

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.

EARTHQUAKE COMMISSION

Statement of Claim Checklist

Date: 25-11-2010

Author: Ross Macdonnell

Claim No.: 2010/114627

Claimant: Lada Mariyeva

Situation of Loss: Flat 3/75 Ardour St
Merivale.

LA: Ross Macdonnell

Estimator: Brent Jarter

Room	Damage	Walls	Ceiling	Floor	Description of Damage
	Y/N	✓	✓	✓	
Lounge	Y	✓	-	-	Skirtingboard slight movement away from wall in two places.
Dining Room	N/A				N/A
Kitchen	N				
Family Room	N/A				N/A
Bedroom 1	Y	-	✓	-	Cracks lining crease in ceiling
En Suite	N/A				N/A
Bedroom 2	Y	-	✓	-	Cracks lining creases in ceiling
Bedroom 3	Y	✓	-	-	Vertical crack in corner of wall
Bedroom 4	N/A				N/A
Bathroom	Y	✓	✓	-	Cracks, lining, creases, in ceiling, cracks around window and frame.
Toilet 1 SEE BATHROOM					
Toilet 2 DOWNSTAIRS	Y	✓	✓		fine cracks in skirting arch, damage to plaster wall, skirting pulled away from floor
Office/Study	N/A				N/A
Rumpus	N/A				N/A
Entry/Hall(s)	N				
Stairwell	Y	✓	-	-	fine cracks around door jams
Laundry	N				
Other	N/A				N/A

Item		Event Damage	Description of Damage	Appoint Engineer
		Y / N	Y / N	
Roof		N		
External Walls	North	N		
	South	N		
	East	Y	Minor cracks in tilt slab panels, thermal	
	West	Y	Minor cracks in tilt slab panels, thermal.	
Decks		N		
Chimney	Base	N/A	N/A	
	Ceiling Cavity	N/A	N/A	
	Above Roof	N/A	N/A	
	Fireplace	N/A	N/A	
Foundations		N		
Piling		N/A	N/A	
Services		N		
Other Dwelling Items		N/A	N/A	
Outbuildings		Y	1m crack in slab, crack above back door.	
Land & Retaining Walls		N/A	N/A	
(Discuss with Supervisor)				

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

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

Signature of Claimant:

LADA MARIJEV

Dated:

25 Nov 10

Completed By: Brent Zetter

Date: 25-11-10

Page 1 of 1

Plant Name: hale Mariyela
3/75 Andover St
Meridale

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

LINE ITEMS:

EOC 039 - Revised 07-09

Completed By: Brent Satter
Date: 25-11-'10
Page 1 of 1

Infant Name: hadd Maryada
3/75 Andover St
Merivale

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

REPAIR STRATEGY: Repair cracks, sand, repaint feature well.

[illegible]

	Subtotal	295
	+ P&G, Margin & GST Figure	108.02
	TOTAL	403.02

Completed By: Gert Zetter

Page 1 of 1

CLM 2010 / 114627

Lada Mariyova
3/75 Angover Jr
Merivale

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

DESCRIPTION: Steel stairs to first floor. Bolt to refix.

REPAIR STRATEGY: Builder to Chemset new threaded rod

[illegible]

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Subtotal	120
GST Figure	43.94
TOTAL	163.94

Page 1 of 1

3175 Andover St
Meriden

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

DESCRIPTION: MINOR CRACKS TO WALLS + CEILING, window jam crack, Arch gap

REPAIR STRATEGY: RAKE OUT CRACKS, TAPE JOINTS, PLASTER, SAND, PAINT

LINE ITEMS:

[illegible]

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Subtotal	650-20
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+ P&G, Margin & GST Figure 738. 16

TOTAL	88.3
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Completed By:

Brent Zoster

Date:

25-11-2010

Page

 of

CLM

2010 / 114627

Claimant Name:

Name: haci Mariyela
3175 Anderson St
Merivale

Land	Building	✓ Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom 3 ✓
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

DESCRIPTION: MINOR CRACKS TO WALLS

REPAIR STRATEGY: RAKE OUT CRACKS, TAPE JOINTS, PLASTER, PAINT WALLS.

LINE ITEMS:

[illegible]

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Subtotal	545
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+ P&G, Margin & GST Figure	199.57
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TOTAL	744.57
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Completed By: West Zetter

Page ____ of ____

CLM 2010 / 114627

2000
3175 Andover St
Merivale

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

DESCRIPTION: MINOR CRACKS TO CEILING

REPAIR STRATEGY: RAKE OUT CRACKS, TAPE JOINTS, PLASTER, SAND, PAINT

[illegible]

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Subtotal	244.70
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+ P&G, Margin & GST Figure	89.42
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TOTAL	333.62
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Completed By: Brent Senter

Date: 25-11-16

Page 1 of 1

CLM 2010 / 114627

Claimant Name: Wade Merivale
3175 Ancoover St
Merivale

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

DESCRIPTION: MINOR CRACKS TO CEILING

REPAIR STRATEGY: RAKE OUT CRACKS, TAPE JOINTS, PLASTER, SAND, PAINT

[illegible]

Subtotal	197-
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+ P&G, Margin & GST Figure	72.14
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TOTAL	269.14
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Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Completed By: Brent Sater

Date: 25.11.2010

Page 1 of 1

CLM 2010 / 114627
Claimant Name:
Lara Meriyeh
3175 Andover St
Merivale

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

REPAIR STRATEGY: Repaint skirting

[illegible]

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

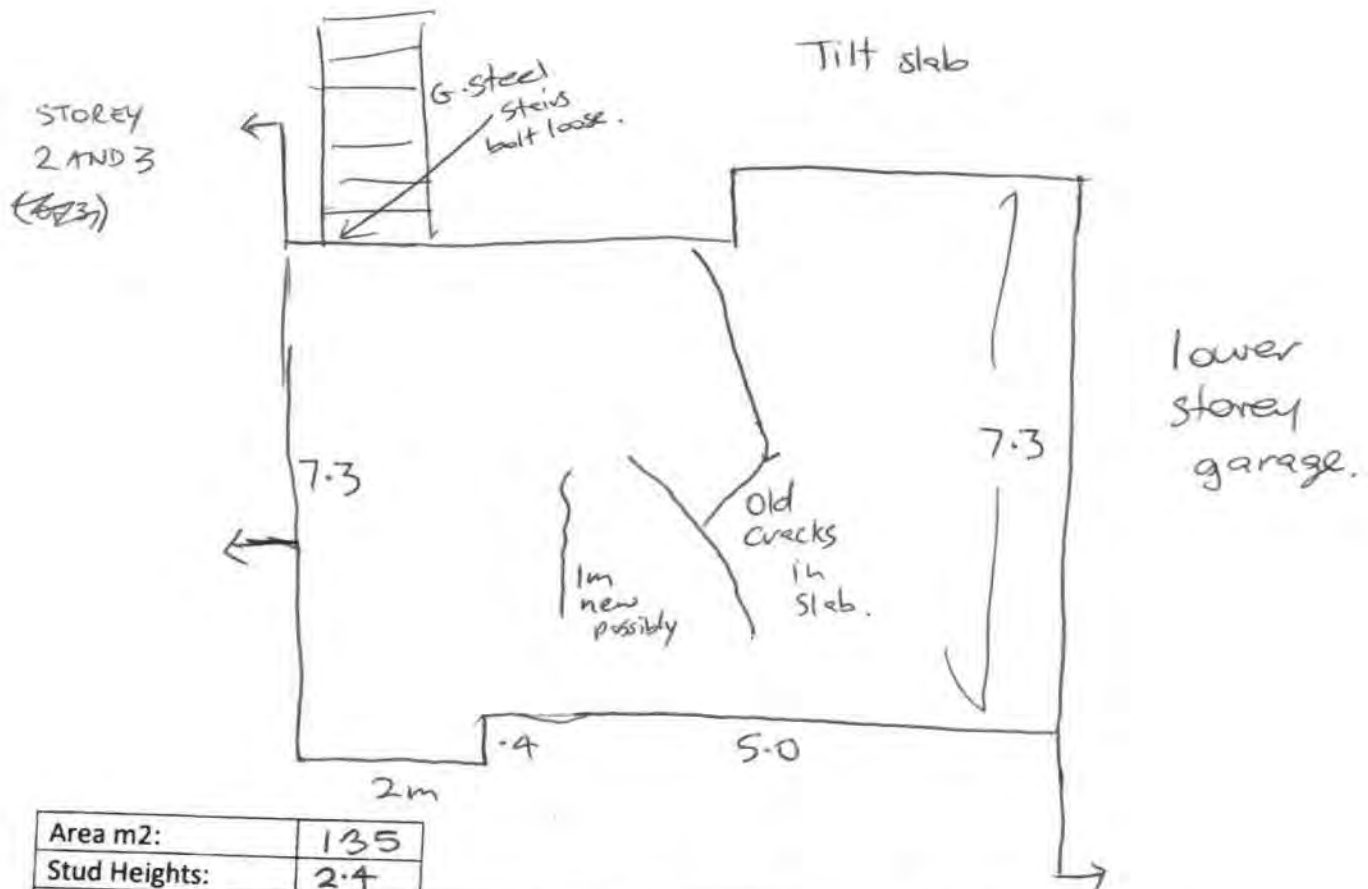
Subtotal	65
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+ P&G, Margin & GST Figure	23.8
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TOTAL	88.80
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Date: 25/11/10

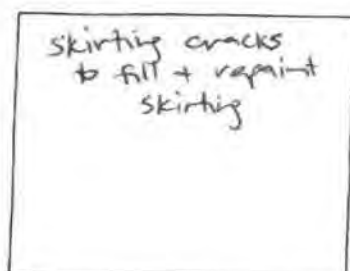
Claim Number: 2010/

114627Estimators Name: B. Sarten

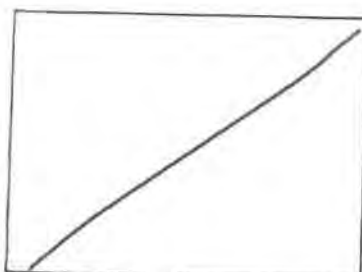
Area m2:	135
Stud Heights:	2.4
Wall Finish:	Wallpaper Plastered <u>Paint finish</u>
Other	
Services:	Specify damage: <u>NIL</u>
Chimneys:	Construction type: <u>N/A</u> Height: Damage description: Above Roof Below Roof Total Repair
Foundations Damage:	Timber Concrete Ring <u>Concrete Slab</u> Other (Specify): <u>Minor</u> Moderate Severe House moved off foundations?: <u>NO</u> Concrete slab cracked? Crack width: Crack length:
Roof:	Framed <u>Trussed</u> checked - OK Type: Clay Tiles Concrete tiles Metal tiles <u>Rolled Metal</u> Other Damage:
Cladding Type:	Weatherboard Brick Veneer Hardi Plank <u>Other</u> <u>Tilt slab. - painted.</u>

Date: 25/11/10

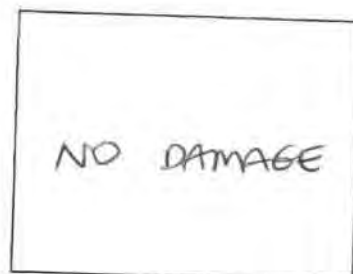
Claim Number: 2010/

114627Estimators Name: B. SartenDwelling Inspection Checklist: Show measurements indicate damage

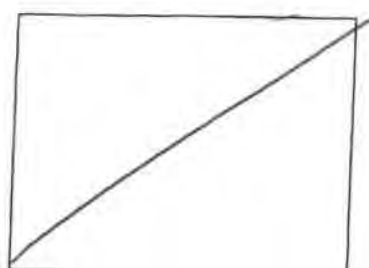
Lounge



Dining Room

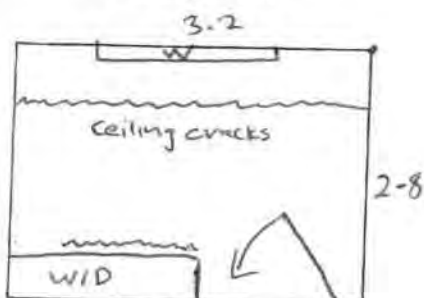


Kitchen

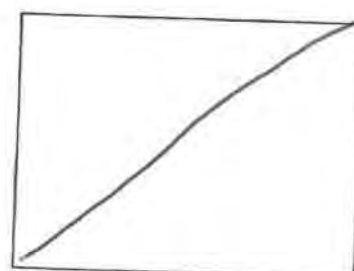


Family Room

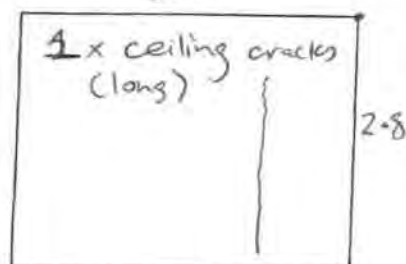
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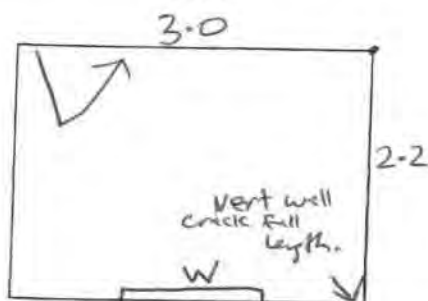
Bed 1



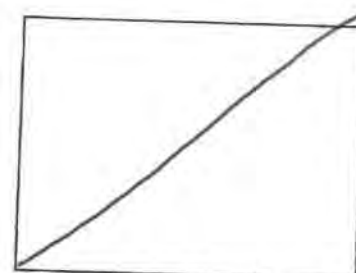
Ensuite



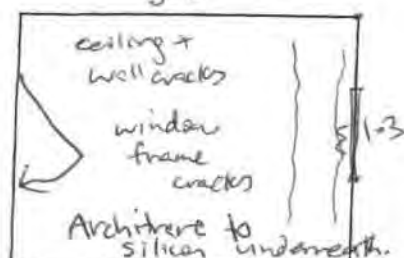
Bed 2



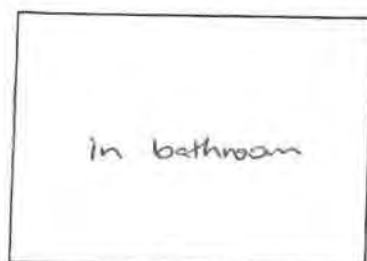
Bed 3



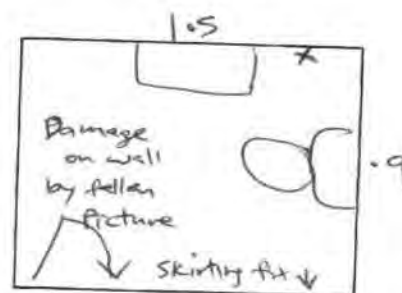
Bed 4



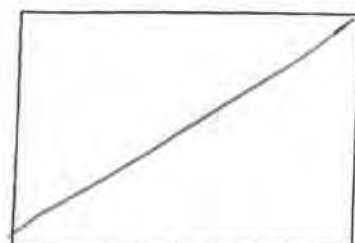
Bathroom



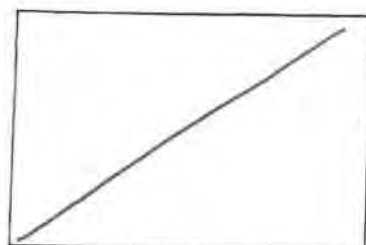
Toilet 1



Toilet 2



Office/Study



Rumpus



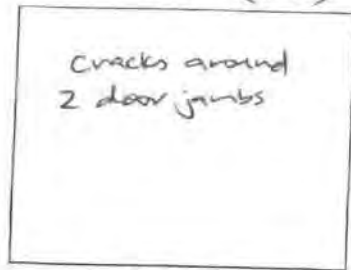
Entry/Hall(s)

Date: 25/11/10

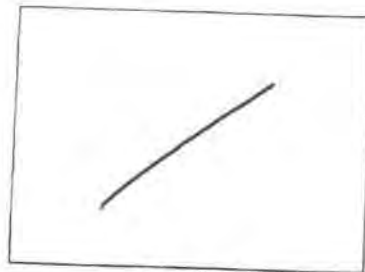
Claim Number: 2010/ 114627

Estimators Name: B. Sarten

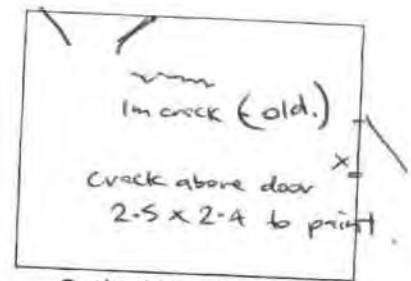
3=0 (AVE)



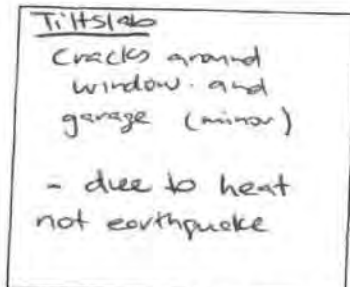
Stairwell



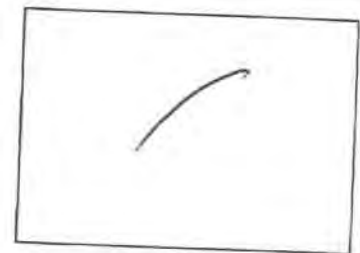
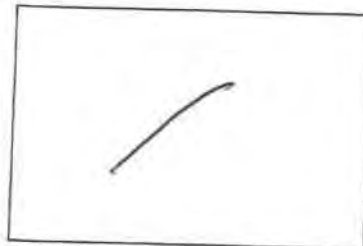
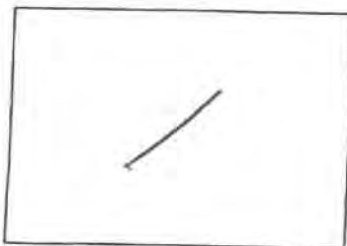
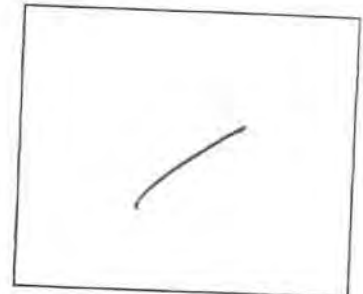
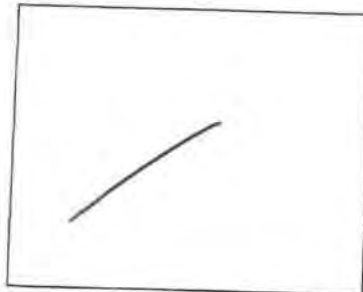
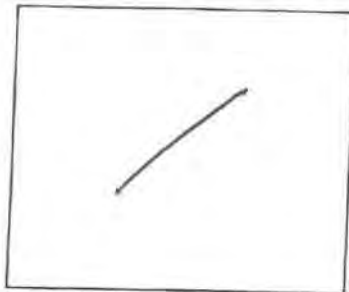
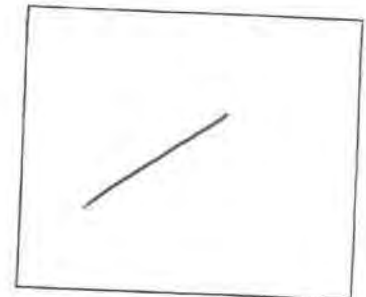
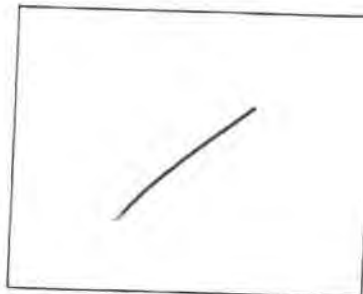
Laundry



Outbuildings/Garage



East Ext (back)



Legend

~~~~~	ceiling cracks
X	wall crack

# EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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

Released Under the Official Information Act 1982  
**EQR Property Overview Report**

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

Printed Date: 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010114627	3/75 ANDOVER STREET, MERIVALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-National Decorators Limited ***** (SB42)		Property F2'd By:	EQR\AndrewAr	F2 Completed Date:	18-03-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

### Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/049274 3/75 ANDOVER STREET	E032	F3	0	17,370.66	17,370.66	0.00	41,269.99	41,269.99	0.00	58,640.65	58,640.65
<b>Property Total</b>			<b>0</b>	<b>17,370.66</b>	<b>17,370.66</b>	<b>0.00</b>	<b>41,269.99</b>	<b>41,269.99</b>	<b>0.00</b>	<b>58,640.65</b>	<b>58,640.65</b>

### Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/049274	3/75 ANDOVER STREET	Substantive Works - Primary	CLOSED OUT-National Decorators Limited ***** (SB42)	COMPLETIONS	58,640.65	10	58,640.65	58,640.65
	Transmitted To Hub -> Claim File Review Complete							
CLM/2011/049274	3/75 ANDOVER STREET	Emergency Works - Primary	CLOSED OUT-Todd Johnston - Builder ***** (S456)	NOT REQUIRED	4,281.49	0	0.00	0.00
	Allocated To Hub -> Not Required - Information Only							
CLM/2011/049274	3/75 ANDOVER STREET	Emergency Works - Primary	CLOSED OUT-Roberts Construction Limited ***** (SA28)	NOT REQUIRED	0.00	0	0.00	0.00
	Allocated To Hub -> Not Required - Information Only							
<b>Property Total</b>					<b>62,922.14</b>	<b>10</b>	<b>58,640.65</b>	<b>58,640.65</b>



Released Under the Official Information Act 1982  
**EQR Property Overview Report**

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

**Printed Date:** 27-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
<b>2010114627</b>	<b>3/75 ANDOVER STREET, MERIVALE</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-National Decorators Limited ***** (SB42)		Property F2'd By:	EQR\AndrewAr	F2 Completed Date:	18-03-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

**Works Orders**

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/049274	E032-02133	Substantive Works - Primary - 12-Aug-2011	CLOSED OUT-National Decorators Limited ***** (SB42)	COMPLETIONS	Romain Gilliet	Issued	21/08/2014	53,636.12
CLM/2011/049274	E032-02133-01	Substantive Works - Primary - 12-Aug-2011	CLOSED OUT-National Decorators Limited ***** (SB42)	COMPLETIONS	Romain Gilliet	Issued	03/10/2014	1,983.33
CLM/2011/049274	E032-02133-02	Substantive Works - Primary - 12-Aug-2011	CLOSED OUT-National Decorators Limited ***** (SB42)	COMPLETIONS	Romain Gilliet	Issued	15/10/2014	3,021.20

**Property Total** **58,640.65**

**Claims / Certs / Payables**

**SB42** **CLOSED OUT-National Decorators Limited *******

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/049274	Subst BV	Scope Addition	23	EQR\RomainG	\$9,447.40	16-Oct-2014	\$6,029.88
CLM/2011/049274	Subst BV	Scope Alternative	23	EQR\RomainG	\$0.00	16-Oct-2014	\$20,788.18
CLM/2011/049274	Subst OB	Substantive Works	31	EQR\DaleM	\$0.00	20-Nov-2014	\$17,370.66
CLM/2011/049274	Subst BV	Scope Addition	31	EQR\DaleM	\$0.00	20-Nov-2014	\$9,447.40
CLM/2011/049274	Subst BV	Variation	31	EQR\DaleM	\$0.00	20-Nov-2014	\$1,983.33
CLM/2011/049274	Subst BV	Variation	31	EQR\DaleM	\$0.00	20-Nov-2014	\$3,021.20

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/049274	Subst BV	Scope Addition	23	EQR\RomainG	\$0.00	16-Oct-2014	\$6,029.88	Invoice 21583
CLM/2011/049274	Subst BV	Scope Alternative	23	EQR\RomainG	\$0.00	16-Oct-2014	\$20,788.18	Invoice 21583
CLM/2011/049274	Subst OB	Substantive Works	32	EQR\DaleM	\$0.00	20-Nov-2014	\$17,370.66	21629
CLM/2011/049274	Subst BV	Scope Addition	32	EQR\DaleM	\$0.00	20-Nov-2014	\$9,447.40	21629
CLM/2011/049274	Subst BV	Variation	32	EQR\DaleM	\$0.00	20-Nov-2014	\$1,983.33	21629
CLM/2011/049274	Subst BV	Variation	32	EQR\DaleM	\$0.00	20-Nov-2014	\$3,021.20	21629

**SB42** **CLOSED OUT-National Decorators Limited ***** Total** **Claims \$58,640.65 Certs \$58,640.65 Payables \$0.00**

**Property Total** **Claims \$58,640.65 Certs \$58,640.65 Payables \$0.00**

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

**Printed Date: 27-04-2018**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
<b>2010114627</b>	<b>3/75 ANDOVER STREET, MERIVALE</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-National Decorators Limited ***** (SB42)		Property F2'd By:	EQR\AndrewAr	F2 Completed Date:	18-03-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

No Open Complaints / Remedial Issues on this Property

#### Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/049274	Construction Completion Inspection	Riccarton	17/11/2014
CLM/2011/049274	Practical Completion Certificate	Riccarton	18/11/2014
CLM/2011/049274	Defects Liability Certificate	Riccarton	23/02/2015
CLM/2011/049274	Final Account Agreement	Riccarton	27/11/2014

**Property Total** **Finalisation Documents Present:** **4**

No Technical Services Referrals on this Property

#### Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/049274	3/75 ANDOVER STREET	No	<NOT SPECIFIED>

**Property Total** **Number of Claims:** **1**

#### Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S456 CLOSED OUT-Todd Johnston - Builder *****	Accredited	EQRC0518	Main Contractor	Emergency Works
SB42 CLOSED OUT-National Decorators Limited *****	Accredited	EQRC1085	Main Contractor	Substantive Works
SA28 CLOSED OUT-Roberts Construction Limited *****	Accredited	EQRC0863	Main Contractor	Emergency Works

**Property Total** **Number of Contractors:** **3**

## Scope of Works



**Customer:** LADA MARIYEVA

### Document explanatory note:

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

## Assessment of Property at 3/75 ANDOVER STREET, MERIVALE, CHRISTCHURCH 8014 on 13/07/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 100.00 m2)		
Land (Under dwelling - Soil - 40.00 m2)		

### Services

Element	Damage	Repair
Electrical/Power (Grid Over Head - Wire - 30.00 l/m)	Damaged outlets	Remove, dispose and replace electrical socket 1.00 No of
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Roof (Rolled metal )

Element	Damage	Repair
No Damage		

#### Foundations (Slab 5.5 x 7)

Element	Damage	Repair
Slab foundation (Concrete Slab - Concrete - 38.50 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm) 20.00 l/m
	Cosmetic cracking	Paint floor 38.50 m2

#### Elevation (South wall ground floor 3.6 x 6.6)

Element	Damage	Repair
Wall framing (Precast - Concrete - 23.76 m2)	Cosmetic damage	Grind out and epoxy fill cracks 6.00 l/m
	Cosmetic damage	Paint wall 15.00 m2

#### Elevation (South wall first floor 3.6 x 6.6)

Element	Damage	Repair
Wall framing (Precast - Concrete - 23.76 m2)	Cosmetic damage	Grind out and epoxy fill cracks 6.00 l/m
	Cosmetic damage	Paint wall 20.00 m2

#### Elevation (West wall ground floor 3.6 x 2)

Element	Damage	Repair
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No Damage

**Elevation (West wall first floor 3.6 x 4)**

Element	Damage	Repair
Wall framing (Precast m2)	- Concrete - 14.40 Cosmetic damage	Grind out and epoxy fill cracks 3.00 l/m
	Cosmetic damage	Paint wall 14.40 m2

**Elevation (East elevation 3.6 x 3 ground floor)**

Element	Damage	Repair
Wall framing (Precast m2)	- Concrete - 10.80 Cosmetic damage	Grind out and epoxy fill cracks 7.00 l/m
	Cosmetic damage	Paint wall 10.80 m2

**Elevation (East wall first floor 4 x 7)**

Element	Damage	Repair
Wall framing (Precast m2)	- Concrete - 28.00 Cosmetic damage	Grind out and epoxy fill cracks 3.00 l/m
	Cosmetic damage	Paint wall 28.00 m2

**Elevation (North wall ground floor 3.6 x 6.6)**

Element	Damage	Repair
Wall framing (Precast m2)	- Concrete - 23.76 Cosmetic damage	Grind out and epoxy fill cracks 7.00 l/m
	Cosmetic damage	Paint wall 15.00 m2

**Elevation (North wall first floor 3.6 x 6.6)**

Element	Damage	Repair
Deck (2-4m - Other - 8.00 m2)	Structural damage	Retile
Stairs (External) (Straight - Steel - 4.00 l/m)	Structural damage	Repair and Paint 4.00 m2
Wall framing (Precast m2)	- Concrete - 23.76 Cosmetic damage	Grind out and epoxy fill cracks 10.00 l/m
	Cosmetic damage	Paint wall 20.00 m2

**Interior****Ground Floor - Internal Garage**

Room Size: 7.50 x 6.00 = 45.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Other - Paint - 45.00 m2)	No Earthquake Damage	
Door (External) (SG Single - Aluminium - 1.00 item)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Concrete - 45.00 m2)	No Earthquake Damage	
Garage door (Rolla Door Steel - Steel - 2.00 No of)	No Earthquake Damage	
Wall covering (Concrete - Paint - 64.80 m2)	Cosmetic damage	Paint wall 40.00 m2
	Structural damage	Grind and epoxy fill cracks
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage	

**Ground Floor - Stairwell**

Room Size: 2.00 x 4.00 = 8.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair
Ceiling (Gib - Paint - 8.00 m2)	Cosmetic Damage	Rake out, plaster and paint 12.00 m2

Door (Internal) (Single Hollow Core - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 8.00 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 8.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Straight - Concrete - 4.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.00 m2)	Cosmetic damage	Rake out, plaster and paint	30.00 m2

**First Floor - Kitchen**

Room Size: 2.60 x 2.80 = 7.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.28 m2)	No Earthquake Damage		
Floor (Chipboard - Tiles - 7.28 m2)	No Earthquake Damage		
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Impact damage	Repair units	1.00 No of
Range ( Free standing oven ) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.92 m2)	No Earthquake Damage		
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 4.00 l/m)	No Earthquake Damage		

**First Floor - Lounge**

Room Size: 6.10 x 6.80 = 41.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 41.48 m2)	Cosmetic Damage	Rake out, plaster and paint	42.00 m2
Door (External) (SG Sliding - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 41.48 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 61.92 m2)	Cosmetic damage	Rake out, plaster and paint	50.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**First Floor - Toilet**

Room Size: 0.80 x 1.50 = 1.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.20 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Tiles - 1.20 m2)	No Earthquake Damage		
Hand basin (Wall hung - PVC - 1.00 item)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 11.04 m2)	Cosmetic damage	Rake out, plaster and paint	8.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		



**Second Floor - Bedroom (1st left)**

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.20 m2)			
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 7.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 25.92 m2)	Cosmetic damage	Rake out, plaster and paint	20.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Second Floor - Bedroom (2nd left)**

Room Size: 2.80 x 2.90 = 8.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.12 m2)	Cosmetic Damage	Rake out, plaster and paint	8.40 m2
Door (Internal) (Single Hollow Core - Timber - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 8.12 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.36 m2)	Cosmetic damage	Rake out, plaster and paint	20.64 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Second Floor - Bedroom (Master)**

Room Size: 2.80 x 3.30 = 9.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.24 m2)	Cosmetic Damage	Rake out, plaster and paint	9.24 m2
Door (Internal) (Single Hollow Core - Timber - 3.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 9.24 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 29.28 m2)	Cosmetic damage	Rake out, plaster and paint	26.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Second Floor - Bathroom**

Room Size: 1.50 x 3.30 = 4.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Built In Shelves (Wall unit - MDF - 3.00 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.95 m2)	Cosmetic Damage	Rake out, plaster and paint	5.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Tiles - 4.95 m2)	No Earthquake Damage		
Heating (Electric - Towel rail - 1.00 item)	Structural damage	Refix to wall	
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	Cosmetic damage	Realign shower door	1.00 item
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		

Wall covering (Gib - Paint - 23.04 m2)	Cosmetic damage	Rake out, plaster and paint	23.00 m2
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Second Floor - Hallway**

Room Size: 0.90 x 4.20 = 3.78 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 3.78 m2)	No Earthquake Damage		
Door (External) (SG Single - Timber - 1.00 item)			
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 3.78 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 24.48 m2)	Cosmetic damage	Rake out, plaster and paint	20.00 m2

**Second Floor - Stairwell**

Room Size: 1.80 x 1.80 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.80 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 3.24 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 3.24 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 5.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 8.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 27.36 m2)	Cosmetic damage	Rake out, plaster and paint	27.00 m2

**Scope of Works - Glossary of Terms**

<b>Cosmetic Damage</b>	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'.
<b>Impact Damage</b>	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.
<b>Structural Damage</b>	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**

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
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## EQC Full Assessment Report

**Claim Number:** CLM/2011/049274  
**Claimant:** LADA MARIYEVA  
**Property Address:** 3/75 ANDOVER STREET  
 MERIVALE  
 CHRISTCHURCH 8014

**Assessment Date:** 13/07/2011 12:44  
**Assessor:** Parkes, Sean  
**Estimator:** Gard, Daniel  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	LADA, MARIYEVA				

## Insurance &amp; Mortgage Details

## Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - BNZ Bank Insurance Scheme	Dwelling		Yes	

## Insurance Details - Added in COMET

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

Renewal date was 3/2/11 - 2/2/12

## Mortgage Details - From Claim Centre

Bank
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## Mortgage Details - Added in COMET

Bank
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:** No hazards sighted  
 Habitable  
 20/80% sept/feb damage ratio

**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	3	Standard	Post 1980	Rectangular	143.06



## Full Assessment

### Site

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

#### General Comments:

### Services

Element	Type	Material	Damages	Measure	Rate	Cost
Electrical/Power	Grid Over Head	Wire	Damaged outlets			
			Remove, dispose and replace electrical socket	1.00 No of	65.00	65.00
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

**General Comments:** The electrical pantry light is no longer working.

### Main Building

#### Exterior

##### Roof (Rolled metal )

**Damage:** No damage

**Require Scaffolding?** No

#### General Comments:

##### Foundations (Slab 5.5 x 7)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (up to 5mm)	20.00 l/m	60.00	1,200.00
			Cosmetic cracking			
			Paint floor	38.50 m2	39.00	1,501.50

#### General Comments:

##### Elevation (South wall ground floor 3.6 x 6.6)

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	6.00 l/m	30.00	180.00
			Cosmetic damage			
			Paint wall	15.00 m2	29.00	435.00

#### General Comments:

##### Elevation (South wall first floor 3.6 x 6.6)

**Damage:** Earthquake damage

**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	6.00 l/m	30.00	180.00
			Cosmetic damage			
			Paint wall	20.00 m2	29.00	580.00

#### General Comments:

##### Elevation (West wall ground floor 3.6 x 2)

**Damage:** No damage

**Require Scaffolding?** No

**General Comments:** precast panel painted

**Elevation (West wall first floor 3.6 x 4)**

**Damage:** Earthquake damage

**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	3.00 l/m	30.00	90.00
			Cosmetic damage			
			Paint wall	14.40 m2	29.00	417.60

**General Comments:**

**Elevation (East elevation 3.6 x 3 ground floor)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	7.00 l/m	30.00	210.00
			Cosmetic damage			
			Paint wall	10.80 m2	29.00	313.20

**General Comments:**

**Elevation (East wall first floor 4 x 7)**

**Damage:** Earthquake damage

**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	3.00 l/m	30.00	90.00
			Cosmetic damage			
			Paint wall	28.00 m2	29.00	812.00

**General Comments:**

**Elevation (North wall ground floor 3.6 x 6.6)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	7.00 l/m	30.00	210.00
			Cosmetic damage			
			Paint wall	15.00 m2	29.00	435.00

**General Comments:**

**Elevation (North wall first floor 3.6 x 6.6)**

**Damage:** Earthquake damage

**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	2-4m	Other	Structural damage			
			Retile	2000.00 \$	0.00	2,000.00
Stairs (External)	Straight	Steel	Structural damage			
			Repair and Paint	4.00 m2	24.00	96.00
Wall framing	Precast	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	10.00 l/m	30.00	300.00
			Cosmetic damage			
			Paint wall	20.00 m2	29.00	580.00

**General Comments:**

**Ground Floor - Internal Garage**

**Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Other	Paint	No Earthquake Damage			
Door (External)	SG Single	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Concrete	Paint	Cosmetic damage			
			Paint wall	40.00 m2	24.00	960.00
			Structural damage			
			Grind and epoxy fill cracks	2250.00 \$	0.00	2,250.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Stairwell**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	12.00 m2	34.00	408.00
Door (Internal)	Single Hollow Core	Aluminium	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Straight	Concrete	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.00 m2	34.00	1,020.00

**General Comments:****First Floor - Kitchen**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Tiles	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	Impact damage			
			Repair units	1.00 No of	200.00	200.00
Range ( Free standing oven )	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

**General Comments:****First Floor - Lounge**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	42.00 m2	34.00	1,428.00
Door (External)	SG Sliding	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			



Wall covering	Gib	Paint	Rake out, plaster and paint	50.00 m2	34.00	1,700.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:** Painting of the lounge ceiling also has allowance included for the kitchen as it runs incontinuum.

#### **First Floor - Toilet**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Tiles	No Earthquake Damage			
Hand basin	Wall hung	PVC	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	8.00 m2	34.00	272.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:**

#### **Second Floor - Bedroom (1st left)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint				
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.00 m2	34.00	680.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:**

#### **Second Floor - Bedroom (2nd left)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	8.40 m2	34.00	285.60
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.64 m2	34.00	701.76
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:** Paint 3 walls only, do not paint mural wall.

#### **Second Floor - Bedroom (Master)**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	9.24 m2	34.00	314.16
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	26.00 m2	34.00	884.00

Window Aluminium Pane single glazed No Earthquake Damage  
Casement

**General Comments:****Second Floor - Bathroom**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.00 m2	34.00	170.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Tiles	No Earthquake Damage			
Heating	Electric	Towel rail	Structural damage			
			Refix to wall	50.00 \$	0.00	50.00
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	Cosmetic damage			
			Realign shower door	1.00 item	90.00	90.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	23.00 m2	34.00	782.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

**General Comments:****Second Floor - Hallway**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Single	Timber				
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	20.00 m2	34.00	680.00

**General Comments:****Second Floor - Stairwell**

**Damage:** Earthquake damage

**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	27.00 m2	34.00	918.00

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

Name	Duration	Estimate
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Weekly Rental	2.00	400.00
Contents movement fee	1.00	572.23

Scaffold hire - Mobile single lift aluminium	1.00	150.00
Small Job Fee	1.00	180.00

**Overheads**

Name	Estimate
Preliminary and general	1,879.11
Margin	2,850.52
GST	4,703.35



## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	65.00
	65.00

### Main Building

Name	Description	Estimate
Exterior	Elevation (East elevation 3.6 x 3 ground floor)	523.20
	Elevation (East wall first floor 4 x 7)	902.00
	Elevation (North wall first floor 3.6 x 6.6)	2,976.00
	Elevation (North wall ground floor 3.6 x 6.6)	645.00
	Roof (Rolled metal )	0.00
	Foundations (Slab 5.5 x 7)	2,701.50
	Elevation (South wall first floor 3.6 x 6.6)	760.00
	Elevation (South wall ground floor 3.6 x 6.6)	615.00
	Elevation (West wall first floor 3.6 x 4)	507.60
	Elevation (West wall ground floor 3.6 x 2)	0.00
		9,630.30

Floor	Description	Estimate
First Floor	Kitchen	200.00
	Lounge	3,128.00
	Toilet	272.00
		3,600.00
Ground Floor	Internal Garage	3,210.00
	Stairwell	1,428.00
		4,638.00
Second Floor	Bathroom	1,092.00
	Bedroom (1st left)	680.00
	Bedroom (2nd left)	987.36
	Bedroom (Master)	1,198.16
	Hallway	680.00
	Stairwell	918.00
		5,555.52

13,793.52

### Fees

Description	Estimate
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Weekly Rental	400.00
Contents movement fee	572.23
Scaffold hire - Mobile single lift aluminium	150.00
Small Job Fee	180.00
	3,137.23

### Overheads

Description	Estimate
Preliminary and general	1,879.11
Margin	2,850.52
GST	4,703.35
	9,432.97

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**Total Estimate**

36,059.02

**Inspection Sign Off**

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

**Previous Claim Numbers** (recorded manually in field)

- Sept event 2010/114627

**File Notes**

**Date Created:** 08/08/2011 21:45  
**Created :** Administrator, Alchemy  
**Subject:** COMET sent to EQR on 08/08/2011  
**Note:** COMET sent to EQR on 08/08/2011  
**Next Action:**

**Urgent Works Items**



Contractor: *National Decorators*Supervisor: *Kelvin Guynne*

Asbestos test: Yes/No

Electrical Test: Yes/No

*Paint  
20m²?*

## EQC Claim Assessment

Address	3/75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, 8014	EQC Claim Number	CLM/2011/049274
Hazards	No hazards sighted Habitable 20/80% sept/feb damage ratio	EQC Assessor (L,F)	Parkes, Sean
Inspection Date	13-Jul-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Gard, Daniel

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
MARIYEVA LADA				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Electrical/Power	Grid Over Head, Wire	30 m
	Damaged outlets ✓ Remove, dispose and replace electrical socket	1 No of
Water Supply	Town Connection, Plastic	20 m
Sewerage	Town Connection, PVC Pipe	20 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	100 m ²
Land	Under dwelling, Soil	40 m ²

MAIN BUILDING	Age	Post 1980	Area	143.1m ²	Footprint	Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall ground floor 3.6 x 6.6)		
Wall framing	Precast, Concrete (23.76 m ² ) Cosmetic damage ✓ Grind out and epoxy fill cracks ✓ Paint wall <i>Elastomeric</i>	7 m 15 m ² <i>56m²</i>
Elevation (North wall first floor 3.6 x 6.6) <i>Scaffolded</i> ✓		
Deck	2-4m, Other (8.00 m ² ) Structural damage <i>Remove, dispose</i> ✓ Retile	✓ <i>8m²</i> 2000 Sum ✓
Wall framing	Precast, Concrete (23.76 m ² ) Cosmetic damage <i>Epoxy injection</i> ✓ Grind out and epoxy fill cracks ✓ Paint wall <i>Elastomeric</i>	<i>8m²</i> ✓ 10 m 20 m ² *
Stairs (External)	Straight, Steel (4.00 m)	



EQC Claim Number CLM/2011/049274

Remove concrete piling  
Reinstate concrete footing of stairs  
Reinstate support bracket.  
Structural damage  
Repair and Paint

4 m2

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

Elevation (West wall first floor 3.6 x 4) Incl in South Elev

Wall framing	Precast, Concrete (14.40 m2)
--------------	------------------------------

Cosmetic damage

✓ Grind out and epoxy fill cracks

3 m

✓ Paint wall

14.4 m2

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

Elevation (East elevation 3.6 x 3 ground floor) Incl in North Elev.

Wall framing	Precast, Concrete (10.80 m2)
--------------	------------------------------

Cosmetic damage

✓ Grind out and epoxy fill cracks

7 m

✓ Paint wall

10.8 m2

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

Elevation (East wall first floor 4 x 7) Incl in North Elev.

Wall framing	Precast, Concrete (28.00 m2)
--------------	------------------------------

Cosmetic damage

✓ Grind out and epoxy fill cracks

3 m

✓ Paint wall

28 m2

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

Elevation (South wall ground floor 3.6 x 6.6) Scaffolded. ✓

Wall framing	Precast, Concrete (23.76 m2)
--------------	------------------------------

Cosmetic damage Replaster front down sill

1.5 m ✓

✓ Grind out and epoxy fill cracks

6 m

✓ Paint wall Elastomeric

15 m2

Total.

63 m2

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

Elevation (South wall first floor 3.6 x 6.6)

Wall framing	Precast, Concrete (23.76 m2)
--------------	------------------------------

Cosmetic damage Epoxy injection

23 m ✓

✓ Grind out and epoxy fill cracks

6 m

✓ Paint wall elastomeric

20 m2

RR - Skivish x 2 + ending

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

Elevation (West wall ground floor 3.6 x 2)

Comments: precast panel painted

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

Foundations (Slab 5.5 x 7)

Slab foundation	Concrete Slab, Concrete (38.50 m2)
-----------------	------------------------------------

Garage

Cosmetic cracking

✓ Grind out and epoxy fill (up to 5mm)

20 m

✓ Paint floor

38.5 m2

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



EQC Claim Number CLM/2011/049274

**Roof (Rolled metal )****Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Internal Garage (L=6.0m W=7.5m H=2.4m)</b>		
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Floor	Concrete (45.00 m2)	
Wall covering	Concrete, Paint (64.80 m2) <div style="margin-left: 100px;"> ✓ Cosmetic damage  ✓ Paint wall  ✓ Structural damage  ✓ Grind and epoxy fill cracks </div>	40 m2 ✓ <del>2250</del> Sum
Ceiling	Other, Paint (45.00 m2)	
Garage door	Rolla Door Steel, Steel (2.00 No of)	
Door (External)	SG Single, Aluminium (1.00 Item)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

**Room - Additional Notes:****Stairwell (L=4.0m W=2.0m H=3.0m)**

Handrails	Bar, Timber (8.00 m)	
Floor	Concrete, Tiles (8.00 m2) <i>RDR Tiles 20m²</i>	
Ceiling	Gib, Paint (8.00 m2) <div style="margin-left: 100px;"> ✓ Cosmetic Damage  ✓ Rake out, plaster and paint </div>	12 m2
Wall covering	Gib, Paint (36.00 m2) <div style="margin-left: 100px;"> Cosmetic damage  ✓ Rake out, plaster and paint </div>	30 m2
Door (Internal)	Single Hollow Core, Aluminium (1.00 No of)	
Stairs (Internal)	Straight, Concrete (4.00 m)	

**Room - Additional Notes:** *RR - Handrail.*  
*Trim - RDR + Paint 3m (skirting)* ✓

**First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Kitchen (L=2.8m W=2.6m H=2.4m)</b>		
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Floor	Chipboard, Tiles (7.28 m2)	
Hob	Electric, Standard Spec (1.00 Item)	
Range ( Free standing oven )	Electric, Standard Electric (1.00 Item)	
Wall covering	Gib, Paint (25.92 m2)	
Ceiling	Gib, Paint (7.28 m2)	
Work top	Kitchen work top, Laminate (4.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	

EQC Claim Number CLM/2011/049274

Impact damage *Sliding door*✓ Repair units *- Replace rollers, re-align*

1 No of

Range Hood Over Head, Standard spec (1.00 Item)

## Room - Additional Notes:

## Lounge (L=6.8m W=6.1m H=2.4m)

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

Floor Chipboard, Carpet (41.48 m2)

Heating Electric, Heat pump (1.00 Item)

Ceiling Gib, Paint (41.48 m2)

Cosmetic Damage

✓ Rake out, plaster and paint

*30-35*  
42 m2

Wall covering Gib, Paint (61.92 m2)

Cosmetic damage

✓ Rake out, plaster and paint

50 m2

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

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

Room - Comments: Painting of the lounge ceiling also has allowance included for the kitchen as it runs incontinuum.

Room - Additional Notes: *RR - Heat pump covers*

## Toilet (L=1.5m W=0.8m H=2.4m)

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

Floor Chipboard, Tiles (1.20 m2)

Ceiling Gib, Paint (1.20 m2)

Wall covering Gib, Paint (11.04 m2)

Cosmetic damage

✓ Rake out, plaster and paint

*11.04* 8 m2

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

Toilet Standard, Standard Spec (1.00 Item)

Hand basin Wall hung, PVC (1.00 Item)

## Room - Additional Notes:

## Second Floor

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Bedroom 1st left (L=3.0m W=2.4m H=2.4m)</b>		
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (7.20 m2)	
Ceiling	Gib, Paint (7.20 m2)	
Wall covering	Gib, Paint (25.92 m2)	
	Cosmetic damage	
	✓ Rake out, plaster and paint	<i>25.92</i> 20 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	



EQC Claim Number CLM/2011/049274

## Room - Additional Notes:

**Bedroom 2nd left (L=2.9m W=2.8m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (8.12 m2)	
Ceiling	Gib, Paint (8.12 m2)	
	Cosmetic Damage	
	✓ Rake out, plaster and paint	8.4 m2
Wall covering	Gib, Paint (27.36 m2)	
	Cosmetic damage	
	✓ Rake out, plaster and paint	27.36 20.64 m2
Door (Internal)	Single Hollow Core, Timber (2.00 No of)	

**Room - Comments:** Paint 3 walls only, do not paint mural wall.

## Room - Additional Notes:

**Bedroom Master (L=3.3m W=2.8m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (9.24 m2)	
Ceiling	Gib, Paint (9.24 m2)	
	Cosmetic Damage	
	✓ Rake out, plaster and paint	9.24 m2
Wall covering	Gib, Paint (29.28 m2)	
	Cosmetic damage	
	✓ Rake out, plaster and paint	29.28 26 m2
Door (Internal)	Single Hollow Core, Timber (3.00 No of)	

## Room - Additional Notes:

**Bathroom (L=3.3m W=1.5m H=2.4m)**

Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Floor	Chipboard, Tiles (4.95 m2) <i>Flexi Kill 9m</i>	
Shower	Cubical shower unit, Acrylic shower (1.00 m2)	
	Cosmetic damage	
	✓ Realign shower door	1 Item
Heating	Electric, Towel rail (1.00 Item)	
	Structural damage	
	✓ Refix to wall	50 Sum
Ceiling	Gib, Paint (4.95 m2)	
	Cosmetic Damage	
	✓ Rake out, plaster and paint	5 m2
Wall covering	Gib, Paint (23.04 m2)	
	Cosmetic damage	

EQC Claim Number CLM/2011/049274

✓ Rake out, plaster and paint

23 m2

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

Toilet Standard, Standard Spec (1.00 Item)

Mirror (Fixed) Standard Spec, Mirror (1.00 m2)

Built in shelves Wall unit, MDF (3.00 m2)

**Room - Additional Notes:****Hallway (L=4.2m W=0.9m H=2.4m)**

Floor Chipboard, Carpet (3.78 m2)

Ceiling Gib, Paint (3.78 m2)

Wall covering Gib, Paint (24.48 m2)

Cosmetic damage

✓ Rake out, plaster and paint

20 m2

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

Door (Internal) Single Hollow Core, MDF (2.00 No of)

**Room - Additional Notes:****Stairwell (L=1.8m W=1.8m H=3.8m)***Scatfold.*

Handrails Bar, Timber (5.00 m)

Stairs (Internal) Box, MDF (8.00 m)

Floor Chipboard, Carpet (3.24 m2)

Ceiling Gib, Paint (3.24 m2)

Wall covering Gib, Paint (27.36 m2)

Cosmetic damage

✓ Rake out, plaster and paint

27 m2

**Room - Additional Notes:** *RR - Handrail.***End Of Assessment**



canterbury  
home  
repair  
programme

# Approved Scope of Works

Claim Number: 2011/049274  
Customer Name: Lada Mariyeva  
Customer Address: 3-75 Andover Street  
Riccarton

Age of Dwelling:  
Total Sq. Meterage:

## Document explanatory note:

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

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

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

## Assessment of Property at - 2011/049274 - 3-75 Andover Street, Riccarton

### Scope of Works

#### Services

Element	Repair	Qty	Unit
Electrical/Power	Remove, dispose, and replace electrical socket	1	No.of

#### Exterior: Elevation N (G/F wall & 1st Floor)

Element	Repair	Qty	Unit
Walls	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufactures specifications	56	m2
Scaffold	Scaffold	1	Item
Deck	Remove, dispose retille	8	m2
Walls	Epoxy Injection	8	m
	Remove/Reinstate Heat pump compressor	1	Item
Stairs	Remove reinstate concrete paving	1	Sum
Stairs	Refix steel stairs to concrete patio	1	Sum
Stairs	Revel support bracket	1	Sum
Stairs	Reinstate concrete footing of stairs	1	Sum
Walls	Walls - Grind out and epoxy fill cracks 0-5mm wide	17	m
Stairs	Repair and paint	4	m2

#### Exterior: Elevation S (G/F wall & 1st Floor)

Element	Repair	Qty	Unit
Scaffold	Scaffold	1	Item
Doors	Replaster front sill - Door	1.5	m
Walls	Wall Cladding - Paint textured wall - acrylic waterproofing membrane to manufactures specifications	68	m2
Walls	Epoxy Injection	23	m
	Remove/Reinstate Skydish x 2 and cabling	1	Item
Walls	Walls - Grind out and epoxy fill cracks 0-5mm wide	12	m

#### Exterior: Elevation E (G/F and 1st Floor)

Element	Repair	Qty	Unit
---------	--------	-----	------

**Exterior: Elevation W  
(1st Floor)**

Element	Repair	Qty	Unit
---------	--------	-----	------

**Exterior: Garage**

Element	Repair	Qty	Unit
Garage	Slab Foundation - Grind out and epoxy concrete floor cracks 4-8mm wide	20	m
Garage	Slab Foundation - Paint floor	38.5	m2

**Lounge (1st Floor)**

Element	Repair	Qty	Unit
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	35	m2
	Remove/Reinstate Heat pump cover	1	Item
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint (Include Kitchen & Dining)	50	m2

**Kitchen (1st Floor)**

Element	Repair	Qty	Unit
Kitchen Joinery	Kitchen Joinery - Repair units replace rollers, realign (sliding door)	1	No.of

**Toilet 1 (1st Floor)**

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

**Bathroom 1 (2nd Floor)**

Element	Repair	Qty	Unit
Floor	Flexi Fill	9	m

**Hallway (2nd Floor)**

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	20	m2

**Stairwell (G/F)**

Element	Repair	Qty	Unit
Floor	Remove, dispose reinstate tiles	20	m2
	Remove/Reinstate Handrail	1	Item
Trim	Remove, dispose replace skirting and paint	3	m
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	30	m2

**Bedroom 1 (2nd Floor -  
1st Left)**

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

**Bedroom 2 (2nd Floor -  
2nd Left)**

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	27.36	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	8.4	m2



**Bedroom 3 (Master - 2nd Floor)**

Element	Repair	Qty	Unit
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	29.28	m2
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	9.24	m2

**Stairwell 2 (2nd Floor)**

Element	Repair	Qty	Unit
Scaffold	Scaffold	1	Item
	Remove/Reinstate Handrail	1	Item
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	27	m2

**Internal Garage (G/F)**

Element	Repair	Qty	Unit
Walls	Wall Covering - Grind and epoxy fill cracks	15	Sum
Walls	Wall Covering - Paint wall	40	m2

**Preliminaries and General**

*Heidi Burgess*  
24-4-14.

EQC 

**QUOTE**

Attention: Jenine  
National Decorators Ltd  
PO Box 285 Oamaru

**Date**  
16 June 2014

**Quote Number**  
Q001365/3

**Job Number**

Stake Consulting Ltd

P O Box 8806  
Riccarton 8440  
Christchurch

188 Manchester St

Phone: +64 3 3480 292

www.stakeconsulting.co.nz

**3/75 Andover Street**

Epoxy Pressure Injection

Costs	Quantity	Rate	Amount
GFI Floor Injection Garage floor cracking	22.50	120.00	2,700.00
SST Panel Injection West Walls	26.00	170.00	4,420.00
SST Panel Injection East Walls	17.00	170.00	2,890.00
SSSP - Site Safety Plan	1.00	350.00	350.00
Plastering Plaster cracks ready for painting	43.00	30.00	1,290.00
Subtotal			11,650.00
GST			1,747.50
<b>Total</b>			<b>13,397.50</b>

Valid To: 14 September 2014



16 June 2014

National Decorators Ltd  
PO Box 285 Oamaru

Attention: Jenine

**3/75 Andover Street**

**Conditions Of Contract**

- Before this Contract can proceed please read the Terms and Conditions (attached), and sign where indicated acknowledging that you agree with the Terms and Conditions of this Contract, and the Quote.
- Payment is due strictly on the 20th of the month following the issue date of the invoice.
- This Quote is valid for 60 days.
- Any work outside of normal working hours (Monday-Friday, 7.30am-5.00pm) will be considered an extra to the Project and will be charged accordingly.
- Access to 240v power outlet and hose tap is required.
- Retentions do not apply to this contract.
- We guarantee workmanship for a minimum two-year period, and the Product Warranty will be covered as per Manufacturer's specifications.

Please feel free to contact us with any queries you may have. We look forward to working with you on this project.

Kind Regards

Jake Lane  
027 2299296

Stephen Spencer  
027 4316142

[jake@stakeconsulting.co.nz](mailto:jake@stakeconsulting.co.nz)

[steve@stakeconsulting.co.nz](mailto:steve@stakeconsulting.co.nz)



122 Wales Street  
Halswell 8025  
Christchurch  
Phone: 322-9738  
Cell: 021 100-3995

Date: 11 June 2012

National Decorators  
8c Nga Mahi Road  
Sockburn  
Christchurch 8042

Quotation to:

Repair external stair case and hand rail at Unit 3, 75 Andover Street.

- Jack and brace staircase
- Remove footings
- Re-level staircase and brace
- Pour new concrete footings
- Grind, weld, undercoat and paint cracked mounts

Materials and Labour:	\$2,350.00
GST:	\$352.50
Total:	\$2,702.50

Thank you for the opportunity to quote this job for you, should you have any questions please do not hesitate to contact me

Regards

Chris Leigh  
Ican Enterprises Limited



**Kwikserv (South Island) Scaffolding Ltd**

Ph 03 385 7962  
 Fax 03 385 7984  
 Email kwikserv@orcon.net.nz

390 Marshland Road  
 PO Box 35186  
 Shirley  
 Christchurch 8640

**QUOTATION**

To: Ben Waite

Company: National Decorators Ltd

Phone: 0800151530

Date: 15/06/2014

Fax: 034341194

Page: 1

Quote/Job No.	Site address	Our Price	Amount (excl GST)
Q150614D	3/75 Andover St Merivale	Erection & Dismantle (External Walls)	\$2,590.00
		Rental Rate (p/w)	\$185.00
		Erection & Dismantle (Shared Stairwell)	\$990.00
		Erection & Dismantle (Stairwell)	\$890.00
		Notes: Tenants will still be able to walk through the drive way after completion of the erection of scaffold need Screen on frontage , Just for tenants able to walk through no vehicle access.	
All prices are exclusive of GST.			

We at Kwikserv (South Island) Scaffolding Ltd estimated the scaffold you require to complete this project will need the following:

- Clear access is needed to the site for our trucks to load and unload;
- We require a good solid base to build on.
- All our scaffolds are built to O.S.H. requirements

- * Weekly inspections are done at no extra cost (5m>)
- * If roofing rail is required, extra cost will be charged.
- * We accept no responsibility for damages caused by other subcontractors.

This quotation EXCLUDES any additional charges that may arise from local traffic control or power line proximity control as required by the local council.

We also include the following Safety Policy in all of our work sites in accordance with Approved Code of Practice for Scaffolding and these includes:

- Advanced Tickets & Experienced Team
- Hard Hats, High VIZ & Harnesses
- Site Safe Passports
- Kickboards & Screen on frontage (optional & if necessary)

**This quote expires three months from the above date.**

Acceptance of this quotation will require the Acceptance of Quotation form to be signed and returned to Kwikserv (South Island) Scaffolding Ltd before commencement of work.

If you require any further clarification of the above, please contact Allen on 021 616575.

Kind Regards,

**Allen Chen**

(General Manager)

"Prompt, Professional Service Guaranteed"



**FLOORSTORE**  
NZ's Floor Covering Specialists

8c Nga Mahi Road, Christchurch | Ph: 03 343 6000 | Mobile: 021 228 4216

24-6-14

National decorators

Quotation Re: 3/75 Andover Street.

**Stairwell and outside patio.**

To uplift the existing tiles \$1562.00

To dispose of the tiles \$480.00

To supply and fit aluminum trims to the edges where required \$765.00

To supply and lay new "Saturnia Brown antislip" tiles as selected by the client.

\$4579.00

Total price \$7386.00 ✓

**Bathroom:**

To Flexi fill 9m in the bathroom

\$155.00 ✓

**Please Note:**

The above price does not include any allowance for the relaying of the Pavers at the bottom of the outside stairs. The above prices also do not include any allowance for the waterproofing/tanking of the upstairs patio or for any leveling or crack repairs.

**All prices are exclusive of GST**

I trust this is all as you require and I look forward to working with you further.


Yours Sincerely

Jason Vigis

Replace tiles  
Deck 8m²  
Stairwell GF 20m²



Revised quote received 28/07/2014

Claims No:	CLM/2011/049274	Company:	National Decorators		
Claimant:	Lada Mariyeva	Address:	50 Lune Street Oamaru		
Date:	16/07/2014	Phone:	0800 -15-15-30	Mobile: 021 228 4955	
Site Address:	3/75 Andover Street Merivale Christchurch 8014	Accreditation Number:	EQRC 1085	 <b>NATIONAL DECORATORS</b> protecting your assets since 1879	
Claimants Phone Cell		EQR Supervisor:	Ralph Roden		
email		GST:	111-163-154		
The Scope Change Summary should be read in conjunction with the ECC Statement of Claim. The work described in these two documents covers the full scope of work for the property and will be covered in your quotation. Please scan document and send through Aconex.					
We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.					
Rooms	Description of work	Qty	Rate	Contractor's Quote	Variation Quote
Exterior Garage	Floor - Grind out & Epoxy And Fill Cracks -20LM - as per Stake quote below				
	Floor - Prepare & Paint floor - m²	38.50	\$ 45.00	1,732.50	
	Sub-Total			1,732.50	
Lounge (1st floor)	Ceiling - Rake Out, Plasterboard joint cracks & Paint - m²	35.00	\$ 32.50	1,137.50	
	Remove & reinstate heat pump cover	1.00			
	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	50.00	\$ 32.50	1,625.00	
	Sub-Total			2,762.50	
Kitchen ( 1st floor)	Joinery - Repair units replace rollers realign sliding door	1.00	\$ 450.00	450.00	
	Sub-Total			450.00	
Toilet (1st floor)	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	11.04	\$ 32.50	358.80	
	Sub-Total			358.80	
Bathroom (2nd floor)	Floor - flexi-fill tiles 9lm - as per quote -	1.00		166.62	
	Sub-Total			166.62	
Hallway (2nd floor)	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	20.00	\$ 32.50	650.00	
	Sub-Total			650.00	
Stairwell (GF shared)	Scaffold	1.00	\$ 1,064.25	1,064.25	
	Remove & reinstate hand rail	1.00	\$ 90.00	90.00	
	Trim/skirting - Remove dispose,Supply, Replace & Paint - Per LM	3.00	\$ 25.00	75.00	
	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	30.00	\$ 32.50	975.00	
	Stairwell - remove dispose supply & replace tiles to stairwell 20m2 - as per quote - see below				
	Sub-Total			2,204.25	
Bedroom 1 (2nd floor 1st left)	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	25.92	\$ 32.50	842.40	
	Sub-Total			842.40	
Bedroom 2 (2nd floor 2nd left)	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	27.36	\$ 32.50	889.20	
	Ceiling - Rake Out, Plasterboard joint cracks & Paint - m²	8.40	\$ 32.50	273.00	
	Sub-Total			1,162.20	
Bedroom 3 (Master 2nd Floor)	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	29.28	\$ 32.50	951.60	
	Ceiling - Rake Out, Plasterboard joint cracks & Paint - m²	9.24	\$ 32.50	300.30	
	Sub-Total			1,251.90	
Stairwell 2 (2nd floor)	Scaffold	1.00	\$ 956.75	956.75	
	Remove & reinstate hand rail 2 hours	1.00	\$ 90.00	90.00	
	Walls - Rake Out, Plasterboard joint cracks & Paint - m²	27.00	\$ 32.50	877.50	
	Sub-Total			1,924.25	
Internal Garage	Walls - Grind out & Epoxy Fill Cracks - Per LM	15.00	\$ 120.00	1,800.00	
	Wall Cladding - Paint Wall - m²	40.00	\$ 33.00	1,320.00	
	Sub-Total			3,120.00	

Exterior Painting Elevation North	Wall Cladding - Paint Wall with Elastomeric paint - m ²	56.00	\$ 39.00	2,184.00
	Remove & replace heat pump for other trades	1.00	\$ 400.00	400.00
	Remove & replace down pipes (labour)	2.00	\$ 45.00	90.00
	Patio - remove dispose supply & replace tiles to deck 8m2 - as per quote - see below	1.00		
Sub-Total				2,674.00
Elevation South	Wall Cladding - Paint Wall with Elastomeric paint - m ²	68.00	\$ 39.00	2,652.00
	Remove & replace down pipes (labour)	2.00	\$ 45.00	90.00
	Re-plaster front sill on door - small job fee	1.00	\$ 220.00	220.00
	Remove & reinstall sky dish and cabling	2.00	\$ 200.00	400.00
Sub-Total				3,362.00
External Stairwell	Labour - To relay/relevel pavers at the bottom of external stairway	4.00	\$ 45.00	180.00
	Stairs- repair & repaint 4m2 x both sides	8.00	\$ 100.00	800.00
	Repair to external staircase and handrails - includes footings - as per quote	1.00	\$ 2,526.25	2,526.25
Sub-Total				3,506.25
Exterior cladding repairs	Epoxy pressure injection to exterior wall panels	1.00	\$ 12,523.75	12,523.75
	Epoxy floor injections to garage floor			
	Plastering cracks - ready for painting as per quote			
Sub-Total				12,523.75
Tiling	<b>Bathroom, Stairwell and Patio</b>			
	To uplift, dispose, supply & Install new anti-slip tiles to patio and stairwell as per quote <i>Note: Does not include any tanking/ waterproofing to upstairs patio, or any floor levelling or crack repairs.</i>	1.00	\$ 7,939.95	7,939.95
Sub-Total				7,939.95
Electrical Services	Electrician to remove dispose and replace electrical socket	1.00	\$ 100.00	100.00
Sub-Total				100.00
Disclaimer: Quote for crack injection has been done as per EQC specifications. Stake Consulting recommended that more LM of injection than this is necessary to make the exterior water tight. We cannot accept any liability for this, as we are only going on EQC allowances - not what was recommended by the Sub-contractor				
Total				46,731.37
<b><u>Preliminary and General Items</u></b>				
Supervision ( 25 @ \$45)				1,125.00
Daily cleaning ( 12 @ \$45)				540.00
Admin 1 @ \$250				250.00
Electrician				450.00
External Scaffold + 4 weeks rental				3,579.75 ✓
Rubbish Removal				250.00
Cleaning interior/exterior areas				360.00
Floor protection				350.00
Sub-total			\$	53,636.12
Grand total			\$	53,636.12
plus GST 15%			\$	8,045.42
Total			\$	61,681.54





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

Telephone 03 341 9900  
Facsimile 03 343 4167

## Works Order

**To:**  
National Decorators Limited  
PO Box 285,  
Oamaru 9400

Phone 03 4341192  
Email norm@waitakidecorators.co.nz

**Order No E032-02133**

Please quote Works Order Number on  
all invoices, correspondences etc

Accreditation Number EQRC1085  
Contractor Code SB42

**From:**  
Hub Riccarton  
Works Order Date 21-Aug-2014

Project Number E032

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/049274	3/75 ANDOVER STREET, MERIVALE		53,636.12
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 53,636.12

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 Romain Gilliet  
On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature

### IMPORTANT

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



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

Telephone 03 341 9900  
Facsimile 03 343 4167

## Variation Order

## Variation Order No E032-02133-02

**To:**

National Decorators Limited  
PO Box 285,  
Oamaru 9400

Phone 03 4341192  
Email norm@waitakidecorators.co.nz

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

Work Order No E032-02133  
Accreditation Number EQRC1085  
Contractor Code SB42

**From:**

Hub Riccarton  
Works Order Date 15-Oct-2014

Project Number E032

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/049274	3/75 ANDOVER STREET, MERIVALE	08-Sep-2014	3,021.20
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 3,021.20

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 **Romain Gilliet**  
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 E032-02133-01

### To:

National Decorators Limited  
PO Box 285,  
Oamaru 9400

Phone 03 4341192

Email norm@waitakidecorators.co.nz

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

Work Order No E032-02133

Accreditation Number EQRC1085

Contractor Code SB42

### From:

Hub Riccarton  
Works Order Date 03-Oct-2014

Project Number E032

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/049274	3/75 ANDOVER STREET, MERIVALE	08-Sep-2014	1,983.33
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 1,983.33

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 **Romain Gilliet**

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.

## Defects Liability Certificate

<b>Claim Number</b>	CLM/2011/049274		
<b>Date of Completion</b>	16/11/2014	<b>Date defect period ends</b>	14/02/2015
<b>Property address</b>	3/75 ANDOVER STREET, MERIVALE		
<b>Main contractor</b>	National Decorators Limited		
<b>Principal</b>	Earthquake Commission (EQC)		

### End of Defects Liability Period

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

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

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

### This Certificate

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

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

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

This certificate cannot be relied on for any other purpose.

**Contracts supervisor**

**Ralph Roden**

**Date of issue** 17/11/2014

**on behalf of Fletcher EQR acting as agent to EQC**



## MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address	3/75 Andover Street, Merivale
Claim Number	CLM/2011/049274
Contractor	National Decorators Limited
Contract Supervisor	Kelvin Gwynne

Inspection completed by:

Date

Others present:

Ralph Rodan  
Trevor Jones  
Norm Waite  
Mikhail G Lotor

11 NOV 2014  
EQC  
contractor.  
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 Works Order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC.

- |    |                                                                                                                                       |                                    |                                    |
|----|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|
| 1. | All work completed as per approved Scope of Work? (Refer Summary of Work Completed)                                                   | <input checked="" type="radio"/> Y | <input type="radio"/> N            |
| 3. | All Variations completed (detail below)?                                                                                              | <input checked="" type="radio"/> Y | <input type="radio"/> N            |
| 4. | Any quality issues or minor defects? (detail below)                                                                                   | <input type="radio"/> Y            | <input checked="" type="radio"/> N |
| 5. | Any significant deferred work? (detail below)                                                                                         | <input type="radio"/> Y            | <input checked="" type="radio"/> N |
| 6. | All consented or restricted work carried out and associated inspections completed (as required)?                                      | <input type="radio"/> Y            | <input checked="" type="radio"/> N |
| *  | Advise Contractor that PS3, Memorandum of Building, Inspection records and evidence are required to be submitted at time of invoicing |                                    |                                    |

## ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO per  
scope

Quality

VO1

externally extra quantities for crack injection  
Garage floor quantities.

VO2

VO3

VO4

## MINOR DEFECTS

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

- |    |   |
|----|---|
| 1. | / |
| 2. |   |
| 3. |   |
| 4. |   |
| 5. |   |

Date that all minor defects will be rectified:

/ /

CA

10

## MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

## SIGNIFICANT DEFERRED WORK

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

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /

ecm

## 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

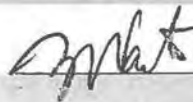
Ralph Roden



17 Nov 2014

Contractor

Norm White



17/11/14

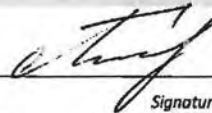
Works Manager / EQC (if attending)

Trevor Jones

/ /

Homeowner (or their authorised representative)

Mikhail Glotov



17 11 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 (Letter, PCC Issued etc)

/ /

Initials

Date

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

## Practical Completion Certificate

<b>Claim Number</b>	CLM/2011/049274	<b>Date of Completion</b>	17/11/2014
<b>Property address</b>	3/75 ANDOVER STREET, MERIVALE		
<b>Main contractor</b>	National Decorators Limited		
<b>Principal</b>	Earthquake Commission (EQC)		

### Practical Completion

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

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

the contractor has fulfilled its obligations under the Contract.

### This Certificate

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

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

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

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

This certificate cannot be relied on for any other purpose.

**Contracts supervisor**

**Ralph Roden**

**Date of issue**

**18/11/2014**

**on behalf of Fletcher EQR acting as agent to EQC**



## Contractor's Producer Statement for Construction PS3

Contract: - CCM/2011/049274  
Location: - Unit 3 / 75 Andover Street

### Issued by

Contractor: - NATIONAL DECORATORS  
LBP Licence No - EQRC 1085

### Preamble

The Contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub Supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

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

### Description of the work covered by this statement:

Claim Number: 2011/049274

Painting and decorating and minor earthquake repairs to interior areas as per EQC Scope of works. Crack injection to exterior walls and floor areas and tiling as per Scope of works and approved Variations

Signed by/date:



18/11/14  
(Date signed)

# Memorandum from licensed building practitioner: Record of building work

## Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address:	3/75 Andover Street
Suburb:	Merivale
Town/City:	Christchurch
Postcode:	

THE PROJECT	
Building consent number:	n/a CLM/2011/049274


THE OWNER(S)	
Name(s):	Lada Mariyeva
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	
Email address:	

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work:	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
Foundations and subfloor framing <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised



EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>	n/a	<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: <b>National Decorators Ltd</b>	LBP number: <b>n/a</b>
Class(es) licensed in:	
<b>EQRC1085</b>	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below): <b>PO Box 285 Oamaru 9444</b>	
Street address/Registered office: <b>50 Lune Street</b>	
Suburb: <b>South Hill</b>	Town/City: <b>Oamaru</b>
PO Box/Private Bag	Postcode:
Phone number: <b>0800 15 15 30</b>	Mobile: <b>021 228 4955</b>
After hours:	Fax:
Email address:	Website:

DECLARATION	
I, <b>pp: Norm Waite</b> <del>supervised the</del> supervised the <del>work</del> work recorded on this form.	
Signature: 	
Date: <b>18/11/14</b>	

MS-SF0509



## FINAL ACCOUNT AGREEMENT

** All amounts are GST EXCLUSIVE unless otherwise noted

Claim No:	CLM/2011/049274	Contractor:	National Decorators
Claim Address:	3/75 Andover Street	Accreditation No:	EQRC 1085
	CHRISTCHURCH	Mobile No:	021-228 4955
		Hub:	Riccarton
Date:	18 Nov 2014	EQR Site Supervisor:	Ralph Roden

### AMOUNTS:

Original Contract Value (excl. GST)	\$	53,636.12	✓
plus Variation VO1 (excl. GST)	\$	1,983.33	✓
plus Variation VO2 (excl. GST)	\$	3,021.20	✓
plus Variation VO3 (excl. GST)			
plus Variation VO4 (excl. GST)			
Final Contract Value (excl. GST)	\$	58,640.65	
less Previous Payments (excl. GST)	\$	26,818.06	✓
Amount for Final Payment (excl. GST)	\$	31,822.59	✓
plus GST Amount	\$	4,773.39	
Amount for Final Payment (incl. GST)	\$	36,595.98	

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:	8 September 2014	Contract Finish Date:	10 November 2014
----------------------	------------------	-----------------------	------------------

Contractor name:	pp Norrn Waite	Date:	18/11/2014
------------------	----------------	-------	------------

Signature:

### OFFICE USE ONLY

QS name:

DALE MONTAGNA

Date:

20/11/14

Signature:





MS-SF0409

# EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 049274

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: 3173 Andover St  
Merivale

DATE 18 Nov 2014

HUB Riccarton

CONT. SUPERVISOR Ralph Roden

PROPERTY CONTACT NAME:

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR: National Decorators

SITE SUPERVISOR NAME: Norm Waite

CONTACT DETAILS: PH.

EMAIL:

0800 15 15 30

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

Cosmetic repairs to the interior linings & exterior  
concrete tilt slab walls -  
Garage floor slab epoxy repairs.

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) Ralph Roden Date 18 Nov 2014  
(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.

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**Note¹** this stems from the current estimate¹ 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.



# REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

- NHC Toka Tū Ake settlement did not include all earthquake damage
- NHC Toka Tū Ake repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- NHC Toka Tū Ake wasn't or isn't sufficient to meet the reasonable costs of undertaking NHC Toka Tū Ake repair strategy





SITE LOCATION

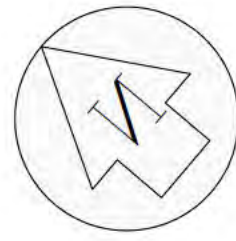
DRAWING LIST

DRAWING NO.	DRAWING NAME	REV
SA000	COVER SHEET	A
SA200	FLOOR LEVEL SURVEY UNIT - SEPARATE DATUM	A
SA300	WALL VERTICALITY SURVEY UNIT	A
SA400	AMENITY SLOPE SURVEY UNIT	A
SA500	CEILING LEVELS SURVEY UNIT	A
SA600	FLOOR LEVEL SURVEY UNIT - COMMON DATUM	A
SA700	INDICATIVE REMEDIATION STRATEGY	A

ISSUE DATE: 15/03/2022 REV: A

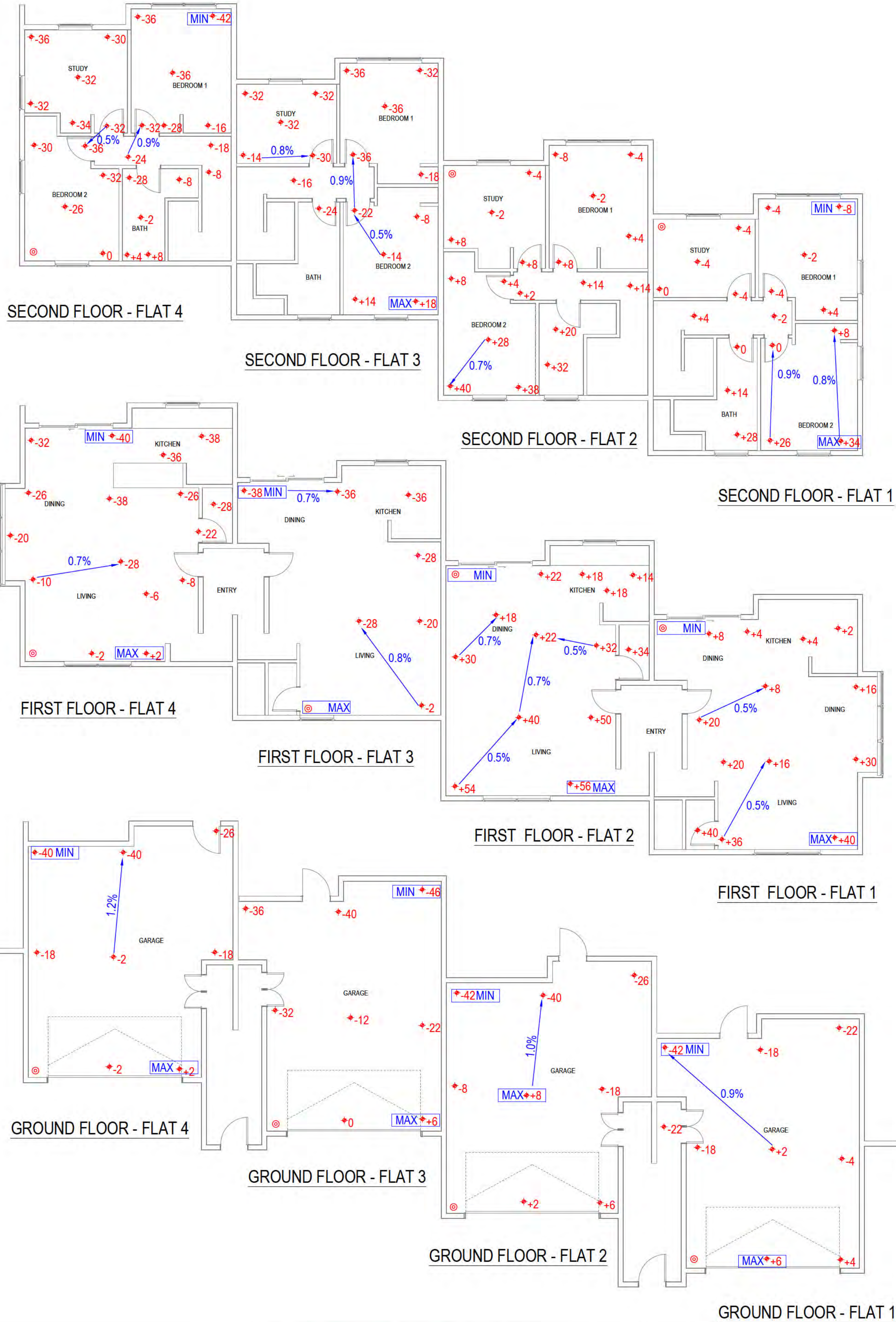
STRUCTURAL ASSESSMENT DRAWINGS  
75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, CANTERBURY, 8014, NZL  
FOR COORDINATION - NOT FOR CONSTRUCTION  
PROJECT NO. : XXXXXXXXXX







LEGEND:

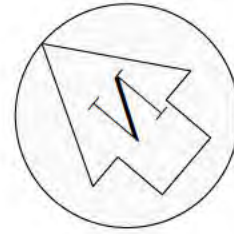
- DATUM FOR DWELLING AREA (COMMON DATUM)
- FLOOR SPOT LEVEL (mm)
- MIN ±00 MINIMUM FLOOR LEVEL (mm)
- MAX ±00 MAXIMUM FLOOR LEVEL (mm)



STRUCTURAL ASSESSMENT

 Design & Drafting					 PERIDOT. STRUCTURAL   GEOTECHNICAL   BIM	Peridot Engineering Limited P:(03)2222298 E:admin@peridoteng.nz 89 Avonhead Road, Christchurch	CLIENT FLAT 1: [REDACTED] FLAT 2: [REDACTED] FLAT 3 - TODD & ROCHELLE GILES FLAT 4: [REDACTED]		DRAWING TITLE FLOOR LEVEL SURVEY/SEPARATE DATUM											
	PROJECT STRUCTURAL ASSESSMENT 75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, CANTERBURY, 8014, NZL						DESIGNED K. JOSHI		DRAWN S. IM		APPROVED G.VETHANATHAN		DATE 15/03/2022		SCALE N.T.S.		DRAWING NO. [REDACTED] SA200		REV A	
	A		15/03/2022				STRUCTURAL ASSESSMENT													
	REV		DATE				DESCRIPTION													

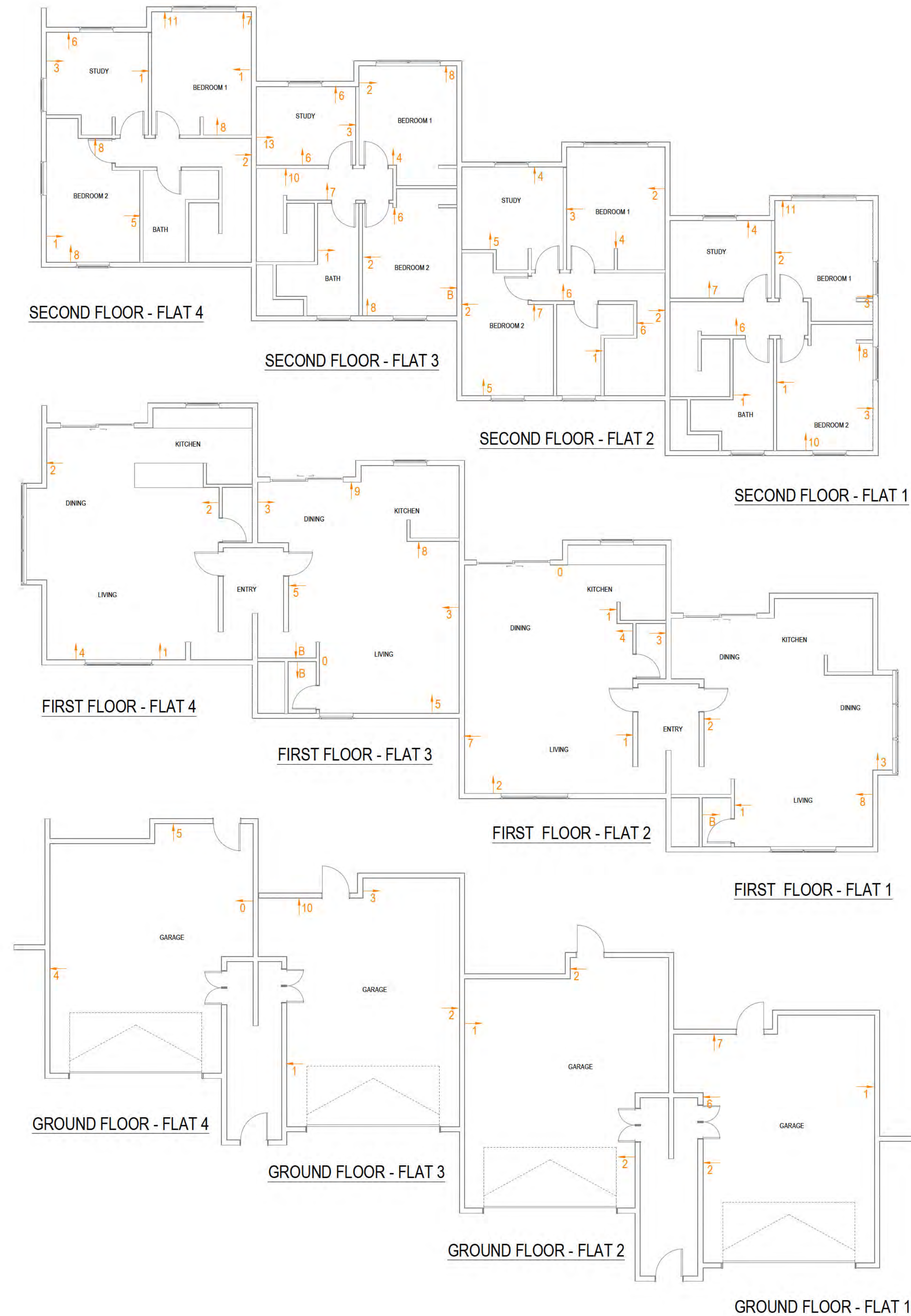




LEGEND:

→ X HORIZONTAL DISPLACEMENT AND DIRECTION (mm/m)

→ B BOWING LEVEL (mm)



## STRUCTURAL ASSESSMENT

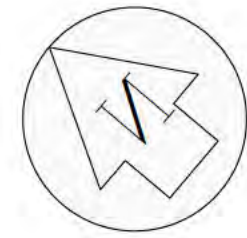
A	15/03/2022	STRUCTURAL ASSESSMENT	
REV	DATE	DESCRIPTION	DRAWING REFERENCE NO

**PERIDOT.**  
STRUCTURAL | GEOTECHNICAL | BIM

**Peridot Engineering Limited**  
**P:(03)2222298**  
**E:admin@peridoteng.nz**  
**89 Avonhead Road, Christchurch**

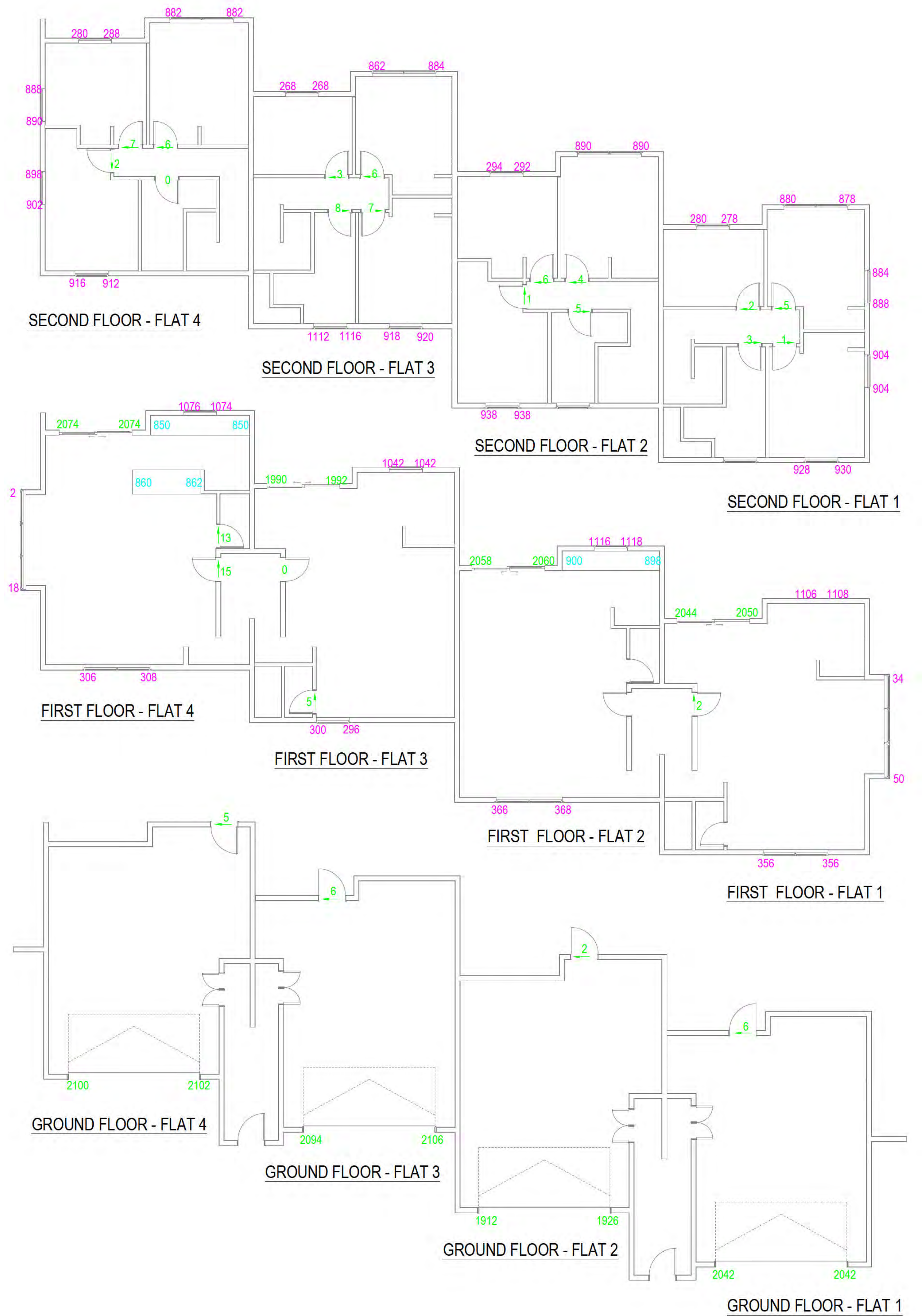
CLIENT		FLAT 1: [REDACTED]		FLAT 2: [REDACTED]		DRAWING TITLE	
		FLAT 3: TODD & ROCHELLE GILES		FLAT 4: [REDACTED]		WALL VERTICALITY SURVEY	
PROJECT							
STRUCTURAL ASSESSMENT							
75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, CANTERBURY, 8014, NZL							
DESIGNED	DRAWN	APPROVED	DATE		SCALE	DRAWING NO.	REV
K. JOSHI	S. IM	G. VETHANATHAN	15/03/2022		N.T.S.	[REDACTED] SA300	A







LEGEND:

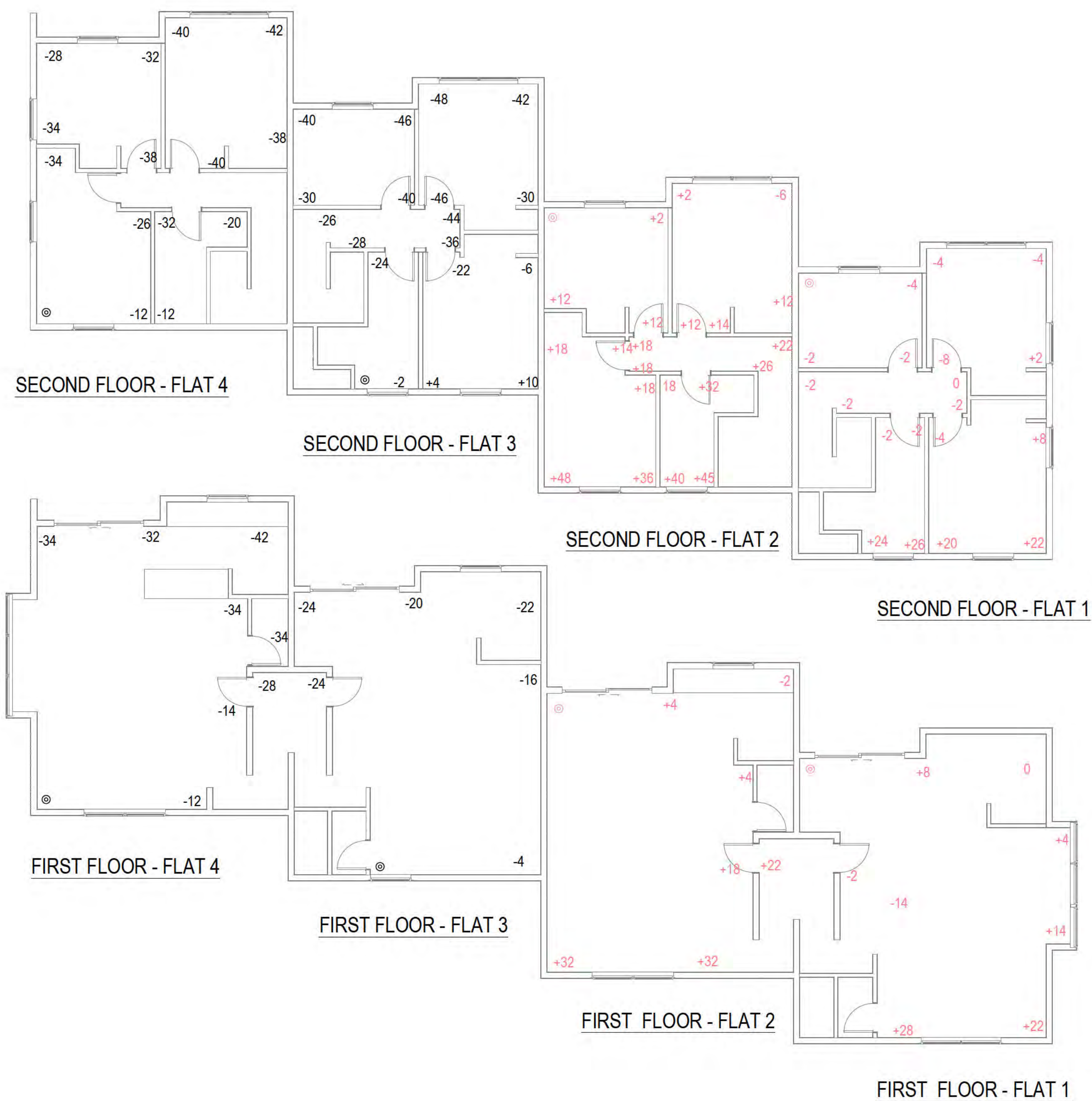
- ±00 DOOR HEAD SPOT LEVEL (mm)
- X DOOR HEAD SLOPE (mm/m)
- ±00 BENCH TOP SPOT LEVEL (mm)
- ±00 WINDOW SILL SPOT LEVEL (mm)



STRUCTURAL ASSESSMENT

 Design & Drafting				 PERIDOT. STRUCTURAL   GEOTECHNICAL   BIM	Peridot Engineering Limited P:(03)2222298 E:admin@peridoteng.nz 89 Avonhead Road, Christchurch	CLIENT FLAT 1: [REDACTED] FLAT 2: [REDACTED] FLAT 3 - TODD & ROCHELLE GILES FLAT 4: [REDACTED]				DRAWING TITLE AMENITY SLOPE SURVEY			
	PROJECT STRUCTURAL ASSESSMENT 75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, CANTERBURY, 8014, NZL												
	A	15/03/2022	STRUCTURAL ASSESSMENT			DESIGNED K. JOSHI	DRAWN S. IM	APPROVED G.VETHANATHAN	DATE 15/03/2022	SCALE N.T.S	DRAWING NO. [REDACTED] SA400	REV A	
	REV	DATE	DESCRIPTION										
			DRAWING REFERENCE NO.										





LEGEND:

- |     |                                      |
|-----|--------------------------------------|
| ⊙   | DATUM FOR CEILING LEVELS             |
| ±00 | CEILING SPOT LEVEL, NEW CEILING (mm) |
| ±00 | CEILING SPOT LEVEL (mm)              |
| ⊙   | DATUM NEW CEILING LEVELS             |

## STRUCTURAL ASSESSMENT

A	15/03/2022	STRUCTURAL ASSESSMENT
REV	DATE	DESCRIPTION
		DRAWING REFERENCE NO.

**PERIDOT.**  
STRUCTURAL | GEOTECHNICAL | BIM

Peridot Engineering Limited  
P:(03)2222298  
E:admin@peridoteng.nz  
89 Avonhead Road, Christchurch

CLIENT		FLAT 1: [REDACTED]		FLAT 2: [REDACTED]		DRAWING TITLE	
		FLAT 3: TODD & ROCHELLE GILES		FLAT 4: [REDACTED]		CEILING LEVEL SURVEY	
PROJECT							
STRUCTURAL ASSESSMENT							
75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, CANTERBURY, 8014, NZL							
DESIGNED	DRAWN	APPROVED	DATE	SCALE	DRAWING NO.	REV	
K. JOSHI	S. IM	S.AMIRTHALINGAM	15/03/2022	N.T.S	[REDACTED] SA500	A	



**LEGEND:**

⊙

DATUM FOR DWELLING AREA (COMMON DATUM)

±00

FLOOR SPOT LEVEL (mm)

±00

FLOOR SPOT LEVEL (mm), FLAT 1&2

±00

FLOOR SPOT LEVEL (mm) FLAT 3&4

MIN ±00

MINIMUM FLOOR LEVEL (mm)

MAX ±00

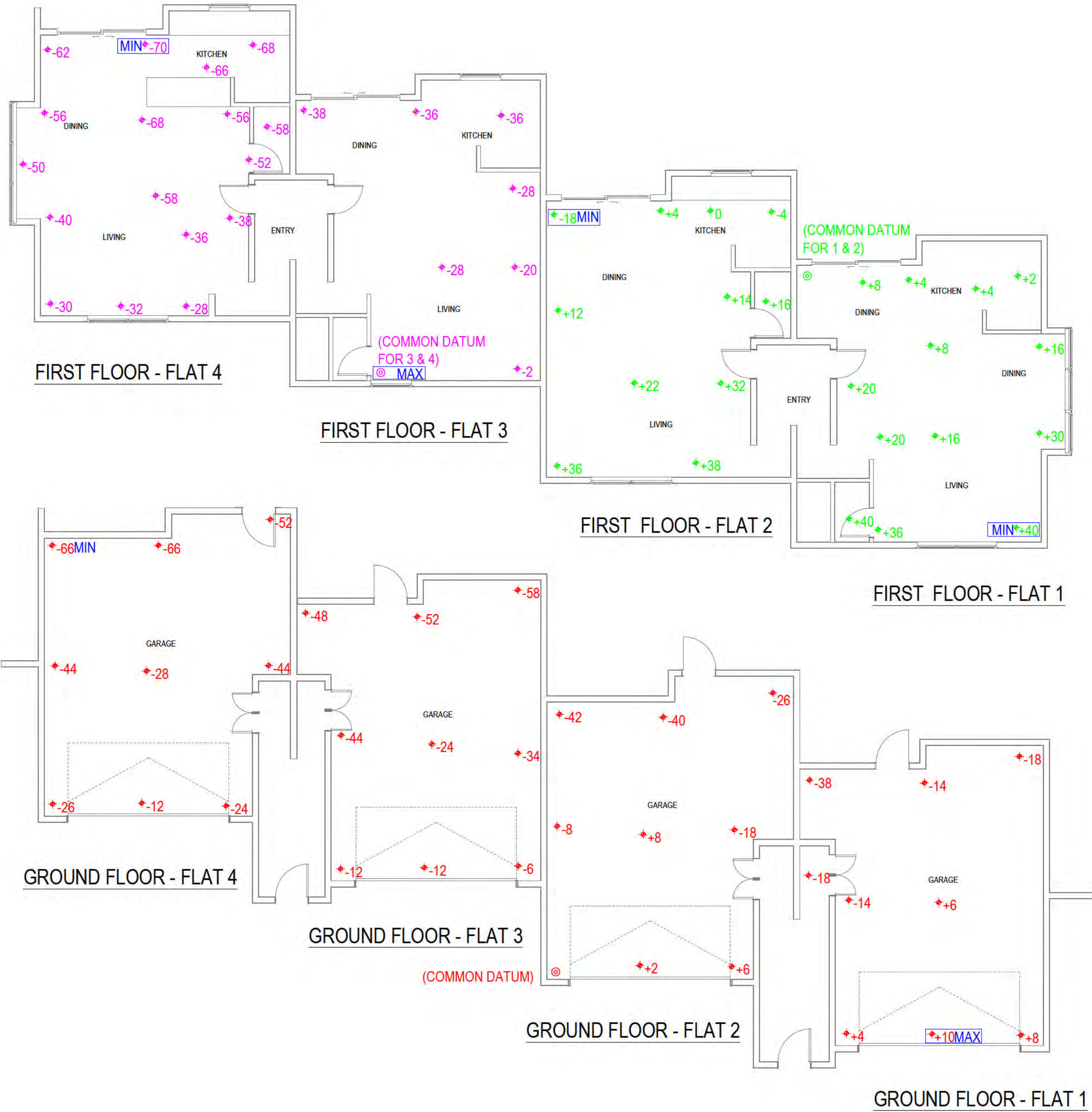
MAXIMUM FLOOR LEVEL (mm)

- NOTES**
1.

COMMON DATUM AND FLOOR LEVELS ACROSS ENTIRE BUILDING FOOTPRINT FOR GROUND FLOOR.
2.

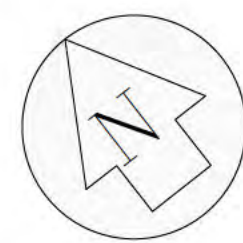
COMMON DATUM AND FLOOR LEVELS BETWEEN UNIT 1 & 2 FOR FIRST FLOOR.
2.

COMMON DATUM AND FLOOR LEVELS BETWEEN UNIT 3 & 4 FOR FIRST FLOOR.



STRUCTURAL ASSESSMENT





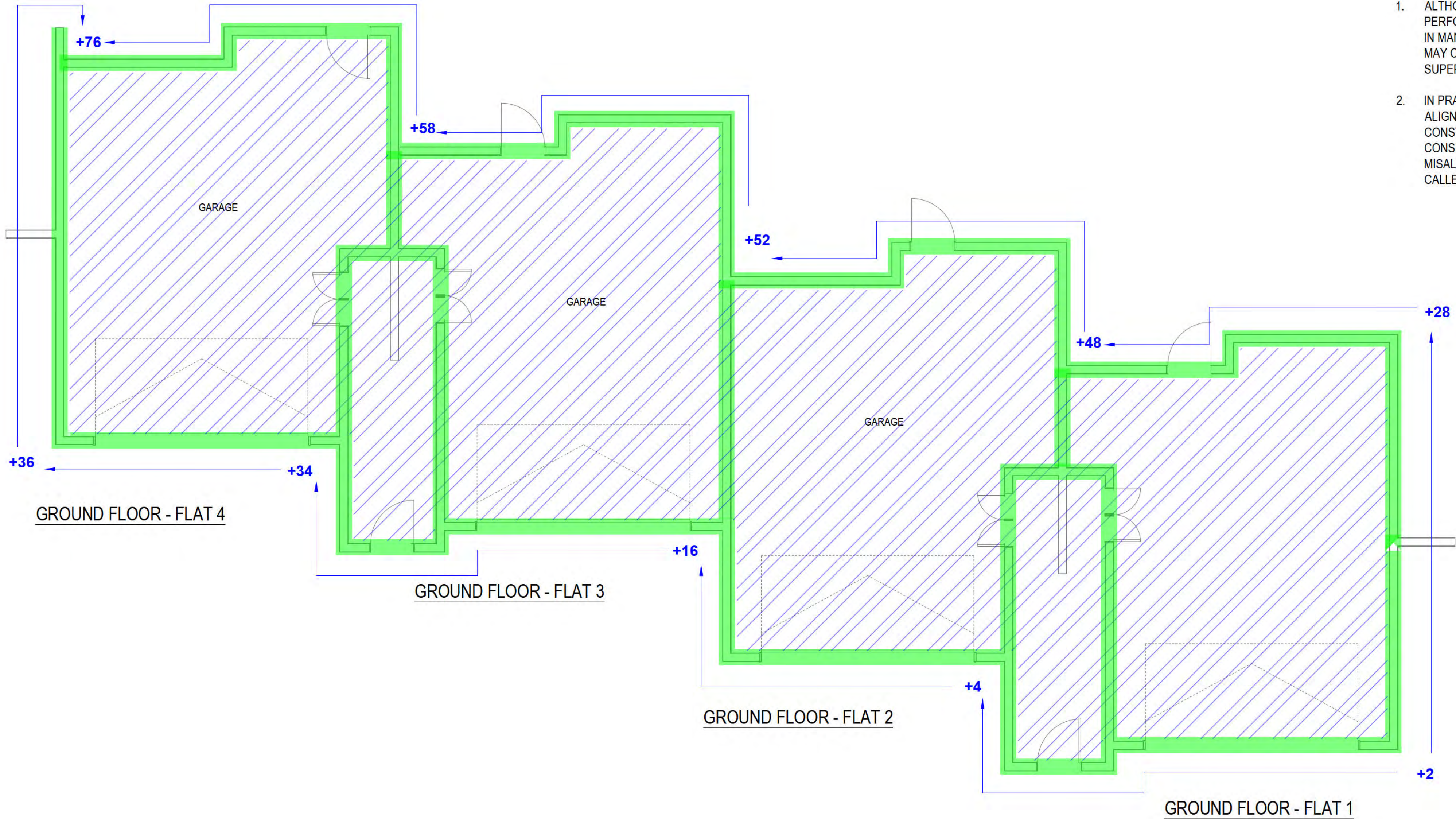
LEGEND:

- CONCRETE PERIMETER FOUNDATION TO BE RE-LEVELLED BY MECHANICAL LIFTING METHOD AS PER THE MBIE GUIDANCE AND ENGINEERING DETAIL.
- INTERNAL SLAB ON GRADE FOUNDATION TO BE RE-LEVELLED VIA MECHANICAL LIFTING METHOD BY SUITABLY QUALIFIED CONTRATOR. VOIDS UNDER THE SLAB TO BE FILLED WITH GROUT AFTER LIFTING.
- XX



CONCRETE PERIMETER FOUNDATION TO BE RE-LEVELLED BY XX mm.

NOTE:

1. ALTHOUGH EVERY EFFORT IS MADE TO RE-LEVEL BUILDING TO THE REQUIRED PERFORMANCE STANDARD (TO WITH THE LEVEL VARIATIONS OF ACCEPTED TOLERANCE), IN MANY CASES, IT MAY BE FOUND IMPRACTICAL TO ACHIEVE THAT, BECAUSE TO DO SO MAY CAUSE UNDUE AND UNNECESSARY ADDITIONAL STRESS UPON THE SUPERSTRUCTURE.
2. IN PRACTICE, IT IS THE BUILDING AMENITY PERFORMANCE, SUCH AS DOOR/WINDOW ALIGNMENTS, CABINETRY, ROOF LININGS/LEVELS ETC, WHICH WILL DETERMINE THE AS CONSTRUCTED FLOOR LEVELS OF BUILDING. DURING THE RE-LEVELLING PROCESS, ONCE CONSEQUENTIAL DAMAGE (i.e. NON EARTHQUAKE-RELATED DAMAGE, SUCH AS MISALIGNMENT OF EXISTING WINDOW SILLS) BEGINS TO EXHIBIT, THE ENGINEER SHALL BE CALLED UPON TO PROVIDE DIRECTION REGARDING FUTURE RE-LEVELLING WORKS.



STRUCTURAL ASSESSMENT

 Design & Drafting				 PERIDOT. STRUCTURAL   GEOTECHNICAL   BIM	Peridot Engineering Limited P:(03)2222298 E:admin@peridoteng.nz 89 Avonhead Road, Christchurch	CLIENT FLAT 1: [REDACTED] FLAT 2: [REDACTED] FLAT 3 - TODD & ROCHELLE GILES FLAT 4: [REDACTED]				DRAWING TITLE INDICATIVE REMEDIATION STRATEGY													
	PROJECT STRUCTURAL ASSESSMENT 75 ANDOVER STREET, MERIVALE, CHRISTCHURCH, CANTERBURY, 8014, NZL																						
	DESIGNED K. JOSHI								DRAWN S. IM		APPROVED S.AMIRTHALINGAM		DATE 15/03/2022		SCALE N.T.S		DRAWING NO. 20257-SA700		REV A				
	A		15/03/2022			STRUCTURAL ASSESSMENT																	
	REV	DATE		DESCRIPTION										DRAWING REFERENCE NO.									





Address: 45A Maunsell Street, Woolston, Christchurch  
Phone: 03 380 5021  
Email: [accounts@sinclairbuilders.co.nz](mailto:accounts@sinclairbuilders.co.nz)



## TAX INVOICE

Todd & Rochelle Giles  
Unit 3 - 75 Andover Street  
Merivale  
Christchurch

**Date**  
31 May 2023

**Invoice Number**  
I007418

GST Number: 106-703-035  
License No: BP101784

### 3/75 Andover Street

Costs	Quantity	Rate	Amount
Site visits and provide a costed scope of works	1.00	1,325.00	1,325.00
Drainage inspections - 1/4 share - as per Morgan Thomas Invoices +10%	1.00	572.00	572.00
Engineering Inspection - 1/4 Share - As per Peridot Invoice +10%	1.00	2,200.00	2,200.00
	Subtotal		4,097.00
	GST		614.55
	Total		4,711.55
	Less Amount Paid		0.00
	<b>Amount Due</b>		<b>4,711.55</b>

Payment by direct credit to: Westpac 03 0866 0469977 000

Total amount is due within 7 days from invoice date.

This is a payment claim under the Construction Contracts Act 2002.

Overdue accounts will be charged 2.5% each month outstanding, plus any debt collection costs as per our terms and conditions.

THANK YOU FOR YOUR BUSINESS!



# TAX INVOICE

Todd and Rochelle Giles

**Invoice Date**  
4 Nov 2022**Invoice Number**  
INV-0669**Reference**  
[REDACTED] - Unit 3, 75 Andover  
St**GST Number**  
131-680-978Peridot Engineering  
Limited  
Mobile: 0064 27 936 5822  
Email:  
admin@peridoteng.nz

Description	Quantity	Unit Price	Amount NZD
[REDACTED] - Unit 3, 75 Andover St			
Deep geotechnical investigation at Unit 3, 75 Andover St	1.00	1,500.00	1,500.00
CPT and Hand Auger tests caried out by a third party	1.00	877.25	877.25
Subtotal			2,377.25
TOTAL GST 15%			356.59
TOTAL NZD			2,733.84

**Due Date: 11 Nov 2022**

Please pay on this invoice as the following details:

Account name: Peridot Engineering Limited.

Account number: 06-0665-0523244-00

Bank: ANZ

Reference: Please indicate the property address and our invoice number.

## PAYMENT ADVICE

To: Peridot Engineering Limited  
Mobile: 0064 27 936 5822  
Email: admin@peridoteng.nz

<b>Customer</b>	Todd and Rochelle Giles
<b>Invoice Number</b>	INV-0669
<b>Amount Due</b>	<b>2,733.84</b>
<b>Due Date</b>	11 Nov 2022
<b>Amount Enclosed</b>	

Enter the amount you are paying above





# TAX INVOICE

Todd and Rochelle Giles

**Invoice Date**

21 Mar 2022

**Invoice Number**

INV-0315-Unit 3

**Reference**

[REDACTED] - Unit 3, 75 Andover St

**GST Number**

131-680-978

Peridot Engineering  
Limited

Mobile: 0064 27 936 5822

Email:  
leo@peridotengineering.co

Description	Quantity	Unit Price	Amount NZD
[REDACTED] - Unit 3, 75 Andover St			
Initial structural assessment and report for residential property at Unit 3, 75 Andover St	1.00	2,000.00	2,000.00
Subtotal			2,000.00
TOTAL GST 15%			300.00
TOTAL NZD			2,300.00

**Due Date: 4 Apr 2022**

Please pay on this invoice as the following details:

Account name: Peridot Engineering Limited.

Account number: 06-0665-0523244-00

Bank: ANZ

Reference: Please indicate the property address and our invoice number.

## PAYMENT ADVICE

To: Peridot Engineering Limited  
Mobile: 0064 27 936 5822  
Email: leo@peridotengineering.co.nz**Customer** Todd and Rochelle Giles**Invoice Number** INV-0315-Unit 3**Amount Due** 2,300.00**Due Date** 4 Apr 2022**Amount Enclosed**

Enter the amount you are paying above



Address: 45A Maunsell St, Woolston  
 Phone: 022 651 6005  
 Office: 03 380 5021  
 Email: chris@sinclairbuilders.co.nz  
 Website: www.sinclairbuilders.co.nz



### COSTED SCOPE OF WORKS

Date: 28/03/2023

Address: Unit 3 - 75 Andover Street

Claim No:

To: Todd and Rochelle Giles

Unit 3 - 75 Andover Street

**No internal access given for scoping. Any errors and omissions within this scope that result in any extra costs will be a variation change for the owner and is not covered by Sinclair Builders**

Room	Dimensions	Description	Qty	Rate	Costs	Total Room Costs (GST Excl)
Entry/Living/Dining		Plaster and paint walls	70.2	\$37.00	\$2,597.40	\$7,597.95
		Plaster and paint ceiling	34	\$37.00	\$1,258.00	
		Replace tiled splashback 2.6m2 and tiled wall 1.2m2	1	\$850.00	\$850.00	
		Replace gib to tiled walls - 3 sheets	8.6	\$90.00	\$774.00	
		Trim top of MDF linings level if required	1	\$280.00	\$280.00	
		Replace skirting 80x12	4.5	\$25.00	\$112.50	
		Paint all skirting	16.5	\$18.50	\$305.25	
		Paint door jamb	5	\$18.50	\$92.50	
		Paint windows L/m	21.8	\$18.50	\$403.30	
		Paint door	1	\$160.00	\$160.00	
		Ease door	1	\$90.00	\$90.00	
		lift, store and relay carpet	27	\$25.00	\$675.00	
		Remove and refit panel heater - <i>Included in electrical allowance</i>				
		Remove and refit heat pump - <i>Included in electrical allowance</i>				
W.C	1.45 x 0.8	Plaster and paint walls	10.8	\$37.00	\$399.60	\$1,769.25
		Plaster and paint ceiling	1.2	\$37.00	\$44.40	
		Replace tiled splashback	1	\$655.00	\$655.00	
		Replace gib to tiled wall	1	\$90.00	\$90.00	
		Paint skirting	3.5	\$18.50	\$64.75	
		Paint windows L/m	3	\$18.50	\$55.50	
		Ease door	1	\$90.00	\$90.00	
		Paint door	1	\$160.00	\$160.00	
		Disconnect and reconnect vanity - <i>Included in plumbing allowance</i>				
		Remove and refit vanity	1	\$70.00	\$70.00	
		Remove and refit towel ring	1	\$70.00	\$70.00	
		Remove and refit W.C holder	1	\$70.00	\$70.00	
Stairs		Plaster and paint walls	57	\$37.00	\$2,109.00	\$3,496.40
		Plaster and paint ceiling	7.2	\$37.00	\$266.40	
		Paint stringers	6	\$18.50	\$111.00	
		Paint skirting	11	\$18.50	\$203.50	
		Paint architrave to manhole and cupboard	9	\$18.50	\$166.50	
		Ease doors x2	2	\$90.00	\$180.00	
		Paint doors x2	2	\$160.00	\$320.00	
		Remove and refit handrail	1	\$140.00	\$140.00	
		Remove and refit panel heater - <i>Included in electrical allowance</i>				



**Released Under the Official Information Act 1982**

Bathroom	2.64 x 1.27	Plaster and paint ceiling	3.4	\$37.00	\$125.80	\$1,991.60
		Plaster and paint walls	18.5	\$37.00	\$684.50	
		Paint windows	4	\$18.50	\$74.00	
		Paint skirting	5.8	\$18.50	\$107.30	
		Ease door	1	\$90.00	\$90.00	
		Paint door	1	\$160.00	\$160.00	
		Remove and refit towel rail	1	\$70.00	\$70.00	
		Remove and refit mirror	1	\$70.00	\$70.00	
		Remove and refit W.C holder	1	\$70.00	\$70.00	
		Remove and refit towel ring	1	\$70.00	\$70.00	
		Ease shower door	1	\$120.00	\$120.00	
		RegROUT and seal shower	1	\$350.00	\$350.00	
	<b>Tagged out</b>	Shower waterproofing for any damage that may occur during the releveL. No apparent damage now and assume no damage to occur from releveL - <b>Tagged out</b>				
Back Bedroom	2.7 x 3.26	Plaster and paint walls	28.8	\$37.00	\$1,065.60	\$2,876.90
		Plaster and paint ceiling	8.9	\$37.00	\$329.30	
		Paint door jamb	5	\$18.50	\$92.50	
		Paint windows	9	\$18.50	\$166.50	
		Ease door	1	\$90.00	\$90.00	
		Paint door	1	\$160.00	\$160.00	
		Robe - ease doors x2	2	\$90.00	\$180.00	
		Robe - paint doors x2	2	\$160.00	\$320.00	
		Robe - paint frame	6	\$18.50	\$111.00	
		Robe - plaster and paint	6	\$37.00	\$222.00	
		Robe - allow to adjust shelving	1	\$140.00	\$140.00	
Bedroom 1st Right	3.0 x 2.32	Plaster and paint walls - Includes robe	25.5	\$37.00	\$943.50	\$2,157.00
		Plaster and paint ceiling	7	\$37.00	\$259.00	
		Paint door jamb	10	\$18.50	\$185.00	
		Paint windows	7	\$18.50	\$129.50	
		Ease door x2	2	\$90.00	\$180.00	
		Paint door x2	2	\$160.00	\$320.00	
		Robe - allow to adjust shelving	1	\$140.00	\$140.00	
Bedroom 2nd Right	2.85 x 3.10	Plaster and paint walls	28	\$37.00	\$1,036.00	\$2,726.20
		Plaster and paint ceiling	8.5	\$37.00	\$314.50	
		Replace skirting	1	\$25.00	\$25.00	
		Paint skirting	8.2	\$18.50	\$151.70	
		Paint door jamb	5	\$18.50	\$92.50	
		Paint windows	11	\$18.50	\$203.50	
		Ease door	1	\$90.00	\$90.00	
		Paint door	1	\$160.00	\$160.00	
		Robe - paint doors x2	2	\$160.00	\$320.00	
		Robe - paint jamb	6	\$18.50	\$111.00	
		Robe - plaster and paint	6	\$37.00	\$222.00	
Entry Foyer  50% Shared with Unit 4		Paint walls	37.5	\$25.00	\$937.50	\$5,378.40
		Paint ceiling	10.8	\$25.00	\$270.00	
		Paint skirting	4.4	\$18.50	\$81.40	
		Paint jamb and window frame	11	\$18.50	\$203.50	
		Ease door	1	\$90.00	\$90.00	
		Paint door	1	\$160.00	\$160.00	
		Paint handrail	8	\$28.50	\$228.00	
		Remove and replace tiles 4.2m2	4.2	\$240.00	\$1,008.00	
		Remove and replace tiles to steps (12 treads) 10m2	10	\$240.00	\$2,400.00	
Garage	6.17x 7.6	Paint interior walls	51.7	\$25.00	\$1,292.50	\$6,539.70
		Paint ceiling	47	\$25.00	\$1,175.00	
		Plaster rear wall 6m2	6	\$16.00	\$96.00	
		Carpet garage slab	47	\$44.00	\$2,068.00	
		Paint windows reveals and rear door frame	10	\$18.50	\$185.00	
		Ease tilt doors x2	1	\$1,200.00	\$1,200.00	
		Paint tilt door jambs	15.6	\$22.00	\$343.20	
		Allow to remove wall mounted items	1	\$180.00	\$180.00	



**Released Under the Official Information Act 1982**

Laundry in Garage		Plaster and paint walls	16.3	\$37.00	\$603.10	\$795.50
		Plaster and paint ceiling	2.7	\$37.00	\$99.90	
		Paint door jamb	5	\$18.50	\$92.50	
		Remove and refit laundry tub - <i>Included in Morgan Thomas quote</i>				
Exterior		Remove and refit downpipes x2	1	\$140.00	\$140.00	\$8,703.00
		Disconnect and reconnect wall vent	1	\$70.00	\$70.00	
		Disconnect and reconnect fibre connection	1	\$200.00	\$200.00	
		Repair cracks to walls - make good with walls ready for paint system - <i>As per Connect Group quote</i>	1	\$6,928.00	\$6,928.00	
		Paint walls - <i>Included in above quote from</i>				
		Gap fill and paint FC sheet to garage	7	\$35.00	\$245.00	
		Paint soffits to upper level	1	\$830.00	\$830.00	
		Remove and refit heatpump unit - <i>Included in electrical allowance</i>				
		Remove and refit hose reel	1	\$70.00	\$70.00	
		Remove and refit outside tap - <i>Included in plumbing allowance</i>				
	Remove and refit skydish	1	\$220.00	\$220.00		
Site Works		Remove and reinstate 2.4m section of shared fence	0.5	\$550.00	\$275.00	\$28,102.00
		Remove and reinstate rear paved patio area - <i>As per Area Landscapes</i>	1	\$6,495.00	\$6,495.00	
		Allow to remove and refit gate and ease	1	\$450.00	\$450.00	
		Remove green waste and remediate plants - <i>Provisional Sum</i>	1	\$2,500.00	\$2,500.00	
		Paint balustrade stair/patio	9	\$45.00	\$405.00	
		Replace 1/4 portion of shared asphalt	52.5	\$120.00	\$6,300.00	
		Replace 1/4 portion of kerb (25% of 37L/m)	9.25	\$120.00	\$1,110.00	
		Supply and fit strip drains to full perimeter due to clearance at ground level and paved surfaces - <i>As per Morgan Thomas quote</i>	1	\$9,875.00	\$9,875.00	
		Replace existing sump on driveway to a compliant sump 1/4 share - <i>As per Morgan Thomas quote</i>	1	\$512.00	\$512.00	
		Remove and refit clothesline	1	\$180.00	\$180.00	
Foundation		Relevelling works (1/4 share) - <i>As per Smartlift quote</i>	0.25	\$168,345.00	\$42,086.25	\$48,136.25
		Camera inspection to confirm no damage before void fill	1	\$550.00	\$550.00	
		Camera inspection to confirm nothing missed after void fill	1	\$550.00	\$550.00	
		Allowance to repair internal drains	1	\$1,200.00	\$1,200.00	
		Radar of slab services	1	\$1,200.00	\$1,200.00	
		Cut, cap external drains and reconnect - <i>As per Morgan Thomas quote</i>	1	\$2,550.00	\$2,550.00	
Roof		Carry out a roof inspection and an allowance for any repairs - <i>Provisional Sum</i>	1	\$1,000.00	\$1,000.00	\$11,145.00
		Full scaffold to entire property - 1/4 share 15 weeks hire - <i>As per Elevate Scaffold quote</i>	0.25	\$40,580.00	\$10,145.00	
Professional Fees		Geotech - <i>Completed</i>				\$3,400.00
		Engineer design PS1 - <i>Completed</i>				
		Engineer inspection PS4 - <i>As per Peridot Engineering SFA</i>	1	\$1,400.00	\$1,400.00	
		Consent and application fee 1/4 share of \$8,000 +GST - <i>Provisional Sum</i>	0.25	\$8,000.00	\$2,000.00	
		<i>Homeowner to arrange Contract Works Insurance prior to works commencing</i>				



## Released Under the Official Information Act 1982

General House Repairs (allowances)		Electrical - Allow to remove, store and reinstate all electrical items required for repair works - <i>As per Power Plus quote</i>	1	\$3,220.00	\$3,220.00	\$5,320.00
		Plumbing - Allow to disconnect and reconnect all items required for repair works - <i>As per Morgan Thomas quote</i>	1	\$750.00	\$750.00	
		Allow to remove and reinstate blinds/tracks as required	1	\$900.00	\$900.00	
	Tagged Out	Crack repairs to internal concrete panels and slabs - <i>Tagged out</i>				
		Site sediment control 1/4 Share	1	\$200.00	\$200.00	
		Underground service locator	1	\$250.00	\$250.00	
	Tagged Out	Sewer drains unable to be inspected due to no inspection openings. Excavation to sewer lines and backfill required. This has not been included in this scope - <i>Tagged out</i>				
Sub Total as per Scope Excluding GST						\$140,135.15

### Preliminary and General Sums

General cleaning done during project	\$920.00
Dump costs - general rubbish 1/4 share of 8 skips	\$1,180.00
Project Management	\$2,700.00
Site Fencing 1/4 Share	\$187.50
Health and Safety 1/4 Share	\$112.50
Protection of surfaces etc	\$850.00
Portaloo hire 1/4 share	\$540.00
Temporary power 1/4 Share	\$202.50
Site establishment/ disestablishment	\$330.00
Public Liability Insurance	\$80.00
General administration - offsite overheads 1/4 Share	\$887.15
Final Clean	\$700.00
<b>Sums Total</b>	<b>\$8,689.65</b>

Grand Total Scope and sums excluding GST	\$148,824.80
Builders Margin - 10%	\$14,882.48
Grand Total Scope and P & G's including Builders Margin excluding GST	\$163,707.28
GST	\$24,556.09
<b>TOTAL</b>	<b>\$188,263.37</b>

#### Notes and General/Tags:

- This quote is valid for 60 days from the date on the quote. The quote may be reviewed/revised if works were to proceed after this period. If any material/sub contractor prices have increased this quote will be revised accordingly. Contract allowance of 27 weeks.
- Pricing is subject to final Design and Consent
- Note there are tags and exclusions in each of the subcontractors' quotes. Please refer to each of the quotes for any exclusions, prices submitted are subject to a site measure. All subcontractor quotes to be re-checked for price increases prior to works commencing. Any price increases will be treated as a variation.
- No allowance for any works/items other than what is stated above
- No allowance to supply or install any insulation
- No allowance for any design work, consents or professional fees unless specifically stated
- No allowance for any asbestos testing or removal to any areas unless stated specifically in this quote, pricing is based on all areas being negative for asbestos (additional costs will apply if testing is required, and if any areas deemed as positive for asbestos)
- No allowance for contracts works insurance - this is to be arranged by the homeowner through their insurance and must be in place before works commence
- No allowance for removal or reinstatement of personal belongings - these will need to be removed before works commence
- Any fittings or fixtures that are damaged (fall apart) due to the age or current condition and require replacement will not be the responsibility of Sinclair Builders, any costs to rectify or replace are additional to the quote
- No allowance to replace any trim which will not be reinstated due to the current condition or if this cannot be removed in a way that it cannot be reused
- No allowance for any site remediation of any landscaping/plants, top soil, tidying of lawns or gardens unless specifically stated
- No allowance for carpet replacement if relaying of existing carpet is unable to be done due to the condition/age of it
- No allowance for reconnection of Skydish - owner to arrange and pay Sky direct for any costs if required
- No allowance for testing or remedial work to deal with lead based paint if found
- Tiles and Vinyl have a supply allowance of \$55m2 for tiles and \$70 per l/m (2m wide) or \$113 per l/m (3m wide) vinyl

# 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*



## Land Assessment – Legend Sheet Complex Flat Land Claims

Claim N°: 1-4/75 ANDOVER ST Claimant: MUYI DOWLING

Date: 22/4/2013

Situation of Loss: 1-4/75 ANDOVER ST.

Author: R BURBURY

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access E D
C1	LAND UNDER PAVERS 3/75 ANDOVER ST.	5	4	0.1	UNDULATING LAND	20	20m ²			E
C2	LAND UNDER PAVERS 4/75 ANDOVER ST	5	4	0.1	UNDULATING LAND	20	20m ²			E
C3	LAND UNDER PAVERS 2/75 ANDOVER ST	5	4	0.1	UNDULATING LAND	20	20m ²			E
C4	LAND UNDER PAVERS 1/75 ANDOVER ST	10	2	0.1	UNDULATING LAND	20	20m ²			E

CHECKED 



# Scope of Works

Completed by: .....

R BURBURY

Date: .....

22-4-2013

dd / mm / yy

Page: 1 of 1

1-4 / 75 ANDOVER ST

Stick Claim File Label here

Description: **Damage to Land**

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

80 m²

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³ )	each					\$190	
Materials	each						

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

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²					\$12	
Land Under Pavers/Patio/Concrete C1+C2+C3+C4 (Type 'C') – Supply and level hard fill	m ²					\$12	
Land Under Lawn Areas (Type 'C') - Level and Seed	m ²					\$10	
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week.

Cubic metre calculations must include length, breadth and depth figures.

Square metre calculations must include length and breadth figures.

Sub-total

P&amp;G, Margin &amp; GST (Figure x 1.3662)

CHECKED

Total

\$



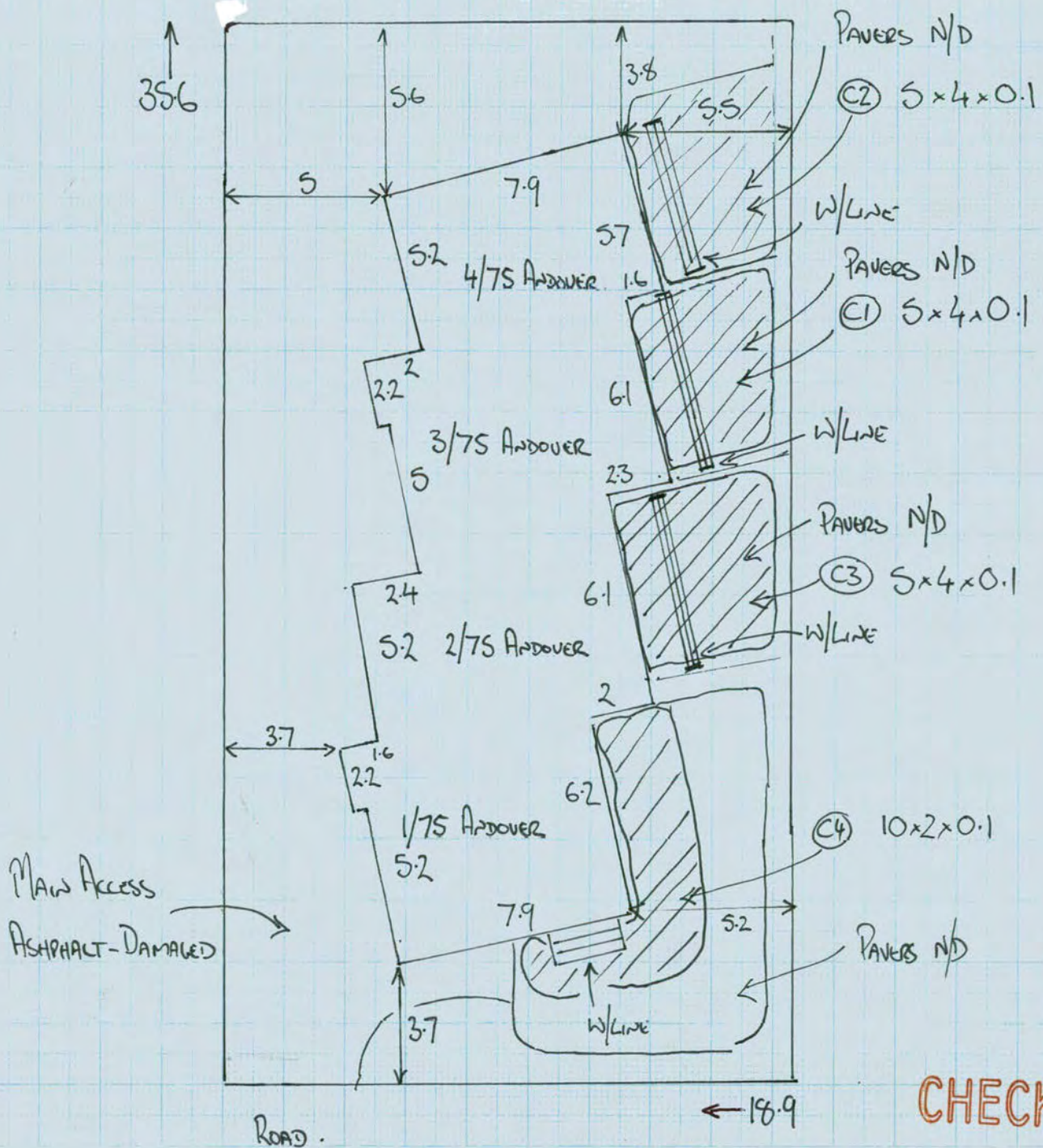


ROGER BURBURY

22/4/2013

1-4 / 75 ANDOVER ST

↑  
NORTH



CHECKED LG.



# Inspection Summary

Completed by: GARY ROBINSONDate: 22/04/13 Page: 1 of 1  
dd / mm / yyStick Claim File Label here  
1-4 / 75 ANDOVER ST MARIJALETime arrived at site: 10:00 Time left site: 12:00 Was an inspection carried out? Yes ☒ No ☐Customer present: Yes ☒ No ☐ Customer Name: MICHA DUNFORDAccess denied ☐ Loose dogs ☐ Other ☐ If other, please provide reasonIf No inspection carried out, why not? ☐ ☐ ☐**Where an inspection has been conducted:**

	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>FACE TO FACE ON SITE</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CONCRETE SLABS</u>
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

**Land Damage to Area A? If Yes, add details**Yes ☐ No ☒**Land Damage to Area B? If Yes, add details**Yes ☐ No ☒**Land Damage to Area C? If Yes, add details**Yes ☒ No ☐REFER TO LEGEND SHEET.Total m² of Damaged Land: 80 m²Notional Land Damage Value @\$300/m² (Incl GST):\$ 24000.00CHECKED  
LA.

Next action

REFER FOR MULTI DWELLING ANALYSIS AND COSTING



ROGER BURBURY

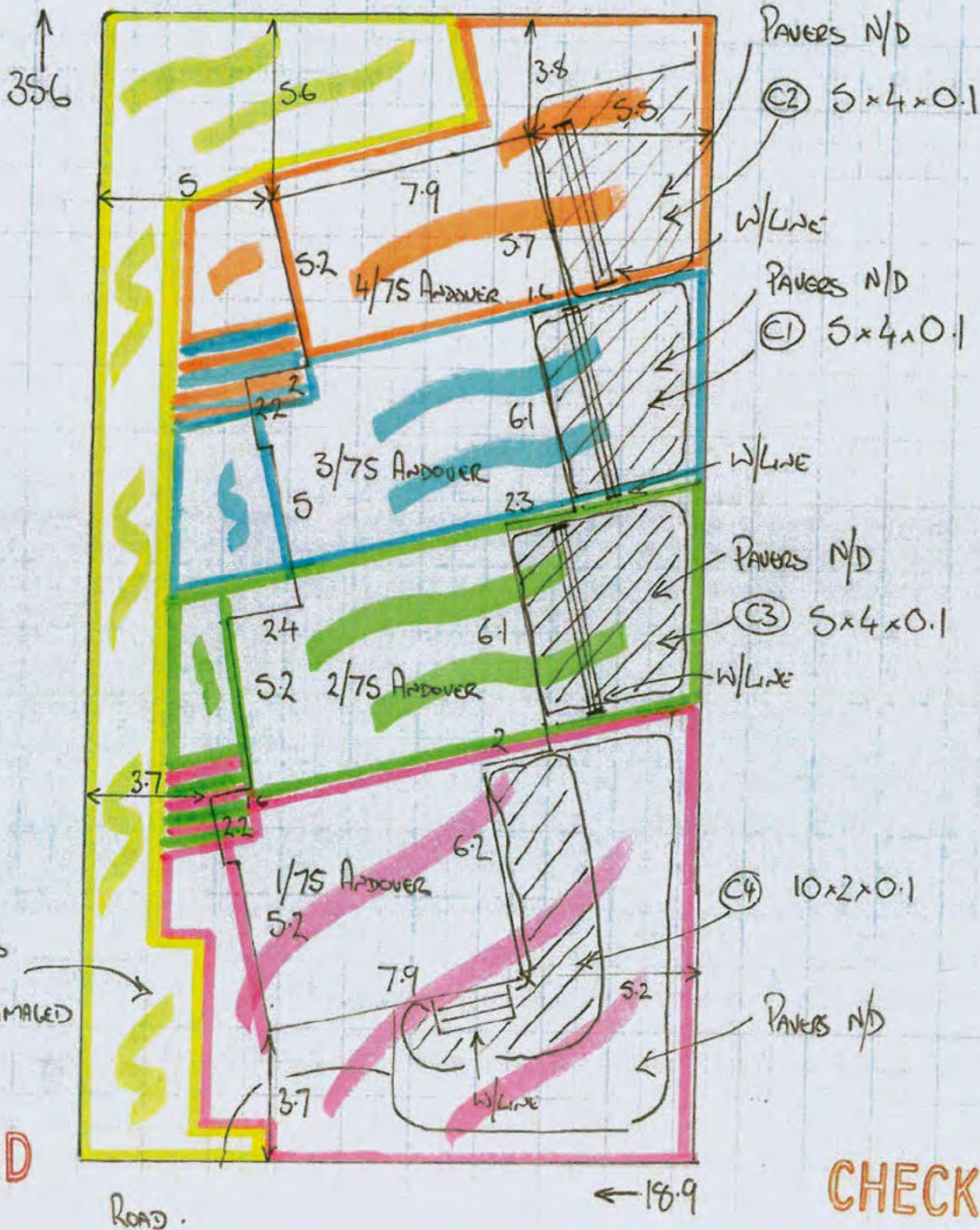
22/4/2013



LADA MARIYEVA  
'3/75 ANDOVER STREET  
MERIVALE  
CHRISTCHURCH

Yellow	Common Land
Orange	exclusive use 4/75
Blue	exclusive use 3/75
Green	exclusive use 2/75
Pink	exclusive use 1/75
Light Green	exclusive use 1/75, 2/75
Light Blue	exclusive use 3/75, 4/75

↑  
NORTH



CHECKED

CHECKED



Shared Land:

EQC

## Damage Allocation Summary SOW

Claim Nu



LADA MARIYEVA  
3/75 ANDOVER STREET  
MERIVALE  
CHRISTCHURCH

Sheet 1 of 1

Address: 3/75 ,

Shared Land At

014

E, CHRISTCHURCH 8014

Breakdown Analyst: ..... Graham Goodman ..... Date of Review: 23/09/13Description: **Damage to Land (CUP)**

SL	AW	Legend Ref	Description	Total Area (m2)	Cost	% Allocated	Allocated Area	Allocated Cost
✓		C1	undulating Land					
				Sub-total				
				P&G, Margin & GST Figure x 0.3662				
				Total				
				Notional Land Damage Value: @\$300/m2 (Incl GST)				

Description: **Silt Inundation (SIL)**

SL	AW	Legend Ref	Description	Total Volume (m3)	Cost	% Allocated	Allocated Volume	Allocated Cost
				Sub-total				
				P&G, Margin & GST Figure x 0.3662				
				Total				

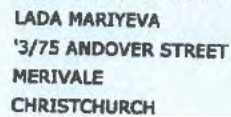
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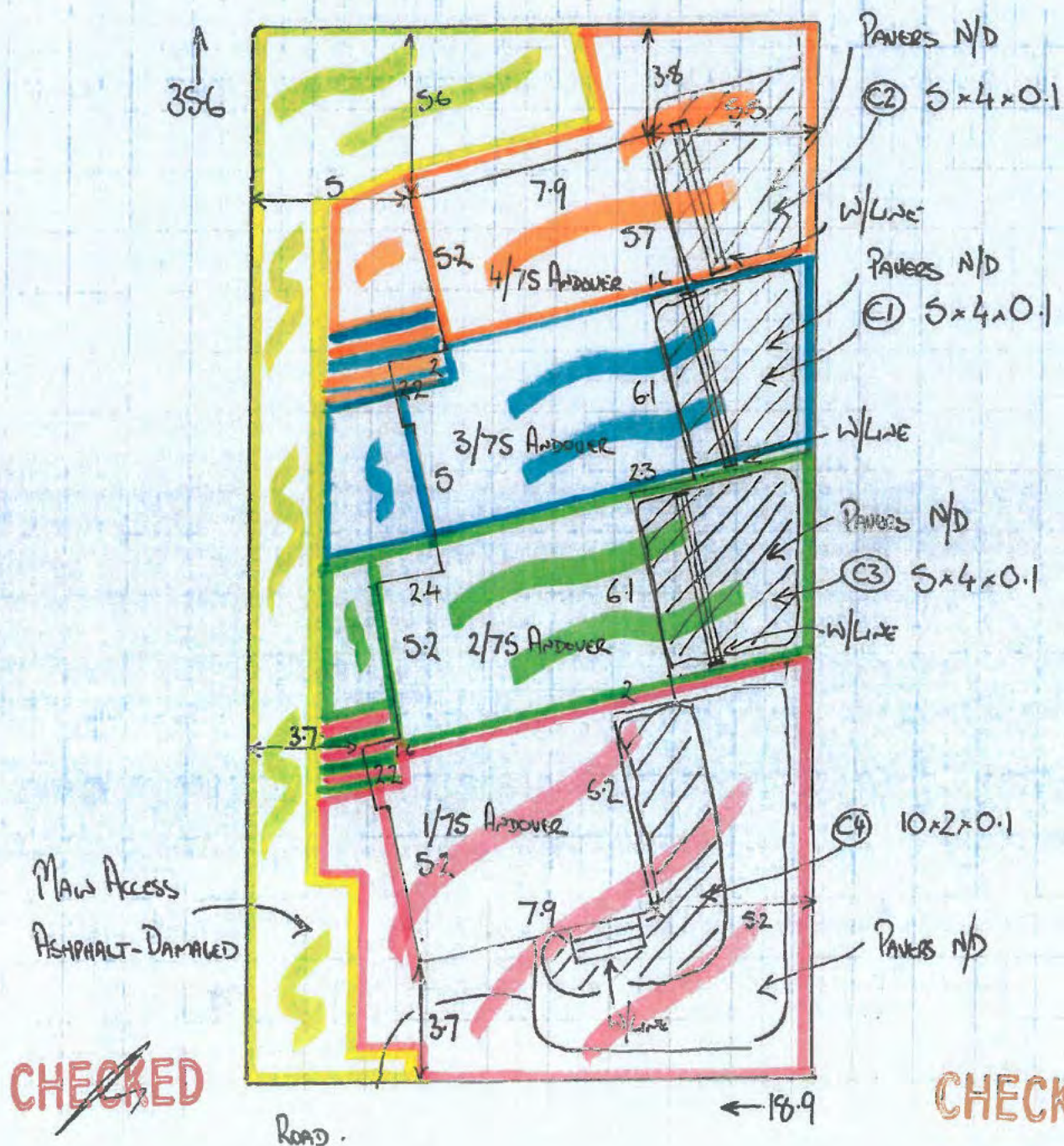


22/4/2013



	Common Land
	exclusive use 1/75
	exclusive use 2/75
	exclusive use 2/75
	exclusive use 1/75
	exclusive use 1/75, 2/75
	exclusive use 3/75, 4/75

↑  
NORTH







## Increased Flooding Vulnerability (IFV) Engineering Assessment



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## Property details

Property address	3/75 ANDOVER STREET, MERIVALE, CHRISTCHURCH 8014
Property ID (QPID)	1195449
Master claim number	CLM/2011/049274
Date	10 December 2015
Claim issue number	1

## Engineering assessment

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

## Introduction

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

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

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

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

## Engineering assessment methodology

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

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

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

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

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

## Engineering assessment results

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



## Flood modelling approach

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

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

## Flood modelling results

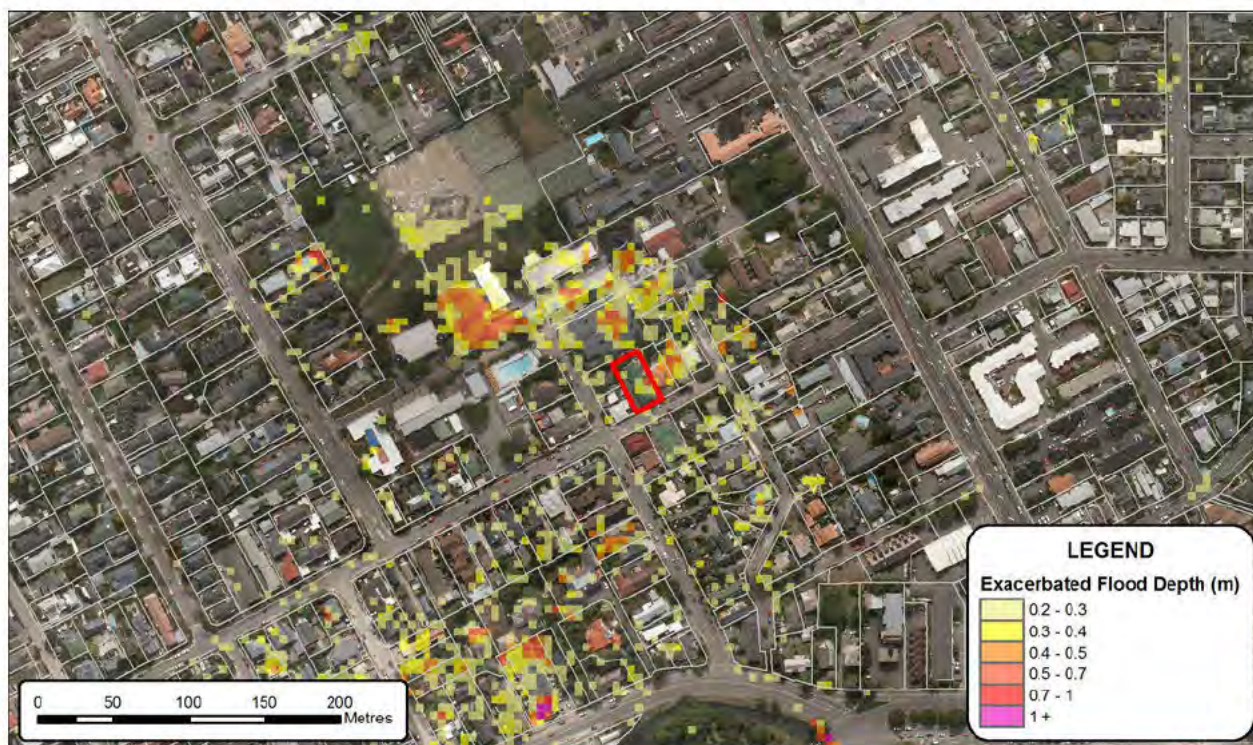
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

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

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

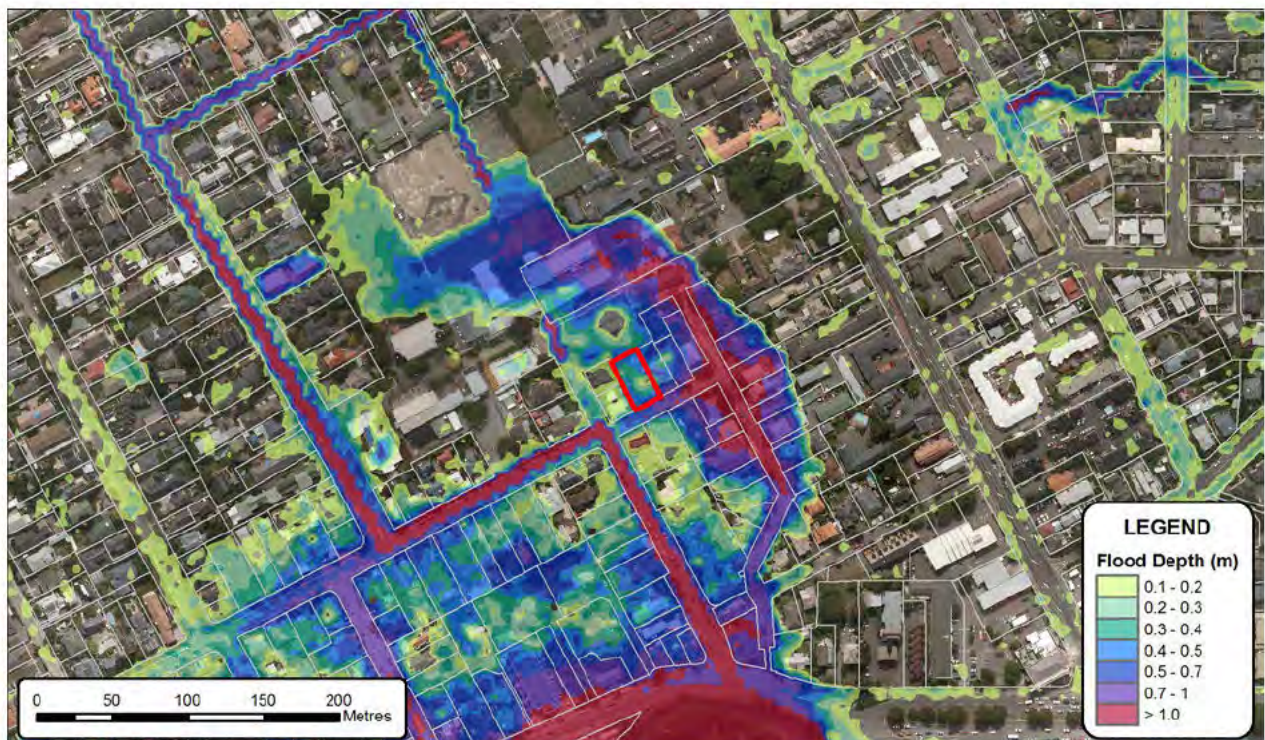
Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

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

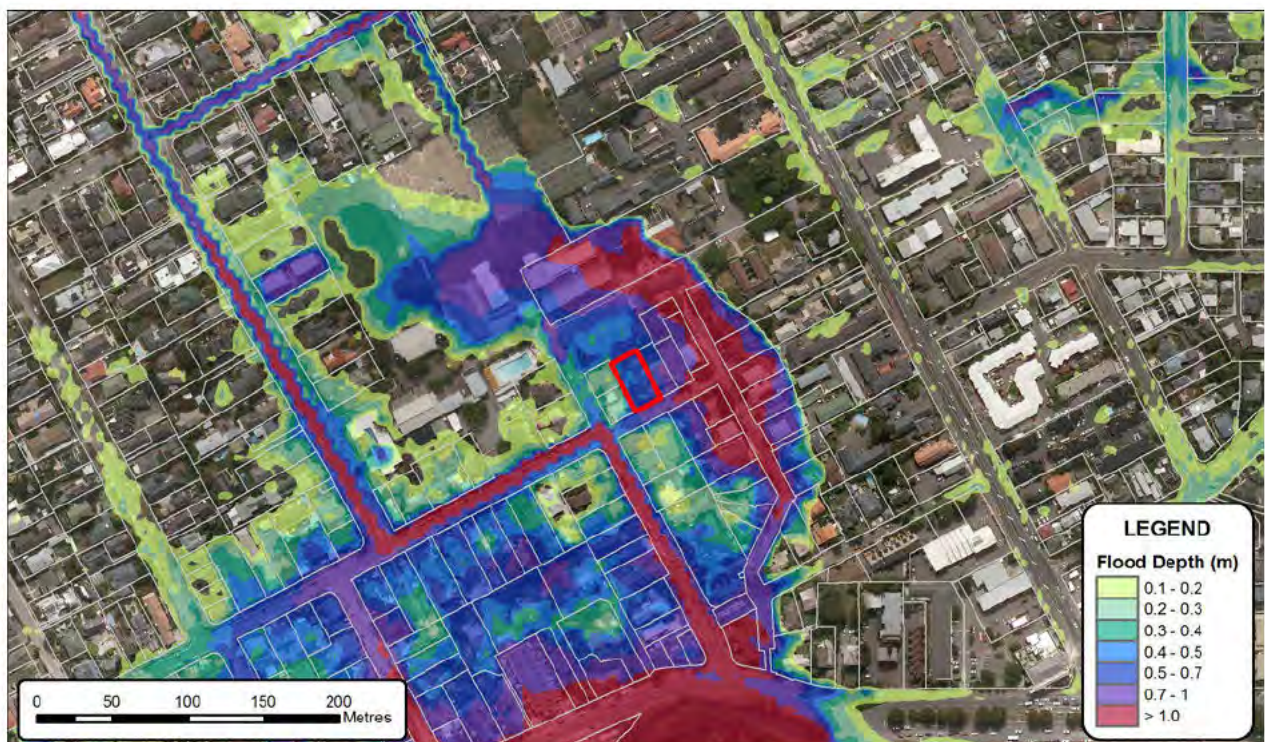


Map 1: Exacerbated flood depth 1 in 100 year flood event





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



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



## Topography

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

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



Map 4: Ground surface elevation post December 2011

## Disclaimer

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

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

## References and further information

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

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

## Data references

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

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

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



## Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



## Property Summary

Property identification (QPID) address	3/75 Andover St	Engineering IFV assessment status	Complete
Property identification (QPID) suburb	Merivale	Report date	10/12/2015
Property identification (QPID)	1195449	Valuation reference	22251/27900C
EQC master claim number	CLM/2011/049274	Legal description	FLAT 3 DP 74461 ON LOT 1 DP 74166
EQC master claim address	3/75 ANDOVER STREET, MERIVALE, CHRISTCHURCH 8014	Inferred parcel type	Cross lease
Associated property identification (QPID)	1195447, 1195448, 1195449, 1195450	MBIE technical category	TC3
Category	All thresholds		
Additional information	Not applicable.		

## Associated QPID Claim

QPID	Master claim	EQC master claim address	EQC suggested building use
1195449	CLM/2011/049274	3/75 ANDOVER STREET, MERIVALE, CHRISTCHURCH 8014	Residential

## Engineering Assessment

## General

Site visit date	05/11/2014	Reviewed date	27/02/2015		
Insured land area from EQC mudmap (m ² )		Insured land area calculated by T+T (m ² )	96	Indicative dwelling floor height above ground level (m)	0
Shared insured land area calculated by T+T (m ² )	167				

## Flood information

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

Modelled flood extents	Annual Exceedance Probability (AEP)		
	10 %	2 %	1 %
Insured area (m ² ) affected by flooding $\geq$ 0.2 m depth pre Sept 2010	0	85	87
Insured area (m ² ) affected by flooding $\geq$ 0.2 m depth post Dec 2011	0	96	96
Exacerbated flood area	10 % AEP	2 % AEP	1 % AEP
Insured area (m ² ) affected by exacerbated flood depth $\geq$ 0.2 m	Not applicable	Not applicable	8
Insured area (m ² ) affected by exacerbated flood depth $\geq$ 0.1 - < 0.2 m	Not applicable	Not applicable	52
Insured area (m ² ) affected by exacerbated flood depth $\geq$ 0.1 m	Not applicable	Not applicable	60

## Shared flood information

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

Shared modelled flood extents	Annual Exceedance Probability (AEP)		
	10 %	2 %	1 %
Insured area (m ² ) affected by flooding $\geq$ 0.2 m depth pre Sept 2010	0	140	167
Insured area (m ² ) affected by flooding $\geq$ 0.2 m depth post Dec 2011	3	160	167
Shared exacerbated flood area	10 % AEP	2 % AEP	1 % AEP
Insured area (m ² ) affected by exacerbated flood depth $\geq$ 0.2 m	Not applicable	Not applicable	13

## Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Insured area (m ² ) affected by exacerbated flood depth $\geq 0.1$ - $< 0.2$ m	Not applicable	Not applicable	84
Insured area (m ² ) affected by exacerbated flood depth $\geq 0.1$ m	Not applicable	Not applicable	97

## IFV Assessment Results

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

## Land Repair Feasibility

Does the dwelling need to be removed to complete land repair?	Yes
Based on EQC criteria is land repair feasible?	No

## Glossary of Terms

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



## Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



### Disclaimer

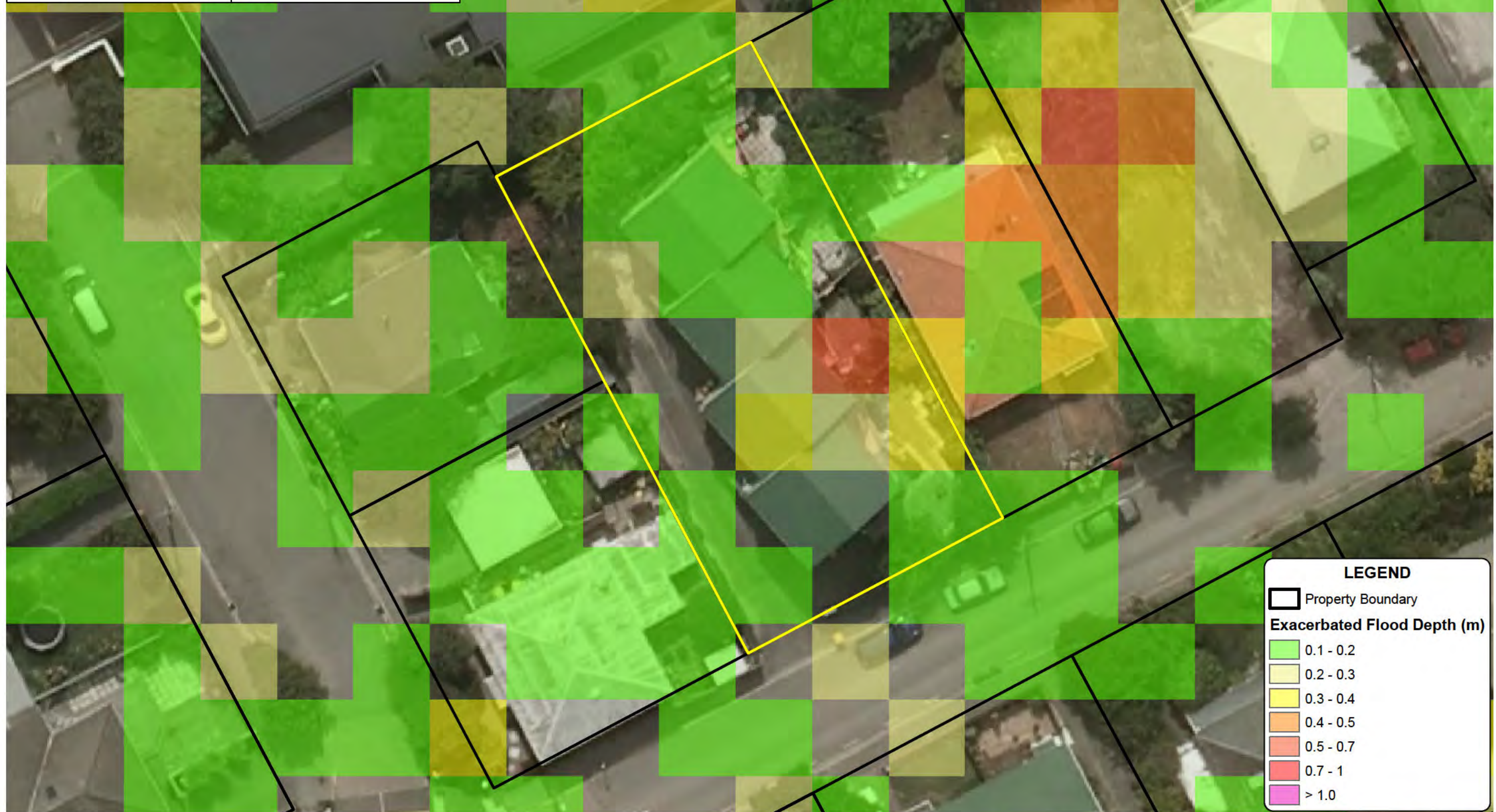
This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose.

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

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



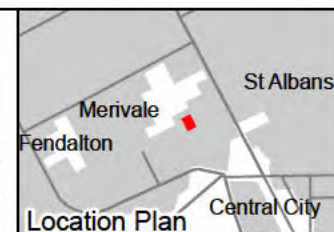
QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3



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A3 SCALE 1:250

0 5 10 15 20 (m)



DRAWN	CXP	Nov.14
CHECKED		
APPROVED		
ARCFILE		
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SCALE (AT A3 SIZE)		
1:250		
Prepared by Tonkin & Taylor Ltd		
Ref 52010-150		

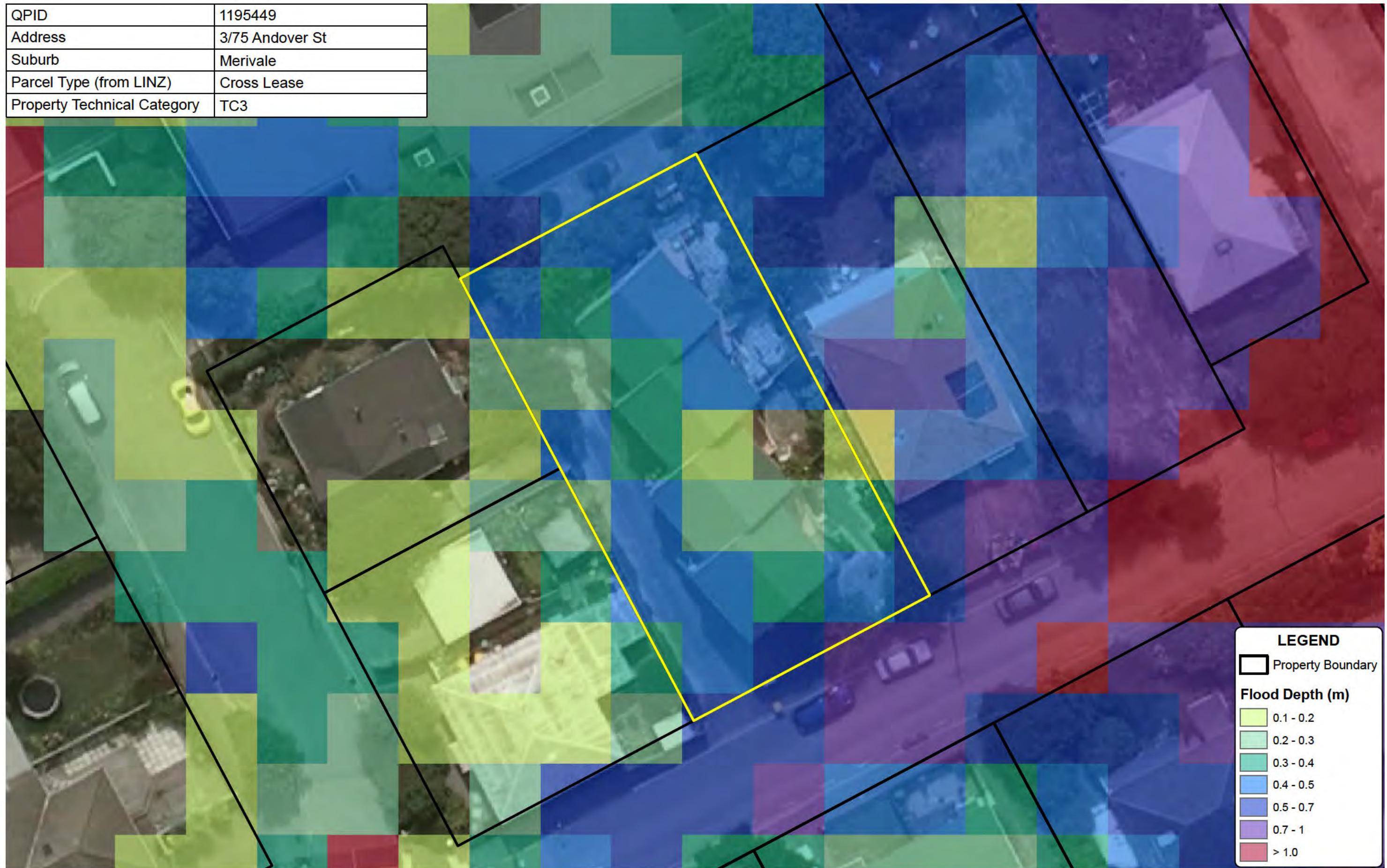
**CHRISTCHURCH CITY & KAIAPOI**  
Property Level Exacerbated Flood Depth  
1% AEP, No Stop Banks, No Climate Change  
Post-Dec 2011 - Pre-Sept 2010, Overland Model

FIGURE No.

Rev. 1



QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3

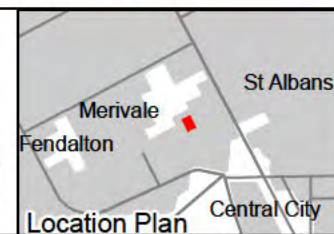


LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

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A3 SCALE 1:250

0 5 10 15 20 (m)



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DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM027	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

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

FIGURE No.

Rev.

0



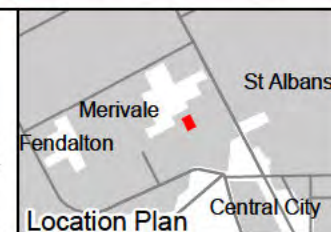
QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3



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A3 SCALE 1:250

0 5 10 15 20 (m)



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DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE 52010-150-FDM029		
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Prepared by Tonkin & Taylor Ltd Ref 52010-150		

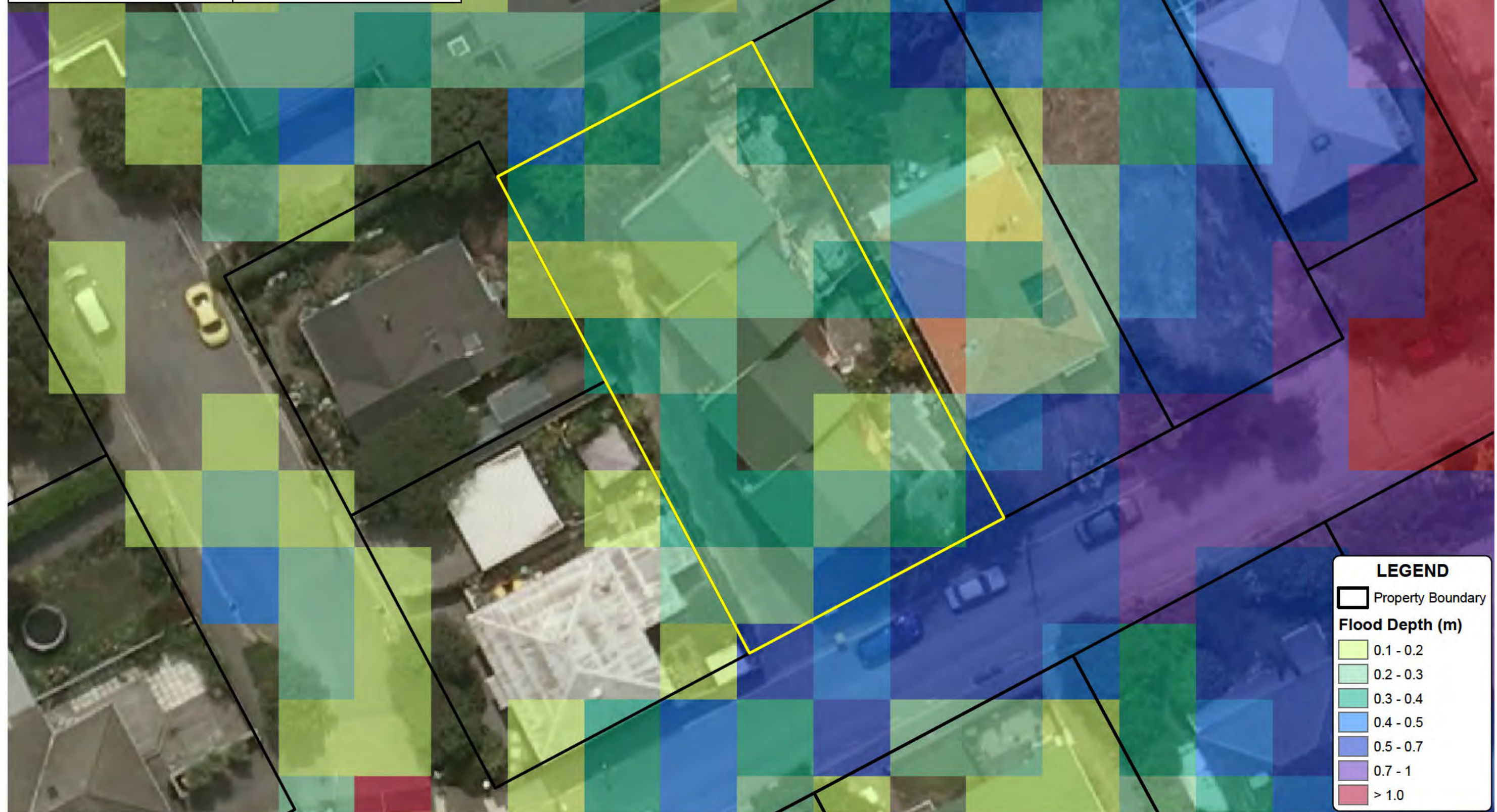
**CHRISTCHURCH CITY & KAIAPOI**  
Property Level Flood Depth  
1% AEP, No Stop Banks, No Climate Change  
Post-Dec 2011, Overland Model

FIGURE No.

Rev. 0



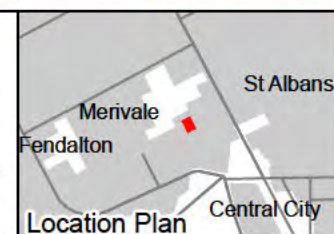
QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3



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A3 SCALE 1:250

0 5 10 15 20 (m)



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DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
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SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

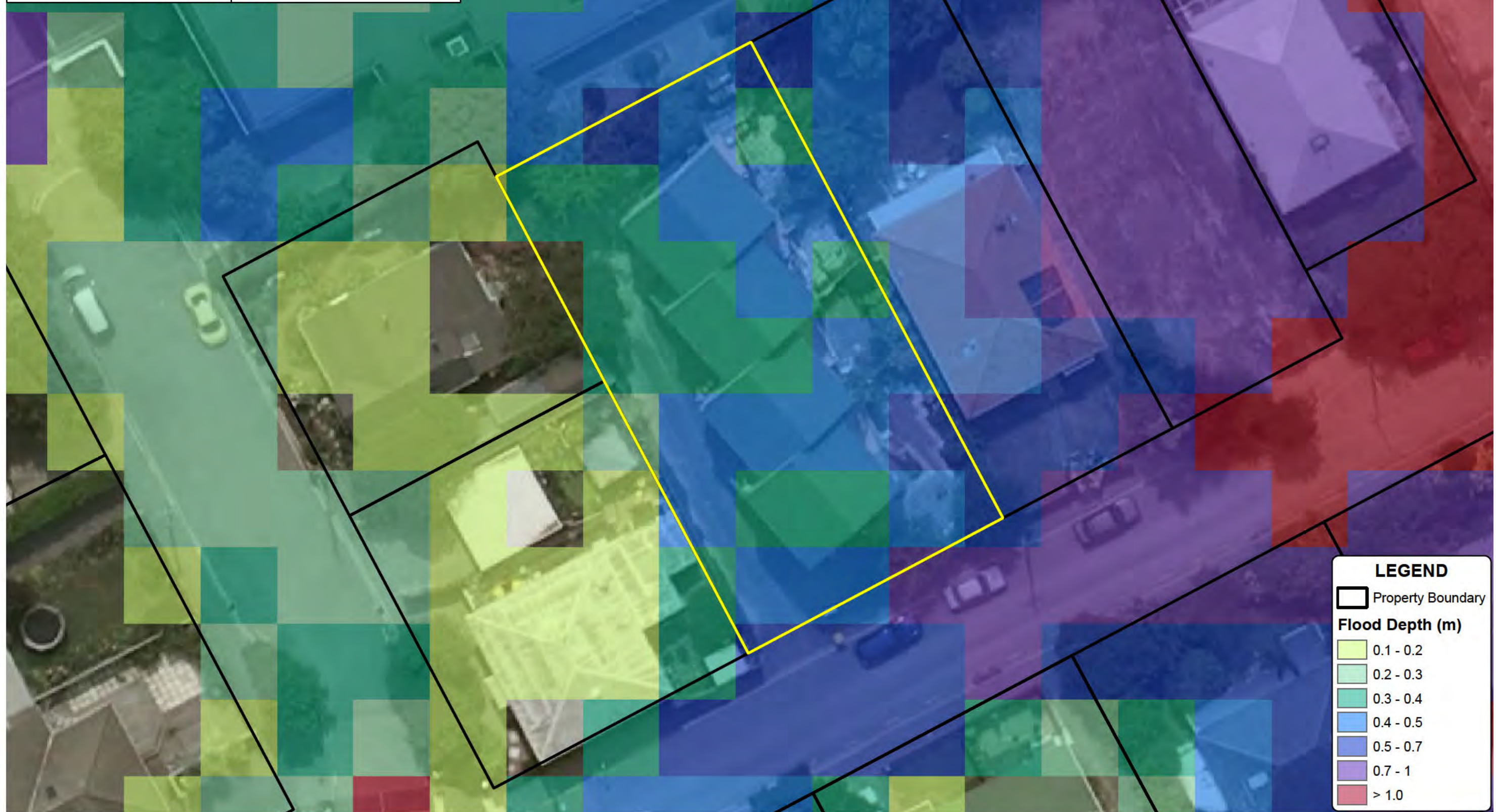
**CHRISTCHURCH CITY & KAIAPOI**  
Property Level Flood Depth  
2% AEP, No Stop Banks, No Climate Change  
Pre-Sept 2010, Overland Model

FIGURE No.

Rev. 0



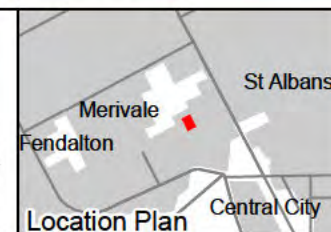
QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3



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A3 SCALE 1:250

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DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

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

FIGURE No.

Rev. 0



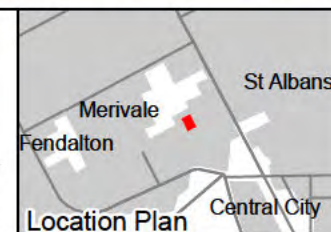
QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3



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A3 SCALE 1:250

0 5 10 15 20 (m)



DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

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

FIGURE No.

Rev.

0



QPID	1195449
Address	3/75 Andover St
Suburb	Merivale
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC3

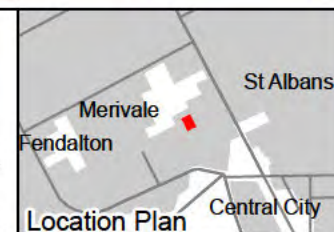


LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

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A3 SCALE 1:250

0 5 10 15 20 (m)



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DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

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

FIGURE No.

Rev. 0



# Diminution of Value (DOV)

Fact sheet May 2015

## What is Diminution of Value (DOV)?

DOV measures the reduction in value which has been caused by Increased Flooding Vulnerability (IFV) land damage.

The DOV applies to the property (i.e. it is the reduction in value of the insured land and the associated residential buildings).

DOV does not measure the impact of an increase in flooding vulnerability caused by off-site effects (for example, changes to riverbeds).

## Why is EQC using DOV to settle some IFV land damage claims?

In many cases it is not possible to identify an appropriate repair for IFV land damage. This may be because the repair is not feasible or because it is not able to be done legally. For example, it may not be possible to get a resource consent to carry out the repair.

In these cases, EQC is basing the settlement of IFV land damage on the reduction in value of the property due to the IFV land damage. This is called DOV.

The High Court has confirmed that EQC is able to settle IFV land damage by paying the amount of the DOV in appropriate cases.

## How have EQC's valuers gone about assessing DOV?

EQC's valuers have developed a standardised approach to assessing the impact on value of increases in flooding vulnerability. This approach is designed to ensure that DOV is calculated in a consistent way for all IFV customers.

The methodology for determining DOV has been approved by a peer review panel of valuers nominated by the major valuation professional associations.

## How is DOV calculated?

Where the registered valuer's initial assessment of the property identifies no reduction in market value (and

the DOV is accordingly "nil"), the property will not qualify for IFV land damage. No further assessments will be carried out by the valuer in this case.

Where the registered valuer's initial assessment identifies a reduction in market value, there are three steps for calculating the amount of the DOV for a property with IFV land damage. The three steps are:

### 1) Establish the pre-earthquake value of the property

The valuers use recognised techniques to establish the value of the property as at 3 September 2010.

To help determine this value, verifiable evidence has been gathered from a variety of sources. This evidence includes:

- information on the most relevant sales for the area, and
- building age and size.

The valuation is made as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence.



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Kōwhirianga Pūwhiriwhiri



# Diminution of Value (DOV)

Fact sheet May 2015

This is to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

## 2) Determine the amount of the reduction in value that would apply to the property because it has IFV land damage

To assess the amount of the long-term market reduction of value, EQC's valuers take into account:

- the likely depth of the increased future flooding
- the location of that flooding (including in relation to any residential buildings), and its likely frequency, and
- features of a property that make it more or less likely to lose value due to a risk of flooding. For example, the location of the property and its views are often major drivers of valuation. The location and views may be such that the market could reasonably be expected to attach less weight to IFV damage to the property.

## 3) Exercise valuation judgment as to the resulting DOV

The valuer makes a final check to ensure the reduction in value determined for the property is appropriate as a matter of valuation judgment.

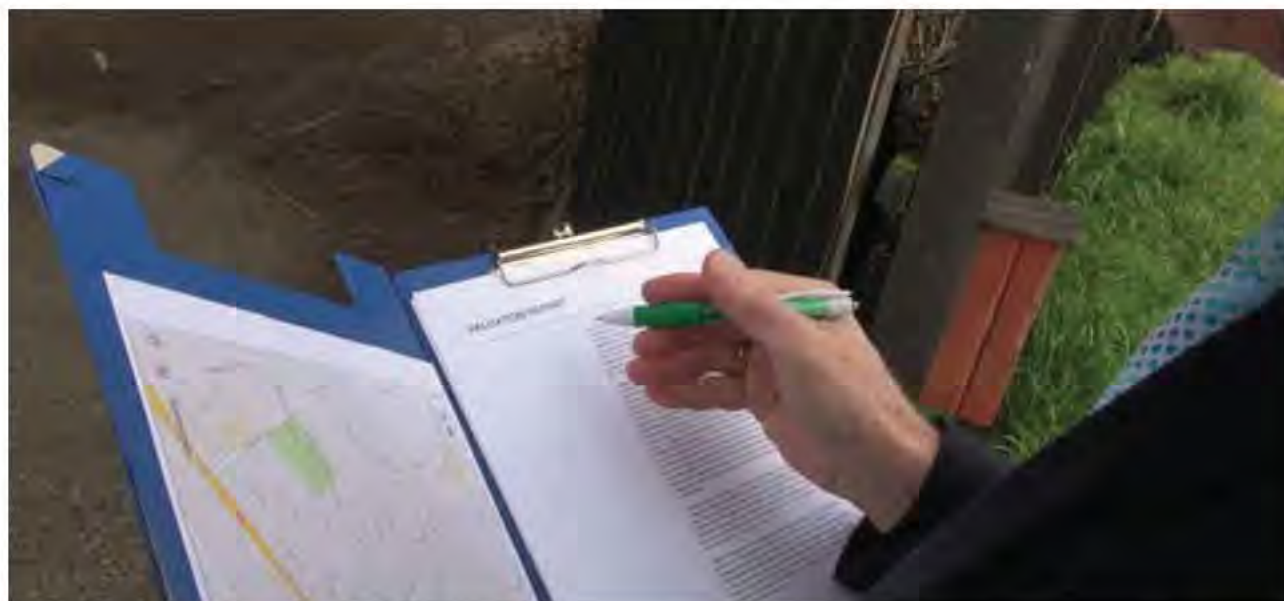
### What do I have to do with the settlement amount calculated on the basis of DOV?

A DOV settlement amount is paid where there is no feasible repair available for the IFV land damage, or because the repair is not able to be done legally. While you may wish to use the settlement amount to mitigate the effects of any future flooding, there is no requirement to do so.

If you do not use the DOV settlement amount to repair the IFV damage, it will not affect future EQC cover for the property.

Depending on how much the settlement amount is, it may be paid to the mortgagee of the property.

For more detail on EQC's current policy on DOV for IFV damage see [www.eqc.govt.nz/IFV](http://www.eqc.govt.nz/IFV)



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Increased Flooding  
Vulnerability (IFV)  
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Assessment



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## Property details

Property address	3/75 ANDOVER STREET, MERIVALE, CHRISTCHURCH 8014
Property ID (QPID)	1195449
Master claim number	CLM/2011/049274
Date	10 December 2015
Claim issue number	1

## Engineering assessment

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



## Introduction

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

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

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

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

## Engineering assessment methodology

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

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

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

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

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

## Engineering assessment results

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



## Flood modelling approach

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

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

## Flood modelling results

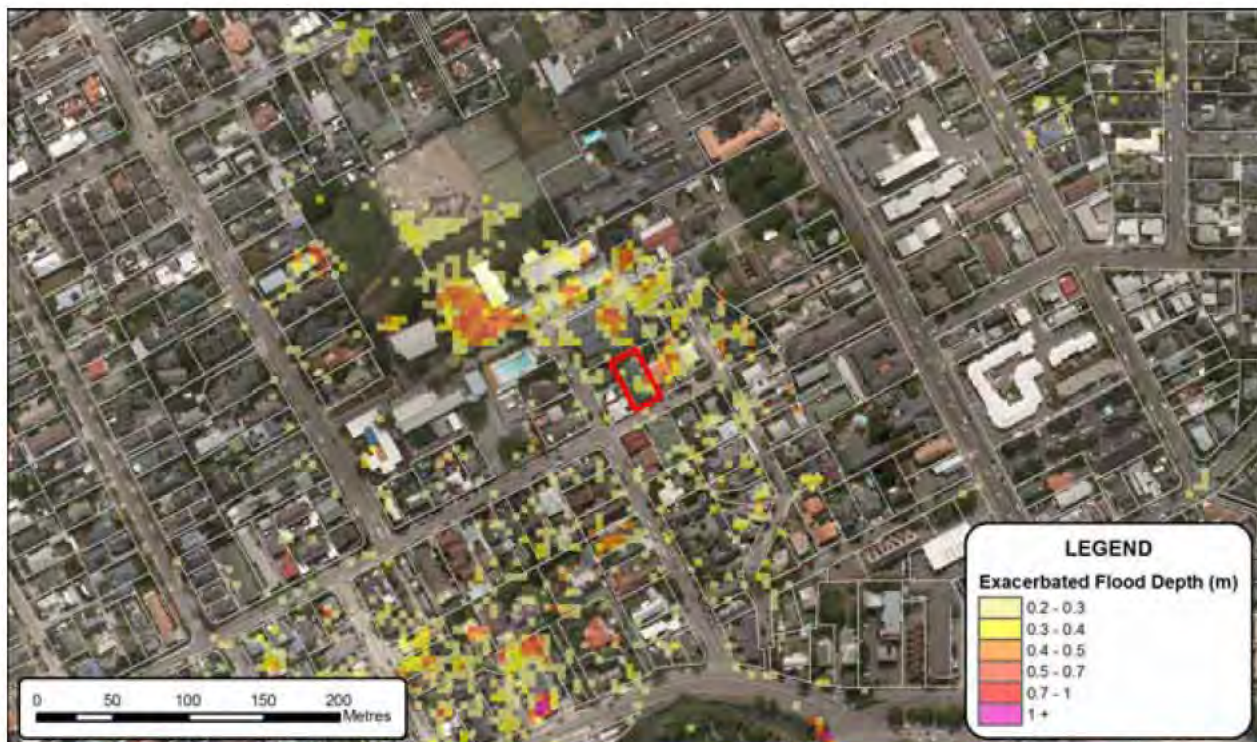
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

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

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

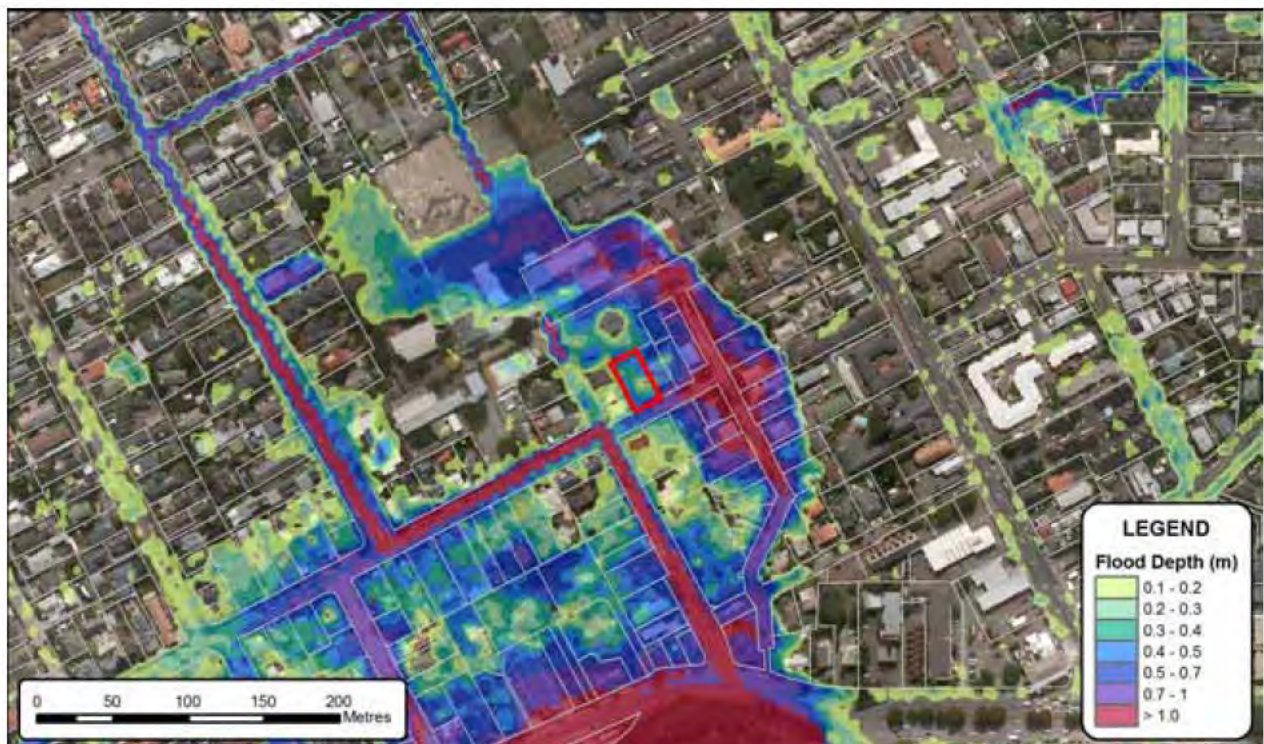
Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

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

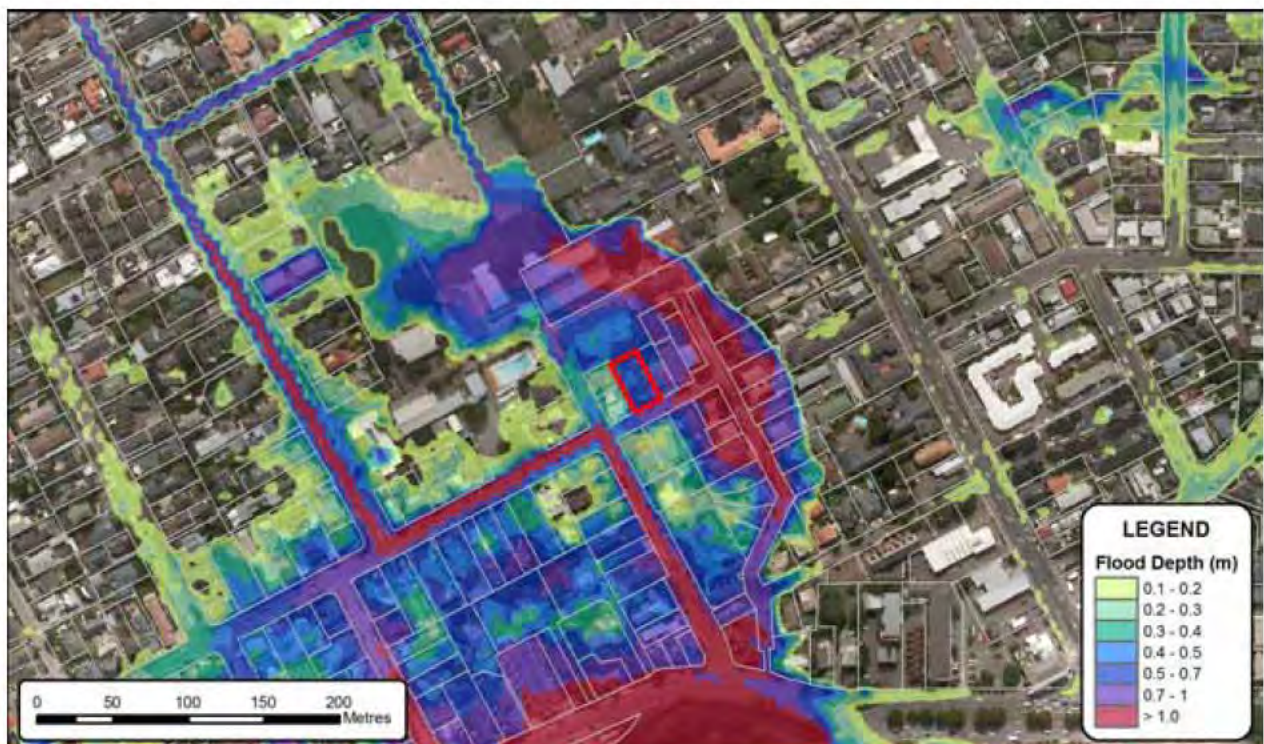


Map 1: Exacerbated flood depth 1 in 100 year flood event





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



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



## Topography

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

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



Map 4: Ground surface elevation post December 2011

## Disclaimer

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

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



## References and further information

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

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

## Data references

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

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

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

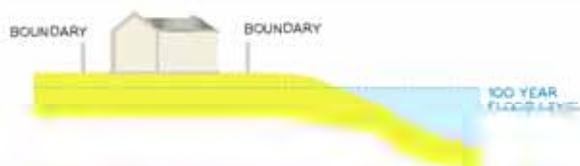




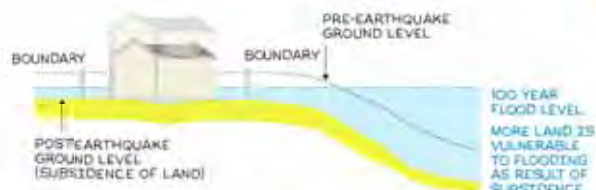
# Increased Flooding Vulnerability (IFV)

Fact sheet May 2015

## BEFORE



## AFTER



The above diagram shows how ground subsidence from the Canterbury earthquakes has made some properties more vulnerable to flooding.

### About Increased Flooding Vulnerability

Increased Flooding Vulnerability (IFV) is a type of land damage recognised by EQC.

In some parts of Canterbury the earthquakes caused changes to residential land that mean some properties are now vulnerable to flooding where previously they were not. Also some properties are now more likely to experience a greater depth and/or frequency of flooding.

EQC covers IFV damage to insured land. The insured land is the land within the property boundary which is:

- under the house and outbuildings (for example, a garage or a shed);
- within eight metres of the house and outbuildings; and
- under or supporting the main access way from the boundary, up to 60 metres from the house and outbuildings.

EQC uses engineering assessments and reviews as well as valuations to see whether the insured land has IFV land damage. The insured land must qualify under both the engineering and valuation assessments for there to be IFV land damage. This is because IFV damage involves both a physical change to the insured land as well as a loss of utility (or value) of the insured land and the associated residential buildings.

### Declaratory Judgment on IFV land damage

Last year, EQC asked the High Court for a Declaratory Judgment to confirm EQC's approach to IFV settlements. The Declaratory Judgment was heard in October 2014 and decided in December 2014. The Judgment confirmed that IFV is a form of land damage that EQC can recognise. The High Court also decided that in appropriate cases EQC can settle IFV land damage by paying the amount of the Diminution of Value (DOV) – see more on DOV under "Settling IFV Claims" below.

### Engineering assessments for IFV land damage

When they assess whether a property has IFV land damage, EQC's engineers address two key questions:

- Is the insured land vulnerable to flooding?
- Has the insured land become more vulnerable to flooding as a result of subsidence of that land caused by the 2010-2011 Canterbury earthquakes?

For the purposes of assessing IFV, EQC's engineers use a 1 in 100 year flood event (also known as a 1% Annual Exceedance Probability) as a base line. This is a commonly used frequency for assessing vulnerability of land in natural hazards. Vulnerability of land to more frequent flood events is also taken into account.

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Kaitiaki Takekōwhiri

### Flood modelling underpins the engineering assessment

In carrying out their assessments, EQC's engineers started by creating flood models. These models were created to understand the impact of land subsidence on vulnerability to flooding.

To make the models, EQC's engineers have:

- gathered topographical information using LiDAR surveys, which involved the scanning of the ground surface from an aircraft after each major earthquake to assess changes in ground height;
- modelled the river flooding for the Styx, Avon and Heathcote rivers using Christchurch City Council models as a base;
- modelled the overland flow (the effects of storm-water runoff) for the catchment areas of the Styx, Avon and Heathcote rivers, Sumner and Kaiapoi; and
- modelled coastal inundation for areas surrounding the Heathcote estuary.

### Thresholds applied in the engineers' initial assessment

To identify which insured land has potential IFV damage, EQC's engineers apply the following initial thresholds:

- Has the exacerbated flood depth of the insured land increased by 0.2m or more as a result of the Canterbury earthquake sequence?
- Has the exacerbated flood depth of the insured land increased by 0.1m or more as a result of a single Canterbury earthquake?
- Has the insured land suffered observable land damage as a result of the Canterbury earthquake sequence?

These thresholds have been developed to provide a robust initial assessment for most properties. However, there are exceptions to having to meet all three of the above thresholds in the initial assessment. These exceptions are:

- Event exception:** where the insured land meets Thresholds 1 and 3, but not 2.
- Land damage exception:** where the insured land meets Thresholds 1 and 2, but not 3.
- Uplift exception:** where the insured land is in a specified area where the land has lifted, but it has been shown that the different levels of subsidence within the area have increased the flood vulnerability.

### Examples of how EQC applies these thresholds and exceptions

	Thresholds that have been met	Relevant Exception	What is the outcome of EQC's engineers' initial assessment?	Next step
<b>Property A</b>	1 and 3 (but not 2)	Event exception	This property did not meet all three thresholds. It only met Thresholds 1 and 3. But because an exception applies (the Event exception), the property still potentially has IFV.	Site-specific engineering assessment – see next page.
<b>Property B</b>	1 and 2 (but not 3)	Land damage exception	This property did not meet all three thresholds. It only met Thresholds 1 and 2. But because an exception applies (the Land damage exception), the property still potentially has IFV.	Site-specific engineering assessment – see next page.
<b>Property C</b>	2 and 3 (but not 1)	No exception applies	This property did not meet all three thresholds. It did not meet Threshold 1. No exception applies. The property will nevertheless be subject to an area-wide review, and therefore may still be confirmed as potentially having IFV.	Area-wide review – see next page.



## Engineering assessment process

### Site-specific assessment

Where the thresholds and the exceptions set out above have been applied and the insured land has been assessed as potentially having IFV, EQC's engineers next carry out a site-specific assessment.

The site-specific assessment is done by a team made up of an assessor, a checker and a reviewer. This assessment confirms whether a property has potential IFV. Either way, the property will then be part of an area-wide review.

### Area-wide review

After the initial round of site-specific assessments in an area, an area-wide review (the final engineering review) is carried out. The purpose of this review is to see whether there are any properties that have been inappropriately assessed. As a result, some properties previously assessed will be assessed again for consistency with neighbouring properties and areas. Properties identified in the area-wide review as requiring assessment where they have not previously been assessed, will undergo a site-specific assessment.

In the area-wide review, the engineers will take into account, for example, the vulnerability of properties to more frequent flood events.

Area-wide review is the final step in the engineering assessment process which confirms whether a property potentially has IFV.

## Valuation assessments for IFV land damage

Only if the property is considered as potentially having increased vulnerability to flooding following the engineering assessment, do EQC's valuers undertake a valuation assessment of the property.

This valuation is the final step in determining whether the property has IFV land damage.

The valuation threshold is:

- Has the increase in flooding vulnerability impacted the market value of the property?

If the threshold is met, then the property has IFV land damage.

Details of the engineering and valuation assessment processes are included in the EQC IFV policy, which is at [www.eqc.govt.nz/IFV](http://www.eqc.govt.nz/IFV).

## Settling IFV claims

EQC's preference is to settle IFV land claims by providing a cash payment based on the amount it would cost to repair or reinstate the land. However, for IFV properties in many cases it will not be possible to identify a repair method to the land which is feasible or able to be done legally. For example, it may not be possible to get a resource consent to carry out the repair.

In these cases, EQC is basing the settlement of IFV land damage on the reduction of value of the property (i.e. the insured land and the associated residential buildings). This reduction of value is called "Diminution of Value" or "DOV".

For further information about DOV, see [www.eqc.govt.nz/IFV](http://www.eqc.govt.nz/IFV).



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# Increased Flooding Vulnerability (IFV)

Fact sheet May 2015

## You can have your IFV decision reviewed

Customers can also ask EQC to review its decisions on whether the insured land has IFV damage and/or the settlement amount paid for IFV damage.

EQC will carry out a review where the customer provides EQC with new information or a different interpretation regarding these decisions.

To trigger a review, a customer may, for example, provide information about:

- the change in flood depths their property has experienced since the earthquakes; or
- whether they are going to obtain a consent to repair the IFV land damage.

When EQC reviews its decisions about IFV land damage in light of any new information or interpretation, it will include people with relevant expertise to help consider the issue. The experts included could be, for example, a senior engineer, senior valuer and/or senior settlement analyst. Review of a decision will not be undertaken by the same people who were involved in the original qualification.

If you need further information about your IFV claim or about the claim review process call us on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. Further information about IFV and the claim review process can also be found on the EQC website at [www.eqc.govt.nz/IFV](http://www.eqc.govt.nz/IFV).



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## DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-1918
Property Address	3-75 Andover Street, Merivale
Claim number	2011/049274
Valuation Reference	22251/27900C
QPID	1195449
Claimant	Lada Mariyeva

1

## Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 - 2 )  
(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010? Y/N. If 'Y', est m2 or % area (optional).	Y	Y	All	All	All	0	
Depth of Pre Sept 2010 quake flood (1%AEP) (m)			0.2 - 0.7m	0.4 - 0.5m	0.1 - 0.5m	0	
Depth of Post Dec 2011 flood (1% AEP) (m)			0.2 - 1.0m	0.4 - 0.7m	0.4 - 0.7m	0	
Exacerbated flood depth (1% AEP) (m)			0.1 - 0.3m	0.1 - 0.3m	0.1 - 0.3m	0	
What is the change? What is obvious? (note all above are within the insured land)		N	The Tonkin and Taylor report does not provide a floor height for this property. We have assessed it at 100mm. The exacerbation mapping shows a substantially increased area of shallow potential flood risk for this unit. Prior to Sept 2010 the 1% AEP mapping showed wide-spread above-floor flood risk in this property and this has clearly worsened post Dec 2011. We have used the Practice Note 1 guidelines.				

Valuer	Mark Shalders
Date Allocated	31 July 2015
Date Insp	17 November 2015
EQC Mud map (Y/N)	Y

2

EQC repair costs Y/N	N
----------------------	---

Actual land area (See note 1)	96
Affected land area	
Insured land area (See note 2)	96
Minimum lot size	96
Flood map (Overland / River)	0
Floor height	100

4

## Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding &gt;200mm only)

6

Does the property flood more frequently Y/N	N	The pre Sept 2010 and post Dec 2011 mapping shows a similar pattern of flood risk in all mapped frequencies. We have concluded no flood frequency changes.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)
---	--------------------------------

## Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	No
Using Practice Note 1 guidelines we have concluded a flood code of 4, no flood frequency changes, and no depth change allowance. We have not used valuation method 1. (On review we have reverted to standard flood coding 5-1-0-1) .	

## Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	0
Location code (Matrix Step 4)	1

Adjustment % 6.0%

## Subject property -1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$458,000	\$176,000	96	140

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area



Sale Range (Gross) :	Minimum	\$320,000	Maximum	\$545,000	Median	\$421,500	Average	\$417,667	Net Sale \$ / RV (2007)
RV Range (2007) :	Minimum	\$394,000	Maximum	\$488,000	Median	\$465,500	Average	\$451,667	-10%

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

Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age	OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
58C Andover Street	Merivale	\$394,000	\$373,000	\$365,000	Mar-10	-7.36%	xlease	\$166,000	110	1980-1989	\$15,000	\$213,000	\$1,318	\$3,391
1/68 Merivale Lane	Merivale	\$481,000	\$425,000	\$417,000	Dec-09	-13.31%	xlease	\$227,000	120	1980-1989	\$20,000	\$340,000	\$542	\$3,542
115E Merivale Lane	Merivale	\$472,000	\$425,000	\$417,000	Jan-10	-11.65%	Unit	\$324,000	140	1980-1989	\$22,000	\$387,000	\$114	\$3,036
2/25 Naseby Street	Merivale	\$488,000	\$545,000	\$530,000	Jul-10	8.61%	Unit	\$329,000	130	1980-1989	\$25,000	\$314,000	\$1,585	\$4,192
2/24 Andover Street	Merivale	\$416,000	\$320,000	\$312,000	Feb-09	-25.00%	xlease	\$145,000	100	1990-1999	\$20,000	\$181,000	\$1,190	\$3,200
3/11 Office Road	Merivale	\$459,000	\$418,000	\$410,000	Sep-09	-10.68%	xlease	\$294,000	130	1980-1989	\$20,000	\$420,000	-\$169	\$3,215
													#DIV/0!	\$3,215
													#DIV/0!	#DIV/0!
													#DIV/0!	#DIV/0!
													#DIV/0!	#DIV/0!

**VALUATION DETAILS (Insured area only)**

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	96 sq m
Insured land area	96 sq m
Dwelling area	140 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach			Method 2 - Dwelling Net Rate Approach			Method 3 - Gross Rate Approach			Method 4 - Indexed Sale Approach						
Rating values	1/08/2007		Area	Dwlg Net rate	Value	Area	Gross rate	Value	Sale Date						
CV	\$458,000		Dwelling	140	\$1,400	Dwelling	140	\$3,000	\$420,000						
LV	\$176,000		OB and OI (If not in Dwelling rate)		\$17,000				Sale Price						
VI	\$282,000		Total VI		\$213,000				% Adjustment		#N/A				
CV Index			Insured Land Value	96	\$187,000				Time Adjustment	#N/A					
LV Index			Market Value - incl chattels		\$400,000										
Est Sep 2010 CV (Actual land area)	\$0		Comment if unusual OB /OI			Market Value - Pre Sep 2010			Market Value - Pre Sep 2010						
Plus Est chattels															
Est Sep 2010 CV	\$0														
Factor for uninsured land															
Less adjustment uninsured land	\$0	0 m2				AVERAGE 1-3			\$273,000						
Market Value - Pre Sep 2010	\$0		Market Value - Pre Sep 2010			\$400,000			Market Value - Pre Sep 2010						

## STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE			ADOPT		\$410,000	Manual Adjustment
Less Adjustment			6.00%		\$24,600	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE					\$385,400	
DOV 1					\$24,600	

Reviewed By	Chris Patete
Date of review	30 November 2015
Reviewers Comment: While I understand why you may have applied practice note 1 to this property it is not applicable as there needs to be clear consistent deep flooding through the entire house which there is not. Therefore apply normal coding as suggested 5,1,0,1 = 6% DOV. Valuer Comment - We have reviewed our use of Practice Note 1 and agree that the standard flood coding should be applied. Changes made. CP - Agreed and final.	
Approved for Release	



## Exacerbated Flood Risk Valuation

15

## Summary of values

Property Address	3-75 Andover Street, Merivale
Claim number	2011/049274
Claimant	Lada Mariyeva
QPID	1195449
Valuation Reference	22251/27900C
Minimum lot value	\$187,000
Minimum Lot size	96
Actual land area	96
Insured land area	96
Pre Quake Value Sep 2010 - Insured land	\$410,000
EQC remedial costs (Including enabling works) if available	
EQC remedial costs (Excluding enabling works) if available	
Diminution of Value	\$24,600

Project Reference: MVL4000 - 1918  
Property ID (QPID): 1195449  
Date of Inspection: 17 November 2015  
Date of Report: 3 December 2015

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

**Property Address: 3-75 Andover Street, Merivale, Christchurch ("the Property")**

#### **VALUATION ASSESSMENT**

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

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

**\$24,600**

#### **Valuation Assessment – Increased Flooding Vulnerability impacted the Property's Market Value**

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

In making our assessment, we took into account:

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

We also considered the following information:



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

### **We have used accepted valuation standards and practice**

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

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

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

### **Our valuation is based on some assumptions**

In carrying out the valuation we have assumed that:

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

### **About this report**

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

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

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to

EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

***FordBaker Valuation Limited***



*Mark Shalders*

ANZIV SPINZ

Registered Valuer





## 1195449 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201 / Old: 201 /	Significant Risk to Safety:	YES (NO)
Claimant Name:	units 1-4	Engineer's Names:	G. Chamberlain B. Schou
Claimants Address:	3/15 Andover St. Merivale	Engineers E-mail:	NOT REQ'D
		Date:	21/9 /2011
		Team no:	19

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

YES NO

## GENERAL

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

## INSPECTION DATA &amp; DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES	NO
What happened? Claimant's story		

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

General:	FLAT SITE. MINOR SAND AT REAR OF DRIVEWAY. GROUSE TO ALL 4 UNITS
----------	------------------------------------------------------------------------

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

None

LIQUEFACTION/Flat land damage	None	Sand boils	Lateral spreading	Settlement	Remediation Rqd (TBC in office)		
Land damage observed:	Yes	No	Notes				
(i) Lateral Spreading	Not Observed	Spreading <100mm over property	Tilt > 5 degrees				
		Spreading >100mm over property	Vertical offset > 50 mm				
(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			
(iv) Undulating land	Not Observed	Lawn: > 50 mm high	Lawn steeper than 1 in 20 slope	Patio/Paths >10 mm high			
		Lawn < 50 mm high	Lawn shallower than 1 in 20 slope	Patio/Paths <10 mm high			
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept	Above 50yfl pre 22 Feb	Above 50yfl post 22 Feb	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	✓	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	✓	Observed	Already Removed		✓		

Refer to the Potential Remedial Works page of this report



EQC Claim Number: 201_ /

## LAND - (DAMAGED ACCESS, LAND, &amp; DESTROYED LAND, &amp; 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 &amp; RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Rotational Slip

Translational Slip

Ridge-renting

Other.....

Description:

Rockfall:

Source:

Upslope

Within property boundary

Downslope

Beyond property boundary

Description:

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk  
(Y/N)Remediation  
(TBC in office)Refer to the Potential Remedial  
Works page of this report

Comments:

## RETAINING WALL DAMAGE

Retaining wall damaged?

None

No. of walls damaged .....

Description:

Type of damage to retaining wall(s) :

Cracks

Rotated/leaning

Slid

Bulging

Settlement

Location of retaining wall(s) :

Within 8m of building

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

Other

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk  
(Y/N)Remediation  
(TBC in office)Refer to the Potential  
Remedial Works page of this  
report

Comments:



EQC Claim Number: 201 /

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

(see table on page 6 for more details)

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

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

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

**DWELLING DESCRIPTION (Refer Site Plan and Cross Section)**

General: (eg. Single level, roof type, foundations, cladding etc)	<u>THREE COVE, SLAB, TILT PANEL, IRON ROOF</u>
----------------------------------------------------------------------	------------------------------------------------

**BUILDING DAMAGE - GENERAL**

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

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

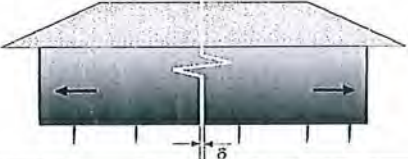




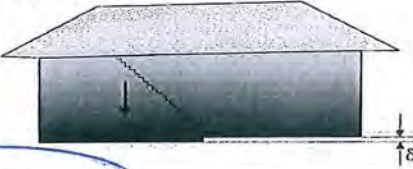
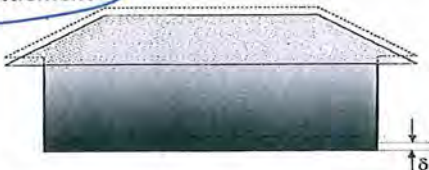
Dwelling : features damaged :	None	<u>External walls</u>	<u>Internal walls</u>	Ceiling	Door/window frames
	Window glass	Steps	Foundation/slab	Roof	Chimney
	Other: .....				
Type of damage to Dwelling:	<u>Cracks (walls)</u>	Cracks (ceiling)	Cracks (window glass)	Cracks (chimney)	Floor sloping
	Racking/sagging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

<b>GENERAL :</b>	<u>MIND CRACKS TO BRIDGE</u>
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EQC - Christchurch Land Engineering Report 2010 (Revision B: 17/03/2011) Claim No.: 201_

Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	✓ Light: Iron roof	Light: weatherboard/plywood/stucco etc
Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	✓ Heavy: brick veneer/stone/solid plaster <i>THE PANE 3 SOLID</i>
✓ Concrete slab on grade		

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



## Potential Remedial Works

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

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

- • REMOVE EJECTED SANDS/SILTS
- • FILLING: FILL DEPRESSIONS WITH SAND/TOPSOIL AND INSTALL DRAINAGE.
- • SETTLEMENT: REPAIR/LEVEL UNDULATIONS BENEATH DWELLING OR  
• REINFORCE THE BUILDING.
- 
- 

Additional information for cost estimation:

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

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

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

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

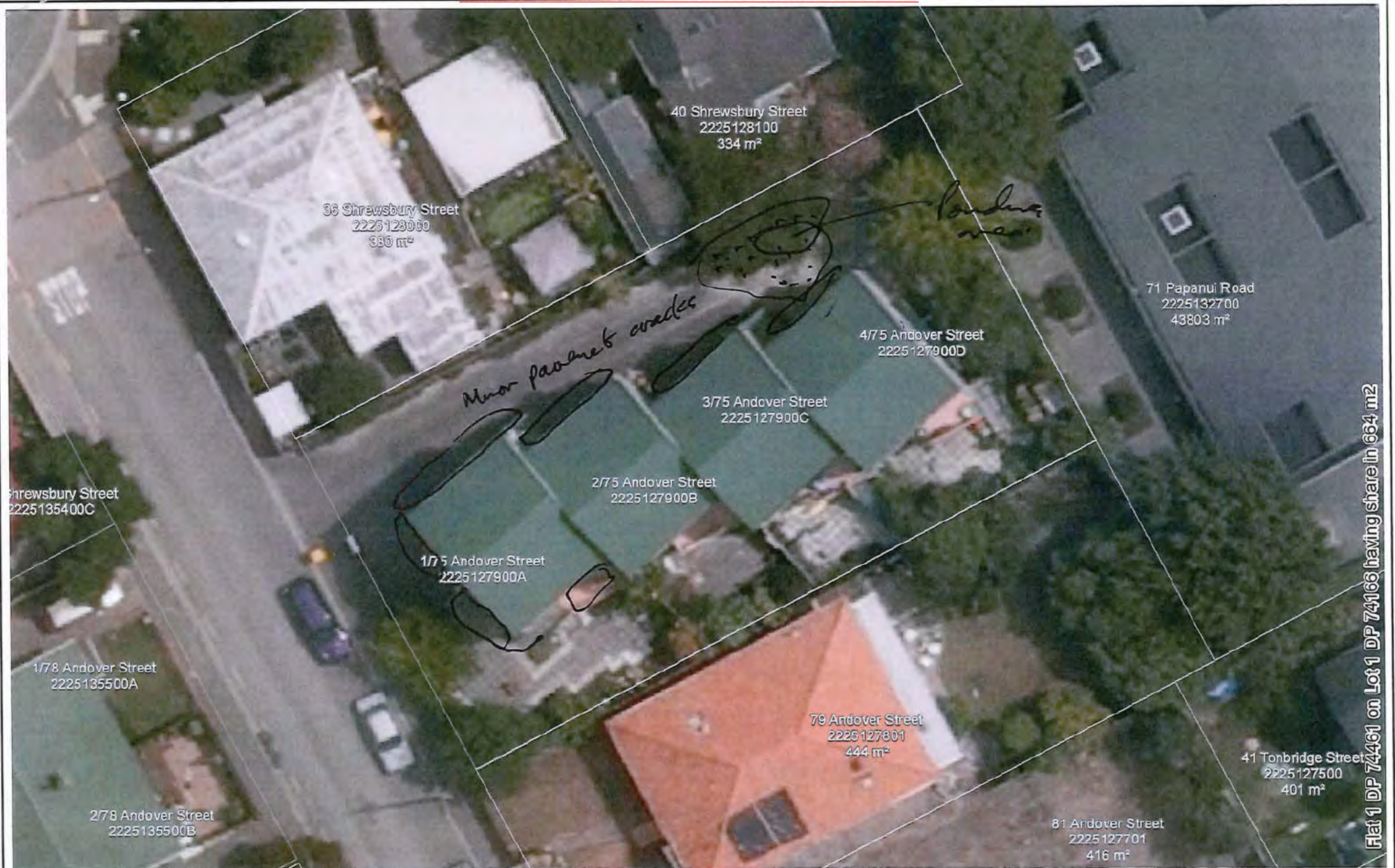
The total construction cost estimates should be confirmed by a contractor or estimator.

**Preliminary Summary Information** (all costs excl GST)

Is this Natural Disaster damage?	YES
<b>Land within 8m of dwelling or appurtenant structures</b>	
Area of Land damaged Evacuated: Inundated:	<i>Each unit 1/4 share of 664m² being 166m²</i> <u>166m²</u>
Area of Land at imminent risk Evacuation: Inundation:	NA
<b>Main access way within 60m of dwelling (or an appurtenant structure)</b>	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	<u>0m²</u>
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	NA
<b>Retaining Walls within 8m of Dwelling or Appurtenant Structure</b>	
Description.....(list and describe each affected wall)..... Damaged: (face area - m ² ); At imminent risk: (face area - m ² );	NA
<b>Dwelling &amp; Appurtenant Structures</b>	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>CRACKS, SETTLED</i> .....	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) :	NA
<b>Services within 60m of Dwelling or Appurtenant Structure</b>	
Services damaged (list) Services at imminent risk (list)	<i>DONT KNOW</i>
Remedial Option: Description..... <i>EARTHWORKS</i> .....	TBC (excluding GST)

TBC – To be calculated &amp; confirmed by cost estimator





Notes:

○ Ponding areas. caused by global settlement

Drawn by:

GC 119

Date:

21/9

A4 SCALE 1:250

0 2 4 6 8 10 (m)

Area = 664 m²

22 FEB 2011 - EARTHQUAKE  
MERIVALE, CHRISTCHURCH  
(C086-002267) - 1/75 Andover Street

EQC Claim No: 201 - /