

GRIFFIOEN.

EQC CLAIM DOCUMENTATION

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EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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

Released Under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010125315	10 SOPHORA PLACE, PARKLANDS		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Bruce Radovonich Builder ***** (S268)		Property F2'd By:	EQR\JamesL	F2 Completed Date:	17-10-2014
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	Suzanne Loach	F3 Completed Date:	07-01-2015

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/2011/066612 10 SOPHORA PLACE	E013	F3	0	11,476.42	11,476.42	0.00	5,194.47	5,194.47	0.00	16,670.89	16,670.89
Property Total			0	11,476.42	11,476.42	0.00	5,194.47	5,194.47	0.00	16,670.89	16,670.89

Assignments

EQC Claim Number + Address		Subcontractor	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status	Assignment						
CLM/2011/066612 10 SOPHORA PLACE	Substantive Works - Primary	CLOSED OUT-Bruce Radovonich Builder ***** (S268)	COMPLETIONS	16,670.89	7	16,670.89	16,670.89
Transmitted To Hub -> Claim File Review Complete		OPT IN CONFIRMED ADVISED VIA EQC-CLIENTCOM-004322					
Property Total				16,670.89	7	16,670.89	16,670.89

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/066612	E013-00711	Substantive Works - Primary - 10-Feb-2012	CLOSED OUT-Bruce Radovonich Builder ***** (S268)	COMPLETIONS	Owen Shiel	Issued	18/06/2013	16,670.89
Property Total								16,670.89

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Claims / Certs / Payables

S268	CLOSED OUT-Bruce Radovonich Builder *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim				
CLM/2011/066612	Subst OB	Substantive Works	84	EQR\JamesL	\$0.00	31-Jul-2013	\$11,476.42				
CLM/2011/066612	Subst BV	Scope Addition	84	EQR\JamesL	\$0.00	31-Jul-2013	\$5,194.47				
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes			
CLM/2011/066612	Subst OB	Substantive Works	81	EQR\JamesL	\$0.00	01-Aug-2013	\$11,476.42	Inv 3597			
CLM/2011/066612	Subst BV	Scope Addition	81	EQR\JamesL	\$0.00	01-Aug-2013	\$5,194.47	Inv 3597			
S268	CLOSED OUT-Bruce Radovonich Builder ***** Total					Claims	\$16,670.89	Certs	\$16,670.89	Payables	\$0.00
Property Total						Claims	\$16,670.89	Certs	\$16,670.89	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/066612	Practical Completion Certificate (PCC)	North New Brighton Hub	29/10/2013
CLM/2011/066612	Construction Completion Inspection	North New Brighton Hub	29/10/2013
CLM/2011/066612	Final Account Agreement	North New Brighton Hub	03/09/2013
CLM/2011/066612	Construction Completion Inspection		29/07/2013
CLM/2011/066612	Defects Liability Certificate	Pages	07/08/2014
CLM/2011/066612	Final Account Agreement	North New Brighton Hub	15/10/2014
Property Total			Finalisation Documents Present: 6

No Technical Services Referrals on this Property

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
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Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	Suzanne Loach	F3 Completed Date:	07-01-2015

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/066612	10 SOPHORA PLACE	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims:** 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S268 CLOSED OUT-Bruce Radovonich Builder *****	Accredited	EQRC0731	Main Contractor	Substantive Works

Property Total **Number of Contractors:** 1

Scope of Works



Customer: GILLIS PINE

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 10 SOPHORA PLACE, PARKLANDS, CHRISTCHURCH 8083 on 11/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 620.00 m2)		
Main Access (Drive - Concrete - 50.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 5.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 5.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 14.25 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
	Cracking to paint	Paint wall 14.25 m2
Wall Cladding (Monolithic - Cement sheet - 23.04 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 32.16 m2)	No Earthquake Damage	

Elevation (East)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 18.50 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
	Cracking to paint	Paint wall 18.50 m2
Wall framing (Timber Frame - Timber - 17.76 m2)	No Earthquake Damage	

Elevation (West)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 18.75 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
	Cracking to paint	Paint wall 18.75 m2
Wall framing (Timber Frame - Timber - 18.00 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Summer Hill Stone - 20.00 m2)	Cracking	Grind out and repoint mortar	0.50 l/m
	Cracking to paint	Paint wall	20.00 m2
Wall framing (Timber Frame - Timber - 34.56 m2)	No Earthquake Damage		

Roof

Element	Damage	Repair	
No Damage			

Foundations

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 45.00 l/m)	Cracks to ring foundation	Grind out, epoxy fill	5.40 m2

Interior**Ground Floor - Kitchen**

Room Size: 3.00 x 2.80 = 8.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (Chipboard - Vinyl - 8.40 m2)	Impact damage	Remove, dispose and replace vinyl	5.76 m2
Hob (Gas - Standard Spec - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Standard Spec - Laminate - 1.00 item)	No Earthquake Damage		
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 - 27.84 m2)	Cosmetic damage	Rake out, plaster and paint	21.60 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Work top (Kitchen work top - Laminate - 6.30 l/m)	No Earthquake Damage		

Ground Floor - Dining Room

Room Size: 3.00 x 4.10 = 12.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.72 m2)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 6.72 m2)	Impact damage	Remove, dispose and replace vinyl	7.50 m2
Wall covering (Gib - Paint - 24.96 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 31.20 m2)	No Earthquake Damage		
Door (External) (SG Sliding - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (Chipboard - Carpet - 31.20 m2)	No Earthquake Damage		
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.76 m2)	Cosmetic damage	Paint wall	14.40 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.60 x 1.70 = 2.72 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Other - Paint - 2.72 m2)	Cosmetic Damage	Paint Ceiling	2.72 m2
Door (External) (SG Single - Timber - 1.00 item)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (Chipboard - Vinyl - 2.72 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 15.84 m2)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.00 x 6.00 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 4.70 m2)	No Earthquake Damage		
Door (External) (Other - Timber - 1.00 item)	No Earthquake Damage		
Floor (Chipboard - Carpet - 4.70 m2)	No Earthquake Damage		
Heating (Electric - Night store - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 27.36 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	14.40 m2
Window (Lead Light - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bed 1 - master)

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 12.00 m2)	Cosmetic Damage	Paint Ceiling	12.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 12.00 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 33.60 m2)	Cosmetic damage	Rake out, plaster and paint	30.00 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bed 2 - spare double room)

Room Size: 3.00 x 3.50 = 10.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 10.50 m2)	Cosmetic Damage	Paint Ceiling	10.50 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.50 m2)			
Wall covering (Gib - Lining paper - 31.20 m2)	Cosmetic damage	Remove, supply	15.60 m2
	Cosmetic damage	Paint wall	27.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bed 3 / office /sewing rm)

Room Size: 4.70 x 2.20 = 10.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Paint - 10.34 m2)	Cosmetic Damage	Paint Ceiling	10.34 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.34 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 33.12 m2)			
	Cosmetic damage	Remove, supply	11.28 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.70 x 1.70 = 4.59 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Other - Other - 4.59 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 4.59 m2)	Impact damage	Remove, dispose and replace vinyl	3.60 m2
Shower (Three sided shower Acrylic - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 21.12 m2)	Cosmetic damage	Remove, supply, replace lining paper and paint	13.92 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Garage

Exterior

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
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No Damage

Elevation (South)

Element	Damage	Repair
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No Damage

Roof

Element	Damage	Repair
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No Damage

Foundations

Element	Damage	Repair
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No Damage

Interior

Ground Floor - Room (Other) (Garage)

Room Size: 3.00 x 8.00 = 24.00 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.10 m

Element	Damage	Repair
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No Damage

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

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

Claim Number: CLM/2011/066612
Claimant: GILLIS PINE
Property Address: 10 SOPHORA PLACE
 PARKLANDS
 CHRISTCHURCH 8083

Assessment Date: 11/07/2011 16:17
Assessor: Flanagan, Carol
Estimator: Leslie, Jason
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	GILLIS, PINE				
Owner	GILLIS ANN and PATENA TUWHARETOA, PINE				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
Westpac (Lumley Group)	Dwelling		Yes	
Westpac (Lumley Group)	Dwelling		Yes	

Insurance Details - Added in COMET

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

Due date - 18/01/12 paid monthly

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
WESTPAC NEW ZEALAND LIMITED

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: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1961 - 1980	L Shape	90.53
Garage	1	Standard	1961 - 1980	Rectangular	24.55

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Main Access	Drive	Concrete	No Earthquake Damage			

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	2.00 l/m	35.00	70.00
			Cracking to paint			
			Paint wall	14.25 m2	29.00	413.25
Wall Cladding	Monolithic	Cement sheet	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 5.8x4.2 pine deck(no damage)
4x1.4 concrete patio(no damage)
5.2x1.8 timber pergola , clearlite over (no damage)
3.2x1.2 cement sheet gable end (no damage)

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	3.00 l/m	35.00	105.00
			Cracking to paint			
			Paint wall	18.50 m2	29.00	536.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 4.2x1.5m cement sheet gable end (no damage)

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	1.00 l/m	35.00	35.00
			Cracking to paint			
			Paint wall	18.75 m2	29.00	543.75
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: 4.1x1.5 cement sheet gable end(no damage)

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			

Wall Cladding	Brick Veneer	Summer Hill Stone	Grind out and repoint mortar	0.50 l/m	35.00	17.50
			Cracking to paint			
			Paint wall	20.00 m2	29.00	580.00

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: 8x2.5 painted summer hill stone(no damage)
6.6x2.5 painted cement sheet (no damage)

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Pitched
Concrete tile

Foundations

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out, epoxy fill	5.40 m2	39.00	210.60

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	130.00	130.00
Floor	Chipboard	Vinyl	Impact damage			
			Remove, dispose and replace vinyl	5.76 m2	125.00	720.00
Hob	Gas	Standard Spec	No Earthquake Damage			
Kitchen joinery	Standard Spec	Laminate	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	21.60 m2	34.00	734.40
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	12.00	72.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Dining Room

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Vinyl	Impact damage			
			Remove, dispose and replace vinyl	7.50 m2	125.00	937.50
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	SG Sliding	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	14.40 m2	24.00	345.60
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Laundry**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Other	Paint	Cosmetic Damage			
			Paint Ceiling	2.72 m2	24.00	65.28
Door (External)	SG Single	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	210.00	210.00
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	No Earthquake Damage			
Door (External)	Other	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Electric	Night store	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	14.40 m2	54.00	777.60
Window	Lead Light	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bed 1 - master)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Paint Ceiling	12.00 m2	24.00	288.00
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	30.00 m2	34.00	1,020.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bed 2 - spare double room)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Paint Ceiling	10.50 m2	24.00	252.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet				
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, supply	15.60 m2	30.00	468.00
			Cosmetic damage			
			Paint wall	27.60 m2	24.00	662.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bed 3 / office /sewing rm)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Paint Ceiling	10.34 m2	24.00	248.16
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper				
			Cosmetic damage			
			Remove, supply	11.28 m2	30.00	338.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Other	Other	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	Impact damage			
			Remove, dispose and replace vinyl	3.60 m2	125.00	450.00
Shower	Three sided shower Acrylic	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, supply, replace lining paper and paint	13.92 m2	54.00	751.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Garage****Exterior****Elevation (North)****Damage:** No damage**Require Scaffolding?** No**General Comments:** 3x2.1
Cement sheet clad**Elevation (East)****Damage:** No damage

Require Scaffolding? No

General Comments: 8x2.1
Cement sheet clad

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: 8x2.1
Cement sheet clad

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: 3x2.1
Cement sheet clad
2.4x2.1 metal tilta door

Roof

Damage: No damage

Require Scaffolding? No

General Comments: Rolled iron
Trussed

Foundations

Damage: No damage

Require Scaffolding? No

General Comments: Concrete slab

Ground Floor - Room (Other) (Garage)

Damage: No damage

Require Scaffolding? No

General Comments:

Fees**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	460.34

Overheads

Name	Estimate
Preliminary and general	885.81
Margin	1,241.88
GST	2,049.10

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	210.60
	Roof	0.00
	Elevation (East)	641.50
	Elevation (North)	483.25
	Elevation (South)	597.50
	Elevation (West)	578.75
		2,511.60

Floor	Description	Estimate
Ground Floor	Bathroom	1,201.68
	Bedroom (Bed 1 - master)	1,308.00
	Bedroom (Bed 2 - spare double room)	1,382.40
	Bedroom (Bed 3 / office /sewing rm)	586.56
	Dining Room	937.50
	Hallway	777.60
	Kitchen	1,656.40
	Laundry	275.28
	Lounge	435.60
		8,561.02

	8,561.02
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Garage

Name	Description	Estimate
Exterior	Foundations	0.00
	Roof	0.00
	Elevation (East)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage)	0.00
		0.00

	0.00
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Fees

Description	Estimate
Contents movement fee	460.34
	460.34

Overheads

Description	Estimate
Preliminary and general	885.81
Margin	1,241.88
GST	2,049.10

	4,176.78
Total Estimate	15,709.74

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2010/125315 sept 10

File Notes

Urgent Works Items

EQC Claim Assessment

Address	10 SOPHORA PLACE, PARKLANDS, CHRISTCHURCH, 8083	EQC Claim Number	CLM/2011/066612
Hazards	Nil	EQC Assessor (L,F)	Flanagan, Carol
Inspection Date	11-Jul-2011	Placard	No Sticker
		EQC Estimator (L,F)	Leslie, Jason

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
PINE GILLIS		64		
PINE GILLIS ANN and PATENA TUWHARETOA		64		

Gillis & Pat

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	5 m
Sewerage	Town Connection, PVC Pipe	5 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	620 m2
Main Access	Drive, Concrete	50 m2

MAIN BUILDING	Age 1961 - 1980	Area 90.5m2	Footprint L Shape
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Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North)		
Wall framing	Timber Frame, Timber (32.16 m2)	
Wall cladding	Brick veneer, Summer Hill Stone (14.25 m2)	
	Cracking	
	Grind out and repoint mortar	2 m 1.3 cu
	Cracking to paint	
	Paint wall	14.25 m2 ✓
Wall cladding	Monolithic, Cement sheet (23.04 m2)	

Comments: 5.8x4.2 pine deck(no damage) □ 4x1.4 concrete patio(no damage) □ 5.2x1.8 timber pergola , clearlite over (no damage) □ 3.2x1.2 cement sheet gable end (no damage)

Element	Description / Damage / Repair Strategy	Measure
Elevation (East)		
Wall framing	Timber Frame, Timber (17.76 m2)	
Wall cladding	Brick veneer, Summer Hill Stone (18.50 m2)	
	Cracking	
	Grind out and repoint mortar	3 m ✓
	Cracking to paint	
	Paint wall	18.5 m2 ✓

EQC Claim Number CLM/2011/066612

Comments: 4.2x1.5m cement sheet gable end (no damage)

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		
Wall framing	Timber Frame, Timber (18.00 m2)	
Wall cladding	Brick veneer, Summer Hill Stone (18.75 m2)	
	Cracking	
	Grind out and repoint mortar	1 m 1.42
	Cracking to paint	
	Paint wall	18.75 m2 ✓

Comments: 4.1x1.5 cement sheet gable end (no damage)

Element	Description / Damage / Repair Strategy	Measure
Elevation (South)		
Wall framing	Timber Frame, Timber (34.56 m2)	
Wall cladding	Brick veneer, Summer Hill Stone (20.00 m2)	
	Cracking	
	Grind out and repoint mortar	No need 0.5 m ✓
	Cracking to paint	
	Paint wall (Hatched)	5.2 x 2.6 13.52 m2
	Remove & replace Paint	20 m2

Comments: 8x2.5 painted summer hill stone (no damage) 6.6x2.5 painted cement sheet (no damage)

Element	Description / Damage / Repair Strategy	Measure
Foundations		
Piles	Ordinary, Concrete (1.00 Item)	N E W
Ring foundation	Load bearing, Concrete (45.00 m)	0.8 m + 0.4 + 0.4
	Cracks to ring foundation	
	Grind out, epoxy fill	5.4 m2 1.6 m2 6 m2
	Paint foundation	

Element	Description / Damage / Repair Strategy	Measure
Roof		
Comments:	Pitched <input type="checkbox"/> Concrete tile	Quote for roof to repair ridge coping 1.1 m

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Kitchen (L=2.8m W=3.0m H=2.4m)		
Floor	Chipboard, Vinyl (8.40 m2)	
	Impact damage	
	Remove, dispose and replace vinyl	5.76 m2 ✓
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)	
Hob	Gas, Standard Spec (1.00 Item)	
Wall covering	Gib, Paint (27.84 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	21.6 m2 12 m2
Ceiling	Gib, Paint (8.40 m2)	
Work top	Kitchen work top, Laminate (6.30 m)	
Range Hood	Over Head, Standard spec (1.00 Item)	

EQC Claim Number CLM/2011/066612

Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door	Gap fill + Paint jamb	1 No of ✓
Kitchen joinery	Standard Spec, Laminate (1.00 Item)		
Window	Timber medium, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs + sills	Paint	6 m ✓

Room - Additional Notes:

Dining Room (L=4.1m W=3.0m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Window	Aluminium Fixed, Pane single glazed (1.00 No of)		
Floor	Chipboard, Vinyl (6.72 m2)		
	Impact damage		
	Remove, dispose and replace vinyl		7.5 m2 ✓
Wall covering	Gib, Paint (24.96 m2)		
Ceiling	Gib, Paint (6.72 m2)	Ceiling Gap fill + Paint	3 m2

Room - Additional Notes:

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

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Chipboard, Carpet (31.20 m2)		
Heating	Electric, Heat pump (1.00 Item)		
Wall covering	Gib, Paint (53.76 m2)		
	Cosmetic damage		
	Gap fill + Paint wall		14.4 m2 ✓
Ceiling	Gib, Paint (31.20 m2)		
Door (External)	SG Sliding, Aluminium (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
	Cosmetic damage		
	Ease door + Varnish edge		1 No of ✓

Room - Additional Notes:

Laundry (L=1.7m W=1.6m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Chipboard, Vinyl (2.72 m2)		
Wall covering	Gib, Wallpaper (15.84 m2)	Strip lining paper + replace + paint	15.84
Ceiling	Other, Paint (2.72 m2)		
	Cosmetic Damage		
	Paint Ceiling		2.72 m2 ✓
Door (External)	SG Single, Timber (1.00 Item)		
	Cosmetic damage		

EQC Claim Number CLM/2011/066612

Ease and repaint door

1 No of

Wash tub Single, Stainless Steel (1.00 Item)

Room - Additional Notes:

Hallway (L=6.0m W=1.0m H=2.4m)

Floor Chipboard, Carpet (4.70 m2)

Heating Electric, Night store (1.00 Item)

Wall covering Gib, Lining paper (27.36 m2)

Cosmetic damage

Remove, supply, replace lining paper and paint

14.4 m2

Window Lead Light, Pane single glazed (1.00 No of)

Door (External) Other, Timber (1.00 Item)

Ceiling Softboard, Paint (4.70 m2)

Room - Additional Notes:

Bedroom Bed 1 - master (L=3.0m W=4.0m H=2.4m)

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

Floor Chipboard, Carpet (12.00 m2)

Wall covering Gib, Paint (33.60 m2)

Cosmetic damage

Rake out, plaster and paint

30 m2

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

Ceiling Softboard, Paint (12.00 m2)

Cosmetic Damage

Paint Ceiling

12 m2

Room - Additional Notes:

Bedroom Bed 2 - spare double room (L=3.5m W=3.0m H=2.4m)

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

Floor Chipboard, Carpet (10.50 m2)

Wall covering Gib, Lining paper (31.20 m2)

Cosmetic damage

Remove, supply

Rake out, plaster and paint

15.6 m2

Wall covering Gib, Lining paper (31.20 m2)

Cosmetic damage

Paint wall

27.6 m2

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

Ceiling Softboard, Paint (10.50 m2)

Cosmetic Damage

Paint Ceiling

10.5 m2

EQC Claim Number CLM/2011/066612

Room - Additional Notes:

Bedroom Bed 3 / office /sewing rm (L=2.2m W=4.7m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (10.34 m2)	
Wall covering	Gib, Lining paper (33.12 m2)	
	Cosmetic damage	
	Remove, supply <i>Rake out, plaster + paint</i>	11.28 m2 ✓
Wall covering	Gib, Lining paper (33.12 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Ceiling	Softboard, Paint (10.34 m2)	
	Cosmetic Damage	
	Paint Ceiling	10.34 m2 ✓

Room - Additional Notes:

Bathroom (L=1.7m W=2.7m H=2.4m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Vinyl (4.59 m2)	
	Impact damage	
	Remove, dispose and replace vinyl	3.6 m2 ✓
Wall covering	Gib, Lining paper (21.12 m2)	
	Cosmetic damage <i>Rake out, plaster + paint</i>	
	Remove, supply, replace lining paper and paint	13.92 m2
Ceiling	Other (4.59 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	
Shower	Three sided shower Acrylic, Acrylic shower (1.00 m2)	
Bathroom sink	Vanity single, Standard specification (1.00 Item)	

Room - Additional Notes:

Car shed attached to Garage - slab under concrete slab under the car shed
EQC will cover settle due to removal of concrete slab 6x3, 18m²

GARAGE	Age 1961 - 1980	Area 24.6m2	Footprint Rectangular
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Structure

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

Comments: 3x2.1□Cement sheet clad

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

Comments: 8x2.1□Cement sheet clad

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

EQC Claim Number CLM/2011/066612

Comments: 8x2.1 ☐ Cement sheet clad

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)**Comments:** 3x2.1 ☐ Cement sheet clad ☐ 2.4x2.1 metal tilta door

Element	Description / Damage / Repair Strategy	Measure
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Foundations**Comments:** Concrete slab

Element	Description / Damage / Repair Strategy	Measure
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Roof**Comments:** Rolled iron ☐ Trussed**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) Garage (L=8.0m W=3.0m H=2.1m)**Room - Additional Notes:****End Of Assessment**

MS-SF0405



CLM/2011/066612 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/066612	Hub Zone	North New Brighton Hub
Contractor Name	Bruce Radovonich Builder	Supervisor	Adel Isaac
Property Address	10 SOPHORA PLACE, PARKLANDS	Main Contact Name	GILLIS PINE
Customer name	GILLIS PINE	Customer Email	
Home Phone		Mobile Phone	
Created By	Danielle Williams (EQR)/Adel Isaac	Form Completed	22/03/2013 12:09:18 p.m.

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

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Alternative Repair Strategy, Additional Damage	North Elevation	Walls	1. Walls: Gap fill & paint Hardie (Add) 8.64m2 2. Walls: Grind between SHS & hardie & resilon (Add) 4.8Lm 3. Walls: Grind out & repoint mortar (Alt) 1.3Lm	
Alternative Repair Strategy	West Elevation	Walls	1. Walls: Grind out & repoint mortar (Alt) 1.4Lm	
Alternative Repair Strategy	South Elevation	Walls	1. Walls: No need to grind out & repoint mortar (Alt) 2. Walls: Renail & fill hardie & paint (Alt) 13.52m2	
Alternative Repair Strategy	Foundations	Floor	1. Ring foundation: Grind out, epoxy fill (Alt) 1.6Lm 2. Ring foundation: Paint (Alt) 6m2	
Additional Damage	Roof		1. Quote from roofer to repair ridge capping (Add) 1No	
Alternative Repair Strategy	Kitchen	Walls	1. Walls: Rake out, plaster & paint (Alt) 12m2 2. Internal door: Gap fill & paint surround (Alt) 1No	
Additional Damage	Dining Room	Ceiling	1. Ceiling: Cove: Gap fill & paint (Add) 3Lm	
Alternative Repair Strategy	Lounge	Walls	1. Walls: Gap fill & paint wall (Alt) 14.4m2 2. Internal door: Ease door & varnish edge (Alt) 1No	
Additional Damage	Laundry	Walls	1. Walls: Strip lining paper, replace & paint (Add) 15.84m2	
Alternative Repair Strategy, Additional Damage	Hallway	Walls, Ceiling	1. Walls: Rake out, plaster & paint (Alt) 14.4m2 2. External door: Ease door (Add) 1No 3. Ceiling: Popped nails: Rake out, plaster & paint (Add) 4.7m2	
Alternative Repair Strategy	Bedroom 2 Spare double room (SE)	Walls	1. Walls: Rake out, plaster & paint (Alt) 15.6m2	
Alternative Repair Strategy	Bedroom 3 office/sewing room	Walls	1. Walls: Rake out, plaster & paint (Alt) 11.28m2	
Alternative Repair Strategy	Bathroom	Walls	1. Walls: Rake out, plaster & paint (Alt) 13.92m2	
Alternative Repair Strategy	Car Shed attached to garage	Floor	1. EQC will cash settle the removal & replacement of concrete slab under the car shed- after consulting with EQC 18m2. (Alt)	

MS-SF0405



CLM/2011/066612 - Scope Change Summary

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

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

APPROVED

EQR Contracts Supervisor:

Adel Isaac

Name *Adel Isaac*

Signature *[Signature]*

22/03/2013

Date

EQC Representative:

Name Nigel Tropman
EQC Estimator
1226

Signature *[Signature]*

22/03/2013

Date

22 MAR 2013



Works Order

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

Telephone 03 341 9900
Facsimile 03 343 4167

To:
Bruce Radovonich Builder
535 Tram Road
RD2
Kaiapoi

Email **bradov@live.com**

Order No E013-00711

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **EQRC0731**
Contractor Code **S268**

From:
Hub **North New Brighton Hub**
Works Order Date **18-Jun-2013**

Project Number **E013**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/066612	10 SOPHORA PLACE, PARKLANDS		16,670.89
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 16,670.89

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 **Owen Shiel**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

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

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

AI

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

Contract: Bruce Radovonich Builder Ltd

Claim Number: 2011/066612

Location: 10 Sophora place, Parklands

End of Defects Liability period

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

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

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

This Certificate

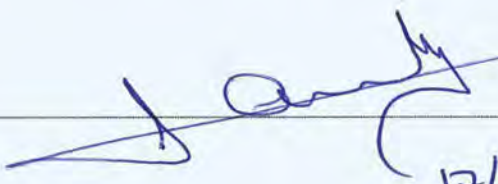
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date:



(Date signed) 17/12/13

CLM/2011/066612 - Construction Completion Inspection

Scope Meeting Record - Property Details

Claim Number	CLM/2011/066612	Hub Zone	North New Brighton Hub
Contractor Name	Bruce Radovonich Builder	Supervisor	Adel Isaac
Property Address	10 SOPHORA PLACE, PARKLANDS	Main Contact Name	GILLIS PINE
Customer name	GILLIS PINE	Customer Email	
Home Phone		Mobile Phone	
Date Started	29/07/2013 04:17:08 p.m.	Date Completed	29/07/2013 05:00:00 p.m.

Description of Works

As per scope of work

Defects

Edge of carpet in living to be glued back

Deferred Works

replace vinyl of bathroom floor.

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Bruce Radovonich



29/07/2013

Name

Signature

Date

Owner/Agent Signature:

Pat & Pine Gillis



29/07/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR

CLM/2011/066612 - Construction Completion Inspection

Adel Isaac



29/07/2013

Name

Signature

Date

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

Contract: ~ Bruce Raeburnich Builders Ltd
Location: ~ 10 Sophia Place
Principal: ~ Fletcher EQ Ro.

Practical Completion

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

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

the Contractor has fulfilled its obligations under the Contract.

This Certificate

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

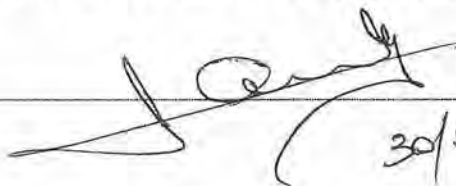
The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~.

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date:


30/7/13

(Date signed)

Final Account Agreement



CLAIM NUMBER:

2011 066612

Property Address:

10 Sophia Lane

Date 29.7.2013

Hub Brighton

Contracts Supervisor Adell Isaac

Property Contact Name:

Pine Gillis

Contractor Details

Accreditation No 13 03480

Contact details

Ph. (1)

Ph. (2)

email

Original Contract Value	(Ex GST)	\$ 16,670.88
Variations	(Ex GST)	\$
Final Contract Value	(Ex GST)	\$
Less Previous Payments	(Ex GST)	\$ 16,670.88
GST Amount		\$ 2,500.63
Amount for Final payment	(Including GST)	\$ 19,171.51

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:

Contract Finish Date:

Signature of Contractor:		Date: 29.7.2013
Print Name	ONE KADUNICH	
Signature of Contracts Supervisor:		Date:
Print Name		
Signature of Quantity Surveyor:		Date: 25/8/13
Print Name	JAMES LONGDEN	

MS-SF0409



EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 066612

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: 10 Sophora Pl

DATE 13/6/13

PROPERTY CONTACT NAME: Gillis Pme

HUB

CONT. SUPERVISOR

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR: Bruce Radovanich

SITE SUPERVISOR NAME: Adel Isaac

CONTACT DETAILS: PH.

EMAIL:

brad@olive.com

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

- Grind & repoint brick mortar
- Repair External cladding
- Repair Roof
- Grind & epoxy cracks in Ring foundation
- Cosmetic repairs to external floors, walls & ceilings
- Floor of car shed will be cash settled & done by claimant

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

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

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

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

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

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

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

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

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

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

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

FILING AN EXEMPT BUILDING WORK RECORD EXPLANATORY NOTE

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

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

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

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

The issue is that the Exemption process has no requirement to create file records of the sort that Councils keep on individual property files. The property file is used to detail "all that the Council knows" when a LIM³ is requested. A LIM⁴ can be requested by anyone, it's most commonly sought by a potential buyer at the time of a possible sale.

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

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

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

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

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

Note¹ this stems from the current 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.

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.

2011/066612
WAWTAX INVOICE/
STATEMENT

Date 18/5/11 796109

To Ellis Pine (Quote)
From 305 Suter 525 Marine Pde.
Christchurch.

Qty	Description	\$	c
	The Gardian	900	-
	Oamaru Stone Sculpture by Albert McCarthy.		
GST Reg No.		TOTAL EXCLUSIVE GST \$	
		PLUS % GST \$	
COLLINS 45DL		TOTAL INCLUSIVE GST \$	

Multipurpose

Original Copy

Date 24/3/11 a.m. C 1746468



To Mrs Gillis Pine

10 Sophora Place

Parklands

PAID
DATE CHQ. NO. FROM

Affinity Plumbing & Gas

P.O. Box 5208, Christchurch 8542

Ph 351 9747 or 027 2171211

GST No. 22 051 350

☐ Tax Invoice
 ☐ Purchase Order
 ☐ Statement
 ☐ Quote
 ☐ Delivery Receipt

Qty	Details / Description	Rate	\$	c
	Put on gas test. Since earthquake Gillis and husband have experienced problems with the gas hot water being intermittent. Test revealed leak in system that was found to be behind the Prestanline boiler. Replaced joint as it was faulty and had been stressed. Replaced and did another gas test. Fixing leak does not mean that problem is fixed and the changeover regulator is suspect. Test 27kpa and			
1x	gas - cont	80	00	
1x	1/4" x 3/8" lockoff fitting	15	00	
1x	changeover regulator	220	00	
15mm	new gas ball valve	23	00	
	(Gas bottles were also reset on pads)	338	00	
	TRAVEL 28 @ \$1/km	28	00	
	LABOUR 1.15 - 5.05	240	00	
	010822 - 0163589 - 00			

Order No.

PAID

Sub Total

606 00

G.S.T. No.

DATE CHQ. NO.

G.S.T. / Tax

90 90

TOTAL

696 90

Westpac Ref # 35654

Page 1 of 1

Parklands

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							

LINE ITEMS:

[illegible]

Each, Sheet, Kilogram, Linear 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.

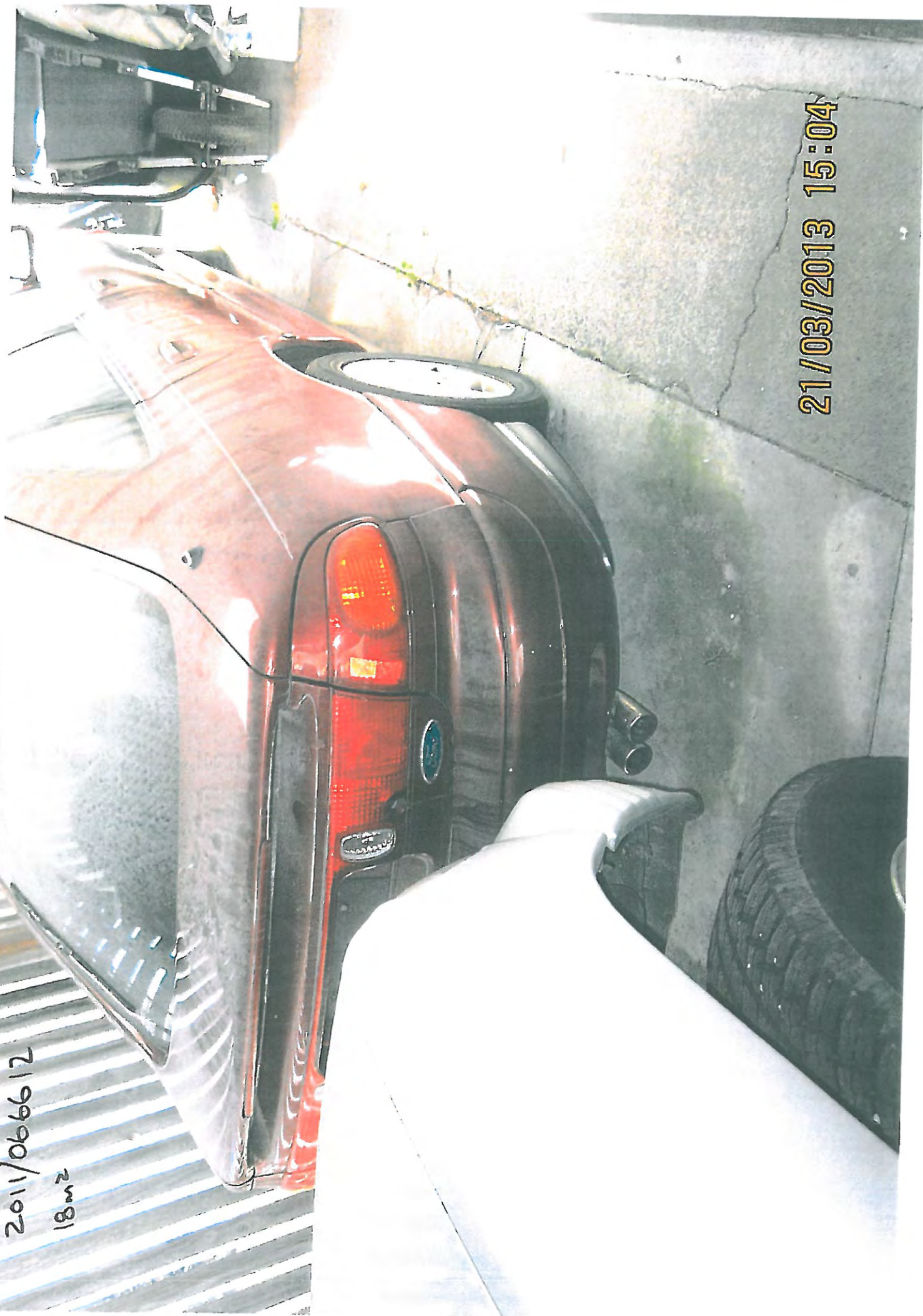
TOTAL	3,123.13
-------	----------

UP FINE 10 SOPHORA PLACE PARKLANOS,

2011/066612

18m2

21/03/2013 15:04



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



1147656 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201 / Old: 201 /	Significant Risk to Safety:	YES (NO)
Claimant Name:		Engineer's Names:	S Semmens U Heltiappu
Claimants Address:	10 Sophora Place Darklands	Engineers E-mail:	NOT REQ'D
		Date: 22/02/2011	Team no: 5

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 3 - Home/Land moderately damaged & Habitable		2 - Home/Land seriously damaged but habitable 4 - All other damage	
Is this natural Disaster Damage?	YES	NO		
Is there an Imminent Risk of Loss?	YES	NO	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	YES	NO
What happened? Claimant's story	Large sink hole has appeared outside the property but no sand has appeared inside / Minor cracks in ext walls and	

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

General:	footings / No observed and damage
----------	-----------------------------------

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

None

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

EQC Claim Number: 201 /

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

LIQUEFACTION/Flat land damage comments:

OTHER Flat land damage

None

Settlement resulting from: Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Rotational Slip

Translational Slip

Ridge-venting

Other.....

Description:

Rockfall:

Source:

Upslope

Within property boundary

Downslope

Beyond property boundary

Description:

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

.....

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

Comments:

RETAINING WALL DAMAGE

Retaining wall damaged?

None

No. of walls damaged

Description:

Type of damage to retaining wall(s) :

Cracks

Rotated/leaning

Slid

Bulging

Settlement

Location of retaining wall(s) :

Within 8m of building

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

Other

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

.....

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

Comments:

EQC Claim Number: 201 /

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

LAND DAMAGE AREAS (see table on page 6 for more details)

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

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

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

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	single stone/ brick walls / piles with footing / Heavy roof
---	---

BUILDING DAMAGE - GENERAL

Has the building been Damaged?	YES	NO	
Is the Dwelling at Imminent Risk?	YES	NO	
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)		
Have any Appurtenant structures been damaged?	YES	NO	
Are any appurtenant structures at Imminent Risk?	YES	NO	(Does not include Patios/Paving)
Have any services within 60 m of dwelling been damaged?	YES	NO	
Are any services within 60 m of dwelling at Imminent Risk?	YES	NO	

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

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




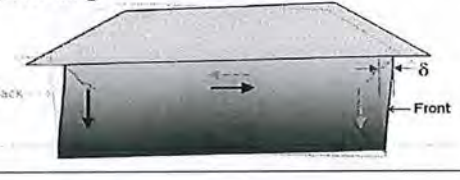

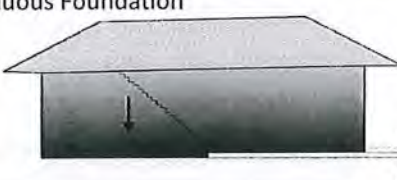

GENERAL :

EQC - Christchurch Land Engineering Report 2010

(Revision B: 17/03/2011)

Claim No.: 201_/_

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

Damage to Dwelling predominantly from:	Shaking		Land damage
	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:

- NO REMEDIAL LAND WORKS REQUIRED
-
-
-
-

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:

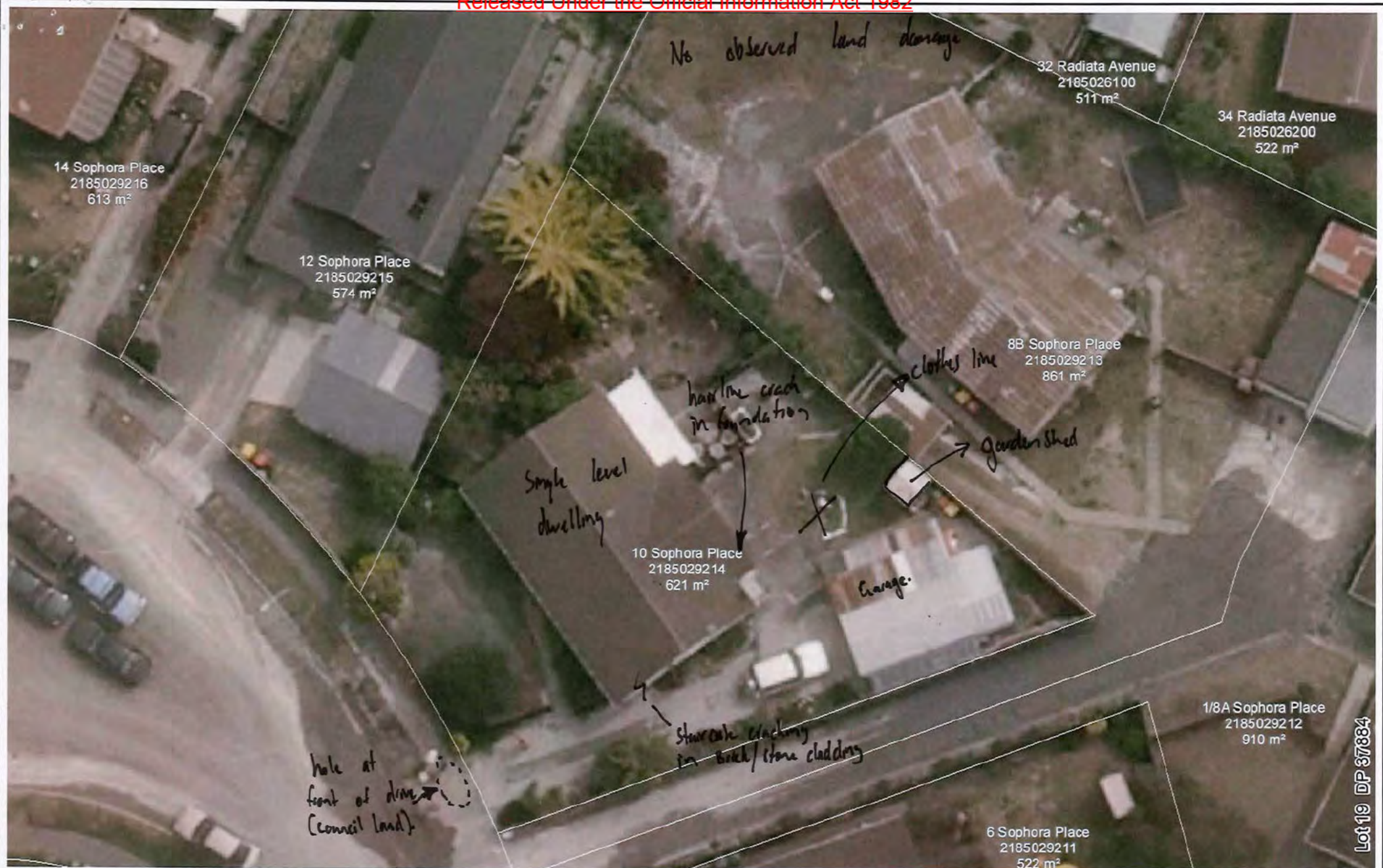
Engineering investigation, design and drawings	\$	N/A
Construction Observations and PS4	\$	
Survey (if required)	\$	
Building/Resource consents (if required)	\$	
Project Management	\$	
Construction of(as detailed above)		
(Cost to be determined by cost estimator)	\$ TBC	
TOTAL non construction Costs (Excluding GST)	\$ 0	

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

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	YES
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	—
Area of Land at imminent risk Evacuation: Inundation:	—
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	—
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	—
Retaining Walls within 8m of Dwelling or Appurtenant Structure	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	—
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>Minor cracks in walls and footing</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) :	—
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	<i>DON'T KNOW</i> TBC
Remedial Option: Description..... <i>NIL</i>	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator



Notes:

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



Drawn by:

SSS

Date:

22/2/2011



EARTHQUAKE COMMISSION

KŌHIMANA RŌWHENUIA

www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
PARKLANDS, CHRISTCHURCH
(C113-133244) - 10 Sophora Place

EQC Claim No: 201 _ /

Scope of Works

 Completed by: Drew Jeffrey

 Date: 6-3-13. Page: 1 of 1
 dd / mm / yy

 C L M / 2 0 1 1 / 0 6 6 6 1 2
 GILLIS PINE
 10 SOPHORA PLACE
 PARKLANDS
 CHRISTCHURCH
 H: & W: [REDACTED]
 M: [REDACTED]

A FORMERLY EARTHQUAKE COMMISSION DOCUMENT. IT IS NOT A LEGAL DOCUMENT. IT IS A FORMERLY EARTHQUAKE COMMISSION DOCUMENT. IT IS NOT A LEGAL DOCUMENT.

 Description: **Damage to Land**

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

 120m²

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	
<u>Small Job Fee</u>	each				1	\$250	<u>250</u>

 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	4.0	3.0	0.100	12.0	\$12	<u>144</u>
Land Under Pavers/Patio/Concrete (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

394

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

144.28

Total

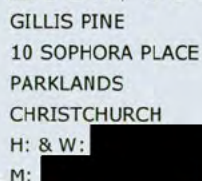
538.28

CHECKED

V1/33, FEB 2013

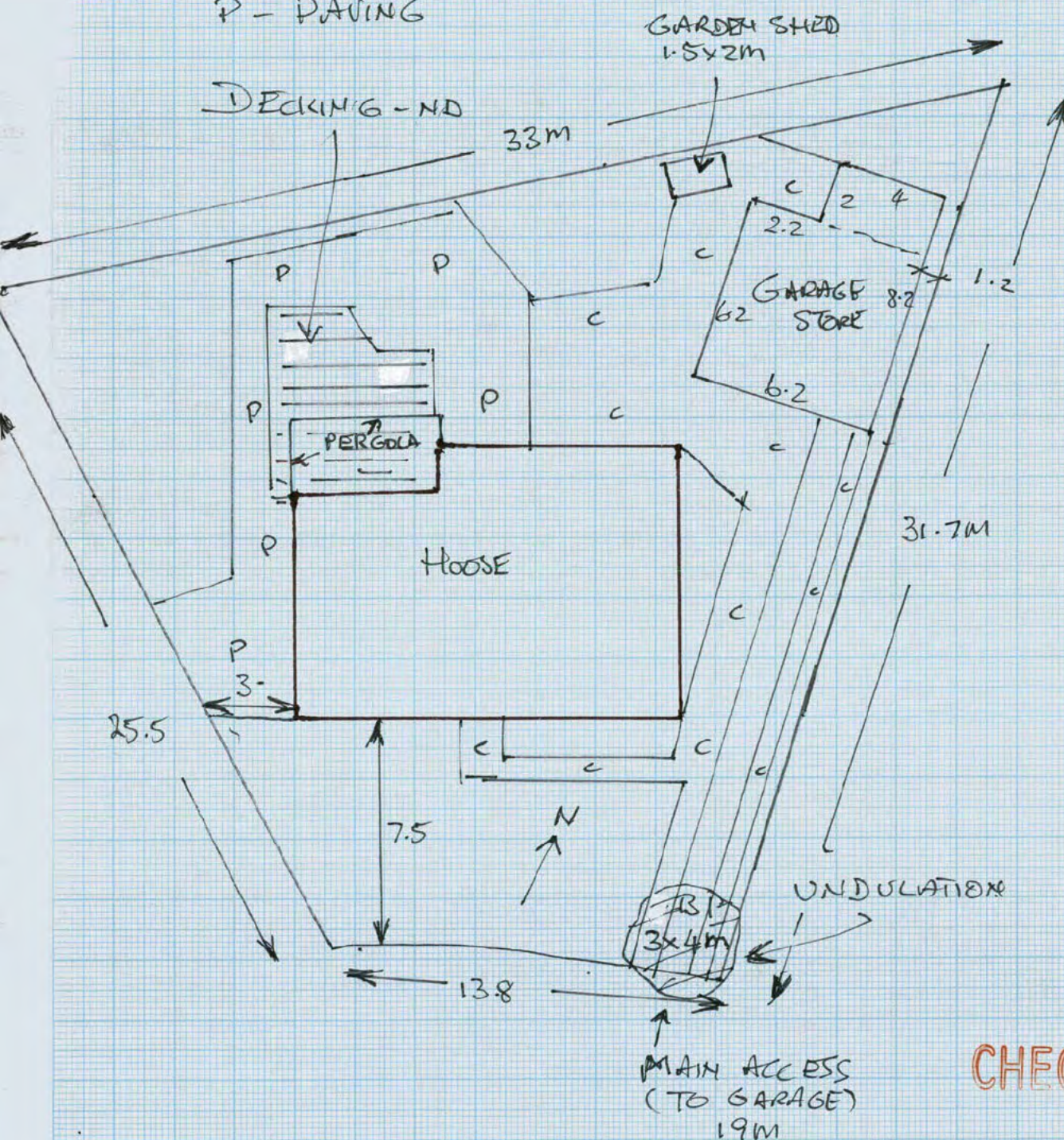


PETER TUCKER



C - CONCRETE SURFACE CRACKING ONLY
(NO EQC)

P - PAVING



CHECKED



GILLIS PINE

10 SOPHORA PLACE

PARKLANDS

CHRISTCHURCH

H: & W

M:

id Sheet

Complex Flat Land Claims

EQC

EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

Date: 6-3-13.

Author: Drew Jeffrey

CHECKED

Item N°	Description/Construction	Length	Height/ Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access	
										E	D
B1	Concrete Drive Broken surface	4.0	3.0	~100	Undulation	12.0	12.0	—	—	Σ	



Inspection Summary

EQC

Completed by:

Deu Jeffery


C L M / 2 0 1 1 / 0 6 6 6 1 2

GILLIS PINE

10 SOPHORA PLACE

PARKLANDS

CHRISTCHURCH

H: & W

M:

Date:

6-3-13

dd / mm / yy

Page: 1 of 1

Time arrived at site:

10:30

Time left site:

11:30

Was an inspection carried out?

☒ Yes ☐ No

Customer present:

☐ Yes ☒ No

Customer Name:

Gillis Pine

Access denied

Loose dogs

Other

If other, please provide reason

If No inspection carried out, why not?:

☐☐☐

Where an inspection has been conducted:

Yes No

Notes

- Any land damage under the main access way or other hard surfaces?

☒ ☐
B1 Refer to Legend.

- Were any bridges or culverts damaged within EQC Cover?

☐ ☒

- Were any retaining walls damaged within EQC Cover?

☐ ☒

- Is an engineer required?

☐ ☒

- Is a valuation required?

☐ ☒

- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)

☐ ☒

- Has anything in this pack been escalated?

☐ ☒

- Customer has advised of invoices for emergency work?

☐ ☒

- Customer advised of next action?

☒ ☐

- Was any silt found under the dwelling?

☐ ☒

- If there was nil damage, why was that?

Building removed ☐Building repairs have fixed ☐No visible damage ☐

- If a potential or actual 8/9 property, was the dwelling present?

Building removed ☐Building present ☐

Land Damage to Area A? If Yes, add details

 Yes ☐ No ☒

Land Damage to Area B? If Yes, add details

 Yes ☒ No ☐
Refer to Legend - 131.

Land Damage to Area C? If Yes, add details

 Yes ☐ No ☒
Total m² of Damaged Land:
12.0 m²
Notional Land Damage Value @\$300/m² (Incl GST):
\$ 3600=

Next action

Refer to settlement team.

CHECKED

V1.32, FEB 2013



SITE - RISK ASSESMENT

FLAT LAND



Claim N°: 2011/066612 Date: 6.3.13 Time: 10.30

Property Address:

Assessor Name: Drew Jeffery ID No: 800972

Estimator Name: PETER TUCKER ID No: 1306

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location? Y/N

Communication is available and working? Y/N

Access/egress and muster points? Y/N

An under floor inspection is required? Y/N

- ☒ iPad ☒ Cell Phone
☒ Plan in place with buddy ☐ Property Landline
☒ Access/Egress ☒ Muster Point

(If YES, answer questions in the box, if NO, go to last question)

If YES:

Under floor visual inspection only? Y/N

Entry to under floor required? Y/N

Assess the environment and select appropriate PPE for under floor inspections? Y/N

- ☐ 400mm clearance ground to bearer ☐ Buddy present (EQC staff)
☐ Manhole 450mm x 450mm ☐ Rescue Plan (Dial 111)
☐ Sufficient flow of oxygen
☐ Disposable Overalls ☐ Ear Plugs
☐ Glasses ☐ P2 Mask
☐ Safety Footwear ☐ Waterproof Gloves

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls

Y/N

Hazards: NONE

Comments:



GILLIS PINE
 10 SOPHORA PLACE
 PARKLANDS
 CHRISTCHURCH
 H: & W: 03-383-1677
 M: 027 -462-8227





10 Sophora Pl Parklands Christchurch



Increased Liquefaction Vulnerability (ILV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	10 SOPHORA PLACE, PARKLANDS, CHRISTCHURCH 8083
Property ID (QPID)	1147656
Master claim number	CLM/2011/066612
Date	01 October 2015

Engineering assessment

This ILV engineering assessment identifies that the Property	DOES meet the engineering criteria for ILV land damage
--	--

Introduction

This report sets out the engineering results for the individual property above (the Property) to determine whether Increased Liquefaction Vulnerability (ILV) land damage has occurred as the direct result of the Canterbury earthquake sequence.

ILV land damage refers to the physical change to residential land as a result of ground surface

subsidence from the 2010 - 2011 Canterbury earthquake sequence, which materially increased the vulnerability of that land to liquefaction damage in future earthquakes.

More information on ILV can be found on the Earthquake Commission (EQC) website (www.eqc.govt.nz/ILV).

ILV engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the ILV engineering assessment of the Property in accordance with the ILV Assessment Methodology. This methodology is set out in the report titled Canterbury Earthquake Sequence: Increased Liquefaction Vulnerability Assessment Methodology (T+T, 2015).

A copy of this report is available on the EQC website (www.eqc.govt.nz/ILV).

The ILV Assessment Methodology is designed to consider whether, on the balance of probabilities, two engineering criteria are met for the Property. The engineering criteria are as follows:

Engineering Criterion 1	The residential land has <i>material</i> vulnerability to liquefaction damage after the Canterbury earthquake sequence; and
Engineering Criterion 2	The vulnerability to liquefaction damage of the residential land in future earthquakes has <i>materially</i> increased as a result of ground surface subsidence of the land caused by the Canterbury earthquake sequence.
The material vulnerability under Criterion 1 and the material increase in vulnerability under Criterion 2, are each measured at up to 100 year return period levels of earthquake shaking.	

About the engineering criteria

Both engineering criteria must be met in order for a property to qualify as having ILV land damage.

To determine whether the Property meets the two engineering criteria, T+T has assessed the level of vulnerability to liquefaction and the change in vulnerability to liquefaction. The ILV Assessment Methodology report provides a comprehensive explanation of how this assessment was done. A brief outline is provided below.

Material liquefaction vulnerability is assessed by considering the likelihood of moderate-to-severe liquefaction related land damage at up to 100 year return period levels of earthquake shaking.

A material increase in liquefaction vulnerability is assessed by comparing the likelihood of liquefaction related land damage prior to the Canterbury earthquake sequence with the likelihood of liquefaction related land damage after the Canterbury earthquake sequence. The ILV Assessment Methodology report sets out what can be regarded as material in this context.

Liquefaction and land subsidence do not always result in ILV land damage. Whether or not ILV occurs will depend on the soil and groundwater conditions and the amount of ground surface subsidence.

ILV engineering assessment results

The results of the ILV engineering assessment for the Property are shown below:

Does the Property meet Criterion 1?	Yes
Does the Property meet Criterion 2?	Yes
Does the Property meet the engineering criteria for ILV land damage?	Yes

ILV engineering assessment approach

T+T has used the following inputs for the assessment of ILV land damage:

Ground surface levels	Ground surface levels, relative to sea level. These were derived from aerial LiDAR surveys of the Canterbury region undertaken between 2003 and 2008 and after each of the four main earthquakes in the Canterbury earthquake sequence. Ground surface subsidence is estimated by comparing ground surface levels after each of the four main earthquakes.
Groundwater levels	Groundwater levels throughout Canterbury.
Aerial photography	High resolution aerial photographs taken after each of the four main earthquakes in the Canterbury earthquake sequence.
Land performance observations	Observed land performance, including liquefaction due to the Canterbury earthquake sequence.
Earthquake shaking intensity	Peak Ground Acceleration (PGA) models, which estimate the level of earthquake shaking for each of the four main earthquakes in the Canterbury earthquake sequence.
Subsurface ground information	Soil composition and strength data obtained from extensive geotechnical investigations, including Cone Penetration Tests (CPTs), subsurface drilling, and laboratory tests. Geological maps, soil maps and other historical land use and drainage maps.

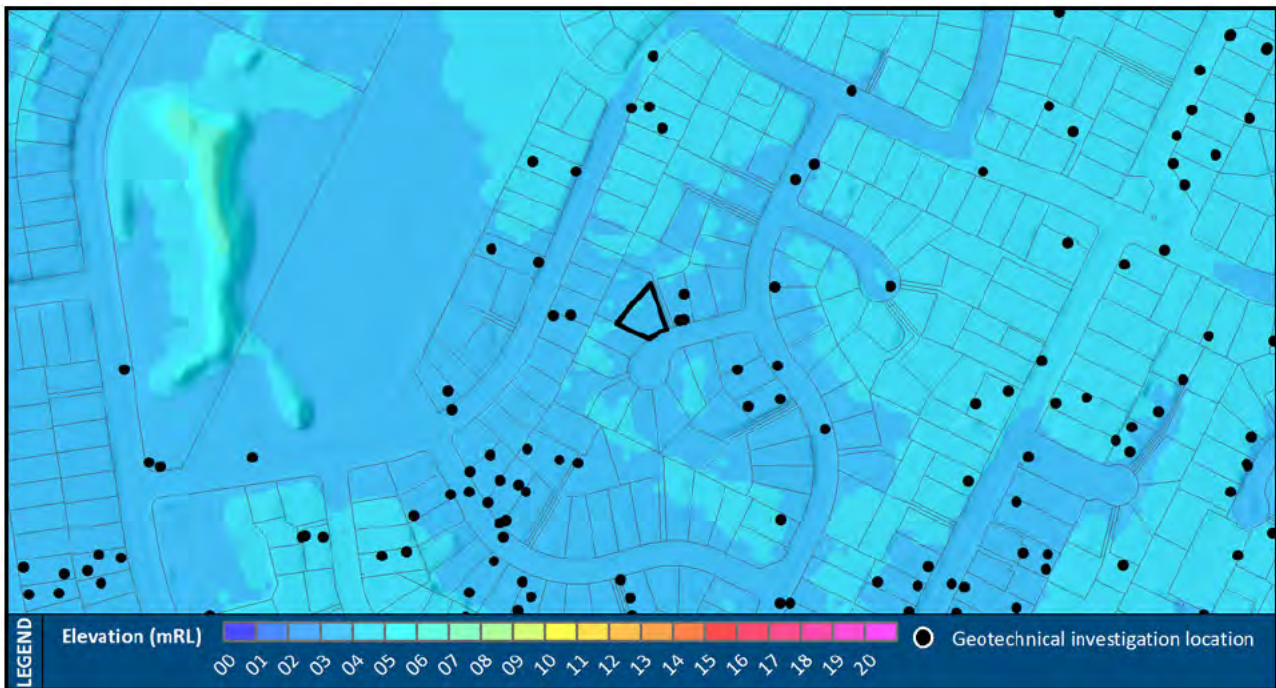
ILV engineering assessment maps

ILV engineering assessment maps are shown on the following pages.

On each of these maps, the Property is shown in the black border in the centre of the map.

An explanation is provided below each map.

The maps show key sources of information that T+T has used in assessing whether the ILV engineering criteria are met.

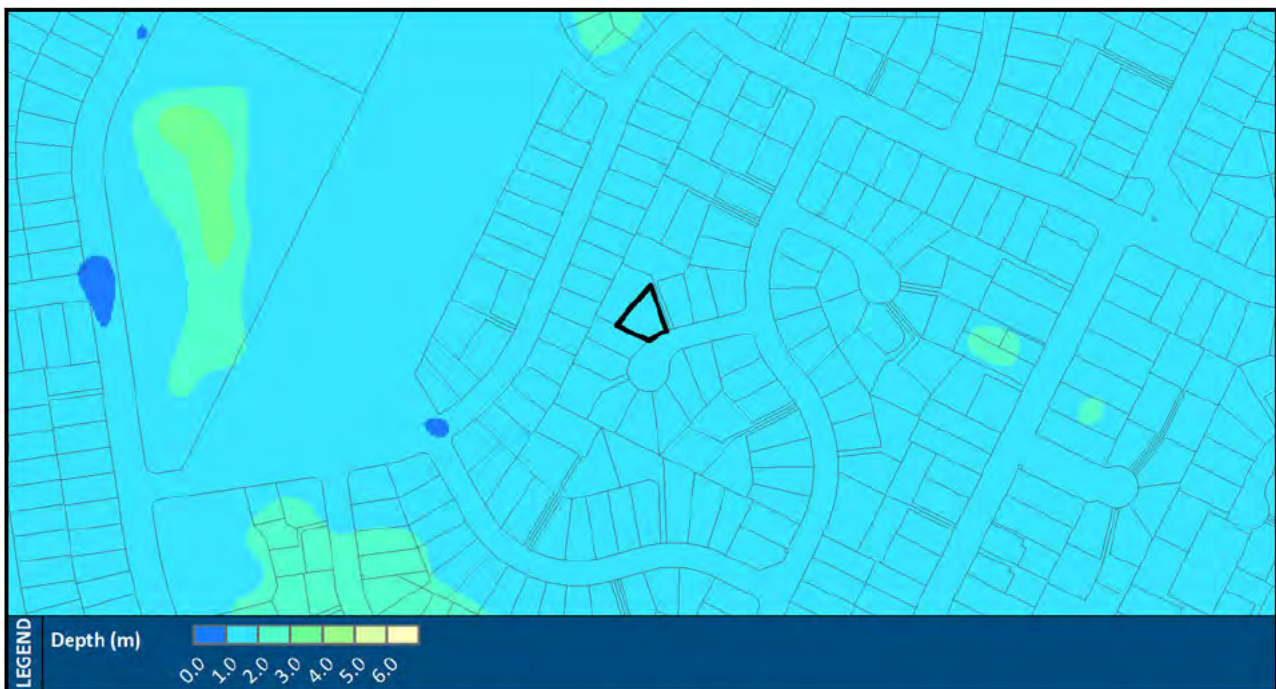


Map 1: Post Canterbury earthquake sequence ground surface elevation and geotechnical investigation locations

This map shows the ground surface elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The elevation shown is the height above mean sea level.

The black dots show the locations of geotechnical investigations. These comprise a combination of Cone Penetration Tests (CPTs), boreholes and laboratory tests.

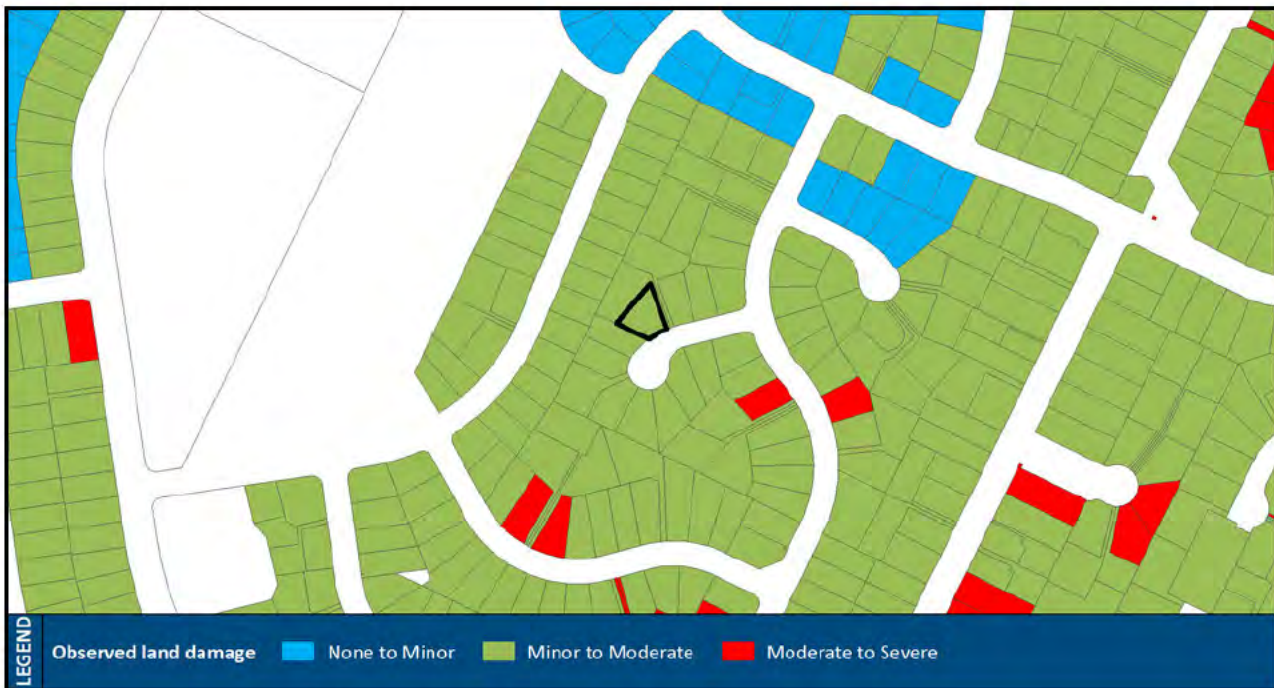
The ground surface elevation was measured using an aerial LiDAR survey, which involved scanning the ground surface from an aircraft. This post-earthquake ground surface elevation survey is a key input into the ILV engineering assessments.



Map 2: Post Canterbury earthquake sequence depth to groundwater

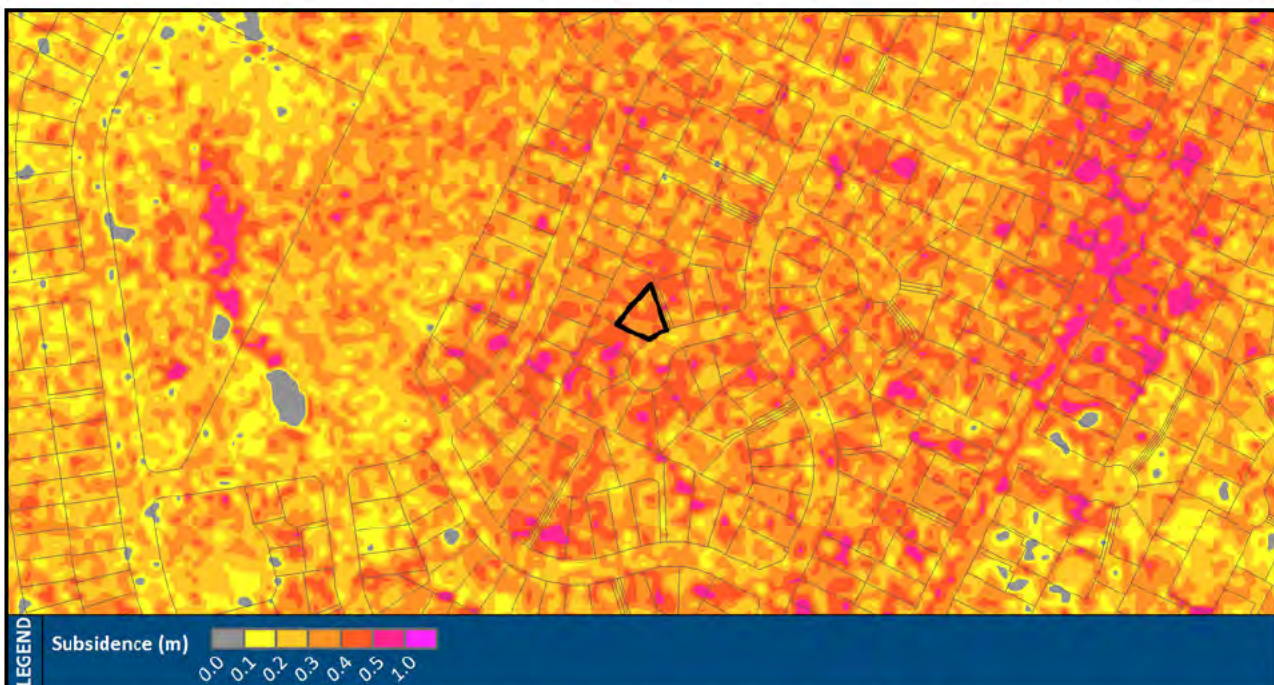
This map shows the median depth to groundwater below the ground surface after the Canterbury earthquake sequence.

Data from approximately 1,000 shallow groundwater monitoring wells have been used in the development of the groundwater model.



Map 3: Worst observed land damage due to the Canterbury earthquake sequence

This map shows the worst observed land damage recorded for the four main earthquakes during the Canterbury earthquake sequence. Descriptions of the observed land damage categories are: **None to Minor** – no observed liquefaction related land damage through to minor observed ground cracking but with no observed ejected liquefied material at the ground surface; **Minor to Moderate** – observed ground surface undulation and minor-to-moderate quantities of observed ejected liquefied material at the ground surface but with no observed lateral spreading; and **Moderate to Severe** – large quantities of observed ejected liquefied material at the ground surface and severe ground surface undulation and/or moderate-to-severe lateral spreading.



Map 4: Total ground surface subsidence due to the Canterbury earthquake sequence

This map shows the estimated total amount of ground subsidence as a result of the Canterbury earthquake sequence. Ground surface subsidence is estimated by comparing ground surface levels after each of the four main earthquakes. Adjustments have been made to the map to remove subsidence or uplift that is not as a result of the Canterbury earthquake sequence (e.g. man-made activities such as earthworks).

Further information

For more information about ILV land damage and the ILV engineering assessment, refer to the EQC website (www.eqc.govt.nz/ILV)

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 license.

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

for 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 reprinted wherever these maps or derivatives are reproduced.

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. T+T understands that EQC will provide this report to the EQC customer.

The ILV engineering assessment has been undertaken in accordance with EQC’s ILV Policy and the Canterbury Earthquake Sequence: Increased Liquefaction Vulnerability Assessment Methodology. Copies of these documents are available on the EQC website (www.eqc.govt.nz/ILV)

Increased Liquefaction Vulnerability (ILV) Diminution of Value (DOV) Assessment Workings

Master claim number:	CLM/2011/066612	Property address:	10 SOPHORA PLACE	Date of report:	8/07/2016
Property ID (QPID) :	1147656		PARKLANDS		
Valuation reference:	21850/29214		CHRISTCHURCH 8083	Report completion status:	Final

This document explains how EQC's valuers assessed DOV caused by ILV

The purpose of this document is to explain in more detail how EQC's valuers assessed the DOV of your above property (*Property*) that has been caused by ILV land damage.

The Final DOV assessed for your Property is the bolded \$ amount on the final page of this document.

The workings are grouped into four phases

This document sets out the workings of EQC's valuers in assessing the DOV of your Property.

The workings are grouped into four phases:

- Phase 1 - Assessing the Pre-earthquake Valuation;
- Phase 2 - Identifying the severity classifications and construction characteristics;
- Phase 3 - Calculating the Total Percentage Discount; and
- Phase 4 - Calculating the Final DOV. This calculation includes multiplying the Pre-earthquake Valuation by the Total Percentage Discount.

This document should be read together with other documents on the EQC website

This document should be read together with the following documents:

- the Diminution of Value Methodology for Increased Liquefaction Vulnerability (for properties with residential building in place) (*ILV DOV Methodology*); The workings set out below relate to the various phases set out in the ILV DOV Methodology;
- the Tonkin + Taylor report called Practical Implications of Increased Liquefaction Vulnerability (*ILV Practical Implications Report*);
- EQC's ILV Policy (*ILV Policy*). This records the policies that EQC uses in relation to the settlement of ILV land damage.

All of these documents can be found at www.eqc.govt.nz/ILV.



Phase 1 - Assessing the Pre-earthquake Valuation

Property and Assessment Details

Pre-earthquake Valuation assessment completed by:



Pre-earthquake Valuation Report Date:

17/03/2016

Actual Land Area (sqm):

620

Insured Land Area (sqm):

613

Relevant Valuation Data

Rating Valuation

Rating Valuation as at:

1/08/2007

Capital Value (CV):

\$277,000

Relevant Sales Information

Street #	Street	Sale Price	Sale Date	Floor Area (sqm)	Building Age
29	Lamorna Rd	\$291,500	16/07/2010	100	1970
240	Mairehau Rd	\$295,000	3/09/2010	130	1950
5	Ingrid St	\$295,000	17/02/2010	120	1970
210	Beach Rd	\$295,500	29/05/2010	110	1960
179	Queenspark Dr	\$296,000	25/04/2010	110	1970

Pre-earthquake Valuation

Pre-earthquake Valuation (as at 3 Sept 2010):

\$290,000

Explanatory Notes

Phase 1 deals with assessing the **Pre-earthquake Valuation** of your Property.

The Pre-earthquake Valuation assessed is the bolded \$ figure set out at the bottom of this page.

The Pre-earthquake Valuation is the market value of your Property as at 3/9/2010, the day before the first of the 2010-2011 Canterbury earthquakes. The valuation is a fair market valuation as at 3/9/2010 and is not distorted by the effects of the 2010-2011 Canterbury earthquakes on the property market.

Property and Assessment Details

EQC appointed Quotable Value Limited (QV) to assess the Pre-earthquake Valuation.

The **Pre-earthquake Valuation Report Date** is the date on which QV assessed the Pre-earthquake Valuation.

For the Pre-earthquake Valuation, QV valued the Insured Land Area and the house (including fixtures) and outbuildings on your Property.

The **Insured Land Area** (measured in square metres) is the area of land on your Property that has EQC cover under the Earthquake Commission Act 1993. In summary, this area is the land within the Property boundary which is:

- under the house and outbuildings (e.g. 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.

The **Actual Land Area** is the land area of your entire Property (measured in square metres).

Relevant Valuation Data

In carrying out the Pre-earthquake Valuation, QV took into account the following **Relevant Valuation Data**:

- the **Rating Valuation** for your Property that existed as at 3/9/2010; and
- **Relevant Sales Information** for comparable properties in the area that were sold before the 4/9/2010 earthquake. Details of some of these sales are shown.

Pre-earthquake Valuation

QV's assessment of Pre-earthquake Valuations in an area principally involved analysing relevant sales and indexing the rating valuations, based on relevant market trends from sales in that area before 4/9/2010.

After it developed and applied the indexes, QV checked the resulting Pre-earthquake Valuations for properties in the area. The check involved QV making a roadside inspection of each property in the area. A senior valuer from QV then carried out an overall review of the resulting Pre-earthquake Valuations for properties in the area.

The Insured Land Area was measured using aerial photography and Geographic Information Systems (GIS) information. The Pre-earthquake Valuation was assessed by QV to reflect the Insured Land Area.

You can find more information about Phase 1 in the ILV DOV Methodology at www.eqc.govt.nz/ILV.



Phase 2 - Identifying the severity classifications and construction characteristics

1 in 100 Year Event Severity Classifications:

Pre-CES Severity Classification:

Post-CES Severity Classification:

1 in 100 Year Extent of Change:

Not Vulnerable or Medium
Medium or High
Minor

Construction characteristics:

Construction Type (Walls):

Construction Type (Roof):

Heavy
Heavy

1 in 25 Year Event Severity Classifications:

Pre-CES Severity Classification:

Post-CES Severity Classification:

1 in 25 Year Extent of Change:

Not Vulnerable
Not Vulnerable
No Change

Explanatory Notes

Phase 2 deals with identifying:

- the extent of the change in the liquefaction vulnerability on your Property in a 100 year, and a 25 year, return period level of earthquake shaking; and
- the construction characteristics of the house on your Property.

These are two important factors in the calculation of the Total Percentage Discount under Phase 3.

Severity classifications

A **1 in 100 Year Event Severity Classification** reflects the likely level of material land and building liquefaction damage in a future 1 in 100 year earthquake event.

A **1 in 25 Year Event Severity Classification** reflects the likely level of material land and building liquefaction damage in a future 1 in 25 year earthquake event.

In each case, the severity classification for your Property is one of the following:

- Very High;
- High or Very High;
- High;
- Medium or High;
- Medium;
- Not Vulnerable or Medium; or
- Not Vulnerable.

The **Pre-CES Severity Classification** is the severity classification before the 2010-2011 Canterbury Earthquake Sequence (CES).

The **Post-CES Severity Classification** is the severity classification after the CES.

The **1 in 100 Year Extent of Change** is the extent of material change in the liquefaction vulnerability caused by the CES. It reflects the increase in the likely level of land and building liquefaction damage in a future 1 in 100 year earthquake event. The extent of change for your Property is one of the following:

- Major;
- Minor or Major; or
- Minor.

The **1 in 25 Year Extent of Change** is the extent of material change in the liquefaction vulnerability caused by the CES. It reflects the increase in the likely level of land and building liquefaction damage in a future 1 in 25 year earthquake event. The extent of change for your Property is one of the following:

- Major;
- Minor or Major;
- Minor;
- No Change or Minor; or
- No Change.

EQC's engineers advised EQC on the severity classifications and the extent of change for your Property.

Construction characteristics

Construction characteristics affect the increased likelihood that the house on your Property will suffer significant liquefaction damage in a future earthquake event.

EQC is assessing two characteristics:

- **Construction Type (Roof)**, which refers to your house's roof construction; and
- **Construction Type (Walls)**, which refers to your house's exterior wall construction.

In each case, the construction type is one of the following:

- Heavy; or
- Lightweight.

A heavy construction type may make the house more likely to suffer significant liquefaction damage in a future earthquake event.

You can find more information about Phase 2 in the ILV DOV Methodology at www.eqc.govt.nz/ILV.



Phase 3 - Calculating the Total Percentage Discount

Step 1 - Extent of Change Allowance

1 in 100 year Extent of Change

Minor

1 in 25 year Extent of Change:

No Change

Extent of Change Allowance:

4.0%

Step 2 - New Vulnerability Status Allowance

1 in 100 year Pre-CES Severity Classification:

Not Vulnerable or Medium

New Vulnerability Status Allowance:

0.5%

Step 3 - Construction Type Allowance

Construction Type (Walls):

Heavy

Construction Type (Roof):

Heavy

Construction Type Allowance:

2.0%

Total Percentage Discount:

6.5%

Explanatory Notes

Phase 3 deals with calculating the **Total Percentage Discount** for your Property.

In Phase 4, the Pre-earthquake Valuation of your Property (assessed under Phase 1) is multiplied by the Total Percentage Discount as part of the calculation of the Final DOV.

The Total Percentage Discount assessed for your Property is set out at the bottom of this page.

There are three Steps in calculating the Total Percentage Discount:

Step 1

Step 1 uses the **1 in 100 Year Extent of Change** and the **1 in 25 Year Extent of Change** which were identified in Phase 2. These refer to the extent of change in the liquefaction vulnerability in the 1 in 100 year, and in a 1 in 25 year, earthquake event, respectively.

To determine the percentage discount under the **Extent of Change Allowance**, EQC's valuers use the *Extent of Change Allowance Matrix* set out in the ILV DOV Methodology. This matrix enables an assessment of the percentage discount depending on the combination of the 1 in 100 Year Extent of Change and the 1 in 25 Year Extent of Change.

Step 2

Step 2 uses the 1 in 100 year **Pre-CES Severity Classification** which was identified in Phase 2. This refers to the liquefaction severity classification before the 2010-2011 Canterbury earthquake sequence in a 1 in 100 year earthquake event.

To determine the percentage discount under the **New Vulnerability Status Allowance**, EQC's valuers use the *New Vulnerability Status Allowance Matrix* set out in the ILV DOV Methodology. This matrix enables an assessment of the additional percentage discount if a property was not, or may not have been, materially vulnerable to liquefaction before the 2010-2011 Canterbury earthquakes, but is now.

Step 3

Step 3 uses the **Construction Type (Roof)** and **Construction Type (Walls)** characteristics, which were identified in Phase 2.

To determine the percentage discount under the **Construction Type Allowance**, EQC's valuers use the *Construction Type Allowance Matrix* set out in the ILV DOV Methodology. This matrix enables an assessment of an additional percentage discount, depending on whether the walls and/or roof are of heavy or lightweight construction.

Total Percentage Discount

The **Total Percentage Discount** is calculated by adding together the percentage discounts determined under each of Steps 1, 2 and 3.

You can find more information about Phase 3 in the ILV DOV Methodology at www.eqc.govt.nz/ILV.



Phase 4 - Calculating the Final DOV

Pre-earthquake Valuation:	\$	290,000
Total Percentage Discount:		6.5%
Calculated DOV (rounded):	\$	18,900
Valuer Review Adjustment:	\$	0
Final DOV:	\$	\$18,900
Adjustment Rationale:		No adjustment required.

Explanatory Notes

Phase 4 deals with calculating the Final DOV of your Property.

The **Final DOV** is the bolded \$ amount in the table immediately above.

To assess this amount, EQC's valuers:

- took the **Pre-earthquake Valuation** of your Property (assessed under Phase 1);
- took the **Total Percentage Discount** of the Pre-earthquake Valuation of your Property caused by ILV (assessed under Phase 3));
- multiplied the Pre-earthquake Valuation by the Total Percentage Discount to arrive at the **Calculated DOV**, and rounded up to the nearest \$100;
- made any **Valuer Review Adjustment** to the Calculated DOV. If there is an adjustment, the **Adjustment Rationale** provides an explanation for it;
- applied the Valuer Review Adjustment (if any) to the Calculated DOV to arrive at the **Final DOV**.

You can find more information about Phase 4 in the ILV DOV Methodology at www.eqc.govt.nz/ILV.



George Anderson & Co

Limited
VALUERS * LICENSED REAL ESTATE AGENT (REAA 2008) * AUCTIONEERS * MREINZ

919 Colombo Street, Christchurch 8013

REGISTERED VALUERS:

Mark Taylor BCom (VPM) ANZIV SPINZ

Wendy Pottinger BCom (VPM) PGDipCom ANZIV MPINZ

Ph (03) 379-7534

Fax (03) 365-2980

PO Box 21-399

CHRISTCHURCH 8143

29 September 2014

Earthquake Commission
C/- Christchurch Land Settlement Team
PO Box 34-027
CHRISTCHURCH 8540

EQC Reference: 2011-066612
Date of Valuation: 3 September 2010
Date of Inspection: 29 September 2014

LAND CLAIM: Gillis Pine, 10 Sophora Place, Parklands, Christchurch

In accordance with Earthquake Commission requirements and pursuant to the Earthquake Commission Act 1993, values (GST inclusive, if any) based on a kerbside assessment are assessed as follows:

1a	Value of a minimum sized site	\$165,000
1b	Area of land (minimum sized site under District Plan)	450 m ²
1c	Actual site area	620 m ²
2	Land within EQC cover	620 m ²

Comment:

Description of damage provided in the EQC mud map, dated 6 March 2013, has been adopted for valuation purposes. Actual boundaries are assumed to reflect legal boundaries and our assessment is on the basis of a clear Title. This brief report which should be viewed as a summary, has been prepared to meet the requirements of The Earthquake Commission and it is acknowledged that it does not meet IVS reporting standards.

We thank you for your instructions.

Yours faithfully

GEORGE ANDERSON & COMPANY LIMITED



WA Pottinger BCom (VPM) PGDipCom MPINZ ANZIV

Registered Public Valuer