Ground Floor	Bathroom	42.40
	Bedroom (2)	1,896.90
	Bedroom (Main)	1,000.08
	Dining Room	1,724.38
	Hallway (Entry hall)	1,656.62
	Kitchen	1,649.06
	Laundry	127.16
	Lounge	2,454.56
	Toilet	435.20
		10,986.36

Garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Roof (Rolled metal)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (External garage)	0.00
		0.00
		0.00

Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	0.00
Contents movement fee	423.88
Small Job Fee	180.00
	603.88

Overheads

Description	Estimate
Preliminary and general	1,602.81

Margin	2,224.19
GST	3,669.91
	7,496.90
Total Estimate	28,135.94

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/023158
- 2011/175393

File Notes

Date Created: 29/08/2011 17:50

Created : Adams, Peter

Subject: General overview

Note: Single story, two bedroomed waetherboardnhouse with concrete tile roof and concrete piles/foundation skirt. Cosmetic damage inside and out.

Metal sided and roofed garage. No damage.

Next Action:

Urgent Works Items

EQC Claim Assessment

Address	65 COOPERS ROAD, DALLINGTON, CHRISTCHURCH, 8061	EQC Claim Number	CLM/2011/215721
Hazards	Nkk hazards on site. Dwelling is habitable.	EQC Assessor (L,F)	Adams, Peter
Inspection Date	30-Aug-2011	Placard	No Sticker
		EQC Estimator (L,F)	Connell, Hamish

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
TEMPERO SR				

SUZANNE

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	8 m
Sewerage	Town Connection, Clay pipes	8 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	450 m2
Land	Under dwelling, Soil	106 m2
	Liquefaction under dwelling	
	Remove liquefaction - hand loading	8 m3

MAIN BUILDING	Age 1961 - 1980	Area 86.7m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North)		
Wall framing	Timber Frame, Timber (26.40 m2)	
Wall cladding	Weatherboard, Timber (26.40 m2)	
	Cracking to paint	
	Gap fill and paint weatherboards	26.4 m2

Comments: 11m

AD - Back Entry walls + ceiling - GFF - (6m2)

Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		
Wall framing	Timber Frame, Timber (20.40 m2)	
Wall cladding	Weatherboard, Timber (20.40 m2)	
	Cracking to paint	
	Gap fill and paint weatherboards	20.4 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		
Wall framing	Timber Frame, Timber (26.40 m2)	
Wall cladding	Weatherboard, Timber (26.40 m2)	

AD - FRONT ENTRY - GFP - (6 m²)
WALLS
+ CEILING.AD - Power Permit
From ROAD.

EQC Claim Number CLM/2011/215721

Cracking to paint

Gap fill and paint weatherboards

26.4 m² ✓

Stairs (External) Box, Concrete (3.00 m)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)Wall framing Timber Frame, Timber (20.40 m²)Wall cladding Weatherboard, Timber (20.40 m²)

Cracking to paint

Gap fill and paint weatherboards

20.4 m² ✓

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

Piles Ordinary, Concrete (1.00 Item)

Floor has moved less than 100mm

Jack and pack piles

4 No of +2

Ring foundation Load bearing, Concrete (45.00 m)

Cracks to ring foundation

Grind out and epoxy fill cracks

3 m + 5 m.

Solid Plaster Repair

18 m² ✓

Comments: Minor pile movement in laundry. 4 piles to be packed and releveled. Possibility of movement of piles in dining. PMO to assess.

Element	Description / Damage / Repair Strategy	Measure
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Roof (Concrete tile) - AD - GFP - Soffits (45 x .6)

AD - ROOF REPORT - NEEDED
AD Allow - 2HRS - INSIDE ROOF Cavity.**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen (L=3.8m W=2.7m H=2.4m)

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

Ceiling Gib, Paint (10.13 m²)

Cosmetic Damage

AR - GFP

Rake out, plaster and paint

10.13 m² ✓Wall covering Gib, Paint (30.96 m²)

Cosmetic damage

AR - G Fill & Paint.

Rake out, plaster and paint

30.96 m² ✓

Work top Kitchen work top, Laminate (6.60 m)

Splashback damage

Remove and re-silicon

3 m ✓

Kitchen joinery Medium Spec, MDF (1.00 Item)

Movement damage

Refix cabinets to wall

1 No of ✓

Range Hood Over Head, Standard spec (1.00 Item)

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

Cosmetic damage

A (OUTSIDE + EDGE)
AD EASE DOOR + PAINT

Repaint total door surround

1 No of

Floor T&G, Vinyl (10.13 m²)

AD - KITCHEN BREAKFAST BAR - check Floor/Piles etc.

EQC Claim Number CLM/2011/215721

Window	Timber medium, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Repaint window and frame	6 m	✓

Room - Comments: Open plan to dining

Room - Additional Notes:

Dining Room (L=5.4m W=2.8m H=2.4m)

Ceiling	Gib, Stipple (15.12 m2)		
Wall covering	Gib, Paint (39.36 m2)		
	Cosmetic damage		
	Paint wall	1.26 m2	
	Rake out, plaster and paint	22 m ²	38.1 m2
	Structural damage		
	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.26 m2	✓

Trim	Painted Timber, Trim 60mm (6.00 m)		
	Damaged finish		
	Gap fill and paint trims	AO.	6 m + 2

Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Floor	T&G, Carpet (15.12 m2)		

Window	Timber Large, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Ease window	1 No of	✓
	Repaint window and frame	14 m	✓

Window	Timber small, Pane single glazed (2.00 No of)		
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Room - Comments: open plan to kitchen on one side and lounge on the other.

Room - Additional Notes:

Lounge (L=2.8m W=3.6m H=2.4m)

Ceiling	Gib, Stipple (10.08 m2)		
	Cosmetic Damage		
	Scrape off, rake out, fill, restipple	10.08 m2	✓

Wall covering	Gib, Paint (30.72 m2)		
	Cosmetic damage		
	Paint wall	6.72 m2	
	Rake out, plaster and paint	24 m2	✓
	Structural damage		
	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	6.72 m2	

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

Floor	T&G, Carpet (10.08 m2)		
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Window	Timber medium, Pane single glazed (1.00 No of)		
	Cosmetic damage		

EQC Claim Number CLM/2011/215721

Ease window	1 No of
Repaint window and frame	11 m

Room - Comments: Openplan to dining

Room - Additional Notes:

Hallway Entry hall (L=7.0m W=1.1m H=2.4m)Heating Electric, Night store (1.00 Item) - *AD ALLOW TO REMOVE & REINSTATE.*

Wall covering Gib, Wallpaper (8.10 m2)

AD ASBESTOS TEST
Cosmetic damage*AR - SKIM, FLAT PAINT*
Remove, dispose and replace wallpaper and paint 8.1 m2 ✓

Ceiling Gib, Stipple (7.70 m2)

Cosmetic Damage

AR - SKIM, FLAT + PAINT
Gap fill and paint 7.7 m2 ✓

Door (External) Single glass door, Timber (1.00 Item)

Floor T&G, Carpet (7.70 m2)

Wall covering Wood panelling, Paint (30.78 m2)

Cosmetic damage

GFP
Rake out, plaster and paint

30.78 m2

Room - Additional Notes:

*AD - CURBONAS**(Allow - 1 SHT Phy.)***Laundry (L=1.7m W=2.2m H=2.4m)**

Floor Chipboard, Carpet (3.74 m2)

Wall covering Hardboard, Paint (18.72 m2)

Ceiling Hardboard, Paint (3.74 m2)

Cosmetic Damage

Gap fill and paint

3.74 m2 ✓

Wash tub Single, Stainless Steel (1.00 Item)

Door (Internal) Sliding, MDF (1.00 No of)

Room - Additional Notes:

*AD -***Bathroom (L=2.7m W=1.8m H=2.4m)**Ceiling Gib, Paint (4.86 m2) *AD - GFP -*

Wall covering Gib, Paint (21.60 m2)

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

Mirror (Fixed) Standard Spec, Mirror (0.64 m2)

Floor T&G, Vinyl (4.86 m2)

Shower Three sided shower, Acrylic shower (0.81 m2)

Window Timber medium, Pane single glazed (1.00 No of)

Cosmetic damage

Repaint window and frame

5.3 m ✓

Bathroom sink Vanity single, Standard specification (1.00 Item)

- Check floor - Piles - Door won't stay closed.

EQC Claim Number CLM/2011/215721

Room - Additional Notes:

Toilet (L=0.8m W=1.6m H=2.4m)

Ceiling	Hardboard, Paint (1.28 m2)		
	Cosmetic Damage		
	Gap fill and paint	1.28 m2	✓
Wall covering	Hardboard, Paint (11.52 m2)		
	Cosmetic damage		
	Rake out plaster and paint	11.52 m2	✓
Door (Internal)	Sliding, Timber (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		
Floor	T&G, Vinyl (1.28 m2)	AD - LIFT & REPLACE VINYL (SIGNED 2 LAUNDRY)	
Window	Timber medium, Pane single glazed (1.00 No of)	AD - GFP WINDOW SURROUND (5m)	

Room - Additional Notes:

FIRST ON RIGHT FROM MAIN ENTRY.

Bedroom Main (L=4.3m W=3.6m H=2.4m)

Ceiling	Gib, Paint (15.48 m2)	- AD - ASBESTOS TEST Remove/Dispose/Rake out Plaster + Paint	
		AR -	
Wall covering	Gib, Paint (37.92 m2)		
	Cosmetic damage		
	Paint wall	37.92 m2	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround	1 No of	
Floor	T&G, Carpet (15.48 m2)		
Window	Timber Large, Pane single glazed (1.00 No of)	AD - GFP SURROUND (22m) (22m) (22m)	

Room - Additional Notes:

AD - EASE CUPBOARD DOOR + PAINT.

2ND

Bedroom 2 (L=3.7m W=4.3m H=2.4m)

Ceiling	Gib, Paint (15.51 m2)	FIRST ON RIGHT FROM MAIN ENTRY -	
		ASBESTOS TEST	
Wall covering	Gib, Paint (37.92 m2)		
	Cosmetic damage		
	Remove, dispose, hang and paint lining paper	15.51 m2	✓
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround	1 No of	✓
Floor	T&G, Carpet (15.51 m2)		
Window	Timber Large, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Repaint window and frame	14 m	✓
Window	Timber medium, Pane single glazed (1.00 No of)		

18.92
37.92

EQC Claim Number CLM/2011/215721

Cosmetic damage

Repaint window and frame

11.5 m

Room - Additional Notes:

GARAGE	Age 1961 - 1980	Area 19.3m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)**Comments:** 5.2m x 2.0m. Timber frame. Aluminium weatherboard. Timber frame.

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North)**Comments:** 5.2m x 2.0m. Timber frame. Aluminium weatherboard.

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)**Comments:** 3.4m x 2.0m. Timber frame aluminium weatherboard. Metal tilt a door on elevation.

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)**Comments:** 3.4m x 2.0m. Timber frame. Aluminium weatherboard.

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete slab)**Comments:** 3.4m x 5.8m. No apparent damage. Unable to fully assess due to contents covering most of slab.

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled metal)**Comments:** 3.4m x 5.8m. Rolled metal. Timber frame.**Ground Floor**

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

Room (Other) External garage (L=5.7m W=3.3m H=2.4m)**Room - Comments:** Concrete slab. Unlined walls. External door. Metal tilt a door. Unable to fully assess as floor covered in contents.

Room - Additional Notes:

End Of Assessment

Christchurch International

65 Coopers. → No clean up done dust on
carpets etc. Not asked to
~~clean~~ decontaminate vehicle
testing done! And no clean
up via vacuum etc.

CLM/2011/215721 - Scope Change Summary

CONTRACT
DOCUMENT

Scope Change Summary- Property Details			
Claim Number	CLM/2011/215721	Hub Zone	Aranui Hub
Contractor Name	Arbroath Group Limited	Supervisor	Steven Lyne
Property Address	65 COOPERS ROAD, DALLINGTON	Main Contact Name	SUZANNE TEMPERO
Customer name	SUZANNE TEMPERO	Customer Email	
Home Phone		Mobile Phone	
Created By	Steven Lyne	Form Completed	18/02/2013 01:03:59 p.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	NORTH ELEVATION (exterior)	Walls	AD- back entry walls and ceiling - gap fill & paint (6m2)	
Additional Damage	SOUTH ELEVATION (exterior) roadside	Walls	AD- front entry alcove - gap fill & paint walls & ceiling (6m2) AD- Isolate power from street (permit required)	
Additional Damage	FOUNDATIONS		AD-piles - jack & pack (+ 2) total (6) AD-grind out & epoxy cracks (+5 lm) total (8 lm)	
Additional Damage	Roof		AD- roofers quote/ edge protection/ task analysis needed. AD - allow for inside roof cavity inspection (2 hrs) AD- gap fill & paint soffits (27m2)	
Alternative Repair Strategy, Additional Damage	Kitchen	Walls, Ceiling	AR - ceiling- gap fill & paint (10.13 m2) AR- walls- gap fill & paint (30.96 m2) TAKE OFF SCOPE - Repaint total door surround x1 AD- door - ease & paint (outside plus edge) AD-allow to check floor/piles in kitchen (2 hrs) Kitchen Joinery (refix kitchen cabinets to wall) (4 hrs)	
Alternative Repair Strategy, Additional Damage	Dining Room	Walls	AR-walls- rake out, stop & paint (22 m2) REMOVE FROM SCOPE - paint wall (1.26m2) AD- allow to check beam fixings etc before replacing gib (2 hrs) AD- trim - gap fill & paint (+2 lm) total (8 lm)	
Additional Damage	Lounge	Walls, Ceiling	AD- ASBESTOS TEST (ceiling) REMOVE FROM SCOPE- paint wall (6.72 m2) REMOVE FROM SCOPE- remove,dispose,replace gib stop and undercoat (6.72 lm) AD - rake out, stop & paint wall (+ 6m2) total (30 m2) AD- allow to check piles under floor (2 hrs)	
Alternative Repair Strategy,	Hallway	Walls,	AR- walls- remove, dispose, rake out, seal, plaster &	

MS-SF0405

CLM/2011/215721 - Scope Change Summary

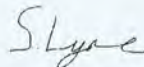
Additional Damage		Ceiling	paint (8.1 m2) AR- ceiling- skim flat and paint (7.7 m2) AD- allow to remove and reinstate electric night store AR- wall covering wood panelling- gap fill & paint (30.78 m2) AD- cupboard doors -ease and paint x 2	
Additional Damage	Laundry	Walls, Floor	AD- walls- remove, dispose & replace vinyl (3.74m2) to allow access to pile work. AD- allow 1 sht of ply or strand board to fix floor opening. AD- walls- gap fill & paint (18.72m2)	
Additional Damage	Bathroom	Ceiling	AD-ceiling- gap fill & paint (4.86 m2) AD- allow to check piles as door won't stay ajar. (1 hr)	
Alternative Repair Strategy, Additional Damage	Toilet	Walls, Floor	AR-wall-gap fill & paint (11.52m2) AD-floor- remove, dispose & replace vinyl (1.28m2) joined to laundry AD- windows - gap fill & paint surround (5 lm)	
Alternative Repair Strategy, Additional Damage	Bedroom main (first on right from main entry)	Walls, Ceiling	AD-ASBESTOS TEST - ceiling AR- ceiling - remove, dispose, rake out, seal, plaster & paint (15.58m2) AR-walls-remove, dispose,skim, seal, & paint (37.92m2) AD-windows - gap fill & paint surround (22 lm) AD-cupboard- door - ease & paint	
Alternative Repair Strategy, Additional Damage	Bedroom 2 (second on right from main entry)	Walls, Ceiling	AD-ASBESTOS TEST - ceiling AR-ceiling- remove, dispose, rake out, seal, plaster & paint (15.51m2) AR-walls- remove, dispose, rake out, stop, hang & paint lining paper (18.92m2) AR - walls- part hard board (gap fill & paint) (19m2)	
	Garage	Floor	To be looked at during work as cannot see as floor got lots of items all over it. Contractor to advise supervisor when inspected as to any damage.	
	Land		REMOVE FROM SCOPE - remove liquefaction-hand loading (8m3).	

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:

Steven Lyne



16/02/2013

Name

Signature

Date

EQC Representative:

James Abernethy
Estimator - EQC

Name

Signature



24/4/13

16/02/2013



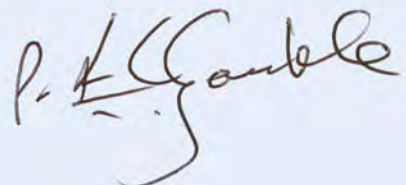
Date

APPROVED

PARTIAL SIGN OFF.

1 interior works as per scope of works
scope changes are complete & variations to
works order.

Defects - Exterior Foundation Tied up.
- VINYL IN LAUNDRY.
- BROKEN TOILET SEAT. TO BE FIXED BY CONTRACTOR.

Fletcher - Steven Lynne. 
CONTRACTOR - AGL - 
OWNER - P. H. Gable 

CLM/2011/215721 - Scope Change Summary

Scope Change Summary- Property Details

Claim Number	CLM/2011/215721	Hub Zone	Aranui Hub
Contractor Name	Arbroath Group Limited	Supervisor	Steven Lyne
Property Address	65 COOPERS ROAD, DALLINGTON	Main Contact Name	SUZANNE TEMPERO
Customer name	SUZANNE TEMPERO	Customer Email	
Home Phone		Mobile Phone	
Created By	Steven Lyne	Form Completed	18/02/2013 01:03:59 p.m.

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Additional Damage	SOUTH ELEVATION (exterior) roadside	Walls	AD- front entry alcove - gap fill & paint walls & ceiling (6m2) AD- Isolate power from street (permit required)	
Additional Damage	FOUNDATIONS		AD-piles - jack & pack (+ 2) total (6) AD-grind out & epoxy cracks (+5 lm) total (8 lm)	
Additional Damage	Roof		AD- roofers quote/ edge protection/ task analysis needed. AD - allow for inside roof cavity inspection (2 hrs) AD- gap fill & paint soffits (27m2)	
Alternative Repair Strategy, Additional Damage	Kitchen	Walls, Ceiling	AR - ceiling- gap fill & paint (10.13 m2) AR- walls- gap fill & paint (30.96 m2) TAKE OFF SCOPE - Repaint total door surround x1 AD- door - ease & paint (outside plus edge) AD-allow to check floor/piles in kitchen (2 hrs) Kitchen Joinery (refix kitchen cabinets to wall) (4 hrs)	
Alternative Repair Strategy, Additional Damage	Dining Room	Walls	AR-walls- rake out, stop & paint (22 m2) REMOVE FROM SCOPE - paint wall (1.26m2) AD- allow to check beam fixings etc before replacing gib (2 hrs) AD- trim - gap fill & paint (+2 lm) total (8 lm)	
Additional Damage	Lounge	Walls, Ceiling	AD- ASBESTOS TEST (ceiling) REMOVE FROM SCOPE- paint wall (6.72 m2) REMOVE FROM SCOPE- remove,dispose,replace gib stop and undercoat (6.72 lm) AD - rake out, stop & paint wall (+ 6m2) total (30 m2) AD- allow to check piles under floor (2 hrs)	
Alternative Repair Strategy,	Hallway	Walls,	AR- walls- remove, dispose, rake out, seal, plaster &	

CLM/2011/215721 - Scope Change Summary

Additional Damage		Ceiling	paint (8.1 m2) AR- ceiling- skim flat and paint (7.7 m2) AD- allow to remove and reinstate electric night store AR- wall covering wood panelling- gap fill & paint (30.78 m2) AD- cupboard doors -ease and paint x 2	
Additional Damage	Laundry	Walls, Floor	AD- walls- remove, dispose & replace vinyl (3.74m2) to allow access to pile work. AD- allow 1 sht of ply or strand board to fix floor opening. AD- walls- gap fill & paint (18.72m2)	
Additional Damage	Bathroom	Ceiling	AD-ceiling- gap fill & paint (4.86 m2) AD- allow to check piles as door won't stay ajar. (1 hr)	
Alternative Repair Strategy, Additional Damage	Toilet	Walls, Floor	AR-wall-gap fill & paint (11.52m2) AD-floor- remove, dispose & replace vinyl (1.28m2) joined to laundry AD- windows - gap fill & paint surround (5 lm)	
Alternative Repair Strategy, Additional Damage	Bedroom main (first on right from main entry)	Walls, Ceiling	AD-ASBESTOS TEST - ceiling AR- ceiling - remove, dispose, rake out, seal, plaster & paint (15.58m2) AR-walls-remove, dispose,skim, seal,& paint (37.92m2) AD-windows - gap fill & paint surround (22 lm) AD-cupboard- door - ease & paint	
Alternative Repair Strategy, Additional Damage	Bedroom 2 (second on right from main entry)	Walls, Ceiling	AD-ASBESTOS TEST - ceiling AR-ceiling- remove, dispose, rake out, seal, plaster & paint (15.51m2) AR-walls- remove, dispose, rake out, stop, hang & paint lining paper (18.92m2) AR - walls- part hard board (gap fill & paint) (19m2)	
	Garage	Floor	To be looked at during work as cannot see as floor got lots of items all over it. Contractor to advise supervisor when inspected as to any damage.	
	Land		REMOVE FROM SCOPE - remove liquefaction-hand loading (8m3).	

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:

Steven Lyne



16/02/2013

Name

Signature

Date

EQC Representative:

Name

Signature

16/02/2013

Date

CLM/2011/215721 - Scope Change Summary



CONTRACT
DOCUMENT

Email asbestos@mypainter.net.au | **Phone** 021 679 767 | NZ Company 4040739
14 Riverbank Road, Styx Mill, Christchurch

Arbroath Group Ltd
CHRISTCHURCH

Dear Kevin,

Asbestos Removal of Stippled ceilings – 65 coopers Road

Thank you for the opportunity to quote, the removal of asbestos from lounge and hallway ceiling located at the above address. (17.78m2 only.)

We have allowed for:

- All labour, PPE gear, plant, set up, disposals, travel and materials to complete the asbestos removal.
- Lining all garden areas with plastic to catch any piece of asbestos.
- Scaffolding to allow safe access to the higher sections of external walls.
- All areas that had asbestos removed, to be cleaned, all flat surfaces to be vacuumed or wiped.
- Supply a site safety plan and Christchurch International Asbestos Removal Ltd Health & Safety Procedures if required.
- Notification of OSH and Community Health if required.
- Air testing

Our price to remove of stippled ceiling stated above **\$3,269.00Plus GST**

We have not allowed for the following:

- Any costs associated with the site facilities, an electrician to isolate and remove all electrical fittings.
- Replacement materials once the asbestos has been removed.
- Removal/Replacement of any attachments gates, planter boxes, gardens, trellis etc. that may be removed to allow the safe removal of asbestos.
- Removal of any other material that may contain asbestos except for the asbestos as noted above.

As noted, no public liability coverage is available for asbestos work.

Should this work proceed, our terms of payment are payment 14 days after date of invoice.

APPROVED



CONTRACT DOCUMENT

Email asbestos@mypainter.net.au | **Phone** 021 679 767 | NZ Company 4040739
14 Riverbank Road, Styx Mill, Christchurch

If in the event of another major after shock and/or earth quake we will need to evaluate the project again, any additional cost coursed by the event will be passed on to your client.

This quote is valid for 30 days. Work Site is NO ACCESS once work has started.

If you have any queries with any aspect of this contract, please contact me at your convenience. Please date & sign form to confirm.

Duncan Watson
021 67 97 67
Director

Date & Sign:

APPROVED

CONTRACT
DOCUMENT

AGL
SCAFFOLDING • RIGGING
0800 744 711

Tuesday, April 16, 2013

Quote No.E1136

Arbroath Group Ltd

Unit 11, 9 Francella St
Bromley, 8062
Christchurch

Attn: Kevin Hurl

Dear Kevin,

We are pleased to submit our quotation for the supply of scaffold to **65 Coopers Rd.**

External Scaffold – Roof Edge Protection

Our price for erection and dismantle of scaffold is:

\$ 400.00

Our price includes the following:

- All labor and hand tools to complete contract.
- All safety equipment required (PPE, Safety harnesses etc)
- All cartage of scaffold equipment to and from depot to job site.
- Supply of Safe Scaffold System.

This quote is based on free and clear access and no allowance has been made for any downtime experienced through no fault of AGL Scaffolding & Rigging.

This quote is valid for 30 days and all prices are exclusive of GST

Any variations on site or alterations to the completed proposed scaffold at the clients request will be charged at our normal working rate of \$55.00 dollars per man per hour, plus travel if needed. This price is based on working an eight hour day Monday-Friday. All rentals are subject to one week minimum rental.

We trust that this quote meets with your approval, should you have any inquiries do not hesitate to give me a call on 0275 300 766

Yours faithfully,

Ihaia Weepu
Scaffold Manager
Email: ihaia@agltd.co.nz
PO Box 19725, Woolston, Christchurch 8241

APPROVED

CONTRACT DOCUMENT

AGL
SCAFFOLDING • RIGGING
0800 744 711

TERMS AND CONDITIONS

1. DEFINITIONS

- 1.1. "AGL" shall mean Arbroath Group Ltd T/A AGL Scaffolding & Rigging.
- 1.2. "Customer" shall mean the customer, any person, or company acting on and behalf of and with the authority of the customer.
- 1.3. "Goods" shall mean all goods and services supplied by AGL to the customer, and shall include all charges for labour work, hire charges, insurance charges, or any fee or charge associated with the supply of goods or services by AGL to the customer.
- 1.4. "Services" shall mean all services supplied by AGL to the customer and includes any advice or recommendations.
- 1.5. "Equipment" shall mean any goods hired to the customer by AGL.

2. ACCEPTANCE

- 2.1. No quotation made by AGL shall constitute an offer by AGL.
- 2.2. Any instructions received by AGL from the customer whether orally, in writing or by facsimile for the supply of goods shall constitute acceptance of the terms and conditions herein.
- 2.3. Any offer received by the customer on these conditions may be accepted by AGL either orally, in writing or by facsimile.

3. PAYMENT AND CREDIT TERMS

- 3.1. Payments for goods shall be made in full on accepting quotation, or within seven days of receiving invoice.
- 3.2. Interest may be charged on any amount owing after the due date at a rate equivalent to 2% of the amount outstanding per month.
- 3.3. Any expenses, disbursements and legal costs incurred by AGL in the enforcement of any rights contained in this contract shall be paid by the customer, including any reasonable solicitor's fee and collection agency fees.
- 3.4. The customer authorizes any person or company to provide AGL with such information as they may require in response to their credit inquiries and for AGL to furnish to any third party details of this and any subsequent dealings that the customer may have with AGL.

4. DELIVERY OF GOODS PURCHASED

- 4.1. Where goods are purchased by the customer from AGL the goods remain at AGL's risk until the delivery to the customer, but when the title passes to the customer the goods are at the customer's risk.
- 4.2. Delivery of goods shall be deemed complete when AGL gives possession of the goods for delivery to the customer, or possession of goods is given to a common carrier, or other people for the purpose of transmaglion to the customer.
- 4.3. The time agreed for delivery shall not be an essential term of this contract unless the customer gives written notice to AGL making time of the essence.
- 4.4. Where AGL delivers goods to the customer by installments and the supplier fails to deliver one or more of the installments the customer shall not have the right to repudiate the contract but shall have the right to claim compensation as a severable breach.

5. LOSS OR DAMAGE TO EQUIPMENT

- 5.1. The customer shall be liable for any loss or damage to equipment and AGL shall not limit the liability of the customer for loss of or damage caused by any means whatsoever.
- 5.2. If the customer requires AGL to limit liability for loss of or damage to equipment then such an arrangement must be made in writing and signed by a Director of AGL.
- 5.3. The customer shall take proper care of and use any equipment in a manner or to such an extent that a reasonable customer would and according to any instructions if any given by AGL.
- 5.4. The customer will not alter, dismantle, or remove any of the scaffold without written approval and consent from AGL.
- 5.5. In the event of the equipment being damaged or lost the customer shall pay to AGL the cost of making good the repair to the equipment or the cost of replacing the equipment whichever is the lesser.
- 5.6. The hirer shall check that all the equipment ordered from AGL has been received and notify AGL if there is any shortage or damage within one working day of the delivery.

6. TITLE TO GOODS SUPPLIED FOR PURCHASE OR HIRE

- 6.1. The customer gives irrevocable authority to AGL to enter any premises occupied by the customer, at any reasonable time, to remove any goods not paid for in full by the customer. AGL shall not be liable for costs, damages or expenses or any other losses supplied by the customer as a result of this action, nor liable in tort or contract in any way whatsoever.
- 6.2. The customer shall on request advise AGL of the whereabouts of equipment and allow AGL to inspect, repair, service and test the equipment and take possession of and remove the equipment and the customer shall indemnify AGL for any damage, loss or injury arising as a result of this action to the customer or any third party.

7. LIABILITY

- 7.1. AGL shall not be liable to the customer for any loss of profits, or any consequential, indirect or special loss, damage or exemplary damage, or injury of any kind, arising directly from any breach of AGL's obligation under this contract or in tort and further more the customer shall indemnify the supplier against any claim by any third person in respect of any loss, injury, or liability arising out of the use of the equipment.
- 7.2. Where AGL is liable to the customer, the maximum cost of any liability shall not exceed the value of the goods or services provided by AGL to the customer.
- 7.3. AGL makes no warrant or representation as to the state, quality or fitness of the equipment for any other purpose and no such warrant shall be implied by the description of the equipment.

8. JURISDICTION

- 8.1. The laws of New Zealand shall apply to this contract except to the extent expressly negative or varied in this contract.

9. PREVAILING

- 9.1. Where the terms of this contract are at variance with the order or instructions from the customer, this contract shall prevail.

10. NON WIAVER

- 10.1. Failure by AGL to enforce any of the terms and conditions in this contract shall not be deemed to be a waiver of any of the rights or obligations AGL has under this contract.

11. GUARANTORS

- 11.1. Any personal guarantee made by any third party shall not exclude the customer in any way whatsoever from the liabilities and obligations contained in this contract. The guarantors and customer shall be jointly and severally liable under the terms and conditions of this contract.

12. CANCELLATION

- 12.1. AGL without any liability, and without any prejudice to any other right it has in law or equity, have the right by notice to suspend or cancel in whole or in part any contract for supply of goods or equipment to the customer if the customer fails to pay any money owing after the due date or the customer commits an act of bankruptcy.
- 12.2. Any cancellation or suspension under clause 12.1 of this agreement shall not affect AGL's claim for money due at the time at cancellation or suspension of for damages for any breach of terms of this contract.

13. FORCE MAJEURE

- 13.1. AGL shall not be liable for delay or failure to perform its obligations if the delay or failure is beyond AGL's control.

14. ASSIGNMENT

- 14.1. The customer shall not assign all or any of its rights or obligations under this contract without the written consent of AGL.

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agL
SCAFFOLDING • RIGGING

0800 744 711

CONTRACT
DOCUMENT

ARBROATH GROUP LTD

Unit 11/9
Francella Street,
Bromley,

aagl
Contract Estimate

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0800 744 711

EQC Claim No:	CLM/2011/215721	EQR Supervisor:	Steve Lyne
Site Address:	65 Coopers Road	Accreditation Number:	EQRC 1353
Claimant:	TEMPERO Sr	GST:	109-587-419
Date of Estimate:	20/03/13	Compiled by:	Kevin Hurl

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Rooms	Description of work	Contractor's Quote	Variation Quote
Lounge	Ceiling - Scrape off, rake out, fill, re-stipple (10.8m ²). (\$45x10.8 = \$486) Asbestos test \$430 Asbestos removal \$3,500 Wall covering - Rake out, plaster and paint (24m ² +6m ² = 30m ²). \$27 x \$30 = \$810 Door (Internal) - Ease and re-paint door (x1)\$180 Window - ease window (x1)\$45, repaint window and frame (11m)\$12 x 11 = \$132 Check floor piles 2hrs	\$486 \$810 \$357 \$90	\$3,930
Dining room	Wall covering - paint wall, rake out, plaster and paint (22m ²) \$27 x 22 = \$594 Remove, dispose, replace Gib, stop and undercoat (excl trim)(1.26m ²) \$50 x 1.26 = \$ 63 Check beam fixing 2 hrs Trim - gap fill and paint trims (8m). \$12 x 8 = \$96 Window - ease window (x1)\$45 , re-paint window and frame (14m)\$12 x 14 = \$168	\$63 \$90 \$96 \$213	\$594 \$96
Kitchen	Ceiling - gap fill and paint hardy board (10.13m ²) \$27 x 10.13 = \$273.51 Wall covering - gap fill and paint (30.96m ²). \$27 x 30.96 = \$835.92 Work top - remove and re-silicon (3m)\$15 x 3 = \$45 Kitchen joinery - refix cabinets to wall(x4 hrs).	\$45 \$200	\$273.51 \$835.92

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	<p>Serving area - possible repile underneath, need to get under and check from laundry.</p> <p>Door (internal) paint outside and side of door.</p> <p>Ease door (x1) \$45. Window - repaint window and frame (6m)\$12 x 6 = \$72</p> <p>Check floor piles in kitchen 2 hours \$90</p>	<p>\$117</p> <p>\$90</p>	<p>\$90</p>
Bedroom 1	<p>Ceiling - Asbestos test, rake out, plaster and paint (15.48m²) \$27 x 15.48m² = \$417.96</p> <p>Wall covering - remove lining paper, skim, seal and paint (37.92m²) \$60 x 37.92 = \$2,275.20</p> <p>Door - repaint total door surround (x1)\$60</p> <p>. Windows - gap fill and paint surround (12m+10m). \$12 x 22 = \$264</p> <p>Ease cupboard (check they can open).</p>	<p>\$60</p>	<p>\$417.96</p> <p>\$2275.20</p> <p>\$264</p> <p>\$45</p>
Bedroom 2	<p>Ceiling - Asbestos test, rake out, plaster and paint (15.51m²) \$27 x 15.51 = \$418.77</p> <p>Wallcovering - gap fill and paint (18.92m²) \$27 x 18.92 = \$510.84. Remove, dispose, hang and paint lining paper (18.92m) \$60 x 18.92 = \$1135.20</p> <p>Door(Int) - repaint total door surround (x1)\$60.</p> <p>Window - repaint window and frame (14m)\$12 x 14 = \$168, repaint window and frame (11.5m)\$12 x 11.5 = \$138.</p> <p>Check roof above on right hand side of window (left on outside) 2 hrs \$90.</p>	<p>\$456</p>	<p>\$418.77</p> <p>\$1646.04</p>

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Bathroom	<p>Ceiling - gap fill and paint (4.86m²) \$29 x 4.86 = \$140.94</p> <p>Window - Re-paint window and frame (5.3m) \$12 x 5.3 = \$63.60</p>	<p>\$140.94</p> <p>\$63.60</p>	
Toilet	<p>NB Ask roofer to look above, now moulding. \$45</p> <p>Ceiling - gap fill and paint (1.28m²) \$29 x 1.28 = \$37.12. Wall covering - gap fill and paint (11.52m²) \$27 x \$311.04</p> <p>Floor - lift and replace vinyl 1.28m² \$105 x 1.28 = \$134.44</p> <p>Window - gap fill and paint surround (5m²) \$12 x \$5 = \$60</p>	<p>\$348.16</p> <p>\$134.44</p> <p>\$60</p>	\$45
Hallway	<p>Ceiling - Asbestos test.</p> <p>Wall, remove dispose, rake out seal flat finish - skim (8.1m²) \$60 x 8.1 = \$486</p> <p>Ceiling - Skim and paint (7.7m²) \$31.60 x 7.7 = \$243.32</p> <p>Wall covering - gap fill and paint (30.78m²). \$27 x 30.78 = \$831.06</p> <p>remove and re-install heater. \$90 Ease x2 cupboard doors \$45</p>	<p>\$486</p> <p>\$243.32</p> <p>\$831.06</p> <p>\$135</p>	
Laundry	<p>Floor - remove, dispose replace vinyl (owner looking for new) 3.74m² \$105 x 3.74 = \$392.70 allow for floor to be cut as access to piles replace sheet ply \$650</p>		\$1,042.70

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	Wall covering - gap fill and paint $18.72\text{m}^2 \times \$27 = \505.44 Ceiling - gap fill and paint $(3.74\text{m}^2) \$29 \times 3.74 = \108.46	\$108.46	\$505.44
Roof	Soffits and beading - gap fill and paint $(45\text{m} \times 0.5\text{m})$ $\$12.50 \times 45 = \562.50 Roof report – 1 hour \$45 Minor cracking on ridge tiles 4 hrs to repair Edge protection \$400 (\$200 delivery and erecting , \$200 minimum hire)	\$562.50	\$45 \$180 \$400
External walls North	Wall Cladding - Cracking to paint - gapfill and paint weatherboards $(26.4\text{m}^2) \$39 \times 26.4 = \1029.60 Back entry walls Gap fill and paint $6\text{m}^2 \$27 \times 6 = \162	\$1029.60	\$162
External walls south	Wall Cladding - Cracking to paint - gap fill and paint weatherboards $(26.4\text{m}^2) \$39 \times 26.4 = \1029.60 Entrance way - gap fill and paint (incl ceiling) (6m) $\$27 \times 6 = \162 Isolate power from street Permit required. \$400	\$1029.60	\$162 \$400
External walls East	Wall Cladding - Cracking to paint - gap fill and paint weatherboards $(20.4\text{m}^2) \$39 \times 20.4 = \795.60	\$795.60	
External walls West	Wall Cladding - cracking to paint - gap fill and paint weatherboards $(20.4 \text{m}^2) \$39 \times 20.4 = \795.60	\$795.60	
Land			
Foundations	Piles - Jack and pack piles $(4 + 2 = 6)$ (need to get under to see, bathroom and lounge doors don't close because of.) $\$180 \times 6 = \$1,080$		\$1,080

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	Ring foundation - Grind out and epoxy fill cracks (3m + 5m2 = 8m2). \$120 X 8 = \$960		\$960
	Solid plaster repair (18m2) \$82 X 18 = \$1,476	\$1,476	
		\$10,587.56	\$16,597.86
		\$27,185.42	

Preliminary and General	Dumping of waste and skip fees \$250 Office and admin \$350 Site inspection / supervision (\$45 x 5days x 4 weeks= \$900) Daily site clean & Daily furniture movement \$500 Floor protection \$120 Final clean \$200	\$2,320	
Health and Safety	Elevated work platform for both interior and exterior repairs. (Preferred to ladders) 3 weeks (\$200 delivery \$198 per week rental = \$795)	\$795	
	Electrician to isolate power inside and check under house for cables or insulating foil	\$200	

Sub Total	\$30,500.42	
GST 15%	\$4,575.06	
Total inc GST	\$35,075.48	

James Abernethy
Estimator - EQC

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23 APR 2013

Time Estimate :	4weeks
Contractor:	AGL
Supervisor:	Kevin Hurl
Surveyor :	

AGL

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0800 744 711

23 APR 2013

**Coast Central Contracting Limited**

22 Glenlyon Ave
PO Box 9151
Tauranga 3142

Freephone 0508 427 237 ~ Fax 07 578 9868

Quote

Date: 03/05/2013
Quote No.: 10203

Arbroath Group Ltd

PO Box 19725
Woolston
Christchurch

Qty	Description	Unit Price	Total
12.55	RE: 65 Coopers Road, Dallington, Christchurch. - Removal and disposal of Asbestos stipple from ceilings in Lounge/Dining	\$105.00	\$1,317.75
8	Removal and disposal of Asbestos stipple from ceilings and upper walls of Hallway	\$105.00	\$840.00
		Subtotal	\$2,157.75
		GST	\$323.66
		Total Amt	\$2,481.41

TAGS

ISOLATION AND REMOVAL OF ELECTRICAL FITTINGS
REMOVAL OR RELOCATION OF ANY HOUSEHOLD EFFECTS OR CHATELS
DAMAGE TO WALLS OR PAINTED SURFACES DUE TO INSTALLING DROPPERS & POLYTHENE
RELOCATION OF ANY INSULATION MATERIALS IF CEILINGS TO BE CUT & DROPPED
AIR TESTING (UNLESS OTHERWISE NOTED)

We take Safety Seriously. Our Safety Manual can be viewed upon request along with copies of both our Professional Indemnity and Public Liability insurances expressly for the surveying, removal or encapsulation of Asbestos containing materials.

Our pricing reflects the time and materials that we put in to safely extracting Asbestos products, and all work undertaken is in full accord with the New Zealand Guidelines for the Management and Removal of Asbestos (March 2011), as stringently enforced by MoBIE/OSH.

Thank you for your business.

23 MAY 2013



Tax Invoice

Invoice No **I5931**
Date 25 July 2016
 Fletchers EQR - Fast Track

Interproducts Limited t/as Frame Contracting
 PO Box 192
 Tai Tapu Canterbury 7645
 Unit 4 19 Nga Mahi Rd
 Sockburn Christchurch 8042
 E: admin@framecontracting.co.nz
 T: 03 741 1738
 F: 03 741 1739

GST Reg. Number: 84-157-481

65 Coopers Rd, Dallington

Job No. J003129
Client Order No CLM/2011/2015721

Tasks

Description	Time	Rate	Amount
Invoice	1.00	1.00	13,023.00
Work completed as per Contractor Record Sheet \$13023.00+gst			
		Sub Total	13,023.00
		GST	1,953.45
		Total	14,976.45

25 JUL 2016

Payment Terms: 20th of the following month

Bank Account Details:
 Interproducts Ltd
 WESTPAC 03-0830-0013345-000 "PLEASE NOTE OUR NEW ACCOUNT NO."

Payment Advice

Please detach this portion and return with your payment to:

Interproducts Limited t/as Frame Contracting

Invoice No **I5931**
Amount Due **14,976.45**
Due Date **20 August 2016**

Amount Paid



Fast Track Claim: Contractor Record Sheet

Claim Number	2011/2015721	Claim Address	65 Cooper's Rd
Homeowners name	Islay Rackham	H/O contact details	[REDACTED]
Planned Start Date		Planned Finish Date	
EQR contact		EQR contact details	

See attached EQC Hub File Note for the work to be carried out

Work record:

Allocated Contractor by EQR	Frame Contracting
Contractor Contact Details	022 600 8577 (Mark Frame)

REPAIR DETAILS	Quantity	Rate	COST
Ext Foundation Plaster	41 lm	\$65	\$2665.00
Strip Weatherboards / Alkyl Prime	74 m ²	\$75	\$5550.00
+ Apply 2 Coats	74 m ²	\$39	\$2886.00
Plaster Repair To 2 Lounge			
Walls + Repair.	21 m ²	\$32	\$672.00
Plastered / Internal Small Job Fee	Sum		\$180.00
Rubbish Disposal / Encapsulate Lead	Sum		\$520.00
Paint + Dispose			
Site Clean	Sum		\$280.00
Site Visits	Sum		\$270.00
Exc GST		Total	\$13023.00

Sign Off	Name	Signature	Date
Customer	Islay Rackham		20/7/16
Contractor	Frame Contracting		20/07



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

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

To:
Arbroath Group Limited
C/o 22 Dorset St
Christchurch

Phone 275300765
Email agltd@agltd.co.nz

Order No E024-00248

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **EQRC1353**
Contractor Code **SE91**

From:
Hub **Aranui Hub**
Works Order Date **24-Apr-2013**

Project Number **E024**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/215721	65 COOPERS ROAD, DALLINGTON		30,500.42
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 30,500.42

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

Authorised By **Martin Mahoney**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

Variation to Works Order



Claim Number	CLM/2011/21574	Contractor Name	A GL
Customer Name	SR Tempco	Supervisor	Steve Vitar
Main Contact	[REDACTED]	Date	22/5/13
Property Address	63 COOPER RD	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

2 elements of Asbestos removal missed at scope - Lounge & Dining both ceilings require removal. Hallway ceiling also covers 8 meters of wall

Item	Description	Quantity	Unit	Rate	Amount
Wall Hallway	Removal of Asbestos from upper wall	8	m	\$105	\$840
Dining ceiling	Removal of Asbestos from ceiling	12.55	m	\$105	\$1317.75
Admin Supervision	7% of contractor's quote to cover Admin and on site supervision of 2 hrs @ \$45	7	%	\$21.50	\$150.25
		2	hrs	\$90	\$180
Total					2398.79

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☐ No ☒

Work sighted

Yes ☐ No ☒

Notes

(Health & Safety) - Hallway Positive Result & Lounge CONTRACTOR BOOSED & PENALIZED

Name

Date

Signature

Section 4

Completed by Quantity Surveyor

Claimed \$ 2,398.79

Hub Name

Variation Total \$ 2,398.79

Hub Number

E

Tax Invoice/Payment Claim No.

Name

M. Mahoney

Date

22/05/13

Signature

[Signature]

Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☐ No ☐

Notes

LINDSAY Approved CHEONG
EQC ESTIMATOR

Name

Date

27 MAY 2013

Signature

[Signature]

23 MAY 2013

CONTRACT
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Fletcher

Variation to Works Order

Claim Number	CLM / 2011 / 215721	Contractor Name	A G L
Customer Name	SR Term PRO	Supervisor	Steve Lyne
Main Contact	Kevin Hunt	Date	30/5/11
Property Address	65 Cooper Road	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

Initial asbestos company damaged ceiling surface
 requiring and immediate air test. Further asbestos
 needed to be removed to safely work in these areas.

Item	Description	Quantity	Unit	Rate	Amount
Asbestos Air-test	original company not satisfactory Air test need for safety	1	-	/	\$914.80
Ceiling Dining	Dining - Asbestos v/o added Requiring pigment seal skim and paint	12.15	m ²	\$55.79	\$700.16 ✓
Hall way upper walls	Asbestos also on upper walls requiring pigment seal skim Paint	7.7m ² 8	m ²	\$36.71 \$55.79	\$294.32 ✓ \$446.32
Total					2672.22 \$1909.30

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☐ No ☒

Work sighted

Yes ☒ No ☐

Notes

Name Steven Lyne

Date 4-06-2013

Signature



Section 4

Completed by Quantity Surveyor

Claimed \$ 1909.30

Hub Name Aronoi

Variation Total \$ 1909.30

Hub Number 20 E 24

Tax Invoice/Payment Claim No.

Name Cion Roche

Date 11-6-13

Signature



Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☐ No ☐

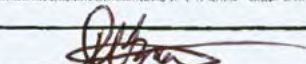
Notes

Deane Brewer

Name EQC Estimator

Date 10 JUN 2013

Signature



24 May 2013

Kevin Hurl
Arbroath Group Ltd
PO Box 19725
Woolston
CHRISTCHURCH

CONTRACT
DOCUMENT



Chemsafety
LEADER IN CHEMICAL RISK MANAGEMENT

P 03 366 3700 PO Box 8141
0800 366 370 2B 303 Blenheim Road
F 03 366 3656 Christchurch 8440
info@chemsafety.co.nz www.chemsafety.co.nz

Re: Clearance Air Testing: 65 Coopers Rd [Your Ref:]

Asbestos-containing decorative ceiling coatings were removed from selected rooms at the above address.

Chemsafety was contracted by Arbroath Group Ltd to provide clearance air testing prior to reoccupation of the areas.

On 24 May 2013 Chemsafety visually inspected the area for dust and debris, then air tested for respirable fibre. Results are reported in Table 1.

Asbestos Air Monitoring Results

Asbestos fibre air monitoring was undertaken by drawing air onto membrane filters using calibrated air sampling pumps. The filters were then analysed for respirable fibre.

Table 1 - Asbestos Air Monitoring Results

Analysis by Chemsafety according to NOHSC:3003 (2005), reference: 17759

Sample	65 Coopers Rd	Respirable fibres in air Fibres/mL, (fibres/100 fields)	Clearance Air Guidelines Exceeded?
25309	Hallway	<0.01, (0)	No
25310	Dining Room	<0.01, (2)	No

Conclusion

The air monitoring results met the Clearance Air Guideline of less than or equal to 0.01 fibre per mL of air. This indicates that the air within the tested area is deemed to be uncontaminated and suitable for general occupation.

Please do not hesitate to contact me should you have any questions or comments.

Hamish Voice
B.Sc.

All work is undertaken subject to Chemsafety's General Terms and Conditions of Trade, a copy of which can be found at www.chemsafety.co.nz/chemical-consultancy-resources.html.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore Chemsafety's liability for asbestos related work shall be limited to the amount of the related invoice.

© Chemsafety Ltd 2013 (unless otherwise agreed in writing with the Client)

This report has been prepared by Chemsafety Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Chemsafety has not given its prior, written consent, is at that person's own risk.

Electronic (pdf) reports may be provided. Should (on rare occasion) an amended report be issued, Chemsafety Ltd can have no control over already issued electronic documents. Please refer to the final hard copy report, or contact Chemsafety to verify whether revised versions exist.



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CONTRACT
DOCUMENT

Variation to Works Order

Fletcher

Claim Number	CLM/2011/215721	Contractor Name	AGL
Customer Name	SR Ten Pro	Supervisor	Steve Lyne
Main Contact	Kevin Hunt	Date	30/5/13
Property Address	45 Coopers Road	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

Access from Laundry NOT suitable to remove Liquefaction
For safe access a further Man hole is required.
skirting in Laundry badly water damage and hole
up as floor was lifted

Item	Description	Quantity	Unit	Rate	Amount
Floor	Lift and replace existing carpet	15.51	m2	\$10.00	\$155.10
Bedroom	Cut Floor hatch to allow access to Liquefaction and re fix Floor	6	hours	\$45	\$270
Liquefaction	remove bag and dispose of Liquefaction (2 men X 2 days)	16	hours	\$45	\$720
Laundry	replace damaged skirting (water damage)	8.5	m	\$23.50	\$199.75
Supervision	2 hours x 2 days	4	hours	\$45	\$180
Total					1524.85

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☐No ☒

Work sighted

Yes ☒No ☐

Notes

Health & Safety - I feel for Liquefaction.

Name Steve LyneDate 4-06-2013Signature Steve Lyne

Section 4

Completed by Quantity Surveyor

Claimed \$ 1524.85Hub Name AronuiVariation Total \$ 1524.85Hub Number 20 E 24

Tax Invoice/Payment Claim No.

Name Cian RocheDate 6-6-13Signature Cian Roche

Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐No ☐

Work sighted

Yes ☐No ☐

Notes

Deane Brewer

Name EQC EstimatorDate 6 JUN 2013Signature Deane Brewer

APPROVED



Coast Central Contracting Limited
 22 Glenlyon Ave
 PO Box 9151
 Tauranga 3142

Freephone 0508 427 237 ~ Fax 07 578 9868

Tax Invoice

Date: 26/05/2013
 Invoice No.: **10182**
 Tracking Ref: 1551

Arbroath Group Ltd
 PO Box 19725
 Woolston
 Christchurch

Qty	Description	Unit Price	Total
12.55	RE: 65 Coopers Road, Dallington, Christchurch. - Removal and disposal of Asbestos stipple from ceilings in Lounge/Dining - extras	\$105.00	\$1,317.75
8	Removal and disposal of Asbestos stipple from ceilings and upper walls of Hallway - extras	\$105.00	\$840.00
		Subtotal	\$2,157.75
		GST	\$323.66
		Total Amt	\$2,481.41
		Balance Due	\$2,481.41

G.S.T. Reg No. 97 536 872

PLEASE PAY ON INVOICE
NO STATEMENT ISSUED

Tax Invoice under Construction Contracts Act 2002

DIRECT CREDIT - 06 0489 0189573 00
ANZ/NATIONAL, TAURANGA CITY

Thank you for your business.

Detach and return with payment
REMITTANCE

Invoice No.: 10182
 Customer Name: Arbroath Group Ltd
 Date: 26/05/2013
 Amount Enclosed: \$2,481.41

Defects Liability Certificate

Claim Number	CLM/2011/215721		
Date of Completion	28/06/2013	Date defect period ends	26/09/2013
Property address	65 COOPERS ROAD, DALLINGTON		
Main contractor	Arbroath Group Limited		
Principal	Earthquake Commission (EQC)		

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 Defect 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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Steven Lyne

Date of issue 28/04/2015

on behalf of Fletcher EQR acting as agent to EQC

MS-SF0702

CLM/2011/215721 - Construction Completion Inspection

Scope Meeting Record - Property Details			
Claim Number	CLM/2011/215721	Hub Zone	Aranui Hub
Contractor Name	Arbroath Group Limited	Supervisor	Steven Lyne
Property Address	65 COOPERS ROAD, DALLINGTON	Main Contact Name	SUZANNE TEMPERO
Customer name	SUZANNE TEMPERO	Customer Email	
Home Phone		Mobile Phone	
Date Started	28/06/2013 04:32:36 p.m.	Date Completed	28/06/2013 05:00:00 p.m.

Description of Works

Earthquake repairs done to dwelling as per scope of works and scope change summary and variation to works order

Defects

None

Deferred Works

None

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:

Arbroath Group Limited



28/06/2013

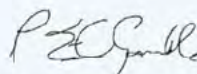
Name

Signature

Date

Owner/Agent Signature:

Peter Gamble



28/06/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

11

MS-SF0891 CONSTRUCTION COMPLETION INSPECTION

Address 85 COOPERS ROAD
 Claim Number CLM / 2011 / 215721
 Contractor FRAME CONTRACTING
 Contract Supervisor IAN HAMILTON

Inspection completed by: IAN HAMILTON

Date 20/7/16

Others present:

Islay Rackham
Mike HeenH.O.
Frame Contracting

*This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that Works Order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC.

- | | |
|---|---|
| 1. All work completed as per approved Agreement of Work? | Dated 20.7.16 |
| 3. All Variations completed (detail below)? | Y <input checked="" type="radio"/> N <input checked="" type="radio"/> |
| 4. Confirmed no defects or deferred work | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 5. All consented or restricted work carried out and associated inspections completed (as required)? | Y <input checked="" type="radio"/> N <input type="radio"/> |

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO per scope Quality

VO1

VO2

VO3

VO4

6. PS3 required for exempt building works ☒ Y ☐ N7. Memorandum of building required for restricted building works ☐ Y ☒ N

*Advise Contractor to supply with invoice if above is required

SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per **Approved Agreement of Work** and **Approved Variations**, excluding any minor defects noted.

Contract Supervisor

Ian Hamilton

20/7/16

Contractor

Frame Contracting

20/7/16

Works Manager / EQC (if attending)

/ /

Homeowner (or their authorised representative)

x Islay Rackham

20/7/16

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason in the notes section

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

*Note: PCC not to be issued until it is confirmed that all minor defects have been rectified.

MS-SF0702

CLM/2011/215721 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/215721	Hub Zone	Aranui Hub
Contractor Name	Arbroath Group Limited	Supervisor	Steven Lyne
Property Address	65 COOPERS ROAD, DALLINGTON	Main Contact Name	SUZANNE TEMPERO
Customer name	SUZANNE TEMPERO	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Date Started	28/06/2013 04:32:36 p.m.	Date Completed	28/06/2013 05:00:00 p.m.

Description of Works

Earthquake repairs done to dwelling as per scope of works and scope change summary and variation to works order

Defects

None

Deferred Works

None

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:

Arbroath Group Limited



28/06/2013

Name

Signature

Date

Owner/Agent Signature:

Peter Gamble



28/06/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/215721 - Construction Completion Inspection

Steven Lyne



28/06/2013

Name

Signature

Date

Practical Completion Certificate

Claim Number	CLM/2011/215721	Date of Completion	20/07/2016
Property address	65 COOPERS ROAD, DALLINGTON		
Main contractor	Interproducts Limited t/a Frame Contracting		
Principal	Earthquake Commission (EQC)		

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
 - (i) the Contractor has reasonable grounds for not correcting promptly; and
 - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
 - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on the date shown below.

The Defects Liability period as detailed in rule 13.1 commences on this date and continue for a period of 3 months.

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Ian Hamilton

Date of issue

21/07/2016

on behalf of Fletcher EQR acting as agent to EQC

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

Contract: ~
 Location: ~ 65 Coopers road

Issued by

Contractor: ~ AGL
 LBP Licence No ~ 101 596

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 John Best (name of LBP) 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 2011/215721

Relanding of piles
repairs to cracked Foundation
repairs to cracked weather board
cosmetic and plaster repairs to interior
wall
removal of asbestos
repoint of ridge tiles
replace more of vinyl in laundry

Signed by/date:

John Best

LBP 101596



(Date signed)

Contractor's Producer Statement for Construction PS3

Contract: ~ Fast Track.
Location: ~ 65 COOPERS RD
Issued by
Contractor: ~ FRAME CONTRACTING
LBP Licence No ~

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 Contractor's knowledge, been performed in compliance with the NZ Building Code.

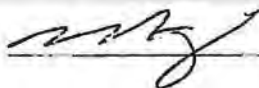
Statement I MARK FRAME (name of LBP) undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of the work covered by this statement:

Claim Number: CLM 2011/2015721

AS PER SCOPE
- EXTERIOR - WALLS ONLY - NOT WINDOWS
- FOUNDATION PLASTER ALL
INTERIOR - WALLS IN LOUNGE & 2.

Signed by/date:



(Date signed)

15/7/16

Final Account

Date Issued 29-Apr-2015
 Claim Address 65 COOPERS ROAD, DALLINGTON

Claim No **CLM/2011/215721**
 Project E024 - Hub 20 Aranui Contract Works
 Contractor SE91 - Arbroath Group Limited
 Accreditation No EQRC1353
 Hub Aranui Hub
 Assignment Substantive Works - Primary

**All amounts are GST EXCLUSIVE unless otherwise noted

AMOUNTS		
Original Contract Value (excl. GST)	WO Number: E024-00248	\$30,500.42
Contract Value not on a PA issued Works Order or Variation		\$5,832.94
Final Contract Value (excl. GST)		\$36,333.36
less Previous Payments (excl. GST)		\$36,333.36
Amount for Final Payment (excl. GST)		\$0.00
plus GST Amount		\$0.00
Amount for Final Payment (incl. GST)		\$0.00

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 20-May-2013

Contract Finish Date 28-Jun-2013

Contractor Name

Date

Signature

OFFICE USE ONLY

Liam Mulligan

QS Name

Date 29 APR 2015

Signature

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011 215721

Property Address:

65 Coopers Road
Dallington
Christchurch

Date 3.07.13

Hub Aranui

Contracts Supervisor Steve Lyne

Property Contact Name:

Tempero 8

Contractor Details

Airbroath Group Ltd

Accreditation No EQRC 1353

Contact details

Ph. (1)

03 384 6316

Ph. (2)

0275300765

email

Kevin.Eaght@co-nz

Original Contract Value	(Ex GST)	\$ 30,500.42
Variations	(Ex GST)	\$ 9595.84
Final Contract Value	(Ex GST)	\$ 40,096.26
Less Previous Payments	(Ex GST)	\$ 25,211.00
GST Amount		\$ 6,014.43
Amount for Final payment	(Including GST)	\$ 46,110.69

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: 20/5/13

Contract Finish Date: 28/6/13

Signature of Contractor:	<i>A. Forsyth</i>	Date:	3.07.13
Print Name	Shani Forsyth		
Signature of Contracts Supervisor:	<i>[Signature]</i>	Date:	4-7-13
Print Name			
Signature of Quantity Surveyor:	<i>Cian Roche</i>	Date:	10-7-13
Print Name	Cian Roche		

EXEMPT BUILDING WORK FILE RECORD



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

Claim Number 2011 / 215721

Street Address 65 COOPERS ROAD,

Suburb DALLINGTON

City/Town CHRISTCHURCH

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

Earthquake Repairs to interior & exterior of dwelling
as per EDC scope of works, scope change
Summary & variations to work orders

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.

Name(print) Steven Lyne Signature [Signature]

Position Contracts Supervisor Hub ARANUI Date 1-07-2013

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

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 Works 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).

MS-SF0409



EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 21572

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: 65 COOPERS RD

DATE 22-7-16

HUB BLENTHORN

PROPERTY CONTACT NAME: SLAY RICKMAN

CONT. SUPERVISOR JAN HAMILTON

CONTACT DETAILS: PH.(1) [REDACTED] MAIL:

PH.(2)

CONTRACTOR: FRAME CONTRACTING

SITE SUPERVISOR NAME: MARK FRAME

CONTACT DETAILS: PH.

EMAIL:

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

Paint outside + Remove old lead paint
Decorate inside

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

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

led to homeowner/agent Name) [Signature] Date 20.7.16
led to the property owner or his/her authorised agent on request only).

The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is provided by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390). Work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.

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

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

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

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

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

Record is held in the Fletcher EQR Annex File Recording System (see online information)

3 May 2013

Kevin Hurl

AGL

**Re: Clearance Air Testing: 65 Coopers Rd [Your Ref:]**

Samples for asbestos ID were taken from the ceilings of two rooms at the above address. Debris was left on the floor and furniture so an air test was done to determine levels of asbestos fibre in the air.

Chemsafety was contracted by AGL to provide clearance air testing.

On 3 May 2013 Chemsafety visually inspected the area for dust and debris, then air tested for respirable fibre. Results are reported in Table 1.

Asbestos Air Monitoring Results

Asbestos fibre air monitoring was undertaken by drawing air onto membrane filters using calibrated air sampling pumps. The filters were then analysed for respirable fibre.

Table 1 - Asbestos Air Monitoring Results

Analysis by Chemsafety according to NOHSC:3003 (2005), reference: 17315

Sample	65 Coopers Rd	Respirable fibres in air Fibres/mL, (fibres/100 fields)	Clearance Air Guidelines Exceeded?
23547	Lounge/Dining	<0.01, (6)	No
23548	Hallway	<0.01, (5.5)	No

Conclusion

The air monitoring results met the Clearance Air Guideline of less than or equal to 0.01 fibre per mL of air. This indicates that the air within the tested area is deemed to be uncontaminated and suitable for general occupation.

Please do not hesitate to contact me should you have any questions or comments.

Hamish Voice

B.Sc.

All work is undertaken subject to Chemsafety's General Terms and Conditions of Trade, a copy of which can be found at www.chemsafety.co.nz/chemical-consultancy-resources.html.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore Chemsafety's liability for asbestos related work shall be limited to the amount of the related invoice.

© Chemsafety Ltd 2013 (unless otherwise agreed in writing with the Client)

This report has been prepared by Chemsafety Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Chemsafety has not given its prior, written consent, is at that person's own risk.

Electronic (pdf) reports may be provided. Should (on rare occasion) an amended report be issued, Chemsafety Ltd can have no control over already issued electronic documents. Please refer to the final hard copy report, or contact Chemsafety to verify whether revised versions exist.



7 May 2013

Kevin Hurl

AGL

**Re: Asbestos Identification Analysis - 65 Coopers Rd**

At the request of AGL, samples of suspected asbestos material were collected from 65 Coopers Rd by Chemsafety on 3 May 2013 for asbestos identification analysis.

Analysis Results

Samples are analysed for asbestos in accordance with AS4964-2004 (Method for the qualitative identification of asbestos in bulk samples) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including dispersion staining techniques.

Results are presented in Table 1.

Table 1 - Asbestos Analysis Results

Analysis by Dowdell & Associates Ltd, reference: 35383.

Sample	65 Coopers Rd	Result
23557	Master Bedroom Ceiling Plaster Board	Asbestos was not detected in the sample
23558	Bedroom Ceiling (2nd right from front door) Plaster Board	Asbestos was not detected in the sample

Client References:

Hamish Voice

B.Sc.

All work is undertaken subject to Chemsafety's General Terms and Conditions of Trade, a copy of which can be found at www.chemsafety.co.nz/chemical-consultancy-resources.html.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore Chemsafety's liability for asbestos related work shall be limited to the amount of the related invoice.

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Electronic (pdf) reports may be provided. Should (on rare occasion) an amended report be issued, Chemsafety Ltd can have no control over already issued electronic documents. Please refer to the final hard copy report, or contact Chemsafety to verify whether revised versions exist.





CONTRACT
DOCUMENT

Email asbestos@mypainter.net.au | Phone 021 679 767 | NZ Company 4040739
14 Riverbank Road, Styx Mill, Christchurch

5th March 2013

Arbroath Group LTD
Christchurch
Attn: Kevin Hurl

RE: ASBESTOS ANALYSIS RESULTS

Collected by: Christchurch International Asbestos from: 65 Coopers Rd on 21/02/2013

The below analysis has been carried out by: Capital Environmental Services 2005 Ltd using the analysis method prescribed by AS 4964-2004: *Method for the identification of asbestos in bulk samples*.

This report may not be reproduced except in full. Results pertain to sample "as received".

Sample ID	Sample Details	Analytical Results
70730	Lounge Ceiling	Chrysotile
70731	Hallway Ceiling	Chrysotile

The asbestos identified follows the definition of "asbestos" (even as a contaminant) in the Health and Safety in Employment (Asbestos) Regulations 1998.

Asbestos fibres are a hazard. The greatest risk is when they are disturbed and become airborne. This may occur when asbestos is:

- Worked on; including being sanded, drilled, broken or pierced by nails,
- Degraded; asbestos that has degraded may give rise to airborne fibres and is deemed friable,
- Deposited as a dust; with the example of below super six roofing

If incorporated into a stable matrix with no airborne dust being produced asbestos presents a minimal health risk. Asbestos fibres are invisible to the naked eye and may remain airborne for several months.

APPROVED

Duncan Watson
Quality & Technical Manager

CASH SETTLED CLAIM(S)

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

If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

AA Roof Inspections Ltd

Office; 6 Famille Close

Delamaine Yaldhurst

Christchurch

Phone 03-349-4162 / 0274-800-967

Email; aa-roof@stra.co.nz

GST TAX INVOICE

Customer	
Name: [REDACTED]	7/09/2010
Address: [REDACTED]	
	Tax Number 68-754-054

Description	Amount
to remove chimney and replace tiles to make waterproof and safe	
65 Coopers rd	\$270.00
Total balance to pay	\$270.00
Thank you	
Balance to pay Gst Inclusive	

MAINTENANCE PREVENTS COSTLY REPLACEMENT

LAND DOCUMENTS

The following information contains documents relating to the land assessments that were either cash settled or declined:

The attached land document(s) help NHC Toka Tū Ake 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



Um

1210568 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:

New: 201 /

Old: 201 /

Significant Risk to Safety:

YES ☒ NO

Engineer's Names:

M. Jia
L. Williams

Claimant Name:

Claimants Address:

65 Coopers Road,
Dallington

Engineers E-mail:

NOT REQ'D

Date: 16/6 /2011

Team no: 12

YES NO

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

GENERAL	Earthquake	Landslip	Storm/Flood	Other
Type of Damage	1 - Home/Land seriously damaged and uninhabitable	2 - Home/Land seriously damaged but habitable		
EQC Priority of claims	3 - Home/Land moderately damaged & Habitable	4 - All other damage		
Is this natural Disaster Damage?	YES	NO	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	
Is there an Imminent Risk of Loss?	YES	NO		

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?

YES

NO

What happened? Claimant's story

no internal inspection

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

General:

Flat land

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

None	None	Sand boils	Lateral spreading	Settlement	Remediation Rqd (TBC in office)		
					Yes	No	Notes
LIQUEFACTION/Flat land damage							
Land damage observed:							
(i) Lateral Spreading	Not Observed	Spreading <100mm over property	Tilt > 5 degrees			2	
		Spreading >100mm over property	Vertical offset > 50 mm				
(ii) Crust Thinning (TBC in office)		Crust thickness < 1.25 m	Crust < 80 % of original thickness			2	
(iii) Cracks	Not Observed	Distribution:	Single crack	Multiple cracks		2	
		Crack Width:	>100mm	>100mm			
			<100mm	<100mm			
			<5mm	<5mm			
		Resulting from:	Lateral spreading	Liquefaction		2	
(iv) Undulating land	Not Observed	Lawn: > 50 mm high	Lawn steeper than 1 in 20 slope	Patio/Paths >10 mm high		2	
		Lawn: < 50 mm high	Lawn shallower than 1 in 20 slope	Patio/Paths <10 mm high	✓		
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept	Above 50yfl pre 22 Feb	Above 50yfl post 22 Feb			
		Below 50yfl pre 4 Sept	Below 50yfl pre 22 Feb	Below 50yfl post 22 Feb			
(vi) Local Ponding	Not Observed	Observed within EQC covered land				2	
(vii) Localised settlement causing drainage issues	Not Observed	Property no longer draining to road/public services				2	
(viii) New Groundwater Springs	Not Observed	Observed			✓		
(ix) Inundation of land with sand to silt	Not Observed	Observed	Already Removed			2	

Refer to the Potential Remedial Works page of this report

EQC Claim Number: 201_ /

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) ContinuedLIQUEFACTION/Flat land damage comments: *sand boils in Feb,**water seeped on Mon; sand boils at back corner of the dwelling*

OTHER Flat land damage

None

Settlement resulting from: Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGENone

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

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:

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

Refer to the Potential Remedial Works page of this report

Comments:

RETAINING WALL DAMAGE

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:

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

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	None
Land beneath Main access way damaged?	No N/A	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	None
Estimated Land Remedial Cost	TBC - (To be confirmed by Cost Estimator)				

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General: (eg. Single level, roof type, foundations, cladding etc)	single level, tile roof, concrete footing with timber piles. weather board.
--	---

BUILDING DAMAGE - GENERAL

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

(Does not include Patios/Paving)

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

Dwelling : features damaged :	None	External walls	Internal walls	<u>Ceiling</u>	Door/window frames
	Window glass	Steps	<u>Foundation/slab</u>	Roof	Chimney
	Other:				
Type of damage to Dwelling:	<u>Cracks (walls)</u>	<u>Cracks (ceiling)</u>	Cracks (window glass)	Cracks (chimney)	Floor sloping
	Racking/sagging	Walls etc out of vertical	Crack in slab	<u>Crack in footing</u>	Other:
Appurtenant structure(s) damaged :	None	<u>Garage/shed</u>	Carport	Deck	Other:
	<u>Water</u>	<u>on Mon event</u>	<u>tilting 10/600mm</u>		
What services have been damaged?	Telephone	Sewer	Drainage	Gas	Electrical
		Service structures	<u>Don't Know</u>	Other:	None

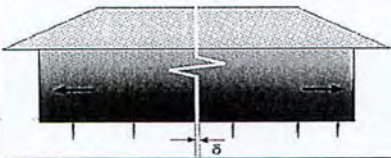

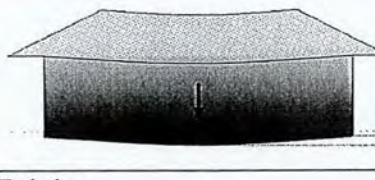
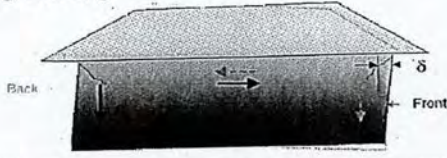

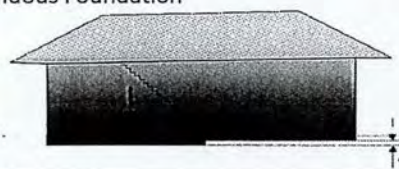

GENERAL :

EQC - Christchurch Land Engineering Report 2010

(Revision B: 17/03/2011)

Claim No.: 201_/_

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:

- remove sand
- fill depressions, trim off top of undulations
-
-
-

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)	\$ 0

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: 422m ² Inundated:	-
Area of Land at imminent risk Evacuation: Inundation:	N/A
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: 27m ² Inundated:	0m ²
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	N/A
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);	N/A
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... shaking damage	YES
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	N/A
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	N/A
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	DON'T KNOW
Remedial Option: Description..... remove sand fill depression & trim off top of undulation	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator

61 Coopers Road
2237139600
812 m²

63 Coopers Road
2237139500
812 m²

2/58 Achilles Street
2237138400B

2/65A Coopers Road
2237139400B

60 Achilles Street
2237138500
880 m²

65 Coopers Road
2237139400A

67 Coopers Road
2237139300A

2/67 Coopers Road
2237139300B

62A Achilles Street
2237138600B
436 m²

Flat 1 DP 57193 on Lot 5 DP 14033 having share in 812 m²

Notes:

A4 SCALE 1:250

0 2 4 6 8 10 (m)

ALL EQC COVER



Drawn by:

L. Williams

Date:

15/06/11



EARTHQUAKE COMMISSION
KŌHIMANA RŪWHENUA

www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
DALLINGTON, CHRISTCHURCH
(C102-034474) - 65 Coopers Road

EQC Claim No: 201 _ /



Shared Land Damage Allocation Summary SOW

Claim Number: CLM / 2011 / 175393

Sheet 1 of 1

Address 65 Coopers Rd DALLINGTON

Shared Land Address Range: 65, 65A Coopers Rd DALLINGTON
CHRISTCHURCH

Breakdown Analyst: Neil Mui Date of Review: 23/12/2014

Description: Damage to Land (CUP)

Exclusive	Common	Legend Ref	Description	Total Area (m2)	Cost	% Allocated	Allocated Area	Allocated Cost
	✓	B1	undulating	3.0	36.00	50	1.5	18.00
✓		C1,2	undulating	18.0	180.00	100	18.0	180.00
Sub-total							19.5	198.00
P&G, Margin & GST Figure x 0.3662								72.50
Total								270.50
Notional Land Damage Value @ \$300/m2 (Incl. GST)								5,850.00

CHECKED: W
13 / 01 / 2015

File Note

CLM / 2011 / 175393
 SUZANNE TEMPERO
 65 COOPERS ROAD
 DALLINGTON
 CHRISTCHURCH
 H: & W [REDACTED]
 M [REDACTED]



Claim N°:

Date: 15/5/13

Claimant:

Situation of Loss:

Author: K. Gillespie

Notes:

This is the sub-file for 65 + 65A Coopers Road. For a summary of the land damage assessment, please refer to the master file.

Please note that Suzannes husband should be the main contact for all EQC enquiries because she is deaf. Please contact her husband on [REDACTED]



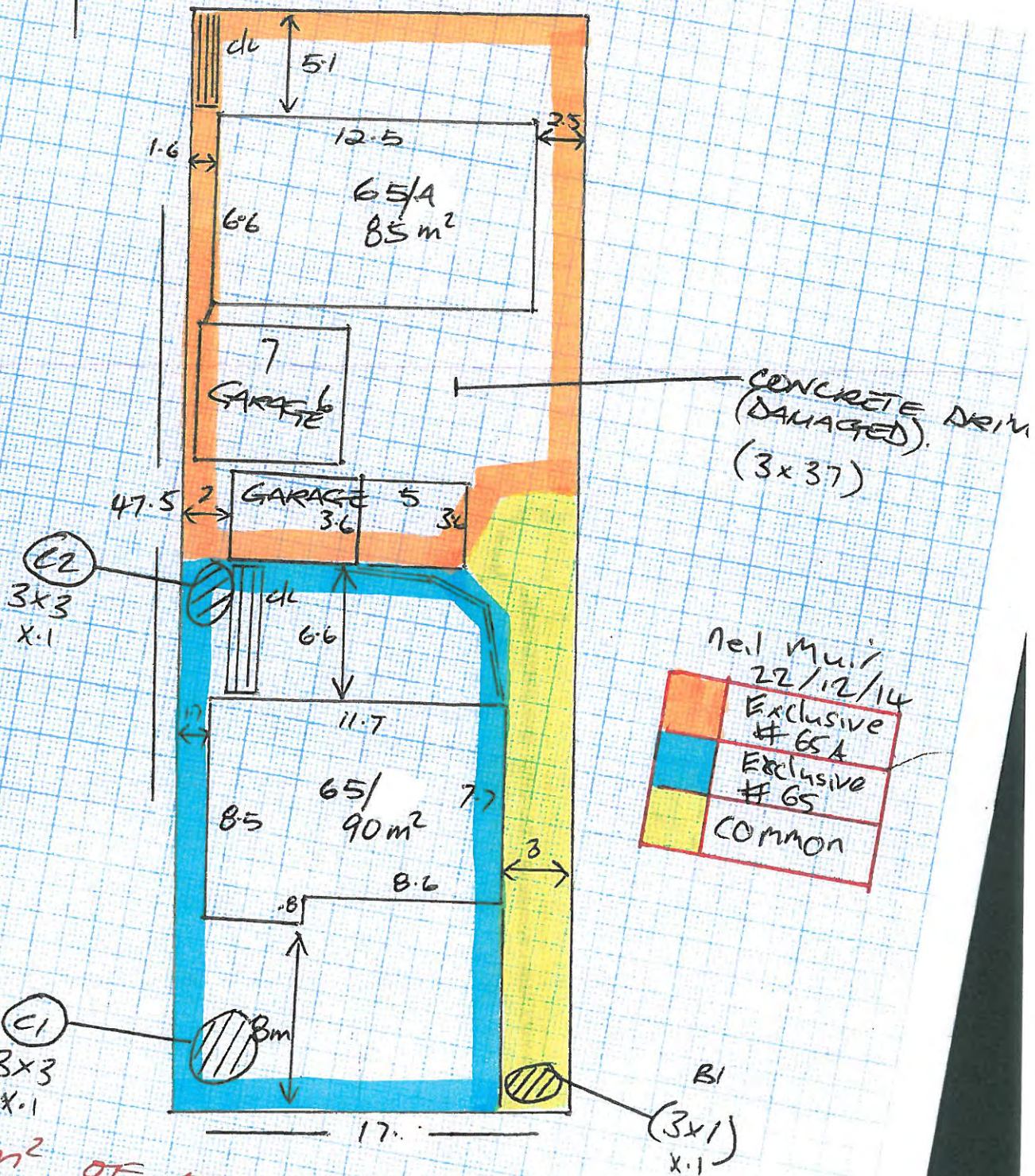
V1.32, FEB 2013

CHECKED

TL 21-05

CLM / 2011 / 175393
 SUZANNE TEMPERO
 65 COOPERS ROAD
 DALLINGTON
 CHRISTCHURCH

TANGINAI LAWRENCE
 15.05.13



CHECKED

CHECKED



Notes:

A4 SCALE 1:250

0 2 4 6 8 10 (m)

Drawn by:

Date:

EQC
EARTHQUAKE COMMISSION
KŌIHANA RŪWHENUA
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
DALLINGTON, CHRISTCHURCH
(C102-034474) - 65 Coopers Road

EQC Claim No: 201 _ /



Increased Flooding Vulnerability (IFV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	65 COOPERS ROAD, DALLINGTON, CHRISTCHURCH 8061
Property ID (QPID)	1210568
Master claim number	CLM/2011/175393
Date	17 March 2016
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

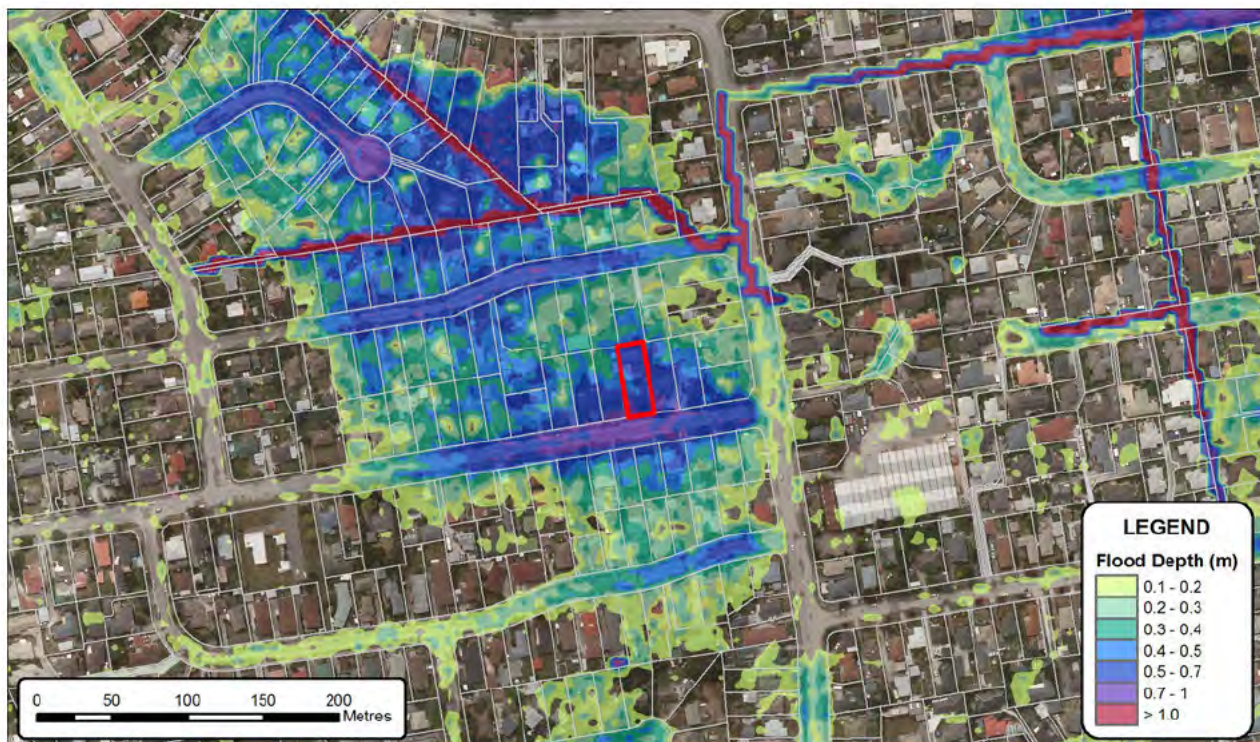
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

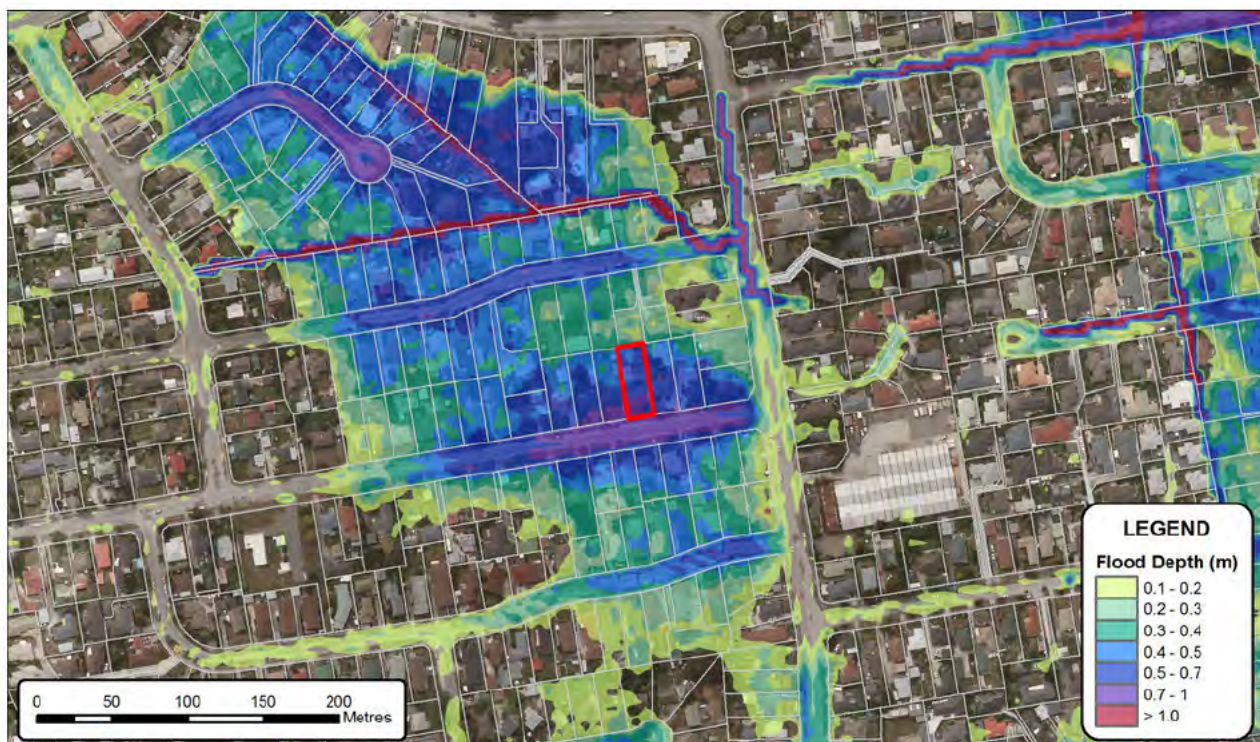
Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence

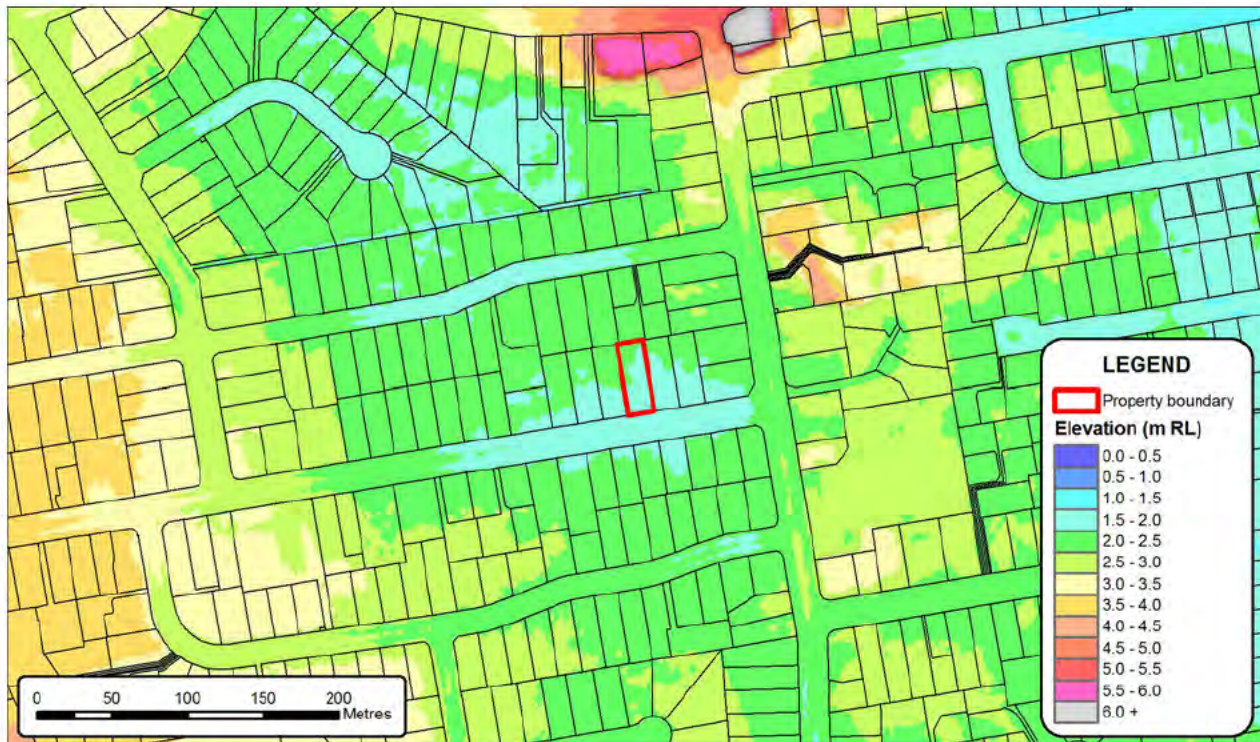


Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

Important notice: The maps in this report were created from maps and/or data extracted from the Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbt.com>),

which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the maps and data or for the consequences of any person relying on them in any way. This "Important notice" must be reproduced wherever these maps or any derivatives are reproduced.

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Property Summary

Property identification (QPID) address	65 Coopers Rd	Engineering IFV assessment status	Complete
Property identification (QPID) suburb	Dallington	Report date	17/03/2016
Property identification (QPID)	1210568	Valuation reference	22371/39400A
EQC master claim number	CLM/2011/175393	Legal description	FLAT 1 DP 57193 ON LOT 5 DP 14033 HAVING SHARE IN 812 M2
EQC master claim address	65 COOPERS ROAD, DALLINGTON, CHRISTCHURCH 8061	Inferred parcel type	Cross lease
Associated property identification (QPID)	1210568, 1210569	MBIE technical category	TC2
Category	All thresholds		
Additional information	Not applicable.		

Associated QPID Claim

QPID	Master claim	EQC master claim address	EQC suggested building use
1210568	CLM/2011/175393	65 COOPERS ROAD, DALLINGTON, CHRISTCHURCH 8061	Residential

Engineering Assessment

General

Site visit date	18/11/2015	Reviewed date	20/11/2015		
Insured land area from EQC mudmap (m²)	812	Insured land area calculated by T+T (m²)	392	Indicative dwelling floor height above ground level (m)	0.5
Shared insured land area calculated by T+T (m²)	80				

Flood information

These engineering details should be read in conjunction with the property specific flood maps. The areas provided are approximate and the accompanying property specific flood maps should be referred to for modelled flood extent and location.

Modelled flood extents	Annual Exceedance Probability (AEP)		
	10 %	2 %	1 %
Insured area (m ²) affected by flooding \geq 0.2 m depth pre Sept 2010	384	392	392
Insured area (m ²) affected by flooding \geq 0.2 m depth post Dec 2011	392	392	392
Exacerbated flood area	10 % AEP	2 % AEP	1 % AEP
Insured area (m ²) affected by exacerbated flood depth \geq 0.2 m	Not applicable	Not applicable	50
Insured area (m ²) affected by exacerbated flood depth \geq 0.1 - < 0.2 m	Not applicable	Not applicable	51
Insured area (m ²) affected by exacerbated flood depth \geq 0.1 m	Not applicable	Not applicable	101

Shared flood information

These engineering details should be read in conjunction with the property specific flood maps. The areas provided are approximate and the accompanying property specific flood maps should be referred to for modelled flood extent and location.

Shared modelled flood extents	Annual Exceedance Probability (AEP)		
	10 %	2 %	1 %
Insured area (m ²) affected by flooding \geq 0.2 m depth pre Sept 2010	80	80	80
Insured area (m ²) affected by flooding \geq 0.2 m depth post Dec 2011	80	80	80
Shared exacerbated flood area	10 % AEP	2 % AEP	1 % AEP

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Insured area (m ²) affected by exacerbated flood depth ≥ 0.2 m	Not applicable	Not applicable	0
Insured area (m ²) affected by exacerbated flood depth ≥ 0.1 - < 0.2 m	Not applicable	Not applicable	6
Insured area (m ²) affected by exacerbated flood depth ≥ 0.1 m	Not applicable	Not applicable	6

IFV Assessment Results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2 m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1 m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1 m and 0.2 m?	
Land has potential IFV	
Land Repair Feasibility	
Does the dwelling need to be removed to complete land repair?	Yes
Based on EQC criteria is land repair feasible?	No

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Glossary of Terms

Term	Definition
x% AEP (Annual Exceedance Probability) flood	The flood caused by a rainfall event with a depth that has an x% probability of being exceeded during a year.
CCC	Christchurch City Council
DEM (Digital Elevation Model)	A 3D topographic model which utilises LiDAR data.
ECan	Environment Canterbury
Exacerbated flood depth (EFD)	The measure of IFV. The lesser of the change in flood depth and the change in ground surface elevation.
EQC (Earthquake Commission)	The national insurer of residential land for natural disaster damage in New Zealand.
FMA (Flood Management Area)	An area identified in the proposed Christchurch Replacement District Plan, which is at risk of flooding in a major flood event, where specific minimum floor level and earthwork rules apply.
IFV (Increased Flooding Vulnerability)	A physical change to residential land as a result of an earthquake (subsidence) which adversely affects the amenity and value that would otherwise be associated with the land by increasing the vulnerability of that land to flooding events.
Insured land area	As defined in the Earthquake Commission Act 1993.
Land repair feasibility	EQC has determined that if exacerbated flooding extends under a dwelling or a resource consent is likely to be required; then the repair of the land is unlikely to be feasible for EQC claim settlement purposes.
LiDAR (Light Detection and Ranging)	Ground surface elevations measured using optical sensing technologies from a plane (an aerial survey).
MBIE technical category	Ministry of Business, Innovation & Employment Technical Categories, assigned on an area wide basis to provide guidance for foundation investigation and design.
Mudmap	Sketch made of property by EQC staff.
NES Soil	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011
Property identification (QPID)	T+T's unique property identifier that has been derived from Quotable Value's Property ID.
Shared land	Land that is shared or common to all respective owners e.g. cross-lease property or a shared driveway as determined by EQC.
T+T	Tonkin + Taylor
WDC	Waimakariri District Council

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; T+T April 2014.

As all available data sources were not provided for the claim, T+T cannot guarantee the accuracy of the claim/QPID match or the associations. In each case the Property Identification (QPID) provided is a suggestion, and it is strongly recommended that EQC confirm the Property Identification (QPID) and address to ensure the match is accurate. T+T cannot be 100% certain of the accuracy of their Property Identification (QPID) matching, and can only work within the bounds of the information given. The valuation reference, legal description and legal parcel type provided in this report are based on information provided to T+T by others.

Our assessment of archaeological sites was undertaken using information from the Christchurch City Plan and New Zealand Archaeological Authority's 'ArchSite' database. These sources are not exhaustive and the works may require authority from Heritage New Zealand Pouhere Taonga. Accordingly, landowners are advised to engage specialist archaeological advice prior to undertaking work.

QPID	1210568
Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

0 5 10 15 20 (m)



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

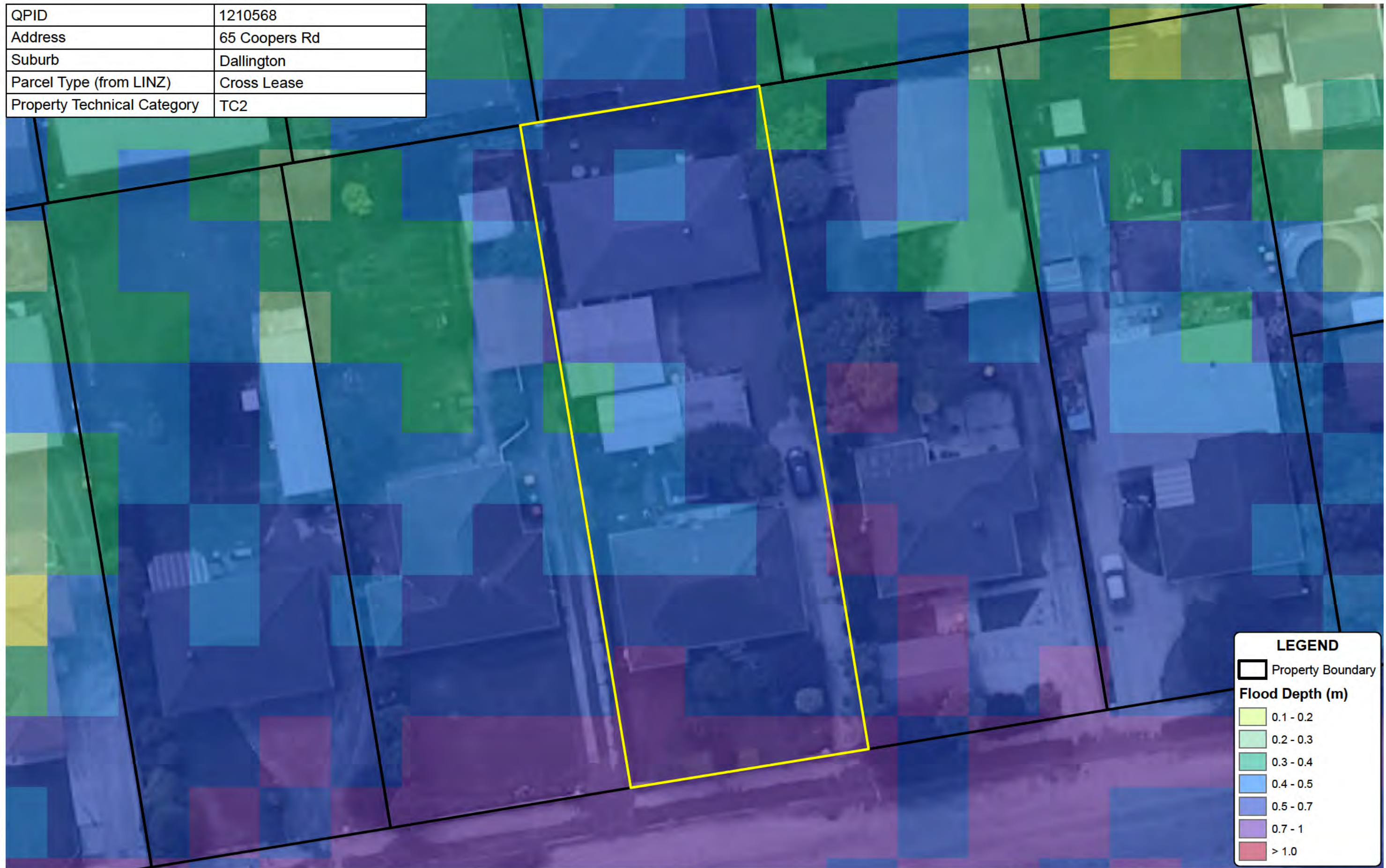
DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM053	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

FIGURE No. Figure 1

Rev. 1

QPID	1210568
Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

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A3 SCALE 1:250

0 5 10 15 20 (m)



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

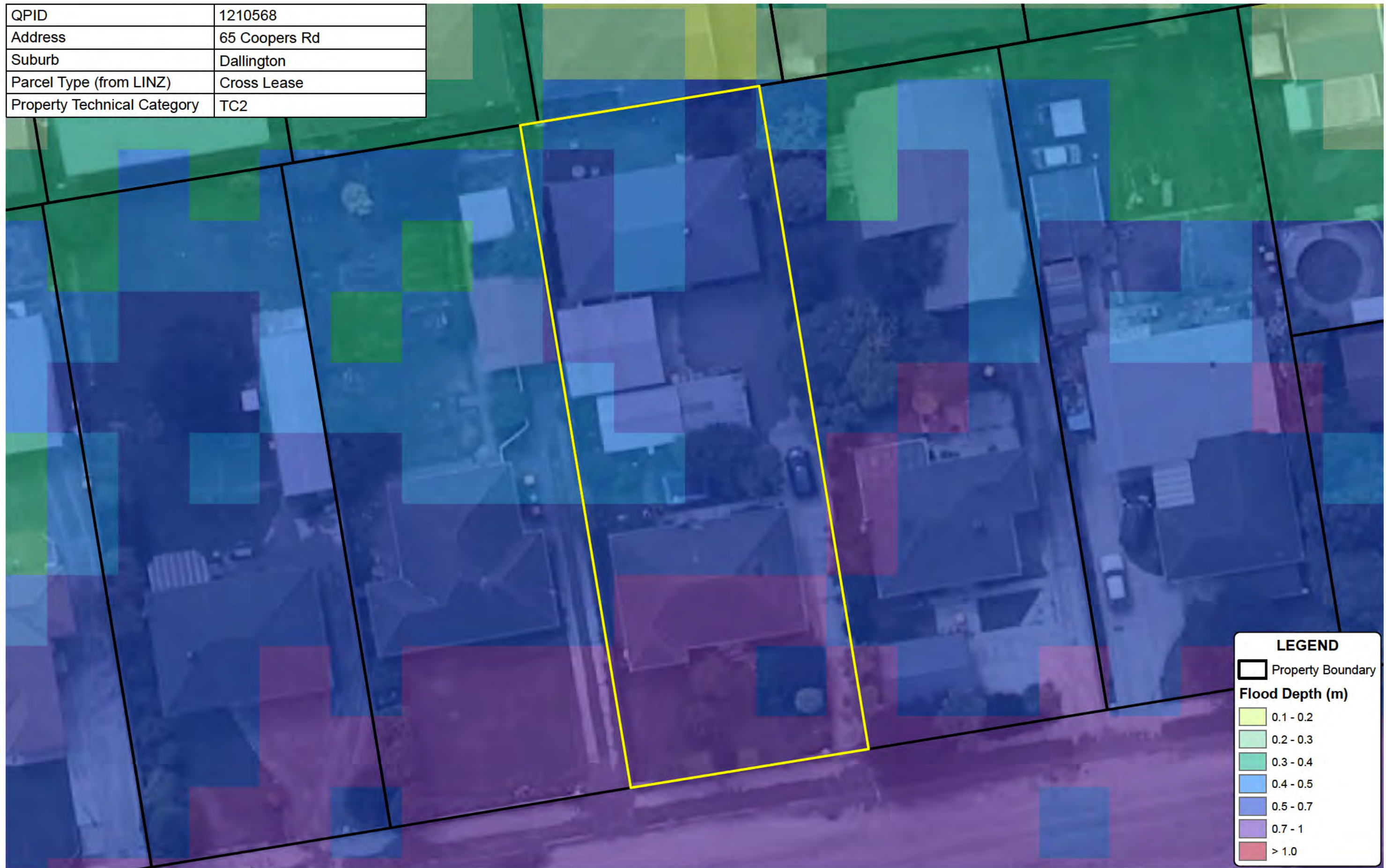
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APPROVED	TSRF	Feb.15
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SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No. Figure 2

Rev. 1

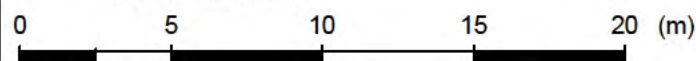
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Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

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A3 SCALE 1:250



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

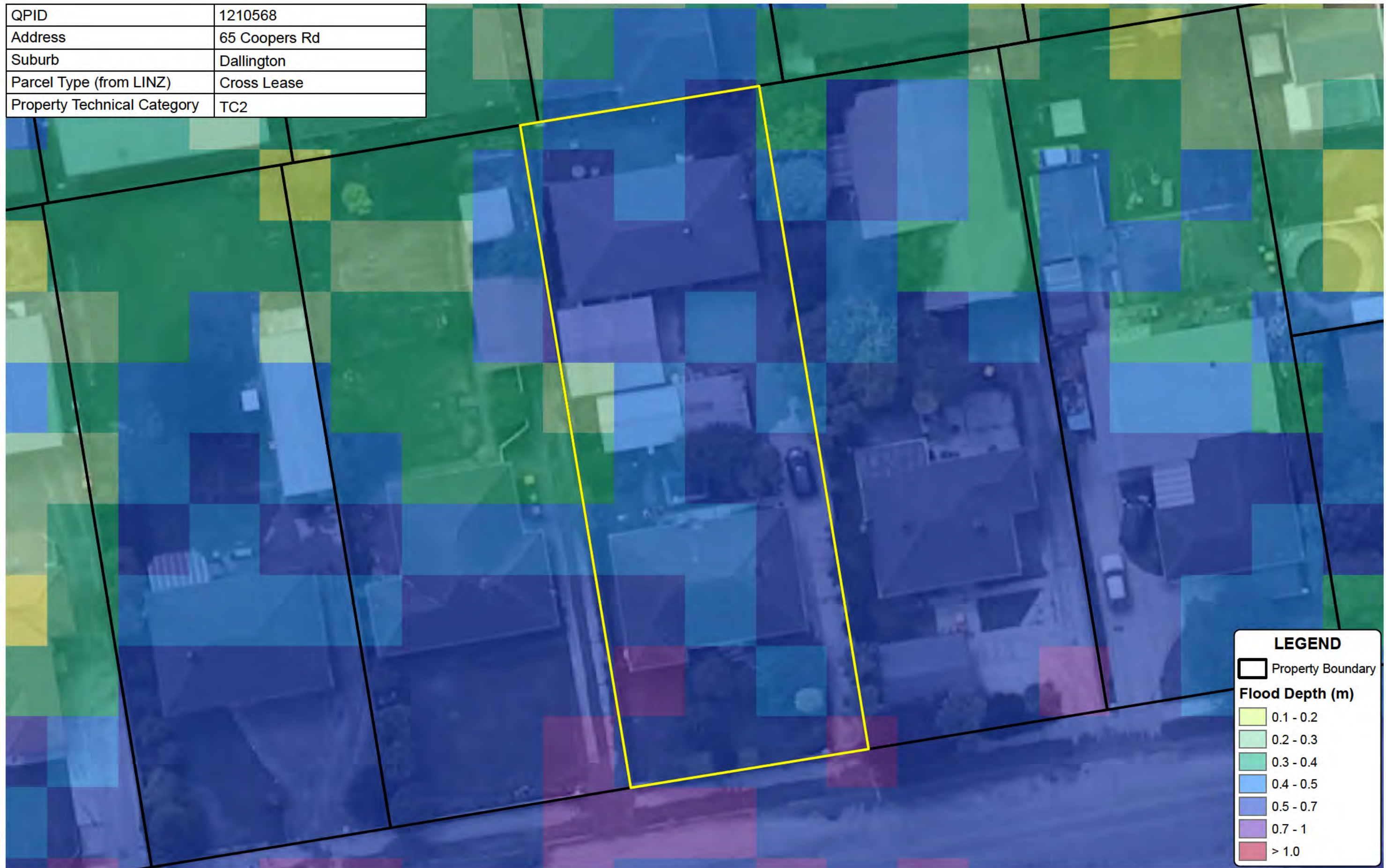
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APPROVED	TSRF	Feb.15
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SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No. Figure 3

Rev. 1

QPID	1210568
Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

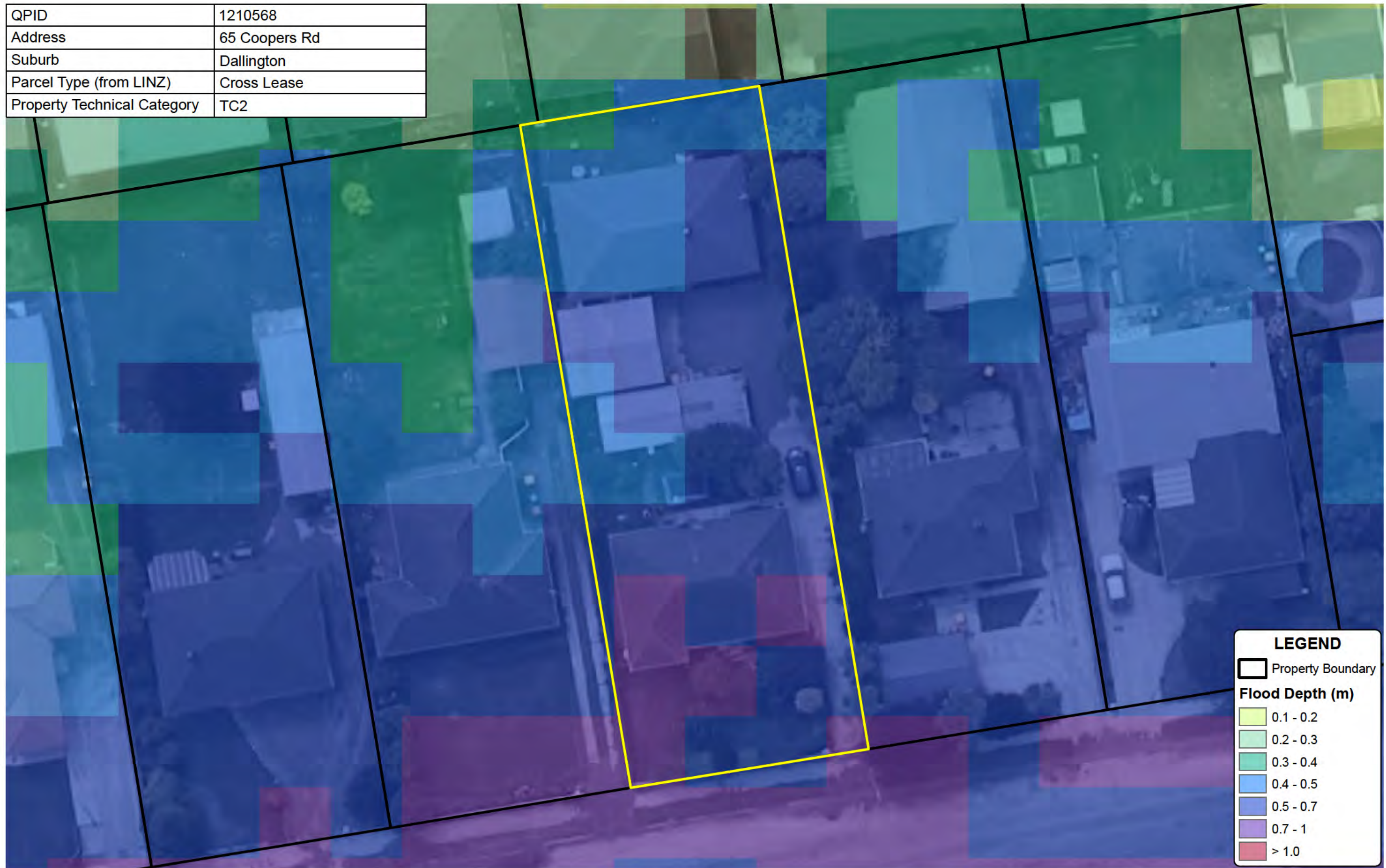
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ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No. Figure 4

Rev. 1

QPID	1210568
Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

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A3 SCALE 1:250

0 5 10 15 20 (m)



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

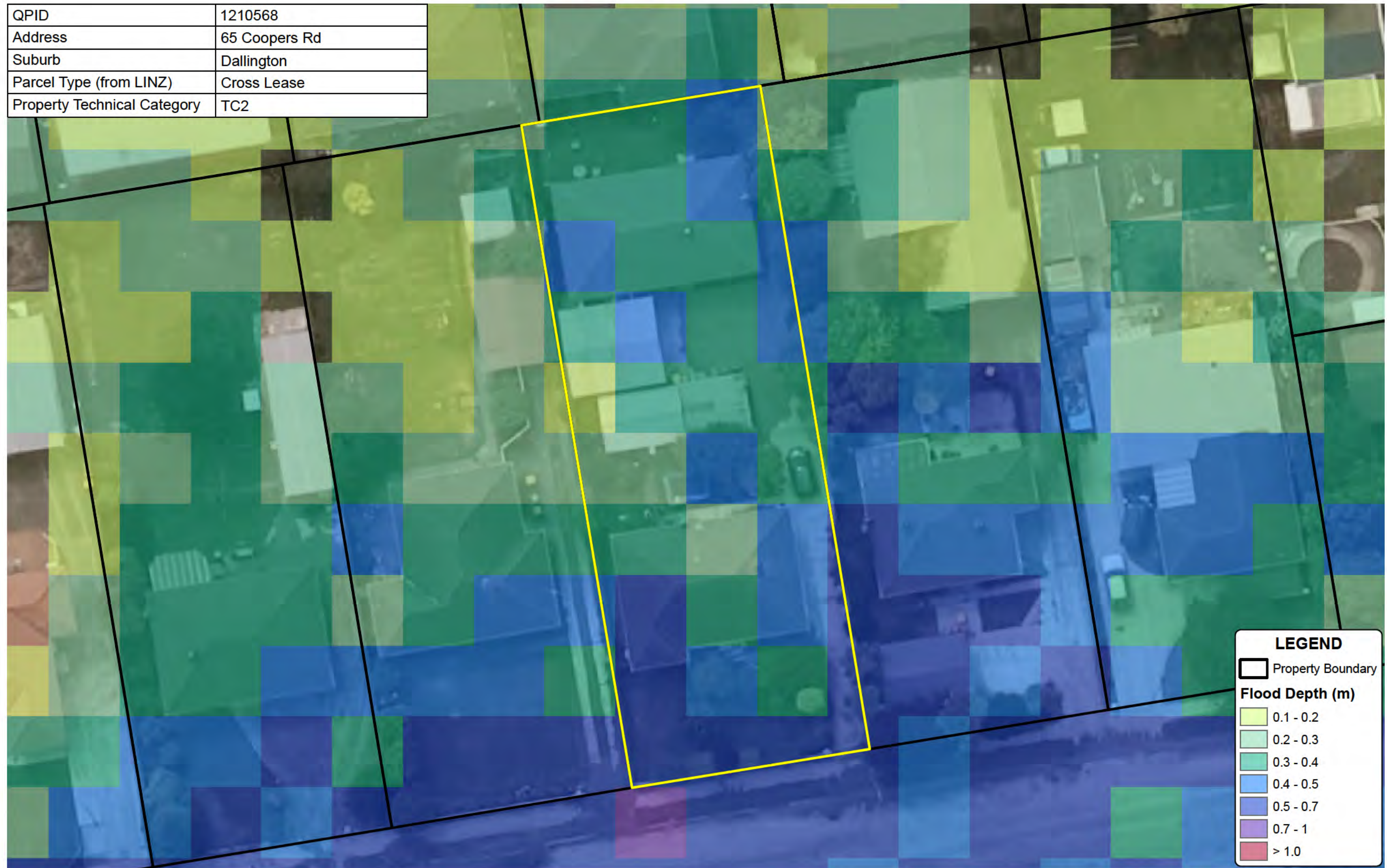
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CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No. Figure 5

Rev. 1

QPID	1210568
Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No. **Figure 6**

Rev. **1**

QPID	1210568
Address	65 Coopers Rd
Suburb	Dallington
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

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A3 SCALE 1:250

0 5 10 15 20 (m)



EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM034		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No. Figure 7

Rev. 1

Project Reference: MVL4000-5380
Property ID (QPID): 1210568
Date of Inspection: 21stDecember 2015
Date of Report: 9thMarch 2016

Earthquake Commission
Canterbury Field Office
PO Box 34-027
Fendalton
Christchurch 8540

Property address: 65 Coopers Road, Dallington (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
for the Property as a result of Increased Flooding
Vulnerability (IFV) land damage is:

\$14,400

Valuation Assessment – Increased Flooding Vulnerability impacted the Property's market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

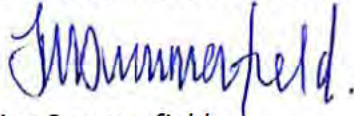
This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



Tina Summerfield

B COM (VPM) MPINZ, NZIV

Registered Valuer