

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.

EQR Property Overview Report

Released Under the Official Information Act 1982

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010036237	70 LANDSDOWNE TERRACE, CASHMERE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Renovation Excellence ***** (S657)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	23-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	23-04-2015

Adjustments

				Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/045878 70 LANDSDOWNE TERRACE	E017	F3	0	0.00	0.00	0.00	3,035.72	3,035.72	0.00	3,035.72	3,035.72
CLM/2011/045878 70 LANDSDOWNE TERRACE	E023	F3	0	56,233.55	56,233.55	0.00	35,307.16	35,307.16	0.00	87,306.71	87,306.71
CLM/2011/045878 70 LANDSDOWNE TERRACE	E025	F3	0	0.00	0.00	0.00	1,400.00	1,400.00	0.00	0.00	0.00
CLM/2010/036237 70 LANDSDOWNE TERRACE	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Total			0	56,233.55	56,233.55	0.00	39,742.88	39,742.88	0.00	90,342.43	90,342.43

Assignments

EQC Claim Number + Address	Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Hub Comments	Status	Quote	Line Count	Claimed	Certified
CLM/2011/045878 70 LANDSDOWNE TERRACE Emergency Works - Primary Allocated To Hub -> Not Required - No EW Required	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
CLM/2011/045878 70 LANDSDOWNE TERRACE Emergency Works - Primary Allocated To Hub -> Awaiting Claim File Review	CLOSED OUT-Tuuta Construction Builders t/a Tuuta Innovative Builders ***** (S734) Retaining wall appears to be in danger of collapse.	COMPLETIONS	0.00	1	3,035.72	3,035.72
CLM/2011/045878 70 LANDSDOWNE TERRACE Substantive Works - Primary Transmitted To Hub -> Claim File Review Complete	CLOSED OUT-Renovation Excellence ***** (S657) DLC ISSUED TODAY 29-Sep-2014 LYNNM	COMPLETIONS	86,508.76	25	86,459.90	86,459.90
CLM/2011/045878 70 LANDSDOWNE TERRACE Emergency Works - Primary Allocated To Hub -> Claim File Review Complete	CLOSED OUT-TA Construction - Bankrupt ***** (S480) etaining wall which has been worsening since the intital damage of the Feb 22 quake. Customer has a baby at home and are very concerened that this retaining wall may collapse at any time.	COMPLETIONS	846.81	1	846.81	846.81
CLM/2011/045878 70 LANDSDOWNE TERRACE Remedial Works - Primary Transmitted To Hub -> Not Required - Information Only	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
CLM/2010/036237 70 LANDSDOWNE TERRACE Emergency Works - Primary Allocated To Hub -> Awaiting Claim File Review	CG - PASSED TO STANDARD CLOSED OUT-Tuuta Construction Builders t/a Tuuta Innovative Builders ***** (S734) CLAIM CREATED FOR EW ONLY brace retaining wall	COMPLETIONS	0.00	0	0.00	0.00
Property Total			87,355.57	27	90,342.43	90,342.43

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	23-04-2015

Works Orders								
EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/045878	E023-00961	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	14/08/2013	84,037.97
CLM/2011/045878	E023-00961-01	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	14/01/2014	3,041.00
CLM/2011/045878	E023-00961-02	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	14/01/2014	-7,563.14
CLM/2011/045878	E023-00961-03	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	14/01/2014	3,664.00
CLM/2011/045878	E023-00961-04	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	14/01/2014	5,818.66
CLM/2011/045878	E023-00961-05	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	14/01/2014	-6,131.16
CLM/2011/045878	E023-00961-06	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	19/02/2014	360.00
CLM/2011/045878	E023-00961-07	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	19/02/2014	-759.00
CLM/2011/045878	E023-00961-08	Substantive Works - Primary - 08-Oct-2012	CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	Andrew Lee	Issued	17/04/2014	4,040.43
Property Total								86,508.76

Claims / Certs / Payables										
S734		CLOSED OUT-Tuuta Construction Builders t/a Tuuta Innovative Builders								

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/045878	E3Emg BV	Emergency Under 50k(Delegated)	5	EQR\MichaelS	\$0.00	14-Jul-2011	\$3,035.72			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/045878	E3Emg BV	Emergency Under 50k(Delegated)	5	EQR\MichaelS	\$0.00	14-Jul-2011	\$3,035.72			
S734	CLOSED OUT-Tuuta Construction Builders t/a Tuuta Innovative Builders ***** Total						Claims	\$3,035.72 Certs	\$3,035.72 Payables	\$0.00

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	23-04-2015

S480 CLOSED OUT-TA Construction - Bankrupt *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim			
CLM/2011/045878	E5Emg BV	Emergency Under 2k (Delegated)	2	EQR\SamT	\$0.00	18-Oct-2012	\$846.81			
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes		
CLM/2011/045878	E5Emg BV	Emergency Under 2k (Delegated)	2	EQR\SamT	\$0.00	18-Oct-2012	\$846.81			
S480	CLOSED OUT-TA Construction - Bankrupt ***** Total					Claims	\$846.81	Certs	\$846.81 Payables	\$0.00

CONS		Consultants								
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No		
CLM/2011/045878			GL Journal Entry	EQR TSR 19	4535	05-Feb-2013	\$600.00			
CLM/2011/045878			GL Journal Entry	EQR TSR 19	4535	05-Feb-2013	\$500.00			
CLM/2011/045878			GL Journal Entry	EQR TSR 20	4576	13-Feb-2013	\$300.00			
CONS	Consultants Total						Claims	\$0.00 Certs	\$0.00 Payables	\$1,400.00

S657	CLOSED OUT-Renovation Excellence *****						
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/045878	Subst OB	Substantive Works	6	EQR\ChrisCh	\$45,927.85	12-Dec-2013	\$24,000.00
CLM/2011/045878	Subst OB	Substantive Works	7	EQR\DaleM	\$0.00	13-Mar-2014	\$45,927.85
CLM/2011/045878	Subst BV	Scope Addition	7	EQR\DaleM	\$10,037.97	13-Mar-2014	\$4,072.15
CLM/2011/045878	Subst BV	Scope Addition	10	EQR\MichaelF	\$0.00	19-Jun-2014	\$10,037.97
CLM/2011/045878	Subst BV	Variation	10	EQR\MichaelF	\$0.00	19-Jun-2014	\$3,041.00
CLM/2011/045878	Subst OB	Substantive Works	10	EQR\MichaelF	\$0.00	19-Jun-2014	-\$7,563.14
CLM/2011/045878	Subst BV	Variation	10	EQR\MichaelF	\$0.00	19-Jun-2014	\$3,664.00
CLM/2011/045878	Subst BV	Variation	10	EQR\MichaelF	\$0.00	19-Jun-2014	\$5,818.66
CLM/2011/045878	Subst OB	Substantive Works	10	EQR\MichaelF	\$0.00	19-Jun-2014	-\$6,131.16
CLM/2011/045878	Subst BV	Variation	10	EQR\MichaelF	\$0.00	19-Jun-2014	\$360.00
CLM/2011/045878	Subst BV	Variation	10	EQR\MichaelF	\$0.00	19-Jun-2014	-\$759.00
CLM/2011/045878	Subst BV	Variation	10	EQR\MichaelF	\$0.00	19-Jun-2014	\$4,040.43
CLM/2011/045878	Subst BV	Scope Addition	10	EQR\MichaelF	\$0.00	19-Jun-2014	-\$48.86

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	23-04-2015

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/045878	Subst OB	Substantive Works	7	EQR\ChrisCh	\$0.00	12-Dec-2013	\$24,000.00	Inv 131203
CLM/2011/045878	Subst OB	Substantive Works	9	EQR\DaleM	\$0.00	13-Mar-2014	\$45,927.85	BC PRG 140310
CLM/2011/045878	Subst BV	Scope Addition	9	EQR\DaleM	\$0.00	13-Mar-2014	\$4,072.15	BC PRG 140310
CLM/2011/045878	Subst BV	Scope Addition	12	EQR\MichaelF	\$0.00	19-Jun-2014	\$10,037.97	Inv 140617
CLM/2011/045878	Subst BV	Variation	12	EQR\MichaelF	\$0.00	19-Jun-2014	\$3,041.00	Inv 140617
CLM/2011/045878	Subst OB	Substantive Works	12	EQR\MichaelF	\$0.00	19-Jun-2014	-\$7,563.14	Inv 140617
CLM/2011/045878	Subst BV	Variation	12	EQR\MichaelF	\$0.00	19-Jun-2014	\$3,664.00	Inv 140617
CLM/2011/045878	Subst BV	Variation	12	EQR\MichaelF	\$0.00	19-Jun-2014	\$5,818.66	Inv 140617
CLM/2011/045878	Subst OB	Substantive Works	12	EQR\MichaelF	\$0.00	19-Jun-2014	-\$6,131.16	Inv 140617
CLM/2011/045878	Subst BV	Variation	12	EQR\MichaelF	\$0.00	19-Jun-2014	\$360.00	Inv 140617
CLM/2011/045878	Subst BV	Variation	12	EQR\MichaelF	\$0.00	19-Jun-2014	-\$759.00	Inv 140617
CLM/2011/045878	Subst BV	Variation	12	EQR\MichaelF	\$0.00	19-Jun-2014	\$4,040.43	Inv 140617
CLM/2011/045878	Subst BV	Scope Addition	12	EQR\MichaelF	\$0.00	19-Jun-2014	-\$48.86	Inv 140617

S657	CLOSED OUT-Renovation Excellence ***** Total	Claims	\$86,459.90	Certs	\$86,459.90	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/2011/045878			Creditors Invoices	EQ1402011LB-31	6894	18-Feb-2014	\$4,234.00	CHC934278

M000	Materials Total	Claims	\$0.00	Certs	\$0.00	Payables	\$4,234.00
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Property Total	Claims	\$90,342.43	Certs	\$90,342.43	Payables	\$5,634.00
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No Open Complaints / Remedial Issues on this Property

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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	23-04-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/045878	Defects Liability Certificate	Riccarton	29/09/2014
CLM/2011/045878	Construction Completion Inspection	Riccarton	09/09/2014
CLM/2011/045878	Final Account Agreement	Riccarton	22/03/2015

Property Total **Finalisation Documents Present:** 3

Technical Services Referrals

EQC Claim Number	Referral Type	Assignment Consent Information	Technical Status Comment / Instruction for Hub	Workflow Status	Engineer	Engineer Visit	Gross Recharges
CLM/2011/045878	EQR Claim	Substantive Works - Primary - 08-Oct-2012	Complete - Level 1	COMPLETE - ACTION REQUIRED	Marc Atherton		1,400.00

Property Total **1,400.00**

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/045878	70 LANDSDOWNE TERRACE	No	<NOT SPECIFIED>
CLM/2010/036237	70 LANDSDOWNE TERRACE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims:** 2

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S480 CLOSED OUT-TA Construction - Bankrupt *****	Deaccredited	EQRC0803	Main Contractor	Emergency Works
S657 CLOSED OUT-Renovation Excellence *****	No longer wishes to work	EQRC0411	Main Contractor	Substantive Works
S734 CLOSED OUT-Tuuta Construction Builders t/a Tuuta Innovative Builders *****				Emergency Works

Property Total **Number of Contractors:** 3

Scope of Works



Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Customer: Gemma COOPER

Assessment of Property at 70 LANDSDOWNE TERRACE, CASHMERE, CHRISTCHURCH 8022 on 10/06/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 919.00 m2)		
Land (Exposed - Soil - 150.00 m2)		
Retaining Walls (Gravity - Timber - 38.00 m2)	Structural damage	Refer to Engineer
Retaining Walls (Gravity - Concrete - 24.70 m2)	Structural damage	Refer to Engineer
Retaining Walls (Gravity - Timber - 20.00 m2)	Structural damage	Refer to Engineer

Services

Element	Damage	Repair
Electrical/Power (Grid Over Head - Wire - 60.00 l/m)	No Earthquake Damage	
Sewerage (Town Connection - PVC Pipe - 60.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 60.00 l/m)	Structural damage	Repair water connection 60.00 l/m

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 29.28 m2)	Structural damage	Remove, dispose 29.28 m2

Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 17.76 m2)	Structural damage	Remove, dispose 17.76 m2

Elevation (South)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 41.48 m2)	Structural damage	Remove, dispose 41.48 m2

Elevation (East)

Element	Damage	Repair
Wall Cladding (Block Veneer - Brick - 17.76 m2)	Structural damage	Remove, dispose 17.76 m2

Foundations (Concrete slab on perimeter rim)

Element	Damage	Repair	
Slab foundation (Concrete Slab - Concrete - 90.28 m2)	Cosmetic cracking	Patch rough cast plaster	1.00 m2

Roof (Decramastic tiles)

Element	Damage	Repair	
Roof Covering (Cladding (Ext Sheeting) - Other - 101.00 m2)	No Earthquake Damage		
Roof framing (Framed - Timber - 101.00 m2)	Structural damage	Remove, dispose and install broken rafter	2.00 l/m

Foundations (Mid-floor framing)

Element	Damage	Repair	
Sub floor (Second floor - Timber - 101.00 m2)	Structural Damage	Repair damage	14.80 l/m

Elevation (East first floor)

Element	Damage	Repair	
No Damage			

Elevation (West first floor)

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Kitchen (Kitchen + Dining)**

Room Size: 5.00 x 6.70 = 33.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 33.50 m2)	Cosmetic Damage	Paint Ceiling	33.50 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	33.50 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Cork tiles - 33.50 m2)	No Earthquake Damage		
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - Laminate - 1.00 item)	Movement	Realign doors	1.00 item
Wall covering (Gib - Paint - 56.16 m2)	Cosmetic damage	Rake out, plaster and paint	56.16 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	26.40 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage	Remove unit	2.00 No of
Work top (Kitchen work top - Laminate - 9.00 l/m)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.60 x 1.00 = 1.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 1.60 m2)	Cosmetic Damage	Paint Ceiling	1.60 m2
	Structural damage	Remove, dispose, replace Gib and re-stipple	1.60 m2

Door (External) (SG Single - Timber - 1.00 item)	Cosmetic damage	Ease door	1.00 No of
Floor (Concrete - Cork tiles - 1.60 m2)	Water damage	Remove, dispose	1.60 m2
Wall covering (Gib - Paint - 12.48 m2)	Cosmetic damage	Rake out, plaster and paint	12.48 m2

Ground Floor - Toilet

Room Size: 1.90 x 1.00 = 1.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.90 m2)	Cosmetic Damage	Paint Ceiling	1.90 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	1.90 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Chipboard - Carpet - 1.90 m2)	Water damage	Remove, dispose	1.90 m2
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 13.92 m2)	Cosmetic damage	Rake out, plaster and paint	13.92 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Ease window	1.00 item

Ground Floor - Laundry

Room Size: 2.50 x 1.60 = 4.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.00 m2)	Cosmetic Damage	Paint Ceiling	0.00 m2
	Structural damage	Remove, dispose, replace Gib and re-stipple	4.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Chipboard - Carpet - 4.00 m2)			
Floor (Timber - Tiles - .33 m2)	Structural damage	Remove, dispose and replace tiles	0.33 m2
Wall covering (Gib - Paint - 19.68 m2)	Cosmetic damage	Paint wall	19.68 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	19.68 m2
Wash tub (Single - Stainless Steel - 1.00 item)	Movement damage	Remove and refix for other trades	1.00 item
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	Raking out of plumb	Remove unit	1.00 No of

Ground Floor - Entry

Room Size: 1.70 x 2.40 = 4.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.08 m2)	Cosmetic Damage	Rake out, plaster and paint	4.08 m2
Door (Internal) (Double Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Concrete - Cork tiles - 4.08 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 19.68 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	19.68 m2

Ground Floor - Living

Room Size: 6.90 x 3.80 = 26.22 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 26.22 m2)	Cosmetic Damage	Paint Ceiling	26.22 m2
Door (Internal) (Double Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Concrete - Laminate - 26.22 m2)	No Earthquake Damage		
Heating (Wood - Fire - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 51.36 m2)	Structural damage	Remove, dispose, replace Gib, stop and undercoat	51.36 m2
Wall framing (Timber Frame - Timber - 51.36 m2)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	Broken glass	Remove and reglaze 4mm single	0.64 m2
	Raking out of plumb	Remove unit	1.00 No of

Ground Floor - Stairwell

Room Size: 2.10 x 3.70 = 7.77 (length(m) x width(m) = Area Size(m2))

Stud Height: 5.00 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.77 m2)	Cosmetic Damage	Paint Ceiling	7.77 m2
Floor (Concrete - Carpet - 7.77 m2)	No Earthquake Damage		
Stairs (Internal) (Dog leg stair - Timber - 15.00 l/m)	Structural damage	Remove, dispose	1.00 No of
	Structural damage	Timber supply - per rise metre	2.70 l/m
Wall covering (Gib - Paint - 58.00 m2)	Cosmetic damage	Paint wall	55.00 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat	58.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	Structural damage	Aluminium Supply	0.96 m2

Ground Floor - Bedroom (Bedroom 1 Upstairs)

Room Size: 3.60 x 4.80 = 17.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 17.28 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	17.28 m2
	Cosmetic Damage	Paint Ceiling	17.28 m2
Door (Internal) (Cupboard Door - Timber - 1.00 No of)	Cosmetic damage	Ease door	2.00 No of
Floor (T&G - Carpet - 17.28 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 40.32 m2)	Cosmetic damage	Rake out, plaster and paint	40.32 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet (Toilet upstairs)

Room Size: 1.20 x 1.90 = 2.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.28 m2)	Cosmetic Damage	Paint Ceiling	2.28 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 2.28 m2)	Impact damage	Remove, dispose and replace vinyl	2.28 m2
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 14.88 m2)	Cosmetic damage	Remove dispose and replace Gib, stop, hang lining / wall paper , paint	14.88 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Hallway (Upstairs)

Room Size: 1.00 x 7.00 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.00 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	7.00 m2
	Cosmetic Damage	Paint Ceiling	7.00 m2
Floor (T&G - Carpet - 7.00 m2)			
Wall covering (Gib - Paint - 38.40 m2)	Cosmetic damage	Rake out, plaster and paint	38.40 m2

First Floor - Bedroom (Bedroom 4)

Room Size: 2.40 x 4.00 = 9.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper - 9.60 m2)	Cosmetic Damage	Remove, supply, replace wall paper and paint	9.60 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.72 m2)	Cosmetic damage	Rake out, plaster and paint	30.72 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Bedroom 2)

Room Size: 3.00 x 4.00 = 12.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 12.00 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	12.00 m2
	Cosmetic Damage	Paint Ceiling	12.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (T&G - Carpet - 12.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 33.60 m2)	Cosmetic damage	Rake out, plaster and paint	33.60 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	Raking out of plumb	Remove unit	1.00 No of

First Floor - Bedroom (Bedroom 3)

Room Size: 3.00 x 3.00 = 9.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 9.00 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.80 m2)	Cosmetic damage	Rake out, plaster and paint	28.80 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom (Upstairs)

Room Size: 3.00 x 3.70 = 11.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 11.10 m2)	Cosmetic Damage	Gap fill and paint	11.10 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 11.10 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.80 m2)	Impact damage	Remove, dispose, supply and install mirror	1.80 m2
Shower (Cubical shower unit - Acrylic shower - 1.44 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 32.16 m2)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Garage

Exterior

Elevation (North Elevation)

Element	Damage	Repair
No Damage		

Roof (Rolled Metal)

Element	Damage	Repair
No Damage		

Elevation (West Elevation)

Element	Damage	Repair	
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Structural damage	Remove, dispose	1.00 item

Elevation (East Elevation)

Element	Damage	Repair
No Damage		

Elevation (South Elevation)

Element	Damage	Repair
No Damage		

Foundations (Concrete)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Room (Other)

Room Size: 3.70 x 6.10 = 22.57 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.20 m

Element	Damage	Repair
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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Released Under the Official Information Act 1982
EQC Full Assessment Report

Claim Number: CLM/2011/045878
Claimant: Gemma COOPER
Property Address: 70 LANDSDOWNE TERRACE
CASHMERE
CHRISTCHURCH 8022

Assessment Date: 10/06/2011 12:11
Assessor: Haley, Justin
Estimator: Luthi, Roland
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	Gemma, COOPER				
Owner	Matthew, Smith				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Vero	Dwelling		Yes	
Vero	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

Opt Out

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

Hazards

Hazards: Retaining wall at North and South Elevation have structural damage and have moved substantially.
Refer Land assessment Team.

Loose Brick Veneer on East Elevation

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	2	Standard	1961 - 1980	Rectangular	151.74
Garage	1	Standard	1961 - 1980	Rectangular	23.06

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil				
Retaining Walls	Gravity	Timber	No Earthquake Damage			
			Structural damage			
			Refer to Engineer		0.00	0.00
Retaining Walls	Gravity	Concrete	Structural damage			
			Refer to Engineer		0.00	0.00
			Structural damage			
			Refer to Engineer		0.00	0.00

General Comments:

Retaining wall behind the house is of concern.
Mainzeal have inspected.

Retaining wall at North Elevation in front of the house has failed also.

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Electrical/Power	Grid Over Head	Wire	No Earthquake Damage			
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	Structural damage			
			Repair water connection	60.00 l/m	48.00	2,880.00

General Comments:

Sewer Lines will need to be checked.
No damage noted to date.

Mains water still on temporary supply for the street.

Power supply was on temporary supply also.

Check connections

Main Building

Exterior

Elevation (North)

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage			
			Remove, dispose	29.28 m2	154.00	4,509.12

General Comments:

2.4 m clay brick

Elevation (West)

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage			
			Remove, dispose	17.76 m2	154.00	2,735.04

General Comments:

clay brick to 2.4m high, 5.2m Hardie weatherboard to apex. Apex 7.6m above ground

Elevation (South)

Damage:

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Structural damage			
			Remove, dispose	41.48 m2	154.00	6,387.92

General Comments:

Clay brick

Elevation (East)

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

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Brick	Structural damage			
			Remove, dispose	17.76 m2	154.00	2,735.04

General Comments: Clay brick to 2.4m, 5.2m hardies weatherboard to apex 7.6m**Foundations (Concrete slab on perimeter rim)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Patch rough cast plaster	1.00 m2	85.00	85.00

General Comments: cracking to foundation plastering and some bracking of.**Roof (Decramastic tiles)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Cladding (Ext Sheeting)	Other	No Earthquake Damage			
Roof framing	Framed	Timber	Structural damage			
			Remove, dispose and install broken rafter	2.00 l/m	24.70	49.40

General Comments: Rafter cleet needs replacing 150x25mm**Foundations (Mid-floor framing)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Sub floor	Second floor	Timber	Structural Damage			
			Repair damage	14.80 l/m	80.00	1,184.00

General Comments: Floor boards in upstairs bedrooms have pushed up and created humps under carpet. Humps are above ground floor loadbearing walls. Effected bedrooms, n-w, s-w and north.**Elevation (East first floor)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Hardies weatherboard**Elevation (West first floor)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Hardies weatherboard**Ground Floor - Kitchen (Kitchen + Dining)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	33.50 m2	24.00	804.00
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat	33.50 m2	99.00	3,316.50
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Cork tiles	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	Laminate	Movement			
			Realign doors	1.00 item	200.00	200.00

Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	56.16 m2	34.00	1,909.44
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat	26.40 m2	99.00	2,613.60
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Paint Ceiling	1.60 m2	24.00	38.40
			Structural damage			
			Remove, dispose, replace Gib and re-stipple	1.60 m2	124.00	198.40
Door (External)	SG Single	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Concrete	Cork tiles	Water damage			
			Remove, dispose	1.60 m2	215.00	344.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	12.48 m2	34.00	424.32

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	1.90 m2	24.00	45.60
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat	1.90 m2	99.00	188.10
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	Water damage			
			Remove, dispose	1.90 m2	215.00	408.50
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	13.92 m2	34.00	473.28
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Ease window	1.00 item	90.00	90.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	0.00 m2	24.00	0.00
			Structural damage			
			Remove, dispose, replace Gib and re-stipple	4.00 m2	124.00	496.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00

Floor	Chipboard	Carpet				
Floor	Timber	Tiles	Structural damage			
			Remove, dispose and replace tiles	0.33 m2	170.00	56.10
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	19.68 m2	24.00	472.32
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat	19.68 m2	99.00	1,948.32
Wash tub	Single	Stainless Steel	Movement damage			
			Remove and refix for other trades	1.00 item	120.00	120.00
Window	Aluminium Casement	Pane single glazed	Raking out of plumb			
			Remove unit	1.00 No of	360.00	360.00

General Comments: Second floor treatment is for a tile splashback

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	4.08 m2	34.00	138.72
Door (Internal)	Double Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Concrete	Cork tiles	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	19.68 m2	54.00	1,062.72

General Comments:

Ground Floor - Living

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	26.22 m2	24.00	629.28
Door (Internal)	Double Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Concrete	Laminate	No Earthquake Damage			
Heating	Wood	Fire	No Earthquake Damage			
Wall covering	Gib	Paint	Structural damage			
			Remove, dispose, replace Gib, stop and undercoat	51.36 m2	99.00	5,084.64
Wall framing	Timber Frame	Timber	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	Broken glass			
			Remove and reglaze 4mm single	0.64 m2	360.00	230.40
			Raking out of plumb			
			Remove unit	1.00 No of	360.00	360.00

General Comments:

Ground Floor - Stairwell

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Paint Ceiling	7.77 m2	24.00	186.48
Floor	Concrete	Carpet	No Earthquake Damage			

Stairs (Internal)	Dog leg stair	Timber	Structural damage	Remove, dispose	1.00 No of	1,280.00	1,280.00
				Structural damage			
Wall covering	Gib	Paint	Cosmetic damage	Timber supply - per rise metre	2.70 l/m	360.00	972.00
				Paint wall	55.00 m2	24.00	1,320.00
			Structural damage	Remove, dispose, replace Gib, stop and undercoat	58.00 m2	99.00	5,742.00
				Aluminium Supply	0.96 m2	552.00	529.92
Window	Aluminium Casement	Pane single glazed	Structural damage				

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	17.28 m2	50.00	864.00
			Cosmetic Damage			
Door (Internal)	Cupboard Door	Timber	Paint Ceiling	17.28 m2	24.00	414.72
			Cosmetic damage			
			Ease door	2.00 No of	90.00	180.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	40.32 m2	34.00	1,370.88
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Paint Ceiling	2.28 m2	24.00	54.72
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	Impact damage			
			Remove, dispose and replace vinyl	2.28 m2	125.00	285.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove dispose and replace Gib, stop, hang lining / wall paper , paint	14.88 m2	142.00	2,112.96
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Hallway (Upstairs)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	7.00 m2	50.00	350.00
			Cosmetic Damage			
			Paint Ceiling	7.00 m2	24.00	168.00

Floor T&G Carpet

Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	38.40 m2	34.00	1,305.60

General Comments:**First Floor - Bedroom (Bedroom 4)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper	Cosmetic Damage			
			Remove, supply, replace wall paper and paint	9.60 m2	67.00	643.20
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.72 m2	34.00	1,044.48
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Bedroom (Bedroom 2)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	12.00 m2	50.00	600.00
			Cosmetic Damage			
			Paint Ceiling	12.00 m2	24.00	288.00
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	33.60 m2	34.00	1,142.40
Window	Aluminium Casement	Pane single glazed	Raking out of plumb			
			Remove unit	1.00 No of	360.00	360.00

General Comments:**First Floor - Bedroom (Bedroom 3)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.80 m2	34.00	979.20
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Bathroom (Upstairs)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			

Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	11.10 m2	34.00	377.40
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	Impact damage			
			Remove, dispose, supply and install mirror	1.80 m2	227.00	408.60
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**Garage****Exterior****Elevation (North Elevation)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Roof (Rolled Metal)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (West Elevation)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Garage door	Tilt-a-door Metal	Steel	Structural damage			
			Remove, dispose	1.00 item	1,909.00	1,909.00

General Comments:**Elevation (East Elevation)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (South Elevation)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Foundations (Concrete)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Room (Other)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Fees****Fees**

Name	Duration	Estimate
Council fees - External alterations & additions	1.00	1,300.00

Council fees - Minor internal alterations	1.00	775.00
Engineers report	1.00	3,555.00

Overheads

Name	Estimate
Preliminary and general	5,440.54
Margin	7,907.73
GST	13,047.75

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	2,880.00
	2,880.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab on perimeter rim)	85.00
	Roof (Decramastic tiles)	49.40
	Elevation (East)	2,735.04
	Elevation (East first floor)	0.00
	Foundations (Mid-floor framing)	1,184.00
	Elevation (North)	4,509.12
	Elevation (South)	6,387.92
	Elevation (West)	2,735.04
	Elevation (West first floor)	0.00
		17,685.52

Floor	Description	Estimate
First Floor	Bathroom (Upstairs)	786.00
	Bedroom (Bedroom 2)	2,480.40
	Bedroom (Bedroom 3)	979.20
	Bedroom (Bedroom 4)	1,687.68
	Hallway (Upstairs)	1,823.60
		7,756.88

Ground Floor	Bedroom (Bedroom 1 Upstairs)	2,829.60
	Entry	1,291.44
	Hallway	1,095.12
	Kitchen (Kitchen + Dining)	8,843.54
	Laundry	3,542.74
	Living	6,394.32
	Stairwell	10,030.40
	Toilet	1,295.48
	Toilet (Toilet upstairs)	2,452.68
		37,775.32

		45,532.20
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Garage

Name	Description	Estimate
Exterior	Foundations (Concrete)	0.00
	Elevation (East Elevation)	0.00
	Elevation (North Elevation)	0.00
	Roof (Rolled Metal)	0.00
	Elevation (South Elevation)	0.00
	Elevation (West Elevation)	1,909.00
		1,909.00

Floor	Description	Estimate
Ground Floor	Room (Other)	0.00
		0.00

		0.00
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Fees

Description	Estimate
Council fees - External alterations & additions	1,300.00
Council fees - Minor internal alterations	775.00
Engineers report	3,555.00
	5,630.00

Overheads

Description	Estimate
Preliminary and general	5,440.54
Margin	7,907.73
GST	13,047.75
	26,396.01
Total Estimate	100,032.73

Inspection Sign Off

Description	Answer	comments
Land Damage		
Is there land damage?	Yes	Structural damage to Retaining walls on North and South Elevation
Contents Damage		
Has the contents schedule been left with claimant?	Yes	
Have the contents been sighted?	Yes	Moderate Send to Wellington
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Too Steep
Under sub floor?	No	Concrete Slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/036237

File Notes

Date Created: 10/06/2011 08:39
Created : Haley, Justin
Subject: Emergency Repairs
Note: Hot Water Cylinder Replaced
Next Action: Reimburse Claimant for outstanding Invoice

Whitehead Plumbing
P.O Box 7375
1B Grafton Street

\$4,286.20

Invoice sighted during inspection

Date Created: 10/06/2011 08:43
Created : Haley, Justin
Subject: Electrical Repair
Note: Emergency Electrical Repairs Made
Next Action: Reimburse claimant for outstanding invoice

Peter Tompkins Electrical
9 Argo Place

\$211.60

Also another invoice is on the way to claimant.

Date Created: 10/06/2011 08:53
Created : Haley, Justin
Subject: Contents Insurance
Note: Contents Schedule of damage has been completed and signed by Justin Haley
Next Action: Claimant to send to Wellington

Date Created: 10/06/2011 08:56
Created : Haley, Justin
Subject: Status

Note: 80% February
20% September

Weathertight yes
Habitable yes

Next Action:

Date Created: 19/09/2012 00:03
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 19/09/2012
Note: COMET sent to EQR on 19/09/2012
Next Action:

Urgent Works Items



Scope Change Summary

Claim No	2011/045878	Contractor	Renovation Excellence
Body Corp Number:		Supervisor	Keith Bradley
Unit Owner Details:	Matthew Smith & Gemma Cooper	Date	21.03.2013
Address:	70 Landsdowne Terrace, Cashmere	EQC	Guy Puke-Mason GUY PUKE-MASON SENIOR ESTIMATOR EQC
Contact re work			

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex. **Check if there is a June 2011 claim**

Room	No. of Walls	Ceiling	Floor	Photo Number	Amendments to 2011 scope
		✓	✓		Note: Braceline to be used - <i>to be checked</i> Skirting to be removed - <i>VO</i> Dwganging to be done - <i>to be checked</i> Electrician require to disconnect lights/switches etc <i>18</i>
Kitchen & Dining 6.7x5.0x2.4m					KITCHEN JOINERY: Laminate – 1 No of Add: Remove Kitchen units for Gib repair
Hallway 1.0x1.6x2.4m					FLOOR: Cork Tiles – 1.60m2 Delete: Remove, dispose – 1.6m2 CEILING: Stipple Gib – 1.60m2 Add: Asbestos Test – negative DOOR (External): Timber – 1 No of Delete: Ease door – 1 No of ELECTRICIAL: - Add: Electrician to disconnect for trades light
Toilet 1.0x1.9x2.4m					FLOOR: Carpet – 1.90m2 Delete: Remove, dispose – 1.9m2 CEILING: Painted Gib – 1.90m2 Add: Asbestos Test – negative Door (Internal): Timber – 1 No of Delete: Ease door – 1 No of WINDOW: Timber – 1 No of Delete: Ease window – 1 No of
Laundry 1.6x2.5x2.4m					CEILING: Painted Gib – 4.0m2 Add: Asbestos Test – negative. Add: Electrician to remove lights for other trades



Scope Change Summary

Living 3.8x6.9x2.4m					Door (Internal): Timber – 1 No of Add: Paint – 1 No of WALL COVERING: Painted Gib – 51.36m2 Add: Paint – 51.36m2
Stairwell 3.7x2.1x5.0m					WINDOW: Aluminum – 1 No of Add: Paint reveals – 5.0m Delete: Aluminum Supply – 0.96m2 STAIRS: Timber – 15.0m2 Add: Uplift carpet, glue, screw – refix quote required stairs (VO) Add: Remove, dispose, replace carpet – owner to discuss balance – approx 8 hours, plus material, plus carpet uplift (quote declined) Delete: Remove, dispose – 1 No of CEILING: Stipple Gib – 7.77m2 Add: Asbestos test
Bedroom 1 Upstairs 4.8x3.6x2.4m					CEILING: Stipple Gib – 17.28m2 Add: Asbestos test
Toilet upstairs 1.9x1.2x2.4m					CEILING: Stipple Gib – 2.28m2 Add: Asbestos test FLOOR: Vinyl – 2.28m2 Delete: Remove, dispose & replace vinyl – 2.28m2
Hallway Upstairs 7.0x1.0x2.4m					CEILING: Stipple Gib – 7.0m2 Add: Asbestos test FLOOR: Carpet – 7.0m2 Add: Remove, dispose & replace carpet – 7.0m2
Bedroom 2 4.0x3.0x2.4m					CEILING: Stipple Gib – 12.0m2 Add: Asbestos test
Garage Elevation West					GARAGE DOOR: - 1 No of Delete: Remove, dispose – 1 No of

CLM/2011/045878 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/045878	Hub Zone	Priority Hub
Contractor Name	Renovation Excellence	Supervisor	Keith Bradley
Property Address	70 LANDSDOWNE TERRACE, CASHMERE	Main Contact Name	MATTHEW SMITH
Customer name	GEMMA COOPER	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Keith Bradley (EQR)	Form Completed	02/07/2013 01:05:32 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
Alternative Repair Strategy	Master bedroom	Ceiling	Asbestos found scrape off stipple repair and paint	-
Alternative Repair Strategy	Toilet upstairs	Ceiling	Asbestos found scrape off stipple repair and paint	-
Alternative Repair Strategy	Hallway upstairs	Ceiling	Asbestos found scrape of stipple repair and paint	-
Alternative Repair Strategy	Bedroom 2 middle (left of hall)	Ceiling	Asbestos found Scrape off stipple repair and paint	-
Alternative Repair Strategy	Stairwell	Ceiling	Asbestos found scrape off stipple repair and paint	-

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:

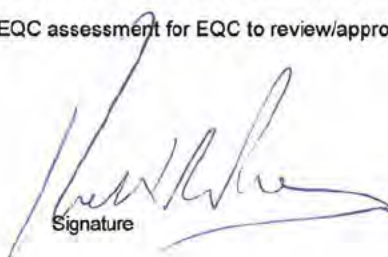
Keith Bradley

Name

EQC Representative:

Name

G PUKE-MASON
SENIOR ESTIMATOR
EQC


Signature

2/07/2013

Date


Signature

2/07/2013

Date

8/7/13

EQC Claim Assessment

Address	70 LANDSDOWNE TERRACE, CASHMERE, CHRISTCHURCH, 8022	EQC Claim Number	CLM/2011/045878
Hazards	Retaining wall at North and South Elevation have structural damage and have moved substantially. Refer Land assessment Team. Loose Brick Veneer on East Elevation	EQC Assessor (L,F)	Haley, Justin
Inspection Date	10-Jun-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Luthi, Roland
Claimants			
Name	Home Phone	Work Phone	Email Address
COOPER Gemma	+64	+64	+64
Smith Matthew		+64	

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	60 m
	Structural damage	
	Repair water connection	60 m
Sewerage	Town Connection, PVC Pipe	60 m
Electrical/Power	Grid Over Head, Wire	60 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	919 m2
Land	Exposed, Soil	150 m2
Retaining Walls	Gravity, Timber	38 m2
	Structural damage	
	Refer to Engineer	
Retaining Walls	Gravity, Concrete	24.7 m2
	Structural damage	
	Refer to Engineer	
Retaining Walls	Gravity, Timber	20 m2
	Structural damage	
	Refer to Engineer	

MAIN BUILDING	Age	1961 - 1980	Area	151.7m2	Footprint	Rectangular
Structure						
Element	Description / Damage / Repair Strategy					Measure
Elevation (North)						
Wall cladding	Brick veneer, Brick (29.28 m2)					
	Structural damage					
	Remove, dispose					29.28 m2

EQC Claim Number CLM/2011/045878

Comments: 2.4 m clay brick

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West)

Wall cladding	Brick veneer, Brick (17.76 m2)	
	Structural damage	
	Remove, dispose	17.76 m2

Comments: clay brick to 2.4m high, 5.2m Hardie weatherboard to apex. Apex 7.6m above ground

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)

Wall cladding	Brick veneer, Brick (41.48 m2)	
	Structural damage	
	Remove, dispose	41.48 m2

Comments: Clay brick

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)

Wall cladding	Block veneer, Brick (17.76 m2)	
	Structural damage	
	Remove, dispose	17.76 m2

Comments: Clay brick to 2.4m, 5.2m hardies weatherboard to apex 7.6m

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East first floor)**Comments:** Hardies weatherboard

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West first floor)**Comments:** Hardies weatherboard

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete slab on perimeter rim)

Slab foundation	Concrete Slab, Concrete (90.28 m2)	
	Cosmetic cracking	
	Patch rough cast plaster	1 m2

Comments: cracking to foundation plastering and some bracking of.

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Mid-floor framing)

Sub floor	Second floor, Timber (101.00 m2)	
	Structural Damage	
	Repair damage	14.8 m

Comments: Floor boards in upstairs bedrooms have pushed up and created humps under carpet. Humps are above ground floor loadbearing walls. Effected bedrooms, n-w, s-w and north.

Element	Description / Damage / Repair Strategy	Measure
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Roof (Decramastic tiles)

Roof Covering	Cladding (Ext Sheeting), Other (101.00 m2)	
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Roof framing	Framed, Timber (101.00 m2)	
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EQC Claim Number CLM/2011/045878

Structural damage

Remove, dispose and install broken rafter

2 m

Comments: Rafter cleet needs replacing □ 150x25mm**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
Kitchen Kitchen + Dining (L=6.7m W=5.0m H=2.4m)		
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
	Raking out of plumb	
	Remove unit	2 No of
Floor	Concrete, Cork tiles (33.50 m2)	
Hob	Electric, Standard Spec (1.00 Item)	
Wall covering	Gib, Paint (56.16 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	56.16 m2
	Structural damage	
	Remove, dispose, replace Gib, stop and undercoat	26.4 m2
Ceiling	Gib, Paint (33.50 m2)	
	Cosmetic Damage	
	Paint Ceiling	33.5 m2
	Structural damage	
	Remove, dispose, replace Gib, stop and undercoat	33.5 m2
Work top	Kitchen work top, Laminate (9.00 m)	
Kitchen joinery	Medium Spec, Laminate (1.00 Item)	
	Movement	
	Realign doors	1 Item
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

Room - Additional Notes:**Hallway (L=1.0m W=1.6m H=2.4m)**

Floor	Concrete, Cork tiles (1.60 m2)	
	Water damage	
	Remove, dispose	1.6 m2
Ceiling	Gib, Stipple (1.60 m2)	
	Cosmetic Damage	
	Paint Ceiling	1.6 m2
	Structural damage	
	Remove, dispose, replace Gib and re-stipple	1.6 m2
Wall covering	Gib, Paint (12.48 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	12.48 m2
Door (External)	SG Single, Timber (1.00 Item)	
	Cosmetic damage	
	Ease door	1 No of

EQC Claim Number CLM/2011/045878

Room - Additional Notes:

Toilet (L=1.0m W=1.9m H=2.4m)

Floor	Chipboard, Carpet (1.90 m2)	Water damage	
		Remove, dispose	1.9 m2
Wall covering	Gib, Paint (13.92 m2)	Cosmetic damage	
		Rake out, plaster and paint	13.92 m2
Ceiling	Gib, Paint (1.90 m2)	Cosmetic Damage	
		Paint Ceiling	1.9 m2
		Structural damage	
		Remove, dispose, replace Gib, stop and undercoat	1.9 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	Cosmetic damage	
		Ease door	1 No of
Toilet	Standard, Standard Spec (1.00 Item)		
Window	Timber medium, Pane single glazed (1.00 No of)	Cosmetic damage	
		Ease window	1 Item

Room - Additional Notes:

Laundry (L=1.6m W=2.5m H=2.4m)

Window	Aluminium Casement, Pane single glazed (1.00 No of)	Raking out of plumb	
		Remove unit	1 No of
Floor	Chipboard, Carpet (4.00 m2)		
Ceiling	Gib, Paint (4.00 m2)	Cosmetic Damage	
		Paint Ceiling	0 m2
		Structural damage	
		Remove, dispose, replace Gib and re-stipple	4 m2
Wall covering	Gib, Paint (19.68 m2)	Cosmetic damage	
		Paint wall	19.68 m2
		Structural damage	
		Remove, dispose, replace Gib, stop and undercoat	19.68 m2
Wash tub	Single, Stainless Steel (1.00 Item)	Movement damage	
		Remove and refix for other trades	1 Item
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	Cosmetic damage	
		Ease door	1 No of

EQC Claim Number CLM/2011/045878

Floor	Timber, Tiles (0.33 m2)	
	Structural damage	
	Remove, dispose and replace tiles	0.33 m2

Room - Comments: Second floor treatment is for a tile splashback**Room - Additional Notes:****Entry (L=2.4m W=1.7m H=2.4m)**

Floor	Concrete, Cork tiles (4.08 m2)	
Door (Internal)	Double Hollow Core, Timber (1.00 No of)	
	Cosmetic damage	
	Ease door	1 No of
Wall covering	Gib, Lining paper (19.68 m2)	
	Cosmetic damage	
	Remove, supply, replace lining paper and paint	19.68 m2
Ceiling	Gib, Paint (4.08 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	4.08 m2

Room - Additional Notes:**Living (L=3.8m W=6.9m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
	Raking out of plumb	
	Remove unit	1 No of
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
	Broken glass	
	Remove and reglaze 4mm single	0.64 m2
Floor	Concrete, Laminate (26.22 m2)	
Door (Internal)	Double Hollow Core, Timber (1.00 No of)	
	Cosmetic damage	
	Ease door	1 No of
Ceiling	Gib, Paint (26.22 m2)	
	Cosmetic Damage	
	Paint Ceiling	26.22 m2
Wall covering	Gib, Paint (51.36 m2)	
	Structural damage	
	Remove, dispose, replace Gib, stop and undercoat	51.36 m2
Wall framing	Timber Frame, Timber (51.36 m2)	
Heating	Wood, Fire (1.00 Item)	

Room - Additional Notes:**Stairwell (L=3.7m W=2.1m H=5.0m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
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EQC Claim Number CLM/2011/045878

		Structural damage	
		Aluminium Supply	0.96 m2
Floor	Concrete, Carpet (7.77 m2)		
Stairs (Internal)	Dog leg stair, Timber (15.00 m)		
	Structural damage		
	Remove, dispose	1 No of	
	Timber supply - per rise metre	2.7 m	
Ceiling	Gib, Stipple (7.77 m2)		
	Cosmetic Damage		
	Paint Ceiling	7.77 m2	
Wall covering	Gib, Paint (58.00 m2)		
	Cosmetic damage		
	Paint wall	55 m2	
	Structural damage		
	Remove, dispose, replace Gib, stop and undercoat	58 m2	

Room - Additional Notes:**Bedroom Bedroom 1 Upstairs (L=4.8m W=3.6m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)		
Door (Internal)	Cupboard Door, Timber (1.00 No of)		
	Cosmetic damage		
	Ease door	2 No of	
Ceiling	Gib, Stipple (17.28 m2)		
	Cosmetic Damage		
	Paint Ceiling	17.28 m2	
	Scrape off, rake out, fill, restipple	17.28 m2	
Wall covering	Gib, Paint (40.32 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	40.32 m2	
Floor	T&G, Carpet (17.28 m2)		

Room - Additional Notes:**Toilet Toilet upstairs (L=1.9m W=1.2m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)		
Ceiling	Gib, Stipple (2.28 m2)		
	Cosmetic Damage		
	Paint Ceiling	2.28 m2	
Wall covering	Gib, Lining paper (14.88 m2)		
	Cosmetic damage		
	Remove dispose and replace Gib, stop, hang lining / wall paper , paint	14.88 m2	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		
Floor	T&G, Vinyl (2.28 m2)		

EQC Claim Number CLM/2011/045878

Impact damage

Remove, dispose and replace vinyl

2.28 m2

Room - Additional Notes:**First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Hallway Upstairs (L=7.0m W=1.0m H=2.4m)

Ceiling	Gib, Stipple (7.00 m2)	
	Cosmetic Damage	
	Paint Ceiling	7 m2
	Scrape off, rake out, fill, restipple	7 m2

Wall covering	Gib, Paint (38.40 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	38.4 m2

Floor	T&G, Carpet (7.00 m2)	
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Room - Additional Notes:**Bedroom Bedroom 4 (L=4.0m W=2.4m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Ceiling	Gib, Wallpaper (9.60 m2)	
	Cosmetic Damage	
	Remove, supply, replace wall paper and paint	9.6 m2

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

Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
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Floor	T&G, Carpet (9.60 m2)	
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Room - Additional Notes:**Bedroom Bedroom 2 (L=4.0m W=3.0m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
	Raking out of plumb	
	Remove unit	1 No of

Ceiling	Gib, Stipple (12.00 m2)	
	Cosmetic Damage	
	Paint Ceiling	12 m2
	Scrape off, rake out, fill, restipple	12 m2

Wall covering	Gib, Paint (33.60 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	33.6 m2

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

EQC Claim Number CLM/2011/045878

Ease door

1 No of

Floor T&G, Carpet (12.00 m2)

Room - Additional Notes:**Bedroom Bedroom 3 (L=3.0m W=3.0m H=2.4m)**

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

Ceiling Gib, Stipple (9.00 m2)

Wall covering Gib, Paint (28.80 m2)

Cosmetic damage

Rake out, plaster and paint

28.8 m2

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

Floor T&G, Carpet (9.00 m2)

Room - Additional Notes:**Bathroom Upstairs (L=3.7m W=3.0m H=2.4m)**

Bath Acrylic, Standard specification (1.00 Item)

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

Bathroom sink Basin, Standard specification (1.00 Item)

Shower Cubical shower unit, Acrylic shower (1.44 m2)

Ceiling Gib, Paint (11.10 m2)

Cosmetic Damage

Gap fill and paint

11.1 m2

Wall covering Gib, Paint (32.16 m2)

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

Mirror (Fixed) Standard Spec, Mirror (1.80 m2)

Impact damage

Remove, dispose, supply and install mirror

1.8 m2

Floor T&G, Vinyl (11.10 m2)

Room - Additional Notes:

GARAGE	Age 1961 - 1980	Area 23.1m2	Footprint Rectangular
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Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North Elevation)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (West Elevation)

Garage door Tilt-a-door Metal, Steel (1.00 No of)

Structural damage

Remove, dispose

1 Item

Element	Description / Damage / Repair Strategy	Measure
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EQC Claim Number CLM/2011/045878

Elevation (East Elevation)

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South Elevation)

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

Element	Description / Damage / Repair Strategy	Measure
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Roof (Rolled Metal)**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) (L=6.1m W=3.7m H=2.2m)**Room - Additional Notes:****End Of Assessment**

CONTRACTOR BUILD UP

UNIT SUMMARY -		2011 \$ TOTAL	2011 S/C \$ VALUE
ALL EXTERIOR (N, S, W, E) ELEVATIONS		\$4,125.00	\$0.00
FOUNDATIONS		\$262.00	\$0.00
FOUNDATIONS - MID FLOOR FRAMING		\$1,110.00	\$0.00
ROOF (DECRAMASTIC TILES)		\$50.00	\$0.00
KITCHEN/DINING		\$9,112.40	\$0.00
HALLWAY		\$696.96	\$0.00
TOILET		\$746.64	\$0.00
LAUNDRY		\$3,662.99	\$0.00
ENTRY		\$1,393.20	\$0.00
LIVING		\$7,392.34	\$180.00
STAIRWELL		\$7,673.03	\$62.50
TOTAL		\$36,224.56	\$242.50

L.	W.	H.							
ALL EXTERIOR (N, S, W, E) ELEVATIONS									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
CLADDING	Y					SUPPLY/LAY BRICKS - ROOF AND BRICK SHOPPE		QUOTE	-
CLADDING	Y		106.28	M2		REMOVE DISPOSE ALL BRICKS	#N/A	\$4,125.00	-
ELECTRICAL		Y	4.00	EACH		RTEMOVE/REFIT EXT LIGHTS	\$65.00	-	
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$4,125.00	\$0.00

L.	W.	H.							
FOUNDATIONS									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M ²	2011 \$ TOTAL	2011 S/C \$ VALUE
FOUNDAT	Y		1.00	M2	19	ROUGH CAST PLASTER PATCH	\$82.00	\$82.00	-
		Y				SMALL JOB FEE	#N/A	\$180.00	
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
TOTAL								\$262.00	\$0.00

CONTRACTOR BUILD UP

L.	W.	H.							
FOUNDATIONS - MID FLOOR FRAMING									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
SUB FLOOR	Y		14.80	LM		REPAIR DAMAGE	\$75.00	\$1,110.00	-
FLOOR		Y	101.00	M2	12	LIFT & RELAY EXISTING CARPET -PER M2	\$13.20	-	
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$1,110.00	\$0.00

L.	W.	H.							
ROOF (DECRAMASTIC TILES)									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
FRAMING	Y		2.00	LM		REMOVE, DISPOSE, REPLACE RAFTER	SUM	\$50.00	-
						Note! Rafter cleet needs replacing 150x25mm	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$50.00	\$0.00

L.	W.	H.	KITCHEN/DINING						
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
WINDOW	Y		2.00	TEMS		REMOVE UNIT AND REALIGN REINSTALL	\$180.00	\$360.00	-
WALL	Y		56.16	M2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL &	\$30.00	\$1,684.80	-
WALL	Y		26.40	M2	4	REMOVE, DISPOSE, REPLACE GIB BRACE	\$110.00	\$2,904.00	-
CEILING	Y		33.50	M2	2	PAINT INTERNAL CEILINGS	\$21.60	\$723.60	-
CEILING	Y		33.50	M2	4	REMOVE, DISPOSE, REPLACE GIB BRACE	\$100.00	\$3,350.00	-
JOINERY		Y	1.00	TEMS		REMOVE UNITS / REINSTALL - NOT JUST KITCHENS		SEE QUOTE	
							\$65.00	-	-
JOINERY	Y		1.00	TEMS	14	REALIGN DOOR - ITEM	\$90.00	\$90.00	-
								-	-
							TOTAL	\$9,112.40	\$0.00

Note! Braceline 10MM GIB to be used in reline with dwanging

CONTRACTOR BUILD UP

L.	W.	H.							
HALLWAY									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
CEILING	Y		1.60	M2	2	PAINT INTERNAL CEILINGS	\$21.60	\$34.56	-
CEILING	Y		2.88	M2		REMOVE, DISPOSE, REPLACE 10MM GIB (2	\$100.00	\$288.00	-
WALL	Y		12.48	M2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL &	\$30.00	\$374.40	-
ELECTRICAL		Y	1.00	ITEM		DISCONNECT REFIT LIGHTS	\$65.00	-	
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$696.96	\$0.00

L.	W.	H.							
TOILET									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
WALL	Y		13.92	M2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL &	\$30.00	\$417.60	-
CEILING	Y		1.90	M2	2	PAINT INTERNAL CEILINGS	\$21.60	\$41.04	-
CEILING	Y		2.88	M2		REMOVE, DISPOSE, REPLACE 10MM GIB (2	\$100.00	\$288.00	-
								-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$746.64	

L.	W.	H.							
LAUNDRY									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
WINDOW	Y		1.00	ITEM		REMOVE REALIGN UNIT	\$180.00	\$180.00	-
CEILING	Y		4.00	M2		REMOVE, DISPOSE, REPLACE 10MM GIB (2	\$100.00	\$400.00	-
CEILING	Y		4.00	M2	2	PAINT INTERNAL CEILINGS	\$21.60	\$86.40	-
ELECTRICAL		Y	2.00	ITEM		REMOVE LIGHTS/ FITTINGS	\$65.00	-	
WALL	Y		19.68	M2	1	PAINT INTERNAL WALLS	\$19.40	\$381.79	-
WALL	Y		19.68	M2	4	REMOVE, DISPOSE, REPLACE GIB BRACE	\$110.00	\$2,164.80	-
WASH TU	Y		1.00	ITEM		REMOVE AND REFIX PLUMBER SMALL JOB	\$180.00	\$180.00	-
DOOR	Y		1.00	ITEM	14	REALIGN DOOR - ITEM	\$90.00	\$90.00	-
TILES	Y		0.33	M2		SMALL JOB FEE	\$180.00	\$180.00	-
							TOTAL	\$3,662.99	\$0.00

CONTRACTOR BUILD UP

L.	W.	H.							
ENTRY									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
DOOR	Y		1.00	ITEM		EASE DOOR NO ALLOWANCE TO PAINT	#N/A	\$90.00	-
WALL	Y		19.68	M2	7	REMOVE, SUPPLY, REPLACE LINING PAPE	\$60.00	\$1,180.80	-
CEILING	Y		4.08	M2	3	RAKE OUT, PLASTER & PAINT/ GAP FILL &	\$30.00	\$122.40	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
						#N/A	#N/A	-	-
							TOTAL	\$1,393.20	\$0.00

L.	W.	H.							
LIVING									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
WINDOW	Y		1.00	ITEM		REMOVE RELIGN UNIT	#N/A	\$180.00	-
WINDOW	Y		0.64	M2		REMOVE/ REGLAZE WINDOW - HALSWELL	#N/A		-
DOOR		Y	1.00	ITEM	18	EASE & REPAINT DOOR	\$180.00	-	\$180.00
CEILING	Y		26.22	M2	2	PAINT INTERNAL CEILINGS	\$21.60	\$566.35	-
WALL	Y		51.36	M2	4	REMOVE, DISPOSE, REPLACE GIB BRACELINE (10MM), STOP & UNDERCOAT	\$110.00	\$5,649.60	-
WALL	y		51.36	m2	1	PAINT INTERNAL WALLS	\$19.40	\$996.38	
								-	
						#N/A	#N/A	-	-
							TOTAL	\$7,392.34	\$180.00

L.	W.	H.							
STAIRWELL									
ELEMENT	2011	2011 S/C	Amount	U.	R.C.	REPAIR STRATEGY	\$/ M²	2011 \$ TOTAL	2011 S/C \$ VALUE
WINDOW		Y	5.00	LM	17	GAP FILL AND PAINT TRIMS - PER M	\$12.50	-	\$62.50
STAIRS		Y	15.00	M2		UPLIFT CARPET, GLUE, SCREW QUOTE	\$35.00	-	
STAIRS		y	8 hr			LABOUR	\$45.00		
STAIRS		Y	15.00	M2		REMOVE, DISPOSE, REPLACE CARPET - ROLLOUT		-	
STAIRS		Y				TIMBER SUPPLY MATERIALS			
CEILING	Y		7.77	M2	2	PAINT INTERNAL CEILINGS	\$21.60	\$167.83	-
								-	-
WALL	Y		58.00	M2	4	REMOVE, DISPOSE, REPLACE GIB BRACE	\$110.00	\$6,380.00	-
wall	y		58.00	m2	1	PAINT INTERNAL WALLS	\$19.40	\$1,125.20	-
CEILING		Y	7.77	M2		STIPPLE STRIP -HARCOURTS		-	QUOTE
						#N/A	#N/A	-	-
							TOTAL	\$7,673.03	\$62.50

PRELIMINARIES & GENERAL		\$
SUPERVISION (2HRS /DAY X40 DAYS @\$45/HR)		\$ 1,800.00
DAILY CLEAN (1HR / DAY X40 DAYS @\$45/HR)		\$ 1,800.00
SCOPING TIME/ QUOTATION PRODUCTION		
FLOOR PROTECTION \$3/M2 @ 250M2		\$ 750.00
SCAFFOLD - TO BE QUOTED/ PRICE AGREED WITH QS (SEE DAVERON QUOTE)		
SKIP/ DUMPING GENERAL RUBBISH		\$ 450.00
FINAL CLEAN		\$ 400.00
RESTRICTED ACCESS SITE		\$ 750.00
TOTAL:		\$5,950.00

CODED INTERNAL AREAS - CONTRACTOR PROVIDED RATES		
CODE	ITEM DESCRIPTION	\$/ M ²
1	PAINT INTERNAL WALLS	\$19.40
2	PAINT INTERNAL CEILINGS	\$21.60
3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$30.00
4	REMOVE, DISPOSE, REPLACE GIB BRACELINE (10MM), STOP & UNDERCOAT	\$122.20
5	REMOVE, DISPOSE, REPLACE GIB BRACELINE (10MM), STOP, HANG LINING PAPER	\$135.20
6	REMOVE, RAKE OUT, PLASTER, SUPPLY & REPLACE WALLPAPER (\$65 PER ROLL)	\$55.00
7	REMOVE, SUPPLY, REPLACE LINING PAPER AND PAINT	\$60.00
8	REMOVE, SUPPLY, REPLACE LINING PAPER	\$40.50
9	REMOVE, DISPOSE, REPLACE GIB & RE-STIPPLE	\$128.00

UNCODED REPAIR STRATERGIES - CONTRACTOR PROVIDED RATES		
CODE	ITEM DESCRIPTION	\$
10	RAKE OUT & STOP / GAP FILL CRACKS TO INTERNAL SURFACES -PER M	\$12.00
11	EPOXY AND FILL CRACKS IN FLOOR ≤ 5MM WIDE - PER M	\$90.00
12	LIFT & RELAY EXISTING CARPET - PER M2	\$13.20
13	GAP FILL AND PAINT JAMBS/ SILLS - PER M	\$13.00
14	REALIGN DOOR - ITEM	\$90.00
15	REPAINT TOTAL DOOR SURROUND - ITEM	\$60.00
16	REMOVE, DISPOSE AND REPLACE VINYL - PER M2	\$104.00
17	GAP FILL AND PAINT TRIMS - PER M	\$12.50
18	EASE & REPAINT DOOR	\$180.00
19	SOLID PLASTER REPAIR TO RING FOUNDATION - PER M2	\$82.00
20	PAINT FOUNDATIONS - PER M2	\$36.00
21	SKIM COAT INTERNAL WALLS TO LEVEL 4 FINISH -PER M2	\$10.00
22	PAINT CONCRETE FLOOR - M2	\$35.00

UNCODED EXTERNAL REPAIR STRATERGIES - CONTRACTOR PROVIDED RATES		
CODE	ITEM DESCRIPTION	\$
23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$30.00
24	WALL CLADDING - RELAY AND REBED LOOSE BRICKS - PER M2	\$80.00
25	WALL CLADDING - RELAY AND REBED LOOSE CILL BRICKS - PER M	\$78.00
26	WALL CLADDING - PAINT WALL - ELASTOMATIC PAINT - PER M2	\$30.00
27	ROOF COVERING - REPOINT RIDGE CAPPING - PER M	\$24.20
28	REMOVE , DISPOSE & REPLACE ROOF TILES (CONC) - PER M2	\$88.00
29	REMOVE CEMENT SHEET & REPLACE CEMENT SHEET - PER M2	\$125.00
30	REMOVE, DISPOSE AND REPLACE CONC BLOCK VEENER - PER M2	\$175.00
31	TOTAL FAILURE - REMOVE, DISPOSE & REPLACE BRICKS - PER M2	\$140.00

B C CLAIM NO.	2011/045878	BC PHONE:	
BODY CORP:		BC MOB:	
BC CONTACT		INSPECTION DATE:	21/03/2013
PRINCIPLE ADDRESS:	70 Landsdowne Tce, Cashmere		
EQR SUPERVISOR:	Keith Bradley	EST. DURATION	
CONTRACTOR:	Renovation Excellence	ACCREDITATION #	411

INTERNAL UNIT SUMMARY

UNIT NO.	FULL NAME/ TITLE	EQC CLAIM NUMBER	2011	2011 S/C	TOTAL \$
1			\$36,224.56	\$242.50	\$36,467.06
2			\$31,478.29	\$10,142.62	\$41,620.91
3			\$0.00	\$0.00	\$0.00
4			\$0.00	\$0.00	\$0.00
5			\$0.00	\$0.00	\$0.00
6			\$0.00	\$0.00	\$0.00
7			\$0.00	\$0.00	\$0.00
8			\$0.00	\$0.00	\$0.00
9			\$0.00	\$0.00	\$0.00
10			\$0.00	\$0.00	\$0.00
11			\$0.00	\$0.00	\$0.00
12			\$0.00	\$0.00	\$0.00
13			\$0.00	\$0.00	\$0.00
14			\$0.00	\$0.00	\$0.00
15			\$0.00	\$0.00	\$0.00
16			\$0.00	\$0.00	\$0.00
17			\$0.00	\$0.00	\$0.00
18			\$0.00	\$0.00	\$0.00
19			\$0.00	\$0.00	\$0.00
20			\$0.00	\$0.00	\$0.00
21			\$0.00	\$0.00	\$0.00
22			\$0.00	\$0.00	\$0.00
23			\$0.00	\$0.00	\$0.00
24			\$0.00	\$0.00	\$0.00
25			\$0.00	\$0.00	\$0.00
26			\$0.00	\$0.00	\$0.00
27			\$0.00	\$0.00	\$0.00
28			\$0.00	\$0.00	\$0.00
29			\$0.00	\$0.00	\$0.00
30			\$0.00	\$0.00	\$0.00
31			\$0.00	\$0.00	\$0.00
32			\$0.00	\$0.00	\$0.00
33			\$0.00	\$0.00	\$0.00
34			\$0.00	\$0.00	\$0.00
35			\$0.00	\$0.00	\$0.00
TOTAL \$			\$67,702.85	\$10,385.12	\$78,087.97

SUMMARY	2011	2011 S/C	TOTAL \$
PRELIMINARIES & GENERAL			\$5,950.00
TOTAL \$			\$5,950.00

CUMMULATIVE VALUE	2011	2011 S/C	TOTAL \$
SUB TOTAL INC. P&G AND PROFIT	\$73,652.85	\$10,385.12	\$84,037.97
GST	\$11,047.93	\$1,557.77	\$12,605.69
TOTAL \$	\$84,700.77	\$11,942.89	\$96,643.66

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY AS AGENT
OF EQC

Claim Number	2011/045878	Contractor Name	RENOVATION EXCELLENCE LTD
Customer Name	Matt Smith	Supervisor	KEITH BRADLEY
Main Contact		Date	4/02/2014
Property Address	70 Lansdowne Tce	Customer email	
Phone			

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

Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

Windows are very dusty post rebrick. Downpipes need refix post rebrick
As discussed with Keith.

Item	Description	Quantity	Unit	Rate	Amount
Windows	Clean small job fee	1		180	180
Exterior	Refix downpipes small job fee	1		180	180
Total					360

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☐ No ☐

Notes

Name Keith BradleyDate 4-02-14Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed \$ 360.00Hub Name PriorityVariation Total \$ 360.00Hub Number 23 E 023Tax Invoice/Payment Claim No. NIAName Andrew LeeDate 18/02/14Signature [Signature]

Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☒ No ☐

Notes

APPROVED
B McMahon
EQC Priority Hub

Qs to approve

Name 14/02/14

Date

Signature

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY

Helping the recovery in
CANTERBURYAS AGENT
OF EQC

Claim Number	2011/045878	Contractor Name	RENOVATION EXCELLENCE LTD
Customer Name	MATT SMITH	Supervisor	KEITH BRADLEY
Main Contact		Date	10/04/2014
Property Address	70 LANSLOWNE TCE	Customer email	
Phone			

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

Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

Damage to deck, requiring piles to be jacked and packed, front face timber running the length of the deck to be replaced and stained. Steps to lower level to be rebuilt with timber tread and riser where existing treads are paver infill. Steps and front face timber to be stained only. Note! The existing deck surface is not being

Item	Description	Quantity	Unit	Rate	Amount
Deck	Rebuild elements and repair as described above (excl	quote			3640.43
Deck	Staining of rebuilt elements only	sum			400
Total					4040.43

Section 2

Completed by Contract Supervisor

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

Notes

SEE ATTACHED PHOTOS

Name Keith Bradley Date 10-4-14 Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed \$ 4040.43 Hub Name _____Variation Total \$ 4040.43 Hub Number _____ E _____Tax Invoice/Payment Claim No. WIA.Name Andrew Lee Date 15/04/14 Signature [Signature]

Section 5

Completed by EQC Representative

Instruction given for work to proceed Yes ☒ No ☐ Work sighted Yes ☒ No ☐ PHOTOS.

Notes

APPROVED

Nikki Kettle

EQC Riccarton Hub

As agreed.
Q.S. to verifyName 14 / 04 / 2014 Date 14 / 04 / 2014 Signature _____



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

Telephone 03 341 9900
Facsimile 03 343 4167

Variation Order

Variation Order No E023-00961-03

To:

Renovation Excellence
107 Strickland Street
Sydenham

Christchurch 8023

Phone 021 681974

Email renovation.excellence@hotmail.com

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E023-00961

Accreditation Number EQRC0411

Contractor Code S657

From:

Hub Priority Hub

Works Order Date 14-Jan-2014

Project Number E023

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/045878	70 LANDSDOWNE TERRACE, CASHMERE	11-Nov-2013	3,664.00
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 3,664.00

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

Authorised By **Andrew Lee**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

IMPORTANT

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

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



Variation Order

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

Telephone 03 341 9900
Facsimile 03 343 4167

Variation Order No E023-00961-02

To:

Renovation Excellence
107 Strickland Street
Sydenham
Christchurch 8023
Phone 021 681974
Email renovation.excellence@hotmail.com

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E023-00961
Accreditation Number EQRC0411
Contractor Code S657

From:

Hub Priority Hub
Works Order Date 14-Jan-2014

Project Number E023

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/045878	70 LANDSDOWNE TERRACE, CASHMERE	11-Nov-2013	-7,563.14
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost -7,563.14

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

Authorised By **Andrew Lee**

On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

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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.

(14)

Variation to Works Order

 THE FLETCHER CONSTRUCTION COMPANY
 Helping the recovery in
CANTERBURY AS AGENT
 OF EQC

Claim Number	2011/045878	Contractor Name	RENOVATION EXCELLENCE LTD
Customer Name	MATT SMITH	Supervisor	KEITH BRADLEY
Main Contact		Date	Revised 11/12/2013
Property Address	70 LANSDOWNE TCE	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.
 Use this section to define the Variation process and what is required from the Contractor

Section 1 PAGE 2

Completed by Contractor

Reason for Submitting a Variation

SEE PAGE #1 FOR DETAILS

Item	Description	Quantity	Unit	Rate	Amount
Kitchen	Wall: Strip wallpaper Add	15	M2	20	300
	Wall: Pigment seal/skim/seal/paint Add	56.16	m2	49.45	2777.11
	Wall: Fiba fuse to cracks on wall Add	3	m2	16	48
	Wall: Small Job Fee Fiba Fuse contractor Add	1		180	180
	Windows: Adjust window stays small job fee Add	1		180	180
	Windows: Paint trim to 2 windows Add	12	lm	12.5	150
Hallway	Trim: Gap fill/paint to door frames x4 Add	20	lm	12.5	250
Laundry	Window: Remove/realign/reinstall unit Delete	1	item	180	-180
	Wall: Remove/replace gib/stop/u coat Delete	19.68	m2	100	-1968
	Wall: Strip/Pigment seal/Skim/Seal/Paint Add	19.68	m2	67.34	1325.35
Laundry	Wall: Stop Gib Add	2	lm	13	26
	Wall: Remove/Replace gib (no stopping) Add	2.88	m2	70	201.6
Entry	Wall: remove/replace l-paper/paint Delete	19.68	m2	60	-1180
	Ceiling: Sqaure tape edge Add	7.5	lm	13	97.5
	Wall: Pigment seal/skim/seal/paint Add	19.68	m2	49.45	973.18
	Wall: Strip L-Paper Add	2	m2	20	40
Living	Window: Remove/realign/reinstall unit Delete	1		180	-180
Total					3041

Section 2

Completed by Contract Supervisor

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

Notes

 Name _____ Date _____ Signature *[Signature]*

Section 4

Completed by Quantity Surveyor

 Claimed \$ 3041.00 Hub Name Priority
 Variation Total \$ 3041.00 Hub Number 23 E 023
Tax Invoice/Payment Claim No. N/A
 Name Andrew Lee Date 13/01/14 Signature *[Signature]*

Section 5

Completed by EQC Representative

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

Notes

APPROVED
B McMahon
EQC Priority Hub

 Name 13/01/14 Date _____ Signature _____

274

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY
Helping the recovery in
CANTERBURY AS AGENT
OF EQC

Claim Number	2011/045878	Contractor Name	RENOVATION EXCELLENCE LTD
Customer Name	matt smith	Supervisor	KEITH BRADLEY
Main Contact		Date	20/11/2013
Property Address	70 Lansdowne Tce	Customer email	
Phone			

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

Use this section to define the Variation process and what is required from the Contractor

Section 1 Page #1

Completed by Contractor

Reason for Submitting a Variation

Change of repair strategies post works order. Keith Bradley (EQR) and Ben McMahon (EQC) have viewed on site at meeting 18 november 2013.

Note: Some items below are already in scope change summary but removed from works order quote at time of quoting at EQR request.

Item	Description	Quantity	Unit	Rate	Amount
Exterior	Cladding: Roof and Brick Shoppe quote Supply/Lay Delete				-17522.5
	Cladding: Roof and Brick Shoppe re-quote Supply/Lay Add				-18193.3
	Due to brick price increase between works order and start date				
	Cladding: Replace building paper Small Job Fee Add	1		180	180
	Heat Pump: Remove/reinstall for brick removal and reclad	1 item		420	420
	Supply/install/ flashing for re-brick due to brick depth on front	1 item		180	180
Mid Floor	Lift /Relay existing carpet x3 Bedrooms/Hallway Add	54.6	m2	13.2	720.72
	Repair peaked boards Add	14.6	lm	sum	225
	Supply/replace/ install damaged underlay glued to floor for	54.6	m2	30	1638
	Repair Damage Delete	14.8	lm	75	-1110
Kitchen	Window: Remove/realign/reinstall Delete	2 item		180	-360
	Wall: Rake, plaster, paint delete	56.16	m2	30	-1684.8
	Wall: Remove, dispose, replace Gib Braceline, stop, undercoat	26.4	m2	132	-3490.08
	Joinery: Remove/reinstall units delete	1 item		quoted	-3440
	Walls: Gib patch to framing side of Gib while wall exposed	1.5	m2	sum	50
	Trim: Remove/replace architrave to french doors/paint Add	7	lm	36	252
	Wall: Remove, dispose, replace gib board/stop/undercoat Add	2.88	m2	100	288
Total					-6460.36

-6131.16

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☒ No ☐

Notes

As Sighted By Ben.

Name

Keith Bradley

Date

27/11/13

Signature

Section 4

Completed by Quantity Surveyor

Claimed

\$ -5460.36

Hub Name

Priority

Variation Total

\$ -6131.16

Hub Number

23 E 023

Tax Invoice/Payment Claim No.

N/A

Name

Andrew Lee

Date

10/12/13

Signature

A. Lee

Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☒ No ☐

Notes

APPROVED
B McMahon
EQC Priority Hub

OS ka approve

Name

04/12/13

Date

Signature

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY

Helping the recovery in
CANTERBURYAS AGENT
OF EQC

Claim Number	2011/045878	Contractor Name	RENOVATION EXCELLENCE LTD
Customer Name	MATT SMITH	Supervisor	KEITH BRADLEY
Main Contact		Date	27/11/2013
Property Address	70 LANSDOWNE TCE	Customer email	
Phone			

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

Use this section to define the Variation process and what is required from the Contractor

Section 1 PAGE #5

Completed by Contractor

Reason for Submitting a Variation

See page #1 for details

Item	Description	Quantity	Unit	Rate	Amount
Bed 2	Ceiling: Pigment seal/skim/seal Add	12	m2	41	492 ✓
	Ceiling: Square stop Add	12.6	lm	13	163.8 ✓
Bed 3	Door: Ease Add	1	item	90	90 ✓
Garage	Door: Replace garage door	1	item	quote	
	Bench support: Remove/relay x420 series blocks small job fee	1	item	180	180 ✓
Carpet	Hallway/Stairwell: Remove/dispose/replace (7+15m2) as per			quote	4042.86 excessive?
Electrical	Remove/isolate/reinstate lights/switches		sum		850 ✓
Total					5818.66

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☐ No ☐

Notes

Name

Keith Bradley

Date

5/12/13

Signature

[Signature]

Section 4

Completed by Quantity Surveyor

Claimed

\$ 5818.66

Hub Name

Priority

Variation Total

\$ 5818.66

Hub Number

23 E 023

Tax Invoice/Payment Claim No.

N/A

Name

Andrew Lee

Date

13/01/14

Signature

[Signature]

Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☒ No ☐

Notes

APPROVED
B McMahon
EQC Priority Hub

As to approver rules

Name

09/12/13

Date

Signature

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY

Helping the recovery in
CANTERBURYAS AGENT
OF EQC

Claim Number	2011/ 045878	Contractor Name	RENOVATION EXCELLENCE LTD
Customer Name	matt smith	Supervisor	KEITH BRADLEY
Main Contact		Date	23/01/2014
Property Address	70 lansdowne tce	Customer email	
Phone			

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

Use this section to define the Variation process and what is required from the Contractor

Section 1

Completed by Contractor

Reason for Submitting a Variation

final variations now quote received for garage door, ceiling work completed in kitchen and brick work completed
keith has viewed these on site

Item	Description	Quantity	Unit	Rate	Amount
garage	replace damaged garage door and posts	quote			1698.5
kitchen	ceiling: remove, dispose, replace gib - delete	33.5	m2	100	-3350
kitchen	ceiling: remove, dispose, replace gib (2 sheets required actual	5.75	m2	100	575
brick	small job fee: timber beading and metal angle to cover gap				180
trim	between block and door/window frames	11	m2	12.5	137.5
	paint exterior angle trim to above remediation on brickwork				
Total					-759

SITED By BEN

Section 2

Completed by Contract Supervisor

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☒No ☐

Notes

Name

Keith Bradley

Date

4-02-14

Signature



Section 4

Completed by Quantity Surveyor

Claimed

\$ -759.00

Hub Name

Priority

Variation Total

\$ -759.00

Hub Number

23 E 023

Tax Invoice/Payment Claim No.

N/A

Name

Andrew Lee

Date

18/02/14

Signature



Section 5

Completed by EQC Representative

Instruction given for work to proceed

Yes ☐ No ☐

Work sighted

Yes ☐No ☐

Notes

APPROVED

B McMahon

EQC Priority Hub

Name

14 / 02 / 14

Date

Signature



Works Order

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

Telephone 03 341 9900

Facsimile 03 343 4167

To:

Renovation Excellence

107 Strickland Street

Sydenham

Christchurch 8023

Phone 021 681974

Email renovation.excellence@hotmail.com

Order No E023-00961

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC0411

Contractor Code S657

From:

Hub

Priority Hub

Project Number

E023

Works Order Date 14-Aug-2013

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/045878	70 LANDSDOWNE TERRACE, CASHMERE	05-Nov-2013	84,037.97
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost
			84,037.97

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

All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Andrew Lee**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.

This Works Order is 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.

Defects Liability Certificate

Claim Number	CLM/2011/045878		
Date of Completion	11/06/2014	Date defect period ends	9/09/2014
Property address	70 LANDSDOWNE TERRACE, CASHMERE		
Main contractor	zzzzzzRenovation Excellence *****		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rul 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

Haymish Webb

Date of issue 29/09/2014

on behalf of Fletcher EQR acting as agent to EQC

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address
Claim Number
Contractor
Contract Supervisor

70 Landkowane Terrace
2011/045878
Renovation Excellence

Inspection completed by:

Others present:

Heymish Webb
CRAIG WILSON CONTRACTOR
Barry O'Neale
Gemina Cooper
Matthew Smith

Date 11/6/14

11/6/14
EQC QA
Homeowner
Homeowner

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

1.	All work completed as per approved Scope of Work?	Y	N
2.	Line by Line check of Scope of Work and Scope Changes is completed	Y	N
3.	All Variations completed (detail below)?	Y	N
4.	Any quality issues or minor defects? (detail below)	Y	N
5.	Any significant deferred work? (detail below)	Y	N
6.	All consented or restricted work carried out and associated inspections completed (if required)?	Y	N

* Advise Contractor that PS3, Memorandum of Building and any Inspection records and evidence is required to be submitted at time of invoicing

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO1
VO2
VO3
VO4

(As per attached VOs)
All completed

VO per scope

Quality

✓

✓

MINOR DEFECTS

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

1.	N/A
2.	
3.	
4.	
5.	

Date that all minor defects will be rectified: / /

CA

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Garage Door to complete after Retaining wall is Repaired (EQC)

Proposed Date for commencement of Significant Deferred Work:

? / ? / ?

ecm

10. SIGNATURES

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

Contract Supervisor

Hyman Webb

[Signature]

11/16/14

Contractor

CRAIG WILSON

[Signature]

11/16/14

Works Manager / EQC (if attending)

Barry O'Neale EQC QA

[Signature]

11/16/14

Homeowner (or their authorised representative)

Matthew Smith M-SMITH

Matthew Smith

11/16/14

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason below:

CRM

NOTES

FOR OFFICE USE

ECM UPDATED

/ /

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

/ /

ALL ACTIONS COMPLETED (PCC Issued etc)

/ /

Initials

Date

Address: 107 STRICKLAND STREET, SYDENHAM, CHRISTCHURCH.

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2	0	1	1	0	4	5	8	7	8
---	---	---	---	---	---	---	---	---	---

Property Address: 70 LANDSDOWNE TCE
CASHMERE
CHCH

Date 17/6/14

Hub BODY CORP

Contracts Supervisor HAMISH WEBB

Property Contact Name:

Contractor Details RENOVATION EXCELLENCE LTD

Accreditation No 411

Contact details Ph. (1) 021 681974

Ph. (2)

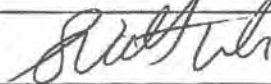
email RENOVATION.EXCELLENCE@HOTMAIL.COM

Original Contract Value	(Ex GST)	\$ 84 037.97
Variations	(Ex GST)	\$ 2 421.93
Final Contract Value	(Ex GST)	\$ 86 459.90
Less Previous Payments	(Ex GST)	\$ 74 000.00
GST Amount		\$ 1 868.98
Amount for Final payment	(Including GST)	\$ 14 328.88

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: 16 / 11/13

Contract Finish Date: 11 / 6 /14

Signature of Contractor:		Date: 17/6/14
Print Name	SCOTT WILSON.	
Signature of Contracts Supervisor:		Date:
Print Name		
Signature of Quantity Surveyor:		Date:
Print Name		



MS-SF0409

EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2	0	1	1		0	4	5	8	7	8
---	---	---	---	--	---	---	---	---	---	---

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: To Landsdowne Terrace
Cashmere

DATE

HUB Body Corporate

CONT. SUPERVISOR

PROPERTY CONTACT NAME: Matthew Smith

CONTACT DETAILS: PH. (

PH. (

CONTRACTOR:

SITE SUPERVISOR NAME:

CONTACT DETAILS: PH.

EMAIL:

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

<u>Cosmetic work only</u>

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

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

Provided to homeowner/agent Name)..... 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 Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

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

FILING AN EXEMPT BUILDING WORK RECORD EXPLANATORY NOTE

Every EQR project is required to comply with both the Building Act (2004) and its Regulation (1992).

Building work usually entails the issuing of a building consent to the property owner or their authorised agent. On completion of the work the local or district Council 'signs off' that work and issues a Code Compliance Certificate (a CCC) confirming compliance with the Building Act. The Council is also compelled to hold that information on its property files. This record is heavily relied on for its completeness at the time that properties change hands.

It's estimated that 90%¹ of Fletcher EQR Projects won't need a Building Consent because they're exempted under criteria set in the first Schedule of the Building Act. The majority² of all exempted work may be completed "as of right", no Council approval is required (the exception is Schedule 1 Item [K] of the Act).

This creates a unique situation and potential problem for homeowners as Fletcher EQR customers.

The issue is that the Exemption process has no requirement to create file records of the sort that Councils keep on individual property files. The property file is used to detail "all that the Council knows" when a LIM³ is requested.

A LIM⁴ can be requested by anyone, it's most commonly sought by a potential buyer at the time of a possible sale.

In the EQR 'Homeowners Guide' (p2, 'Building Consent Issues') we have specifically discussed the issue of Consents and exemptions. We have undertaken to act as agent in making Consent or Exemption decisions. We have also undertaken to assist with documentation and to make available that record if the homeowner wishes. The record is supplied for the homeowner's personal file but they may choose to lodge it as a formal record with their Council.

For consistency and ease of process we will use the 'Exempt Building Work' form. This should be completed by the Contracts SuperSupervisor at (or about) the time of the scoping exercise as this will usually be the point at which a decision about the need for a consent is made (if the form is not completed then, there's a risk it will be overlooked).

This 'adequacy of file records' is an unfamiliar issue for homeowners, few will understand the significance of the availability of suitable documentation and the importance of filing that information with their respective Councils.

This EQ event is unprecedented and purchaser's legal representatives will be looking for a form of documentation related to repair works. We are assisting Homeowners by anticipating their requests, be they current or future by consistently completing the 'Exempt Building Work' File Record. It must be filed in the Aconex filing system.

When completing the form, the majority of EQR work (99.9%) will fall within the Schedule 1(a) category, it becomes 1(k) only when Council approval has been asked for and given.

Note¹ this stems from the current estimate that somewhere between 10 – 12% of all EQR works will require a Building Consent

Note² Work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004. Schedule 1(k) requires Councils (discretionary) approval.

Note³ When each house is transacted, a Land Information Memoranda (a LIM), will be requested by the purchaser's lawyer as a standard part of the conveyance procedure. The LIM records all works completed under a Building Consent (and any item 'K' Exemption where applicable) as well as a myriad of other information relevant to that property. The LIM uptake in Canterbury is one of the highest in New Zealand.

Note⁴ The gaining of a LIM to facilitate a property transaction is driven by LGOIMA, this stands for – 'Local Government Official Information and Meetings Act 1987 No 174 (as at 01 November 2010), Public Act'. S4 (a) requires Councils "to provide for the availability to the public of official information held by local authorities"...4 (b) "to provide for proper access by each person to official information relating to that person". This Act compels the authorities to disclose "what's known" about a property.

Technical Hub- Claim Transfer Advice



Date: 5/02/2013 **To:** Claims centre

Claim number: 2011/045878 **C/C:** Beckenham Hub

Address: 70 Landsdowne Terrace, Cashmere *Technical*

Purpose:

This memorandum is notification that the required technical components of the above claim have been completed as identified below:

Status of claim (tick as appropriate)

<input checked="" type="checkbox"/>	No engineering input required
<input type="checkbox"/> N/A	Engineering instruction complete
<input type="checkbox"/> N/A	Engineering documentation complete

Provided in Aconex under the above claim number is the following:

<input checked="" type="checkbox"/>	Structural Assessment	<input type="checkbox"/> N/A	Exemption from building consent
<input checked="" type="checkbox"/>	Zip level survey	<input type="checkbox"/> N/A	Building consent application
<input type="checkbox"/> N/A	Shallow Geotechnical Investigation	<input type="checkbox"/> N/A	Engineering design/calculations
<input checked="" type="checkbox"/>	Level 1 Scope	<input type="checkbox"/> N/A	Drafting/Sketches
<input type="checkbox"/> N/A	Level 2 Scope	<input type="checkbox"/> N/A	Specifications
<input checked="" type="checkbox"/>	Technical report	<input type="checkbox"/> N/A	Restricted building work Inspection schedule attached

Comments/Instructions:

To Be notified to Land Team.

Issued by:

MA

Marc Atherton

Reviewed:

R. Wood

Technical Report



Date 05/02/2013

Claim Number

CLM/2011/045878

Address 70 Landsdowne Terrace, Cashmere

Engineer

M. Atherton

Hub Beckenham Hub

70 Landsdowne Terrace, Cashmere Structural Report



Dwelling Description

Year of Construction (approx)	1961-1980	
Number of Storeys	2	
Foundation Type(s)	Type C	
Wall Cladding	Heavy	Brick
Roof Cladding	Light	Decramastic Tile
Floor Area (approx)	150m ²	

Technical Report



Site Description

Topography	Sloping at 1 in 4	
Technical Category	N/A	Green Zone
Likely Soil Types	Silt, Clay, Bedrock	
Shallow Geotech Report	No	
Deep Geotech Analysis	No	

Observed Damage

The house has been subject to a visual and level survey. A slope diagram has been produced to indicate the max level differences and gradients (see SK1).

The overall difference in floor levels across the ground floor of the property is 22mm and the floor slopes are all less than 1 in 200. No lateral stretch or cracking was identified in the slab; hence with reference to Table 2.2 from the MBIE (formerly DBH) guidance document (see figure 1), no foundation repair is necessary.

Table 2.2: Indicator criteria for foundation damage not requiring structural repair (all technical categories)

Dwelling Foundation Type	Settlement Status	Lateral stretch status	Crack widths/Other
Type A			Pile tilt <15 mm per 1 m height and no floor framing damage
Type B	Vertical differential settlement <50 mm and floor slope less than 1 in 200 between any two points >2 m apart	and <20 mm ² and	<5 mm cracks in perimeter foundation
Type C			<5 mm cracks in the floor slab

Figure 1 - Extract from MBIE guidelines

There are significant fractures to the brickwork cladding, however as these are non-structural the requisite repair strategy is not detailed within this report.

There are areas (two in particular) where slight humps have appeared beneath the carpet on the first floor (circa 2mm). It is likely that the areas of slight uplift have occurred as a consequence of the recent seismic activity given the significant damage to the external brick cladding.

There are isolated areas of render spalling on the externally exposed areas of the foundation slab; however, this is also non- structural, hence is not within the remit of this report and should be dealt with in accordance with the existing Scope of Damage report.

Technical Report



There are a number of retaining walls surrounding the property that will require remediation. This is to be dealt with by the EQC land team.

Appended to this report are the following drawings that show the extent of damage:

- SK1 Floor Levels Plan

Repair Solution

Foundation Solution:

None required.

Other Repairs:


The carpets should be lifted to investigate the uplift as required. The respective walls beneath the areas where the uplift was identified are vertical; hence no structural damage has occurred that correlates with this area of uplift. It will, however, be necessary to either re-lay a number of floorboards or plane down the existing to provide an even floor surface.

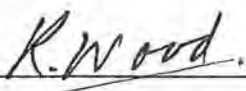
Note that the remaining repair work identified in the Scope of Damage, except as modified by this report, are still required to be completed.

Required Inspections

Inspections from the Technical Hub **WILL NOT** be required during construction. The inspections required from the BAU Hub supervisor will suffice.

The claim may now proceed to final scoping and programming for construction.

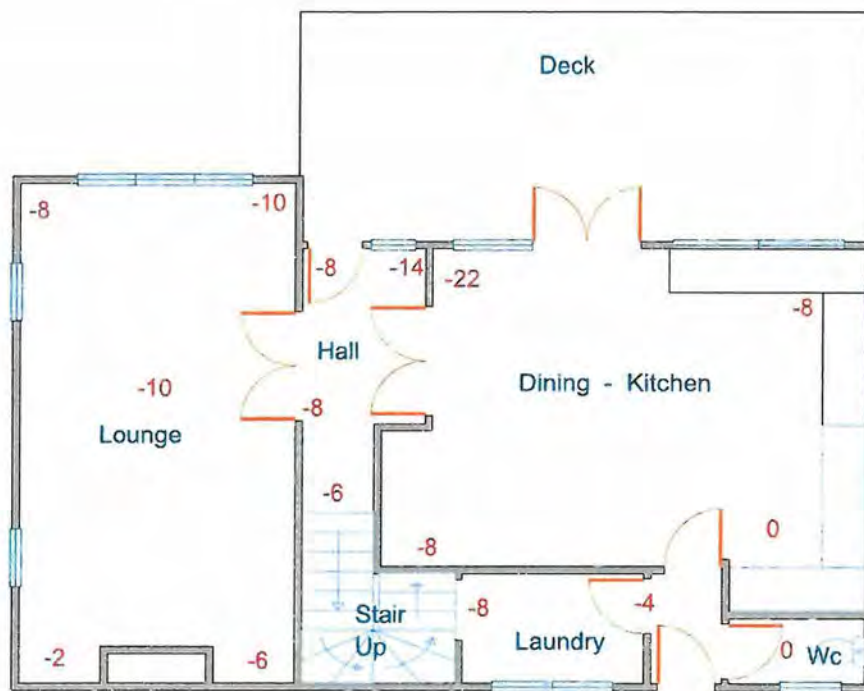
Engineer 
Marc Atherton

Reviewed 
Rob Wood - Senior Engineer

Floor plan of a house with four bedrooms, a hall, a bathroom, a WC, and a stair down. The plan shows various rooms and their dimensions in feet and inches. The rooms are labeled: Bed 1, Bed 2, Bed 3, Bed 4, Hall, Bath, Wc, and Stair Down. Dimensions are given in feet and inches, with some rooms having multiple measurements. The plan also shows a central hall and a stair down.

Room	Dimensions (ft/in)
Bed 1	12' x 16'
Bed 2	14' x 20'
Bed 3	16' x 14'
Bed 4	16' x 4'
Hall	20' x 18'
Bath	16' x 10'
Wc	20' x 12'
Stair Down	16' x 16'

↑
North



70 Lansdowne Terrace scale 1:100, p 1

5 April 2013

Richard Hindle
Harcourt Insulation (2006) Ltd
PO Box 16 875
Hornby
CHRISTCHURCH 8441



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: Asbestos Identification Analysis - 70 Landsdowne Terrace, Cashmere

Samples of suspected asbestos material were delivered to Chemsafety on 4 April 2013 by Harcourt Insulation (2006) Ltd for asbestos identification analysis.

Analysis Results

The samples were 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: 34637.

Sample	70 Landsdowne Terrace, Cashmere	Result
21293	Toilet ground floor ceiling <i>stipple</i>	Asbestos was not detected in the sample
21294	Hallway between laundry and toilet ceiling <i>stipple</i>	Asbestos was not detected in the sample
21295	Laundry ceiling <i>stipple</i>	Asbestos was not detected in the sample
21296	Master bedroom upstairs ceiling <i>stipple</i>	Chrysotile (white) asbestos detected
21297	Toilet upstairs ceiling <i>stipple</i>	Chrysotile (white) asbestos detected
21298	Hallway upstairs ceiling <i>stipple</i>	Chrysotile (white) asbestos detected
21299	Bedroom 2 middle (left off hall) ceiling <i>stipple</i>	Chrysotile (white) asbestos detected
21300	stairwell ceiling <i>stipple</i>	Chrysotile (white) asbestos detected



Sam McGee

Client References: 20461

Sam McGee

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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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.



Share - No FA project
(2)

T.A. CONSTRUCTION

G.S.T. Reg. no. 30-471-318.

EQRC 0803

Qty	Unit	Description	Unit price	\$	c
14	Hrs	Labour at 70 Landsdowne Terrace.	45		630
		Scope job to find the damage. Ring supervisor to check what he was thinking for it.			
		Travel to get supplies, then come back to site. Rebrace retaining wall as some of the 100x50's had bent. Rebrace with bigger timber and add a couple of extra props.			
		Clean up and reassure owner that their other retaining walls are ok. Travel back to office and dispose of rubbish.			
		Admin	45		45
		60kms	0.8		48
		Materials			123 81
		Claim number 2011/045878			
Total excl			846	81	
GST			127	22	
Total incl			974	3	

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RECEIVED

11 OCT 2012

BY:

SHANE WELCH

ENTERED

EMERGENCY WORKS RECORD SHEET

Contractor: T.A.Construction

Claim Number: 2011/045878

Job Address: 70 Landsdowne Terrace

Homeowner name: Matthew Smith

Week Commencing (Monday): 17/9/12

Description of works:

See invoice for description of works.

Materials /Plant / Miscellaneous Expenses	QTY	Rate	\$	Name	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Total Hours	Rate	\$
100 x 4mm galv.nails			22.91	Terry Amai	6				1			7	45	315
200 x 50 rad H4 timber			92.26	Cameron Amai	6				1			7	45	315

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.

WHITEHEAD PLUMBING & GAS LTD
P O BOX 7375
1 B GRAFTON STREET
CHRISTCHURCH 8240

Phone 379-0711
Fax 377-2217
GST Number 28-166-265

TAX INVOICE 16128

MISS G COOPER
70 Landsdowne Terrace
Cashmere
CHRISTCHURCH

Site Address:
 70 Landsdowne Terrace
 Cashmere
 CHRISTCHURCH

Date	Customer	Order Number	Job Code	Staff	Page
31/03/2011	COOPER G	CLM 2011 / 045878	14197	34	1

Code	Description	Quantity	Unit	Price	Discount	Amount
	CHECK HOT WATER CYLINDER MOVED AND LEAKING SINCE EARTHQUAKE. REPLACED DAMAGED AND LEAKING CYLINDER. CHECKED TOILETS AND BASINS.					
P200STD	200Lx560x1420 Mains Std Single Element HWC	1.00	ea	\$1,840.00		\$1,840.00
APEXCP20	Apex 20mm 500kpa MP Valve Combi-Pack	1.00	ea	\$457.76		\$457.76
SIMKIT/3'STY	Galv Cylinder Restraint Kit 3 for 200lt plus HWC	1.00	ea	\$33.33		\$33.33
CTEE20X15X15	20x15x15mm Copper Tee	1.00	ea	\$11.82		\$11.82
CE20X90	20mm X 90' Copper Elbow	2.00	ea	\$5.38		\$10.76
CE15X90	15mm X 90' Copper Elbow	2.00	ea	\$3.74		\$7.48
MCDCT20	20mm 5m H/H Copper Tube	1.00	LG	\$126.96		\$126.96
BB20	20mm Brazing Bush	1.00	ea	\$7.60		\$7.60
WBE20'BR	20mm Screwed W/B Elbow For PVC Brass	1.00	ea	\$25.78		\$25.78
ES20'BR	20mm Crox M&F Socket Brass	1.00	ea	\$9.33		\$9.33
UN20'BR	20mm Crox Nut Brass	4.00	ea	\$3.78		\$15.12
BC20'BR	20mm Screwed Cap Brass	1.00	ea	\$6.53		\$6.53
EF20'BR	20mm Crox Female Elbow Brass	1.00	ea	\$21.33		\$21.33
HN20'BR	20mm Crox Nipple Brass	1.00	ea	\$5.29		\$5.29
GV115X20	20mm Brass M&F Gate Valve	1.00	ea	\$27.11		\$27.11
FT20'BR	20mm Screwed Female Tee Brass	1.00	ea	\$21.78		\$21.78
BN20X50'BR	20x50mm Screwed B/Nipple Brass	1.00	ea	\$7.20		\$7.20
BN20X80'BR	20x80mm Screwed B/Nipple Brass	1.00	ea	\$11.11		\$11.11
CTEE15	15mm Copper Tee	1.00	ea	\$5.00		\$5.00
UN15'BR	15mm Crox Nut Brass	2.00	ea	\$2.53		\$5.06
HN15'BR	15mm Crox Nipple Brass	1.00	ea	\$4.53		\$4.53
BP20'BR	20mm Screwed Plug Brass	1.00	ea	\$5.38		\$5.38
WFA20WH	20mm BSP Plastic White Wall Flange	1.00	ea	\$1.11		\$1.11
WFA15WH	15mm BSP Plastic White Wall Flange	1.00	ea	\$1.11		\$1.11
NZS3.0S7	3.0mm BRN-15% Silfos Rod 750mm (Stk)	2.00	ea	\$26.09		\$52.18
MCDCT15	15mm 5m H/H Copper Tube	0.70	LG	\$85.46		\$59.82
PAT-M13022	Aeroflex 22mm ID Lagging 13mm Wall Thickness	0.50	lg	\$9.24		\$4.62
	Timber, Gib, Flooring	1.00	@	\$15.00		\$15.00
SU1	Hemp, Graphite, Solvent, Screws, etc	1.00	ea	\$25.00		\$25.00
LAB	Labour	11.50	hr	\$68.00		\$782.00
LAB 45	Labour-Apprentice	2.00	hr	\$45.00		\$90.00
TR	Vehicle Charge	1.00	ea	\$30.00		\$30.00



Total Net \$3,727.10

Rounding \$0.03
 GST \$559.07

Invoice Total Including GST \$4,286.20

FOR DIRECT BANK PAYMENTS 03-0866-0115562-00
 PAYMENT WOULD BE APPRECIATED WITHIN 7 DAYS
 OFFICE HOURS: MON-THU 8.30 - 3.00PM
 FRI 8.30-12.30PM



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

Claimant Name : **Gemma Cooper**
70 Landsdowne Terrace
Cashmere
Christchurch

Land	<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridges/Culverts	<input type="checkbox"/>	Retaining Walls	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
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Repair Strategy :	ENGINEERS FEES
--------------------------	-----------------------

Unit Categories to be used as follows : Each, Sheet, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth & depth figures. Square metre calculations must include length & breadth figures.

QC 039 - Revised 21/07/2012

CHECKED

Scope of Works



Completed By : W Smith	CLM 2011/ 045878
Date 22/10/2013	Claimant Name : Gemma Cooper
Page 1 of 1	70 Landsdowne Terrace
	Cashmere
	Christchurch

Element Details:

Land	<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridges/Culverts	<input type="checkbox"/>	Retaining Walls	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Description :	(Landslip) Failed Retaining Wall					RTW #	1	20 m2	
Repair Strategy :	Remove and Construct New Timber Pole retaining Wall								
Wall size:	Length	10.00	Height	2.00	225 SED poles @	1.0 c/c	5.0 embedment		
Drilling difficulty	Moderate			Access difficulty	Easy				
Total of evacuated land	15.00 m2			IR of Evacuation repaired by RTW					0.0 m2

Notes:

Description :	Units	Length	Breadth	Depth	Qty	Rate	Total
Transport - Machinery	Each				2.00	160.00	320.00
Machine Hire	Hr				168.00	110.00	18,480.00
Truck hire	Hr				20.00	100.00	2,000.00
Tip Fees - mixed (failed wall and backcut)	m3	10.00	1.20	2.00	24.00	100.00	2,400.00
Tip Fees - clean	m3	55.00	0.14	1.00	7.70	20.00	154.00
Concrete - Supplied & pumped	m3	55.00	0.10	1.00	5.50	330.00	1,815.00
Timber Poles Length 7.0 m	Each				11.00	226.00	2,486.00
Timber Rails H.5 treated (200x50)	Lm	100.00			100.00	6.50	650.00
Fixings - all work	Each				1.00	200.00	200.00
Drainage Cloth	m2	10.00	6.00		60.00	8.00	480.00
Drainage Metal	m3	10.00	1.00	2.00	20.00	35.00	700.00
RB Anchors (16-32) - per Lm	Lm				0.00	300.00	0.00
Novacoil Pipe	Lm	18.00			18.00	10.00	180.00
Compactor	Day				2.00	76.00	152.00
Labour - all works	Hr				92.00	45.00	4,140.00
Hand Rail - Supplied & fitted	Lm	10.00			10.00	125.00	1,250.00
Balance of Evac Land - Supply & level backfill	m2	5.00	1.00		5.00	12.00	60.00

Unit Categories to be used as follows : Each, Sheet, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth & depth figures. Square metre calculations must include length & breadth figures.

Subtotal		\$ 35,467.00
x (1.3662)	P&G, Margin & Gst Figure	\$ 12,988.02
Total		\$ 48,455.02

Claimant Name : **Gemma Cooper**
70 Landsdowne Terrace
Cashmere
Christchurch

EQC 039 - Rev/sep 21/07/2012

Scope of Works



Completed By : W Smith	CLM 2011/ 045878
Date 22/10/2013	Claimant Name : Gemma Cooper
Page 1 of 1	70 Landsdowne Terrace
	Cashmere
	Christchurch

Element Details:

Land <input type="checkbox"/>	Building <input type="checkbox"/>	Bridges/Culverts <input type="checkbox"/>	Retaining Walls <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
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Description : **Land Damage - Gravity wall** RTW # **2** **9.0 m2**

Repair Strategy : **Remove & construct new Gravity Wall & Footing**

Wall Size : length **9.0** height **1.0** Footing type: **Concrete**

Footing : length **9.0** width **0.5** depth **0.3**

Evacuated land remediated by RTW **12.0 m2** IR if Evacuation removed by RTW **0.0 m2**

Description :	Units	Length	Breadth	Depth	Qty	Rate	Total
Transport - Machinery	Each				2.00	160.00	320.00
Machine Hire	Hr				8.00	110.00	880.00
Truck hire	Hr				10.00	100.00	1,000.00
Tip Fees - mixed (failed wall and backcut)	m3	9.00	1.20	1.00	10.80	100.00	1,080.00
Tip Fees - clean (footing spoil)	m3	9.00	0.60	0.25	1.35	20.00	27.00
Gravity Wall - Labour included	m2				0.00	230.00	0.00
Concrete Foundation - Labour and materials	Lm	9.00			9.00	170.00	1,530.00
Drainage Cloth	m2	9.00	4.00		36.00	8.00	288.00
Drainage Metal	m3	9.00	1.00	1.00	9.00	35.00	315.00
Hardfill - Footing	m3	0.00	0.00	0.00	0.00	25.00	0.00
Novacoil Pipe	Lm	17.00			17.00	10.00	170.00
Compactor	Day				1.00	76.00	76.00
Labour - Backfill etc	Hr				40.00	45.00	1,800.00
Balance of Evac Land - Supply & level backfill	m2	3.00	1.00		3.00	12.00	36.00
GEOGRID MATT AX160	m2	9	2		18	35.00	630.00
NOTE USE EXISTING KEY STONES							

Unit Categories to be used as follows : Each, Sheet, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth & depth figures. Square metre calculations must include length & breadth figures.

Subtotal	\$	8,152.00
x (1.3662) P&G, Margin & Gst Figure	\$	2,985.26
Total	\$	11,137.26

EQC 039 - Revised 21/07/2012

EQC 039 - Revised 21/07/2012

EQC 039 - REVISED
CHEN M M

Scope of Works



Completed By : W Smith	CLM 2011/ 045878
Date 22/10/2013	Claimant Name : Gemma Cooper
Page 1 of 1	70 Landsdowne Terrace
	Cashmere
	Christchurch

Element Details:

Land	<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridges/Culverts	<input type="checkbox"/>	Retaining Walls	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Description :	(Landslip) Failed Retaining Wall					RTW #	4	23.5 m2	
Repair Strategy :	Remove and Construct New Timber Pole retaining Wall								
Wall size:	Length	16.80	Height	1.40	225 SED poles @	1.0 c/c	4.5 embedment		
Drilling difficulty	Moderate			Access difficulty	Moderate				
Total of evacuated land	16.00 m2			IR of Evacuation repaired by RTW	0.0 m2				

Notes:

Description :	Units	Length	Breadth	Depth	Qty	Rate	Total
Transport - Machinery	Each				2.00	160.00	320.00
Machine Hire	Hr				240.00	110.00	26,400.00
Truck hire	Hr				22.00	100.00	2,200.00
Tip Fees - mixed (failed wall and backcut)	m3	16.80	1.20	1.40	28.22	100.00	2,822.40
Tip Fees - clean	m3	81.00	0.14	1.00	11.34	20.00	226.80
Concrete - Supplied & pumped	m3	81.00	0.10	1.00	8.10	330.00	2,673.00
Timber Poles Length 6.0 m	Each				18.00	182.00	3,276.00
Timber Rails H.5 treated (200x50)	Lm	117.60			117.60	6.50	764.40
Fixings - all work	Each				1.00	235.20	235.20
Drainage Cloth	m2	16.80	4.80		80.64	8.00	645.12
Drainage Metal	m3	16.80	1.00	1.40	23.52	35.00	823.20
RB Anchors (16-32) - per Lm	Lm				0.00	300.00	0.00
Novacoil Pipe	Lm	24.80			24.80	10.00	248.00
Compactor	Day				2.00	76.00	152.00
Labour - all works	Hr				104.00	45.00	4,680.00
Hand Rail - Supplied & fitted	Lm	16.80			16.80	125.00	2,100.00
Balance of Evac Land - Supply & level backfill	m2	0.00	0.00		0.00	12.00	0.00

Unit Categories to be used as follows : Each, Sheet, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth & depth figures. Square metre calculations must include length & breadth figures.

Subtotal		\$ 47,566.12
x (1.3662)	P&G, Margin & Gst Figure	\$ 17,418.71
Total		\$ 64,984.83

CHECKED

EQC 039 - Revised 21/07/2012

Martin LAMON

21/7/11

1 of 2.

Released Under the Official Information Act

G COOPER

CLM/2011/045878

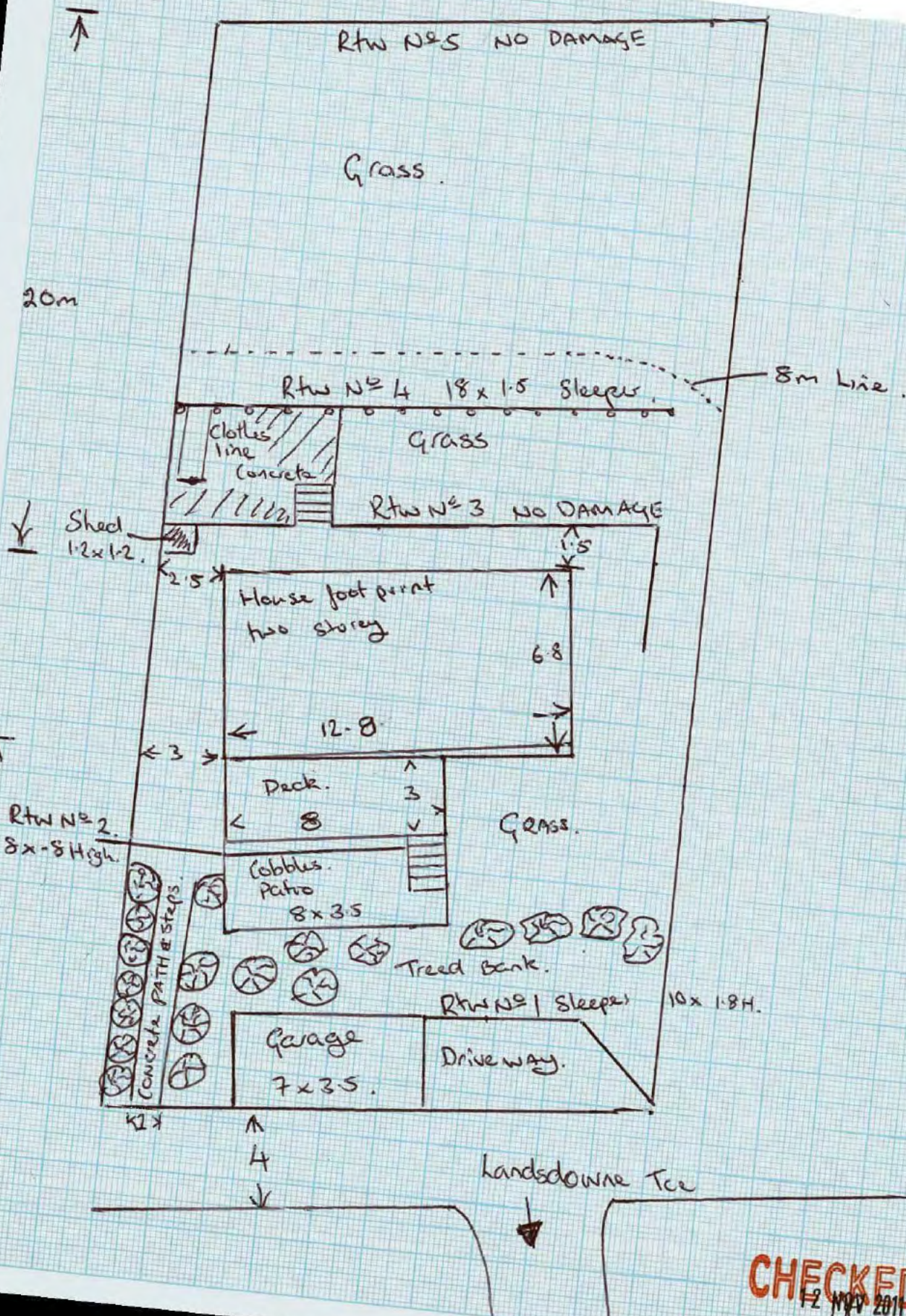
70 LANDSDOWNE TERRACE

CASHMERE

CHRISTCHURCH

H:

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CHECKED
12 NOV 2011

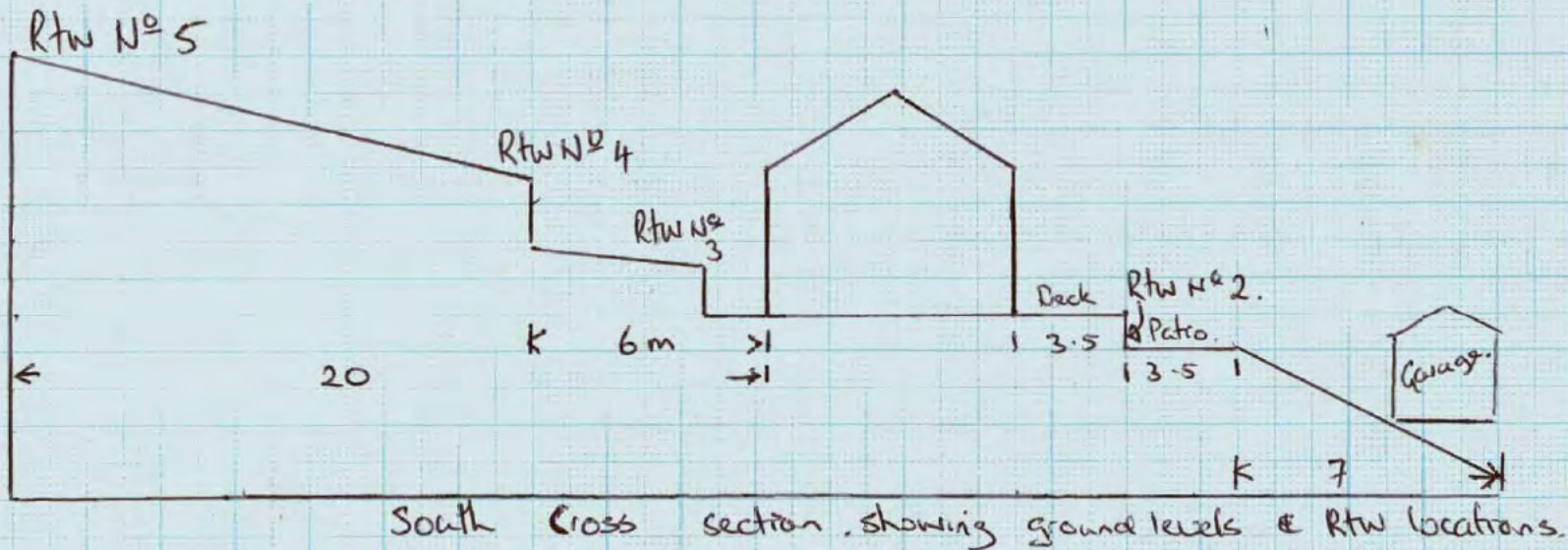
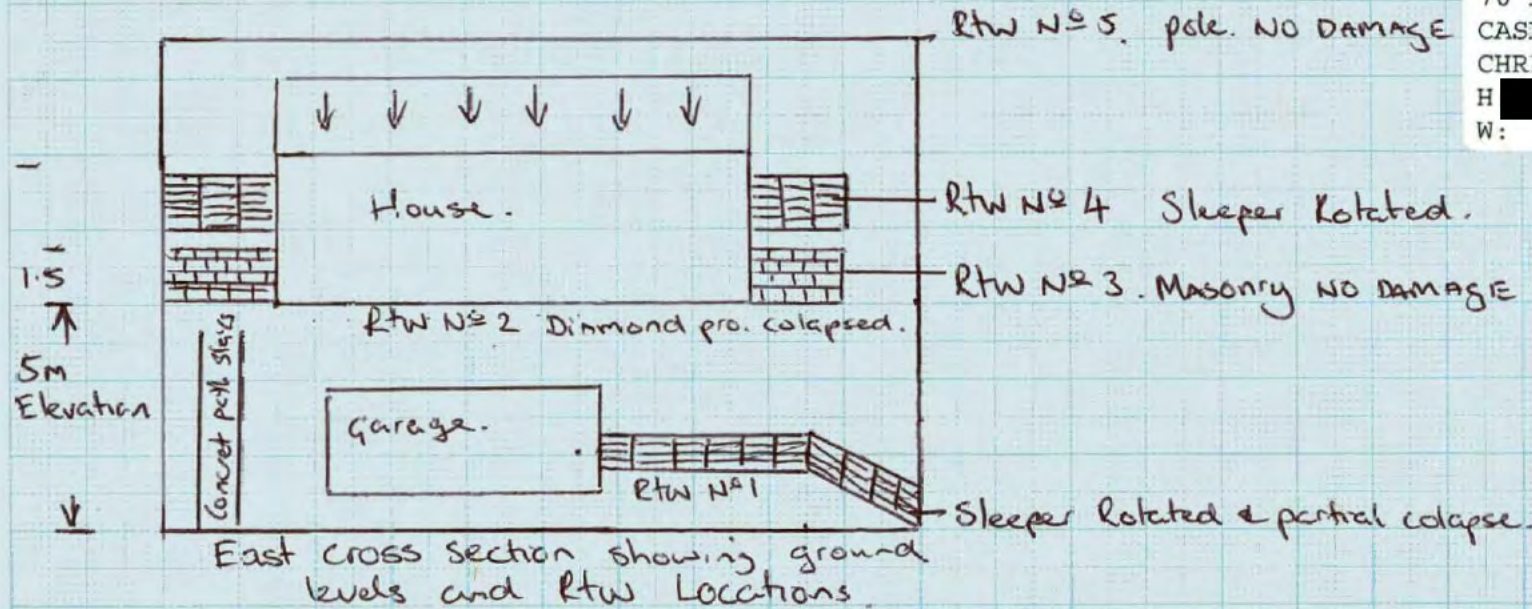
Martin LANN
21/7/11
2/2

Released Under the Official Inform

M:

CLM/2011/045878

G COOPER
70 LANDSDOWNE TERRACE
CASHMERE
CHRISTCHURCH
H
W:



CHECKED
12 NOV 2011

MARKET VALUATION LIMITED

For informed property decisions

Project Ref: [REDACTED]

7 November 2013

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

Email: peter.blackburn@marketvaluation.co.nz
Mobile: 0272295037
EQC Ref: 2011/045878

Date of Valuation: 3 September 2010
Date of Inspection: 21 August 2013

LAND CLAIM: 70 Landsdowne Terrace Cashmere

This report replaces previous report of 4 November 2011

In accordance with instructions received and pursuant to the Earthquake Commission Act 1993, values (GST inclusive, if any) are assessed following site inspection and analysis of comparable market evidence.

1a	Value of minimum sized site			\$190,000
1b	Area of land (minimum size site under District Plan)	650 m ²		
1c	Actual site area	911 m ²		
3a	Land evacuated	Main site land beside garage	85 m ²	\$24,100
		Access way	51 m ²	\$12,000
		Wall 1	15 m ²	\$2,800
		Wall 2	12 m ²	\$3,400
		Wall 4	16 m ²	\$3,800
3b	Land inundated	Wall 1	8 m ²	\$1,500
		Wall 2	5 m ²	\$1,400
6a	Indemnity value other damaged property	Wall 1 railway sleeper	20 m ²	\$7,000
		Wall 2 Keystone block	16.2 m ²	\$5,800
		Wall 4 Railway sleeper	23.5 m ²	\$8,500
		Wall 8 Masonry block	18.9 m ²	\$9,200

Damage relates to various retaining walls as detailed in the Land Engineering report.

This report is as per instructions and format from Earthquake Commission, and is based on information as provided in the Land Engineering Report dated 8 July 2011 and Valuation Amendment Request of 20 August 2013 and 15 October 2013 and 30 October 2013. It does not follow valuation reporting standards and should be regarded as a summary of values rather than a full report that complies with New Zealand and Australian Valuation and Property Standards 2009.

Yours faithfully

MARKET VALUATION LIMITED

Peter Blackburn
ANZIV SPINZ
Registered Valuer

*please note all
the request pages.*



SCANNED

2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 2011/04587B	Significant Risk to Safety:	YES <input checked="" type="radio"/> NO <input type="radio"/>
	Old: 201/	Engineer's Names:	L. BOHAGIAR G. LEOPD.
Claimant Name:	MATT SMITH.	Engineers E-mail:	NOT REQ'D
Claimants Address:	70 LANDSDOWNE TCE CASHMERE	Date:	8/7/2011 Team no: 20
Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011:			YES NO

GENERAL

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

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
What happened? Claimant's story	GARAGE LEAKING; 4 WALLS DAMAGED. INTERNAL DAMAGE; DOORS RACKED; FLOORS OK. SIGNIFICANT CRACKING TO BRICK VENEER. VENEERS LOOSE.	

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

General: SLOPING SITE; LONG DRIVEWAY 15° SLOPE.	GARAGE AT TOP OF DRIVEWAY & 1800 HIGH STACKED SLEEPER WALL FAILED - ROTATED 10° 2M - 800 on north boundary.
--	--

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

None

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

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

LIQUEFACTION/Flat land damage comments:

OTHER Flat land damage

None

Settlement resulting from:

Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

NATURAL GROUND; WALLS HOLDING UP CUTTINGS.

Groundwater situation (seepage/runoff etc):

WET GROUND.

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

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Rotational Slip

Translational Slip

Ridge-venting

Other.....

Description:

3 WALLS HAVE FAILED - ROTATED
RW1
RW2
RW4 AS PER NOTES.

Rockfall:

Source:

Upslope

Within property boundary

Description:

Downslope

Beyond property boundary

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Comments:

RETAINING WALL DAMAGE

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

Retaining wall damaged?

None

No. of walls damaged3.....

Description:

SEE NOTES.

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:

Comments:

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)	2 LEVEL BRICK HOUSE ON SLAB WITH DECROMASTIC ROOF.
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BUILDING DAMAGE - GENERAL




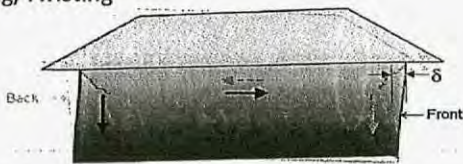



Has the building been Damaged?	YES	NO
Is the Dwelling at Imminent Risk?	YES	NO
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)	
Have any Appurtenant structures been damaged?	YES	NO
Are any appurtenant structures at Imminent Risk?	YES	NO
Have any services within 60 m of dwelling been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

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

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

GENERAL :	
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Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	✓ Light: Iron roof <i>DELRUMASTIC</i>	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	✓ Heavy <u>brick veneer</u> /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:

- REINSTATE 3 RETAINING WALLS & RELEVEL LAND
- BETWEEN HOUSE AND GARAGE.
- SEE OVERLEAF FOR RETAINING WALL SPECS.
-
-

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	\$ 12,000	
Construction Observations and PS4	\$ 3,000	
Survey (if required)	\$ 3,000	
Building/Resource consents (if required)	\$ 4,000	
Project Management	\$ 1,760.	88.
Construction of(as detailed above)		
(Cost to be determined by cost estimator)	\$ TBC	
TOTAL non construction Costs (Excluding GST)	\$	

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

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	YES
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	681m ²
Area of Land at imminent risk Evacuation: Inundation:	/
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	51m ²
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	/
Retaining Walls within 8m of Dwelling or Appurtenant Structure	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); RW1 TIMBER CANTILEVER 20m ² ; At imminent risk: (face area - m2); RW4 " " 32m ² ; RW2 KEYSTONE 9m ²	61m ²
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... LANDSLIP - SLIDING.....	YES
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster? Description.....	NO
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) WATER Services at imminent risk (list)	
Remedial Option: Description..... REPLACE 3 WALLS & RELEVEL PATIO.....	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator

RETAINING WALLS TO BE REPLACED WITH CANTILEVER TOWER
POLE WALLS AS FOLLOWING;

	RETAINED HEIGHT	EMBEDMENT DEPTH	POLE LENGTH	POLE Ø	ANCHORS	LENGTH	AREA
RW1	2.0m	5m	7m	225	N	10m	20m ²
RW2							
RW4	1.8m	4.5	6.5m	225	N	18m	32m ²

RW2 TO BE REINSTATED WITH EXISTING KEystone BLOCKS
& GEOGRID AS PER SPECS BELOW;

4 LAYERS KEystone BLOCKS WITH TENSAR GEOGRID AX160 PLACED
ON 1ST AND 3RD LAYERS BACK 2m FROM BACK OF WALL.
BACKFILL TO BE COMPACTED.

STEEL STARTERS AT 600 CENTERS FROM FOOTING THRU BLOCKS
& GROUTED IN PLACE.

$$\text{AREA} = 9\text{m} \times 1\text{m} = 9\text{m}^2$$

SHEARING & PACKING/TWISTING TO ~~HOUSE~~ Released Under the Official Inform
SHAKING DAMAGE.

NO OBVIOUS LAND DAMAGE TO HOUSE.

STEEP SECTION; 15° - 20° BUILDING PLATFORM CUT INTO
SLOPE.

3 FAILED WALLS:

— FAILED - ROTATED 10°
RW1: STACKED SLEEPERS 2M - 800 HIGH BY GARAGE

RW2: STACKED STONE WALL 1M HIGH BELOW DECK.

— COLLAPSED. (RW3 STONE - OK)

RW4: STACKED SLEEPER WALL FAILED - ROTATED
1.8M HIGH

2M HIGH TIMBER POLE CANTILEVER WALL AT TOP OF
SECTION IS 'GRAND', THAT MEANS OK - GOOD.

OPEN S/W DRAIN BELOW POLE WALL - WATER
PONDING IN DRAIN. - NOT EQ DAMAGE BLOCKED WITH RUNOFF.
ON NEIGHBOURS PROPERTY.

BACK(TOP) OF SECTION QUITE HUMOCKY.

DECK HAS SETTLED BEHIND RW2:

HOUSE HAS STRETCHED SLIGHTLY.

SOME CRACKING TO BLOCK WALLS - REPAIR CRACKS

PATIO ALSO SLUMPING BEHIND RW1

NO OBSERVED CRACKS IN SLAB BUT I SUSPECT
THE FRONT OF HOUSE IS TILTING FORWARD SLIGHTLY.



Notes: RETAINING WALL DAMAGE P.T.O LEAF
 5 RETAINING WALLS ON THIS SITE

A4 SCALE 1:500
 0 4 8 12 16 20 (m)

Drawn by:
 G. LOR

Date:
 8/7/11

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

22 FEB 2011 - EARTHQUAKE
 CASHMERE, CHRISTCHURCH
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 EQC Claim No: 201