

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		
2010089178	15 WYCHWOOD CRESCENT, BISHOPDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	10-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	10-04-2015

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/2011/138670 15 WYCHWOOD CRESCENT	E016	F3	0	21,298.00	21,298.00	0.00	11,053.40	11,053.40	0.00	32,351.40	32,351.40
Property Total			0	21,298.00	21,298.00	0.00	11,053.40	11,053.40	0.00	32,351.40	32,351.40

Assignments

EQC Claim Number + Address	Assignment	Subcontractor	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status		Hub Comments					
CLM/2011/138670 15 WYCHWOOD CRESCENT	Substantive Works - Primary	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)	COMPLETIONS	31,652.10	13	32,351.40	32,351.40
	Transmitted To Hub -> Claim File Review Complete	Cat A. finish date moved forward EBV-02768					
Property Total				31,652.10	13	32,351.40	32,351.40

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/138670	E016-00153	Substantive Works - Primary - 17-Jan-2012	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)	COMPLETIONS	Steven Leech	Issued	27/03/2013	31,652.10
Property Total								31,652.10

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		
2010089178	15 WYCHWOOD CRESCENT, BISHOPDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	10-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	10-04-2015

Claims / Certs / Payables

S745 CLOSED OUT-Hollyford Limited t/a Renovation Specialists *****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/138670	Subst OB	Substantive Works	2	EQR\StevenL	\$21,112.30	27-Mar-2013	\$235.40	
CLM/2011/138670	Subst OB	Substantive Works	11	EQR\StevenL	\$0.00	15-Aug-2013	\$21,112.30	
CLM/2011/138670	Subst BV	Scope Addition	11	EQR\StevenL	\$0.00	15-Aug-2013	\$10,304.40	
CLM/2011/138670	Subst BV	Variation	11	EQR\StevenL	\$0.00	15-Aug-2013	\$749.00	
CLM/2011/138670	Subst OB	Substantive Works	11	EQR\StevenL	\$0.00	15-Aug-2013	-\$49.70	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/138670	Subst OB	Substantive Works	2	EQR\StevenL	\$0.00	27-Mar-2013	\$235.40	3729
CLM/2011/138670	Subst OB	Substantive Works	11	EQR\StevenL	\$0.00	15-Aug-2013	\$21,112.30	4351
CLM/2011/138670	Subst BV	Scope Addition	11	EQR\StevenL	\$0.00	15-Aug-2013	\$10,304.40	4351
CLM/2011/138670	Subst BV	Variation	11	EQR\StevenL	\$0.00	15-Aug-2013	\$749.00	4351
CLM/2011/138670	Subst OB	Substantive Works	11	EQR\StevenL	\$0.00	15-Aug-2013	-\$49.70	4351

S745	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** Total					Claims	\$32,351.40	Certs	\$32,351.40	Payables	\$0.00
-------------	--	--	--	--	--	---------------	--------------------	--------------	--------------------	-----------------	---------------

Property Total						Claims	\$32,351.40	Certs	\$32,351.40	Payables	\$0.00
-----------------------	--	--	--	--	--	---------------	--------------------	--------------	--------------------	-----------------	---------------

No Open Complaints / Remedial Issues on this Property

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		
2010089178	15 WYCHWOOD CRESCENT, BISHOPDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Hollyford Limited t/a Renovation Specialists ***** (S745)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	10-04-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	10-04-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/138670	Construction Completion Inspection	Burnside Hub	05/09/2013
CLM/2011/138670	Final Account Agreement	Burnside Hub	05/09/2013
CLM/2011/138670	Practical Completion Certificate (PCC)	Burnside Hub	05/09/2013

Property Total **Finalisation Documents Present: 3**

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/138670	15 WYCHWOOD CRESCENT	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total **Number of Claims: 1**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S745 CLOSED OUT-Hollyford Limited t/a Renovation Specialists *****	Suspended	EQRC0413	Main Contractor	Substantive Works

Property Total **Number of Contractors: 1**

Scope of Works



Customer: DOUGH BANKS

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 15 WYCHWOOD CRESCENT, BISHOPDALE, CHRISTCHURCH 8051 on 4/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 800.00 m2)		
Land (Under dwelling - Soil - 170.00 m2)		
Main Access (Drive - Concrete - 56.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (South first)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (East first)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Elevation (West first)

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

No Damage

Elevation (North)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Summer Hill Stone - 23.52 m2)	Cracking	Grind out and repoint mortar	3.00 l/m
	Cracking	Paint wall	23.52 m2
Wall framing (Timber Frame - Timber - 23.52 m2)	No Earthquake Damage		

Elevation (North first)

Element	Damage	Repair	
No Damage			

Foundations (Concrete piles, concrete ring foundation)

Element	Damage	Repair	
No Damage			

Interior**Ground Floor - Kitchen (kitcen and lounge area)**

Room Size: 4.50 x 9.30 = 41.85 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 41.85 m2)	Cosmetic Damage	Rake out, plaster and paint	41.85 m2
Door (Internal) (Single sliding - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 41.85 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 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 - Wallpaper - 66.24 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	66.24 m2
Window (Timber medium - Pane single glazed - 6.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.00 l/m)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.20 x 10.10 = 12.12 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 12.12 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	12.12 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 12.12 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 54.24 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	54.24 m2

Ground Floor - Entry (Back door)

Room Size: 0.90 x 1.70 = 1.53 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.53 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.53 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 12.48 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	12.48 m2

Ground Floor - Laundry

Room Size: 1.70 x 1.50 = 2.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 2.55 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.55 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 15.36 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	15.36 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Timber small - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (At the end of the hall)

Room Size: 3.00 x 4.80 = 14.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 14.40 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	14.40 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 14.40 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 37.44 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	37.44 m2
Window (Timber Large - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Second on the left off the hall)

Room Size: 2.60 x 3.40 = 8.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.84 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 8.84 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 28.80 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	28.80 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Closest to the bathroom)

Room Size: 2.80 x 3.40 = 9.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.52 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 9.52 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 29.76 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	29.76 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 1.70 x 2.60 = 4.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Toilet

Room Size: 0.80 x 1.70 = 1.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.36 m2)	Cosmetic Damage	Rake out, plaster and paint	1.36 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.36 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 12.00 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry (wallpaper walls, stipple ceiling, glass panel entry door, tiles on t and g floor)

Room Size: 3.90 x 1.70 = 6.63 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Stairwell

Room Size: 2.00 x 2.70 = 5.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.90 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 5.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 5.40 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 3.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - Timber - 5.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Stipple - 46.06 m2)	Cosmetic damage	Strip, prep, coat and paint Stipple	46.06 m2

First Floor - Family Room

Room Size: 5.00 x 7.70 = 38.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.00 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 38.50 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple (excludes painting)	38.50 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 38.50 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 76.20 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	76.20 m2
Window (Aluminium Awning - Pane single glazed - 4.00 No of)	No Earthquake Damage		

First Floor - Toilet

Room Size: 1.10 x 2.00 = 2.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.20 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 2.20 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 15.50 m2)	Cosmetic damage	Remove, dispose and replace wallpaper	15.50 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Garage

Exterior

Elevation (North)

Element	Damage	Repair	
No Damage			

Elevation (South)

Element	Damage	Repair	
No Damage			

Elevation (West)

Element	Damage	Repair	
Wall framing (Block - Block - 18.80 m2)	Cosmetic damage	Grind out and re-mortar	6.00 l/m
	Cosmetic damage	Paint wall	5.00 m2

Elevation (East)

Element	Damage	Repair	
Wall framing (Block - Block - 18.80 m2)	Cosmetic damage	Grind out and re-mortar	4.00 l/m
	Cosmetic damage	Paint wall	18.80 m2

Roof (Trussed, iron, 9.4 x 6)

Element	Damage	Repair	
No Damage			

Interior

Ground Floor - Internal Garage (Painted block walls, no ceiling linings, concrete floor, tilta door, metal external door, 2 steel framed windows)

Room Size: 9.40 x 6.00 = 56.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

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

No Damage

Scope of Works - Glossary of Terms

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

Additional Information

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

EQC Full Assessment Report

Claim Number:	CLM/2011/138670	Assessment Date:	04/11/2011 13:43
Claimant:	DOUGH BANKS	Assessor:	Shanahan, Foss
Property Address:	15 WYCHWOOD CRESCENT BISHOPDALE CHRISTCHURCH 8051	Estimator:	Thomas, Charles
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	DOUGH, BANKS				
Owner	[REDACTED]	[REDACTED]	[REDACTED]		

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AA Insurance (AA/SIS/Sun Direct)	Dwelling	[REDACTED]	Yes	

Insurance Details - Added in COMET

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

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

No Mortgage

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	2	Standard	1961 - 1980	Rectangular	153.54
Garage	1	Standard	1961 - 1980	Rectangular	57.17

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (South)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Step crack under window

General Comments: summerhill stone vaneer, 9.8 x 2.4

Elevation (South first)

Damage: No damage

Require Scaffolding? No

General Comments: Weatherboard, 7.8 x 2.6

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: Summer hill stone vaneer, 13.1 x 2.4

Elevation (East first)

Damage: No damage

Require Scaffolding? No

General Comments: weatherboard, 8.7 x 1.2

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: Summer hill stone vaneer, 18 x 2.4

Elevation (West first)

Damage: No damage

Require Scaffolding? No

General Comments: Weatherboard, 11.2 x 2.6
Balcony, 3.2 x 1.2

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	3.00 l/m	30.00	90.00
			Cracking			
			Paint wall	23.52 m2	29.00	682.08
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (North first)

Damage: No damage
Require Scaffolding? No
General Comments: weatherboard, 7 x 1.6

Foundations (Concrete piles, concrete ring foundation)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Kitchen (kitcen and lounge area)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage Rake out, plaster and paint	41.85 m2	27.00	1,129.95
Door (Internal)	Single sliding	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	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	Wallpaper	Cosmetic damage Remove, dispose and replace wallpaper	66.24 m2	43.00	2,848.32
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Hallway**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage Remove, dispose and replace wall paper - Paint	12.12 m2	67.00	812.04
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage Remove, dispose and replace wallpaper	54.24 m2	43.00	2,332.32

General Comments:**Ground Floor - Entry (Back door)**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage Remove, dispose and replace wallpaper	12.48 m2	43.00	536.64

General Comments:**Ground Floor - Laundry**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	15.36 m2	43.00	660.48
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Timber small	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (At the end of the hall)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	14.40 m2	67.00	964.80
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	37.44 m2	43.00	1,609.92
Window	Timber Large	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Second on the left off the hall)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	28.80 m2	43.00	1,238.40
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Closest to the bathroom)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	29.76 m2	43.00	1,279.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	1.36 m2	27.00	36.72
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Entry (wallpaper walls, stipple ceiling, glass panel entry door, tiles on t and g floor)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Stairwell****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Box	Timber	No Earthquake Damage			
Wall covering	Gib	Stipple	Cosmetic damage			
			Strip, prep, coat and paint Stipple	46.06 m2	55.00	2,533.30

General Comments:**First Floor - Family Room****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple (excludes painting)	38.50 m2	34.00	1,309.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	76.20 m2	43.00	3,276.60
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Remove, dispose and replace wallpaper	15.50 m2	43.00	666.50
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Ceiling crack is historical and not earthquake related

Garage**Exterior****Elevation (North)**

Damage: No damage
Require Scaffolding? No
General Comments: Painted block, 2 x 6

Elevation (South)

Damage: No damage
Require Scaffolding? No
General Comments: Painted block, 2 x 6

Elevation (West)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	6.00 l/m	30.00	180.00
			Cosmetic damage			
			Paint wall	5.00 m2	29.00	145.00

General Comments:**Elevation (East)**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	4.00 l/m	30.00	120.00
			Cosmetic damage			
			Paint wall	18.80 m2	29.00	545.20

General Comments:**Roof (Trussed, iron, 9.4 x 6)**

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Internal Garage (Painted block walls, no ceiling linings, concrete floor, tilta door, metal external door, 2 steel framed windows)

Damage: No damage
Require Scaffolding? No
General Comments:

Fees**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,791.08

Overheads

Name	Estimate
Preliminary and general	1,839.76
Margin	2,662.78
GST	4,393.58

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete piles, concrete ring foundation)	0.00
	Elevation (East)	0.00
	Elevation (East first)	0.00
	Elevation (North)	772.08
	Elevation (North first)	0.00
	Elevation (South)	0.00
	Elevation (South first)	0.00
	Elevation (West)	0.00
	Elevation (West first)	0.00
	772.08	

Floor	Description	Estimate
First Floor	Family Room	4,585.60
	Toilet	666.50
		5,252.10

Ground Floor	Bathroom	0.00
	Bedroom (At the end of the hall)	2,574.72
	Bedroom (Closest to the bathroom)	1,279.68
	Bedroom (Second on the left off the hall)	1,238.40
	Entry (Back door)	536.64
	Entry (wallpaper walls, stipple ceiling, glass panel entry door, tiles on t and g floor)	0.00
	Hallway	3,144.36
	Kitchen (kitcen and lounge area)	3,978.27
	Laundry	660.48
	Stairwell	2,533.30
	Toilet	36.72
		15,982.57

21,234.67

Garage

Name	Description	Estimate
Exterior	Elevation (East)	665.20
	Elevation (North)	0.00
	Elevation (South)	0.00
	Roof (Trussed, iron, 9.4 x 6)	0.00
	Elevation (West)	325.00
	990.20	

Floor	Description	Estimate
Ground Floor	Internal Garage (Painted block walls, no ceiling linings, concrete floor, tilta door, metal external door, 2 steel framed windows)	0.00
		0.00
		0.00

Fees

Description	Estimate
Contents movement fee	1,791.08
	1,791.08

Overheads

Description	Estimate
Preliminary and general	1,839.76
Margin	2,662.78
GST	4,393.58
	8,896.12
Total Estimate	33,684.15

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- Feb claim only

File Notes

Date Created:	04/11/2011 13:50
Created :	Thomas, Charles
Subject:	Site and dwelling
Note:	2 storey summer hill stone vaneer and weatherboard first floor on piles and ring foundation. 2nd storey has been an addition and has damage to internal linings that pre date the September event. Built in the 60's. Minor cosmetic cracks in brick mortar, cosmetic cracks in internal linings. Site is flat with good access. House is weatherproof and habitable.
Next Action:	Refer pmo
Date Created:	23/12/2011 03:10
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 23/12/2011
Note:	COMET sent to EQR on 23/12/2011
Next Action:	

Urgent Works Items

Armon
ENTERED

EQC Claim Assessment

Address	15 WYCHWOOD CRESCENT, BISHOPDALE, CHRISTCHURCH, 8051	EQC Claim Number	CLM/2011/138670
Hazards	Nil	EQC Assessor (L,F)	Shanahan, Foss
Inspection Date	04-Nov-2011	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Thomas, Charles

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
BANKS DOUGH				

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	15 m
Sewerage	Town Connection, Clay pipes	15 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	800 m2
Land	Under dwelling, Soil	170 m2
Main Access	Drive, Concrete	56 m2

MAIN BUILDING	Age 1961 - 1980	Area 153.5m2	Footprint Rectangular
Structure			
Element	Description / Damage / Repair Strategy	Measure	

Elevation (South)

Comments: summerhill stone vaneer, 9.8 x 2.4

Non Earthquake Damage Notes: Step crack under window

Element	Description / Damage / Repair Strategy	Measure
Elevation (South first)	GRR 2m Paint 22.5m ²	

Comments: Weatherboard, 7.8 x 2.6

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

Comments: Summer hill stone vaneer, 13.1 x 2.4

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

Comments: weatherboard, 8.7 x 1.2

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)	GRR 1.5 Paint 8m ²	

Comments: Summer hill stone vaneer, 18 x 2.4

Element	Description / Damage / Repair Strategy	Measure

EQC Claim Number CLM/2011/138670

Elevation (West first)**Comments:** Weatherboard, 11.2 x 2.6 Balcony, 3.2 x 1.2

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

Elevation (North)

Wall framing	Timber Frame, Timber (23.52 m2)	
--------------	---------------------------------	--

Wall cladding	Brick veneer, Summer Hill Stone (23.52 m2)	
---------------	--	--

Cracking

Grind out and repoint mortar

3 m

Paint wall

23.52 m2

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

Elevation (North first)**Comments:** weatherboard, 7 x 1.6

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

Foundations (Concrete piles, concrete ring foundation)**Ground Floor**

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

Kitchen kitchen and lounge area (L=9.3m W=4.5m H=2.4m)

Floor	Chipboard, Carpet (41.85 m2)	
-------	------------------------------	--

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

Ceiling	Gib, Paint (41.85 m2)	
---------	-----------------------	--

Cosmetic Damage

Rake out, plaster and paint

41.85 m2

Wall covering	Gib, Wallpaper (66.24 m2)	
---------------	---------------------------	--

Cosmetic damage

Remove, dispose and replace wallpaper

66.24 m2

Work top	Kitchen work top, Laminate (6.00 m)	
----------	-------------------------------------	--

Kitchen joinery	Medium Spec, MDF (1.00 Item)	
-----------------	------------------------------	--

Range Hood	Over Head, Standard spec (1.00 Item)	
------------	--------------------------------------	--

Door (Internal)	Single sliding, Timber (1.00 No of)	
-----------------	-------------------------------------	--

Window	Timber medium, Pane single glazed (6.00 No of)	
--------	--	--

Room - Additional Notes:**Hallway (L=10.1m W=1.2m H=2.4m)**

Floor	Chipboard, Carpet (12.12 m2)	
-------	------------------------------	--

Ceiling	Gib, Wallpaper / paint (12.12 m2)	
---------	-----------------------------------	--

Cosmetic Damage

Remove, dispose and replace wall paper - Paint

12.12 m2

Wall covering	Gib, Wallpaper (54.24 m2)	
---------------	---------------------------	--

Cosmetic damage

Remove, dispose and replace wallpaper

54.24 m2

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

EQC Claim Number CLM/2011/138670

Room - Additional Notes:**Entry Back door (L=1.7m W=0.9m H=2.4m)**

Floor	Chipboard, Vinyl (1.53 m2)		
Ceiling	Gib, Paint (1.53 m2)		
Wall covering	Gib, Wallpaper (12.48 m2)	Cosmetic damage	
		Remove, dispose and replace wallpaper	12.48 m2
Door (External)	Single glass door, Timber (1.00 No of)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		

Room - Additional Notes:**Laundry (L=1.5m W=1.7m H=2.4m)**

Floor	Chipboard, Vinyl (2.55 m2)		
Ceiling	Gib, Lining paper / paint (2.55 m2)		
Wall covering	Gib, Wallpaper (15.36 m2)	Cosmetic damage	
		Remove, dispose and replace wallpaper	15.36 m2
Wash tub	Single, Stainless Steel (1.00 Item)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window	Timber small, Pane single glazed (1.00 No of)		

Room - Additional Notes:**Bedroom At the end of the hall (L=4.8m W=3.0m H=2.4m)**

Floor	Chipboard, Carpet (14.40 m2)		
Wall covering	Gib, Wallpaper (37.44 m2)	Cosmetic damage	
		Remove, dispose and replace wallpaper	37.44 m2
Ceiling	Gib, Wallpaper / paint (14.40 m2)	Cosmetic Damage	
		Remove, dispose and replace wall paper - Paint	14.4 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window	Timber Large, Pane single glazed (2.00 No of)		

Room - Additional Notes:**Bedroom Second on the left off the hall (L=3.4m W=2.6m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)		
Floor	Chipboard, Carpet (8.84 m2)		
Wall covering	Gib, Wallpaper (28.80 m2)	Cosmetic damage	
		Remove, dispose and replace wallpaper	28.8 m2

EQC Claim Number CLM/2011/138670

Ceiling	Gib, Paint (8.84 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Additional Notes:**Bedroom Closest to the bathroom (L=3.4m W=2.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Carpet (9.52 m2)	
Wall covering	Gib, Wallpaper (29.76 m2)	
	Cosmetic damage	
	Remove, dispose and replace wallpaper	29.76 m2

Ceiling	Gib, Paint (9.52 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Room - Additional Notes:**Bathroom (L=2.6m W=1.7m H=2.4m)****Room - Additional Notes:****Toilet (L=1.7m W=0.8m H=2.4m)**

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Chipboard, Vinyl (1.36 m2)	
Wall covering	Gib, Wallpaper (12.00 m2)	
Ceiling	Gib, Paint (1.36 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	1.36 m2

Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Toilet	Standard, Standard Spec (1.00 Item)

Room - Additional Notes:**Entry wallpaper walls, stipple ceiling, glass panel entry door, tiles on t and g floor (L=1.7m W=3.9m H=2.4m)****Room - Additional Notes:****Stairwell (L=2.7m W=2.0m H=4.9m)**

Handrails	Bar, Timber (3.00 m)	
Stairs (Internal)	Box, Timber (5.00 m)	
Floor	Chipboard, Carpet (5.40 m2)	
Wall covering	Gib, Stipple (46.06 m2) <i>Ashesb for Soft Allowance</i>	
	Cosmetic damage <i>RDSLP</i>	
	Strip, prep, coat and paint Stipple <i>R+S 15m</i>	46.06 m2
Ceiling	Gib, Stipple (5.40 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

EQC Claim Number CLM/2011/138670

Room - Additional Notes:

First Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Family Room (L=7.7m W=5.0m H=3.0m)		
Window	Aluminium Awning, Pane single glazed (4.00 No of)	
Floor	Chipboard, Carpet (38.50 m2)	
Wall covering	Gib, Wallpaper (76.20 m2) <i>R+S 2.0m</i> Cosmetic damage Remove, dispose and replace wallpaper	76.2 m2
Ceiling	Gib, Stipple (38.50 m2) Cosmetic Damage Scrape off, rake out, fill, restipple (excludes painting)	38.5 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	

Room - Additional Notes:

Floor screw

Toilet (L=2.0m W=1.1m H=2.5m)

Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Floor	Chipboard, Carpet (2.20 m2)	
Ceiling	Gib, Stipple (2.20 m2)	
Wall covering	Gib, Wallpaper (15.50 m2) Cosmetic damage Remove, dispose and replace wallpaper	15.5 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	

Room - Comments: Ceiling crack is historical and not earthquake related

Room - Additional Notes:

GARAGE

Age 1961 - 1980

Area 57.2m2

Footprint Rectangular

Structure

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

Elevation (North)

Comments: Painted block, 2 x 6

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

Elevation (South)

Comments: Painted block, 2 x 6

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

Elevation (West)

Wall framing	Block (18.80 m2)	
--------------	------------------	--

EQC Claim Number CLM/2011/138670

Cosmetic damage

Grind out and re-mortar

6 m

Paint wall

5 m²

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

Elevation (East)

Wall framing	Block (18.80 m ²)	
	Cosmetic damage	
	Grind out and re-mortar	4 m
	Paint wall	18.8 m ²

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

Roof (Trussed, iron, 9.4 x 6)**Ground Floor**

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

Internal Garage	Painted block walls, no ceiling linings, concrete floor, tilta door, metal external door, 2 steel framed windows (L=6.0m W=9.4m H=2.0m)	
-----------------	---	--

Room - Additional Notes:

End Of Assessment

Sent to contractor

3/12

ENTERED

CLM/2011/138670 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/138670	Hub Zone	Burnside Hub
Contractor Name	Hollyford Ltd T/A Renovation Specialists	Supervisor	Haymish Webb
Property Address	15 WYCHWOOD CRESCENT, BISHOPDALE	Main Contact Name	[REDACTED]
Customer name	DOUGH BANKS	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Haymish Webb (EQR)	Form Completed	30/11/2012 11:06:19 a.m.

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

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
Additional Damage	Elevation S 1st	Wals	Grindout & repoint 2m ✓ Paint walls 22.5 ✓	[Signature]
Additional Damage	Elevation W	Wals	Grindout & repoint 1m ✓ Paint walls 8m2 ✓	[Signature]
Non-Earthquake Damage	Entry back door	Wals	Delete from scope	[Signature]
Non-Earthquake Damage	Lavatory	Wals	Delete from scope	[Signature]
Non-Earthquake Damage	Toi	Ceiling	Delete from scope	[Signature]
Alternative Repair Strategy	Stairwell	Wals	Asbestos Test ✓ Scaffolding Allowance ✓ Rake & Stop 15m ✓ Remove dispose stipple & skim & paint 46m2 ✓	[Signature]
Alternative Repair Strategy	Family room	Walls, Ceiling, Floor	Rake & Stop 20m ✓ Uplift carpet & investigate sub framing 38.5 m2 ✓ screw floors 38.5m2 ✓ Delete from scope (Ceiling) ✓	[Signature]
Non-Earthquake Damage	All of Garage Elevations	Wals	Delete from scope	[Signature]

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

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

EQR Contracts Supervisor:

Haymish Webb



21/11/2012

Name

Signature

Date

EQC Representative:

Name M. Sowden

Signature

21/11/2012

Date

3-12-2012



Renovation SPECIALISTS

31/12/2012

Earthquake Repair Quote

Claim Number	Quote No
2011/138670 [REDACTED]	927

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details:

[REDACTED]
15 Wynnwood Crescent
Bishopdale
Christchurch 8051

Description	Qty	Unit	Rate	Total
SCOPE CHANGE v2				
EXTERIOR SOUTH				
Grind out and repoint mortar	2	L/m	30.00	60.00
Paint wall	23	m2	30.00	690.00
SUBTOTAL				750.00
EXTERIOR WEST				
Grind out and repoint mortar	1	L/m	30.00	30.00
Paint part of wall	8	m2	30.00	240.00
SUBTOTAL				270.00
STAIRWELL - WALLS				
Asbestos testing	1	cost	235.40	235.40
Scaffold hire	1	quote	1,005.80	1,005.80
Rake out and stop walls	15	L/m	10.70	160.50
Remove and dispose asbestos stipple	1	quote	4,986.00	4,986.00
Skim coat walls	46	m2	18.00	828.00
Paint walls	46	m2	19.45	894.70
SUBTOTAL				8,110.40
FAMILY ROOM				
Rake out and stop walls	20	L/m	10.70	214.00
Uplift and relay carpet	39	m2	13.00	507.00
Investigate floor levels	4	hrs	45.00	180.00
Screw floor	39	m2	7.00	273.00
SUBTOTAL				1,174.00
<p>1. Scope changes are valid from date of issue through to Project Completion only. If a property is completed and / or signed off before a scope change is approved there may be additional costs such as, but not limited to Travel and Admin. 2. These estimates remain valid for 30 days from the date of issue. 3. Any materials remain the property Hollyford Ltd until payment is received in full.</p>				

Subtotal

GST

Total

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857



Renovation SPECIALISTS

31/12/2012

Earthquake Repair Quote

Claim Number	Quote No
2011/138670 [REDACTED]	927

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details:

[REDACTED]
15 Wyhwood Crescent
Bishopdale
Christchurch 8051

Description	Qty	Unit	Rate	Total
<p>----- CHANGE ORDER ----- March 18, 2013 > Changed description of HEADINGS. (+\$0.00) > Decreased price of Painting from \$736.00 to \$690.00. (-\$46.00) > Decreased price of SUBTOTAL from \$796.00 to \$750.00. (-\$46.00) > Decreased price of Painting from \$256.00 to \$240.00. (-\$16.00) > Decreased price of SUBTOTAL from \$286.00 to \$270.00. (-\$16.00) Total change to estimate -\$71.30</p>				

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

Subtotal	\$10,304.40
GST	\$1,545.67
Total	\$11,850.07

11 Waverley Street
Sydenham, Christchurch
PO Box 18875, Hornby
Christchurch 8441
New Zealand

Harcourt Insulation 2006 Ltd
INDUSTRIAL & COMMERCIAL INSULATION

M +64 29 365 2652
P +64 3 365 2652
F +64 3 365 2019
info@insulation.co.nz
insulation.co.nz

19th December, 2012

Scott Wilson
Renovation Excellence Ltd
107 Strickland St
CHRISTCHURCH 8023

Dear Scott,
Asbestos Removal Textured Walls – 15 Wychwood Ter, Christchurch

Thank you for the opportunity to quote for the removal of the asbestos textured walls from the stairwell (approx 46m²) area only, located at the above address. As this texture is on the walls it will be a very hard substance and the walls will likely need to be cut out.

As requested I have quoted to scrape walls, but I can not guarantee the finish (see terms of trade) you may wish to allow for additional plastering prior to painting a flat finish. ***If at the time of removal it's found that the stippling is too hard to remove then a call will need to be made to cut these walls out or continue to scrape at an increased rate.***

We have allowed for:

- All labour, plant, set up, disposals, travel and materials to complete the asbestos removal.
- Lining floors with plastic and the setting up of airlocks to maintain a negative air pressure in accordance with DOL Asbestos Guidelines.
- If walls are to be cut out, the batts will be lifted and plastic installed to isolate the remaining ceiling space from potential contamination **(have only allowed for one layer of insulation to be removed)**.
- All areas that had asbestos removed, to be cleaned, all flat surfaces to be vacuumed and wet wiped.
- Supply a site safety plan and Harcourt Insulation 2006 Ltd Health & Safety procedures if required.
- All notifications as required by OSH and Community Health.
- All disposals of redundant material in a safe and approved manner.

Our price to scrape the ceiling (as noted above) and dispose of the asbestos is **\$3,680.00 plus GST**. Our price to get in a 3rd party to complete air test post removal is **Cost + 7.5%** (for budgeting I recommend you allow at the top end of **\$980.00 plus GST for this**).

We have not allowed for the following:

- Any costs associated with the site facilities, **or an electrician** to remove and isolate electrical fittings.
 - Removal or relocation of any household furniture pre/post removal.
 - Replacement materials once the asbestos textured walls have been scraped or removed.
 - Relocation/replacement of any ceiling batts or insulation post removal (if walls are cut out).
 - Removal of any other material that may contain asbestos except for the asbestos textured ceiling as noted above.
- Our terms of trade are attached. As noted, no public liability coverage is available for asbestos work.
 ➤ Should this work proceed, our terms of payment are the 20th of the month following.
 ➤ **We draw your attention to the potential damage to walls, doors and trims etc clause in our terms of trade, due to the material required to create a safe seal (older wall paper, paints, varnish and timber stains are most susceptible) .**

3680 + 980 = \$4460 x 7% margin
= \$4986.20

- If in the event of another major aftershock and/or earth quake we will need to evaluate the project again and any additional cost coursed by the event will be passed on to your client.
- Our quote is for normal working hours only and does not cover weekend or overtime rates.
- This quote is valid for 30 days.

If you have any queries with any aspect of this contract, please contact me at your convenience.

Yours faithfully

Harcourt Insulation (2006) Ltd



Richard Hindle
Director



Renovation SPECIALISTS

31/12/2012

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Earthquake Repair Quote

Claim Number	Quote No
2011/138670 [REDACTED]	926

Homeowner Details:

[REDACTED]
15 Wyhwood Crescent
Bishopdale
Christchurch 8051

Description	Qty	Unit	Rate	Total
SCOPE v3				
EXTERIOR NORTH				
Grind out and repoint mortar	3	L/m	30.00	90.00
Paint wall	24	m2	30.00	720.00
SUBTOTAL				810.00
KITCHEN AND LOUNGE AREA				
GIB Stopping & Paint Ceiling	42	m2	26.00	1,092.00
Remove, dispose and replace wallpaper	66	m2	55.00	3,630.00
SUBTOTAL				4,722.00
HALLWAY				
Remove, dispose and replace wallpaper - ceiling	12	m2	55.00	660.00
Paint ceiling	12	m2	19.45	233.40
Remove, dispose and replace wallpaper	54	m2	55.00	2,970.00
SUBTOTAL				3,863.40
BEDROOM - END OF HALLWAY				
Remove, dispose and replace wallpaper	37	m2	55.00	2,035.00
Remove, dispose and replace wallpaper - ceiling	14	m2	55.00	770.00
Paint ceiling	14	m2	19.45	272.30
SUBTOTAL				3,077.30
BEDROOM - SECOND ON THE LEFT OF HALLWAY				
Remove, dispose and replace wallpaper	29	m2	55.00	1,595.00
SUBTOTAL				1,595.00
BEDROOM - CLOSEST TO THE BATHROOM				
Remove, dispose and replace wallpaper	30	m2	55.00	1,650.00
SUBTOTAL				1,650.00
FAMILY ROOM				
Remove, dispose and replace wallpaper	46	m2	55.00	2,530.00

Subtotal

GST

Total

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857



Renovation SPECIALISTS

31/12/2012

Earthquake Repair Quote

Claim Number	Quote No
2011/138670 [REDACTED]	926

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details:

[REDACTED]
15 Wyhwood Crescent
Bishopdale
Christchurch 8051

Description	Qty	Unit	Rate	Total
SUBTOTAL				2,530.00
TOILET				
Remove, dispose and replace wallpaper	16	m2	55.00	880.00
SUBTOTAL				880.00
Scoping, Pricing and Administration	1	cost	220.00	220.00
Project Management Costs & Health and Safety	15	hrs	45.00	675.00
Daily Site Clean	15	hrs	45.00	675.00
Cover Wrap - Supply & Lay	1	cost	250.00	250.00
Commercial Cleaning at Completion	1	cost	250.00	250.00
Rubbish Removal	1	cost	150.00	150.00
<p>1. While every effort is made to colour match accurately, there may be some discrepancy. 2. We have allowed to use the owners toilet and water, if this is not agreeable to the owner then there will be a charge for these facilities. 3. No allowance has been made to paint trim, unless specified. 4. No allowance has been made to shift house hold goods or furniture, should this be required, an appropriate charge will be made at our current carpentry labour rates. 5. No allowance has been made for Power if the client requests compensation. 6. No allowance has been made to obtain any building consents. 7. No allowance has been made to repair any landscaping, garden or lawns back to original condition. If this is deemed necessary it will be done at additional cost. 8. Any materials remain the property Hollyford Ltd until payment is received in full. 9. These estimates remain valid for 30 days from the date of issue.</p>				

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

Subtotal

GST

Total



Renovation SPECIALISTS

31/12/2012

Earthquake Repair Quote

Claim Number	Quote No
2011/138670 [REDACTED]	926

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details:
[REDACTED]
15 WYHWOOD CRESCENT
BISHOPDALE
CHRISTCHURCH 8051

Description	Qty	Unit	Rate	Total
<p>----- CHANGE ORDER ----- February 7, 2013 > Added 1 SPA. (+\$220.00) > Added 15 PMC. (+\$675.00) > Added 15 Carpenter Lab. (+\$675.00) > Added 1 CW. (+\$250.00) > Added 1 Cleaning. (+\$250.00) > Added 1 Rubbish. (+\$150.00) Total change to estimate +\$2,553.00 -----</p> <p>~~~~~ CHANGE ORDER ~~~~~ March 18, 2013 > Changed description of HEADINGS. (+\$0.00) > Decreased price of Painting from \$768.00 to \$720.00. (-\$48.00) > Decreased price of SUBTOTAL from \$858.00 to \$810.00. (-\$48.00) Total change to estimate -\$55.20 ~~~~~</p>				

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

Subtotal	\$21,347.70
GST	\$3,202.16
Total	\$24,549.86



access One Scaffolding Ltd
P O Box 12 085
Penrose,
Auckland 1642

SCAFFOLDING QUOTATION

To: Jace Goodin **From:** Ray Blome
Company: Renovation Specialists **Date:** 06/12/2012
Quotation No: RB284C **Ph:** 021-563-630
Email: jace@renovationspecialists.co.nz
Subject: 15 Wychwood Terrace

- All prices are based on the drawing and scope of works supplied.
- All our scaffolds are built to O.S.H requirements.
- Ladder access will be supplied to each working deck of perimeter scaffolds.
- Our standard hours of work are 7.30am to 4:00pm Monday to Friday.
- We will require a lay down area for our materials whilst on site.
- Clear access is needed onto site for our trucks and unloading.
- We require a good solid base to build on.
- These prices do not include shade cloth unless otherwise asked for.
- We require a minimum of 7 days' notice before any commencement of work.

Qty	Description	Rate	Erection & Dismantle	Transport
1	Scaffolding for painting stairwell	\$120.00 <i>X 2 weeks</i>	\$600.00	\$100.00

Labour Rate for Extra Work Required by Client

Per man per hour

\$ 40.00 + GST

Comments:

940 + 7% margin = 1005.80 -

**TAX INVOICE AND PAYMENT CLAIM**

Invoice To
Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake
Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details
[REDACTED]
15 Wyhwood Crescent
Bishopdale
Christchurch 8051

Invoice Number 4351
Date 2/08/2013
GST Number 69-780-172
Due Date 12/08/2013
Claim Number 2011/138670
Terms 10 days

Last Date for submitting claim 09/08/2013

Description	Qty	Unit	Rate	Amount
SCOPE CHANGE v2				
EXTERIOR SOUTH				
Grind out and repoint mortar	2		30.00	60.00
Paint wall	23		30.00	690.00
EXTERIOR WEST				
EXTERIOR WEST	1			0.00
Grind out and repoint mortar	1		30.00	30.00
Paint part of wall	8		30.00	240.00
STAIRWELL - WALLS				
Asbestos testing	0		235.40	0.00
Scaffold hire	1		1,005.80	1,005.80
Rake out and stop walls	15		10.70	160.50
Remove and dispose asbestos stipple	1		4,986.00	4,986.00
Skirn coat walls	46		18.00	828.00
Paint walls	46		19.45	894.70
FAMILY ROOM				
Rake out and stop walls	20		10.70	214.00
Uplift and relay carpet	39		13.00	507.00
Investigate floor levels	4		45.00	180.00
Screw floor	39		7.00	273.00
SCOPE v3				
EXTERIOR NORTH				
Grind out and repoint mortar	3		30.00	90.00
Paint wall	24		30.00	720.00
KITCHEN AND LOUNGE AREA				
GIB Stopping & Paint Ceiling	42		26.00	1,092.00
Remove, dispose and replace wallpaper	66		55.00	3,630.00

This is a Payment Claim under the Construction Contracts Act 2002

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time have been used to provide products, materials and services in the completion of these works, where possible.

Please make payment to:

Hollyford Ltd t/a Renovation Specialists
Accreditation Number EQRC0413
P O Box 16-835, Hornby
accounts@renovationspecialists.co.nz
Phone 0800 RENO SPEC (73 66 77)

SUBTOTAL

GST

Total

Hub # 4 Burnside Park	
E016	
Received	
Entered	
Certified	

**TAX INVOICE AND PAYMENT CLAIM**

Invoice To

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake
Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details

15 Wyrwood Crescent
Bishopdale
Christchurch 8051

Invoice Number 4351
Date 2/08/2013
GST Number 69-780-172
Due Date 12/08/2013
Claim Number 2011/138670
Terms 10 days

Last Date for submitting claim 09/08/2013

Description	Qty	Unit	Rate	Amount
HALLWAY				
Remove, dispose and replace wallpaper - ceiling	12		55.00	660.00
Paint ceiling	12		19.45	233.40
Remove, dispose and replace wallpaper	54		55.00	2,970.00
BEDROOM - END OF HALLWAY				
Remove, dispose and replace wallpaper	37		55.00	2,035.00
Remove, dispose and replace wallpaper - ceiling	14		55.00	770.00
Paint ceiling	14		19.45	272.30
BEDROOM - SECOND ON THE LEFT OF HALLWAY				
Remove, dispose and replace wallpaper	29		55.00	1,595.00
BEDROOM - CLOSEST TO THE BATHROOM				
Remove, dispose and replace wallpaper	30		55.00	1,650.00
FAMILY ROOM				
Remove, dispose and replace wallpaper	46		55.00	2,530.00
TOILET				
Remove, dispose and replace wallpaper	16		55.00	880.00
Scoping, Pricing and Administration	1		220.00	220.00
Project Management Costs & Health and Safety	15		45.00	675.00
Daily Site Clean	15		45.00	675.00
Cover Wrap - Supply & Lay	1		250.00	250.00
Commercial Cleaning at Completion	1		250.00	250.00
Rubbish Removal	1		150.00	150.00
VARIATION 1				

This is a Payment Claim under the Construction Contracts Act 2002

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time have been used to provide products, materials and services in the completion of these works, where possible.

Please make payment to:

Hollyford Ltd t/a Renovation Specialists
Accreditation Number EQRC0413
P O Box 16-835, Hornby
accounts@renovationspecialists.co.nz
Phone 0800 RENO SPEC (73 66 77)

SUBTOTAL

GST

Total

**TAX INVOICE AND PAYMENT CLAIM**

Invoice To

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake
Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details

██████████
15 Wynwood Crescent
Bishopdale
Christchurch 8051

Invoice Number 4351
Date 2/08/2013
GST Number 69-780-172
Due Date 12/08/2013
Claim Number 2011/138670
Terms 10 days

Last Date for submitting claim 09/08/2013

Description	Qty	Unit	Rate	Amount
Isolate power and remove/re-install heatpump - as per attached quote	1		749.00	749.00
NEGATIVE - VARIATION 2				
KITCHEN / LOUNGE AREA				
Remove, dispose & relace wall paper	66		-55.00	-3,630.00
HALLWAY				
Remove, dispose & relace wall paper - ceiling	12		-55.00	-660.00
Ceiling Painting	12		-19.45	-233.40
Remove, dispose & relace wall paper	54		-55.00	-2,970.00
BEDROOM - END OF HALLWAY				
Remove, dispose & relace wall paper	37		-55.00	-2,035.00
Remove, dispose & relace wall paper - ceiling	14		-55.00	-770.00
Ceiling Painting	14		-19.45	-272.30
BEDROOM - SECOND ON THE LEFT OF HALLWAY				
Remove, dispose & relace wall paper	29		-55.00	-1,595.00
BEDROOM - CLOSEST TO THE BATHROOM				
Remove, dispose & relace wall paper	30		-55.00	-1,650.00
FAMILY ROOM				
Remove, dispose & relace wall paper	46		-55.00	-2,530.00
TOILET				
Remove, dispose & relace wall paper	16		-55.00	-880.00
ALTERNATIVE TO THE ABOVE				
Remove wallpaper, stop all joints, skim & paint	-304		-56.50	17,176.00

This is a Payment Claim under the Construction Contracts Act 2002

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time have been used to provide products, materials and services in the completion of these works, where possible.

Please make payment to:

Hollyford Ltd t/a Renovation Specialists
Accreditation Number EQRC0413
P O Box 16-835, Hornby
accounts@renovationspecialists.co.nz
Phone 0800 RENO SPEC (73 66 77)

SUBTOTAL	\$32,116.00
GST	\$4,817.41
Total	\$36,933.41



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

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

Approved
ENTERED

To:
Hollyford Ltd T/A Renovation Specialists
PO Box 16-835
Hornby
Christchurch 8441
Phone 0800 73 66 77
Email info@renovationspecialists.co.nz

Order No E016-00153

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **EQRC0413**
Contractor Code **S745**

From:

Hub **Burnside Hub**
Works Order Date **27-Mar-2013**

Project Number **E016**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/138670	15 WYCHWOOD CRESCENT, BISHOPDALE		31,652.10
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 31,652.10

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 **Steven Leech**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

Steven Leech 27/03/13

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.

Copy made for computer 17-5-13 KR

2 of 2
Aroner Fletcher
REVISED

S/SV
PIA
①
②

MS-SF0505 Variation to Works Order



Claim Number	2011/138670.	Contractor Name	Renovation Specialists
Customer Name	[REDACTED]	Supervisor	Grant Dunnet
Main Contact		Date	8/05/2013
Property Address	15 Wychwood Crescen	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.*

Section 1 Completed by Contractor

Reason for Submitting a Variation

Danger to workers

Works missed from scope

REVISED

Item	Description	Quantity	Unit	Rate	Amount
1	Isolate power and remove/reinstate heat pump as per attached	1	quote	749	749.00
Total					749.00

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name Raymond Webb Date 13/5/13 Signature [Signature]

Section 3 Completed by EQC Representative

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

Notes

Name M. Barton Date 14.5.2013 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ 749.00 Hub Name Burnside
 Variation Total \$ 749.00 Hub Number 14 E 016

Tax Invoice/Payment Claim No.

Name William Carr Date 14/05/2013 Signature [Signature]



Renovation SPECIALISTS

10/04/2013

Earthquake Repair Quote

Claim Number	Quote No
2011/138670 [REDACTED]	1056

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Homeowner Details:

[REDACTED]
15 Wyhwood Crescent
Bishopdale
Christchurch 8051

Description	Qty	Unit	Rate	Total
****variation # 1 revised**** isolate power and remove/re-install heatpump - as per attached quote	1	quote	749.00	749.00
<p>----- CHANGE ORDER ----- May 8, 2013 > Removed 4 Bricklaying. (-\$120.00) > Removed 31.44 Painting. (-\$1,006.08) > Removed 1 TAGS. (-\$0.00) > Removed 1 T5. (-\$0.00) Total change to estimate -\$1,294.99 -----</p>				

Hollyford Ltd t/a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

Subtotal	\$749.00
GST	\$112.35
Total	\$861.35



QUOTE

Renovation Specialists

Invoice Date
29 Apr 2013

PPL Electrical Ltd
PO Box 16201

Invoice Number
INV-0952

Hornby
Christchurch 8441

Reference
Isolate and disconnect

GST Number
102-802-250

Description	Quantity	Unit Price	Amount NZD
Labour: Isolate power supply, remove and reinstall Heatpump, Disconnect roughly 12 fittings.	1.00	700.00	700.00
		Subtotal	700.00
		TOTAL GST 15%	105.00
		TOTAL NZD	805.00

Due Date:

PAYMENT DETAILS

01-1158-0162135-20 PPL Electrical Ltd

Please place invoice number in the reference field.

700 + 105 = \$ 805

Claims arising from the invoice must be made within 7 days.

We reserve the right to charge interest on overdue accounts.

All collection costs that may be incurred on unpaid accounts will be recoverable.

PAYMENT ADVICE

To: PPL Electrical Ltd
PO Box 16201
Hornby
Christchurch 8441

Customer Renovation Specialists
Invoice Number INV-0952
Amount Due 805.00
Due Date
Amount Enclosed

Enter the amount you are paying above

MS-SF0505 Variation to Works Order



Claim Number	2011/138670	Contractor Name	Renovation Specialists
Customer Name	Doug Banks	Supervisor	Haymish Webb
Main Contact		Date	9/07/2013
Property Address	15 Wychwood	Customer email	
Phone		QS Name	Steven Lech

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.*

Section 1 Completed by Contractor

Reason for Submitting a Variation

Variation #2 Change of repair strategy

Item	Description	Quantity	Unit	Rate	Amount
	KITCHEN AND LOUNGE AREA				\$ -
	Remove, dispose and replace wallpaper	-66	m2	\$ 55.00	-\$ 3,630.00
	HALLWAY				\$ -
	Remove, dispose and replace wallpaper-ceiling	-12	m2	\$ 55.00	-\$ 660.00
	Paint ceiling	-12	m2	\$ 19.45	-\$ 233.40
	Remove, dispose and replace wallpaper	-54	m2	\$ 55.00	-\$ 2,970.00
	BEDROOM - END OF HALLWAY				\$ -
	Remove, dispose and replace wallpaper	-37	m2	\$ 55.00	-\$ 2,035.00
	Remove, dispose and replace wallpaper - ceiling	-14	m2	\$ 55.00	-\$ 770.00
	Paint ceiling	-14	m2	\$ 19.45	-\$ 272.30
	BEDROOM - SECOND ON THE LEFT OF HALLWAY				\$ -
	Remove, dispose and replace wallpaper	-29	m2	\$ 55.00	-\$ 1,595.00
	BEDROOM - CLOSEST TO THE BATHROOM				\$ -
	Remove, dispose and replace wallpaper	-30	m2	\$ 55.00	-\$ 1,650.00
	FAMILY ROOM				\$ -
	Remove, dispose and replace wallpaper	-46	m2	\$ 55.00	-\$ 2,530.00
	TOILET				\$ -
	Remove, dispose and replace wallpaper	-16	m2	\$ 55.00	-\$ 880.00
	<u>Alternative</u>	330			\$ -
	Remove wallpaper, stop all joints, skim and paint	304	m2	\$ 56.50	\$ 17,176.00
Total					-\$ 48.70

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name Haymish Webb Date 10/6/13 Signature [Signature]

Section 3 Completed by EQC Representative

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

Notes

Name _____ Date _____ Signature _____

Section 4 Completed by Quantity Surveyor

Claimed \$ _____ Hub Name _____

Variation Total \$ _____ Hub Number _____ E _____

Name Steven Leach Date 10/7/13 Tax Invoice/Payment Claim No. _____ Signature [Signature]



Renovation SPECIALISTS

9/07/2013

Fletcher EQR Burnside Hub
The Fletcher Construction Company Ltd
as agents for the Earthquake Commission
P O Box 80105
Riccarton, Christchurch 8440

Earthquake Repair Quote

Claim Number	Quote No
201 (138670) [REDACTED]	1266

Homeowner Details:

[REDACTED]
15 Wyhwood Crescent
Bishopdale
Christchurch 8051

Description	Qty	Unit	Rate	Total
***** NEGATIVE VARIATION *****				
VARIATION # 2				
KITCHEN / LOUNGE AREA				
Remove, dispose & relace wall paper	- 66	m2	55.00	- 3,630.00
SUBTOTAL				- 3,630.00
HALLWAY				
Remove, dispose & relace wall paper - ceiling	- 12	m2	55.00	- 660.00
Ceiling Painting	- 12	m2	19.45	- 233.40
Remove, dispose & relace wall paper	- 54	m2	55.00	- 2,970.00
SUBTOTAL				- 3,863.40
BEDROOM - END OF HALLWAY				
Remove, dispose & relace wall paper	- 37	m2	55.00	- 2,035.00
Remove, dispose & relace wall paper - ceiling	- 14	m2	55.00	- 770.00
Ceiling Painting	- 14	m2	19.45	- 272.30
SUBTOTAL				- 3,077.30
BEDROOM - SECOND ON THE LEFT OF HALLWAY				
Remove, dispose & relace wall paper	- 29	m2	55.00	- 1,595.00
SUBTOTAL				- 1,595.00
BEDROOM - CLOSEST TO THE BATHROOM				
Remove, dispose & relace wall paper	- 30	m2	55.00	- 1,650.00
SUBTOTAL				- 1,650.00
FAMILY ROOM				
Remove, dispose & relace wall paper	- 46	m2	55.00	- 2,530.00
SUBTOTAL				- 2,530.00
TOILET				
Remove, dispose & relace wall paper	- 16	m2	55.00	- 880.00
SUBTOTAL				- 880.00
ALTERNATIVE TO THE ABOVE				
Remove wallpaper, stop all joints, skim & paint	304	m2	56.50	17,176.00

Hollyford Ltd /a Renovation Specialists
PO Box 16-835, Hornby, Christchurch, 8441
Phone 03 349 2857

Subtotal	- \$49.70
GST	- \$7.46
Total	- \$57.16

Schedule E3 Practical Completion Certificate

Contract: - 2011/138670
Location: - 15 WYCHWOOD CRES
Principal: - RENOVATION SPECIALISTS

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:

G Dunne

2/8/13
(Date signed)

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011/138670
 Customer/Authorised Representative: DUG BANKS
 Street Address: 15 WYCHWOOD
 Contractor: RENOVATION SPECIALISTS

Description of Works

WORKS COMPLETED AS PER SCOPE

Defects

N/A

Deferred Works

N/A

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:

GRANT DUNNETT
 Print Name

Grant Dunnett
 Signature

2/8/13
 Date

Owner/Agent Signature:

DUGLAS BANKS
 Print Name

D Banks
 Signature

2/8/13
 Date

Fletcher Construction Company Ltd - EQR:

Hemish Webb
 Print Name

H Webb
 Signature

2-8-13
 Date

Contractor's Producer Statement for Construction PS3

Contract: - 2011/138670
Location: - 15 WYCHWOOD CRES

Issued by
Contractor: - RENOVATION SPECIALISTS
LBP Licence No - BP 123281

Preamble

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

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

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

Description of the work covered by this statement:

Claim Number: 2011/138670

ALL EQR REPAIR WORK HAS BEEN COMPLETED BY RENOVATION SPECIALISTS AS PER QUOTES #926 #927 #1056 #1260

Signed by/date: G. Djanett 2/8/13
(Date signed)

FINAL ACCOUNT AGREEMENT



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	[REDACTED]	Contractor:	Hollyford Ltd T/A Renovation Specialists
Claim No:	2011/138670	Accreditation No:	EQRC0413
Site Address:	15 Wychwood Crescent	Mobile No:	[REDACTED]
	Bishopdale	Hub:	Burnside
Date:	02 Aug 2013	EQR Site Supervisor:	Haymish Webb

Amounts:		
Original Contract Value (excl. GST)	\$	31,652.10
Variations (excl. GST)	\$	749.00
Negative Variations	-\$	49.70
Final Contract Value (excl. GST)	\$	32,351.40
Less Previous Payments (excl. GST)	\$	235.40
Amount for Final Payment (excl. GST)	\$	32,116.00
GST Amount	\$	4,817.40
Amount for Final Payment (incl. GST)	\$	36,933.40

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: 25/06/2013

Contract Finish Date: 2/08/2013

Contractor name: Hollyford Ltd T/A Renovation Specialists

Date: 5/08/2013

Signature:

OFFICE USE ONLY

Supervisor name:

Haymish Webb

Date:

13-8-13

Signature:

QS name:

Steven Leach

Date:

15/8/13

Signature:

MS-SF0409



**EXEMPT BUILDING WORK
FILE RECORD**

CLAIM NUMBER:

2	0	1	1	1	3	8	6	7	0
---	---	---	---	---	---	---	---	---	---

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: *15 Wychwood cres*

DATE

HUB

CONT. SUPERVISOR *Hegemish Webb*

PROPERTY CONTACT NAME:

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR:

SITE SUPERVISOR NAME:

CONTACT DETAILS: PH.

EMAIL:

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

<i>Cosmetic Damage Only</i>
<i>Plastering + Painting etc</i>

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).

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

Scope of Works

Completed by: S. Armstrong - ParkDate: 19/11/13 Page: 1 of 1
dd / mm / yy

M:

DOUGH BANKS
15 WYCHWOOD CRESCENT
BISHOPDALE
CHRISTCHURCH
H: & W:
M:Description: **Enabling Works – 8/9 – Dwellings**Dwelling Type Ring Foundation Piled Concrete Slab Combined Piles/Slab Average finished floor level above ground level: 300 mm Unable to determine (refer to file note)

Enter this information onto the Enabling Works 8/9 SOW, where P&G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Site Establishment	each				1	\$9,000	9000.00
Dwelling Storage (off site)	each				1	\$5,000	5000.00
Dwelling Lift 0-150	m ²				1	\$12,200	
150-200	m ²				1	\$13,300	
200-250	m ²				1	\$18,500	
250-2 Storey <u>2 Storey</u>	m ²				1	\$22,000	22,000.00
Removal of Debris 0-150	m ²				1	\$6,050	
150-200	m ²				1	\$8,250	
200-250	m ²				1	\$11,000	
250-2 Storey <u>2 Storey</u>	m ²				1	\$13,750	13,750.00
Garage (incl Removal of Debris)							
Metal Profiled: Remove, Store on Site, Reinstale	m ²					\$667	
Concrete Block: Demolish and Reinstale	m ²	9.4	6.1		57.34	\$908	52,064.72
Total:							101,814.72



CHECKED

Scope of Works

3

EQC

Completed by: Stephen Keans

DOUGH BANKS

15 WYCHWOOD CRESCENT

BISHOPDALE

CHRISTCHURCH

H: & W:

M:

Date:

19/11/13
dd/mm/yy

Page: 1 of 1

Description: **Enabling Works – 8/9 – Structures**

Enter this information onto the Enabling Works 8/9 SOW, where P&G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each				1	\$160	160-00
Machine Hire	hrs				8	\$110	880-00
Truck Hire	hrs				4	\$100	400-00
Breaker Hire	day					\$70	
Skip (4m ³)	each					\$190	
Contaminated Waste	m ³	9.7	1	1	9.7	\$100	970-00
Clean Waste	m ³					\$20	
Labour	hrs				8	\$45	360-00
Pergola/Gazebo	m ²					\$100	
Garden Shed/ Glass House	m ²					\$100	
Play House/ Sand Pit	Sum					\$500	
Clothes Line/ Kennel	Sum				1	\$250	250-00
Spa Pool	Sum					\$1,500	
Swimming Pool (3m dia)	Sum					\$1,500	
Swimming Pool (8m x 4m)	Sum					\$25,000	
Swimming Pool (15m x 5m)	Sum					\$55,000	
B.B.Q	Sum					\$1,000	
Pizza Oven	Sum					\$1,000	
Fencing 1.8m	l/m	4.3			4.3	\$125	537.50
Fencing Hebel 1.8m	l/m	15.4			15.4	\$470	7238-00
Artificial Surface	m ²					\$65	
Carport	m ²					\$200	
Deck	m ²	17.3	1		17.3	\$240	4152.00
Patio	m ²					\$185	
						Total:	14,947.50



19/11/2013
STEPHEN KEARNS

M:



DOUGH BANKS
15 WYCHWOOD CRESCENT
BISHOPDALE
CHRISTCHURCH

H: & W:

M:

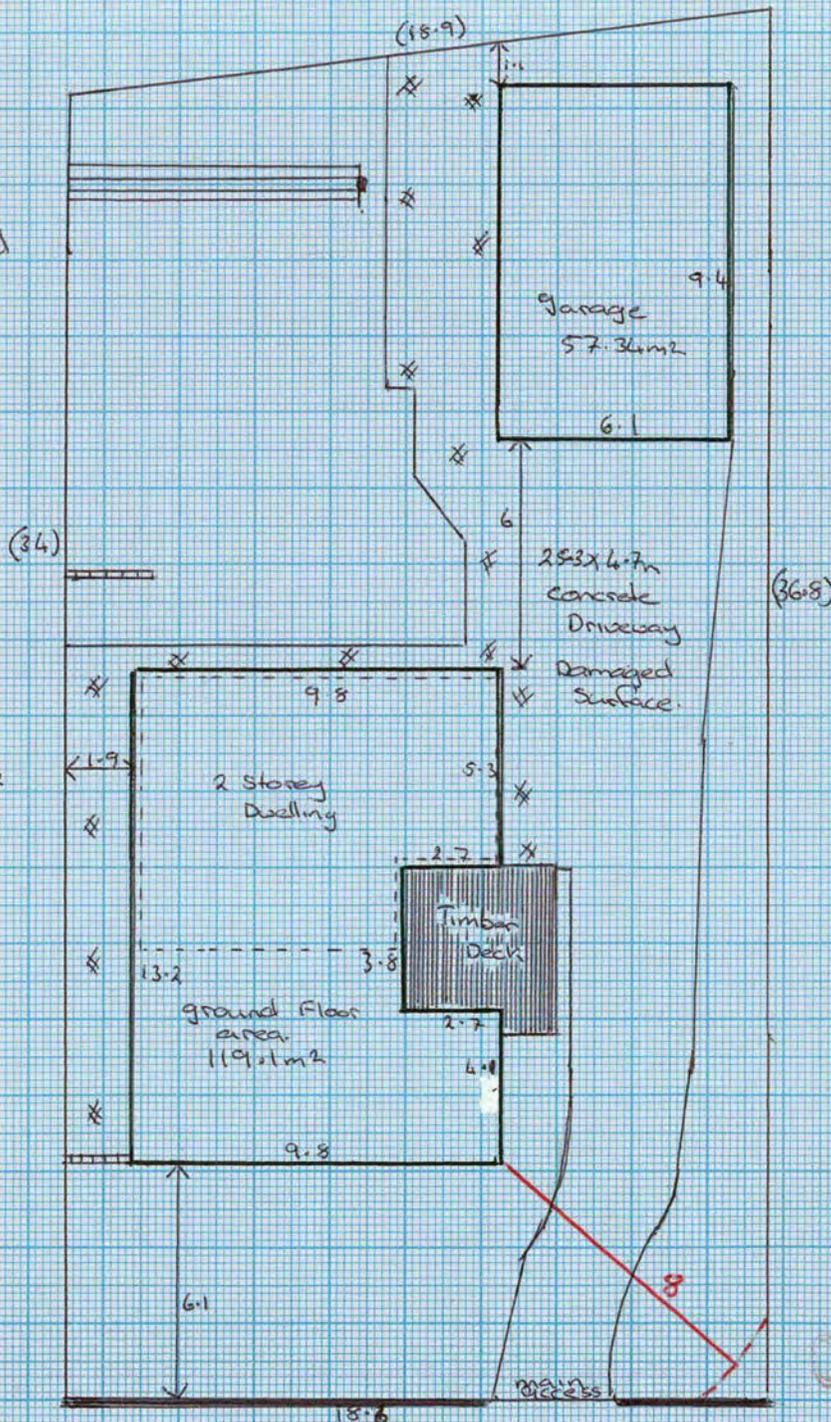
Property size 651m²
outside EGC cover 1.8m²
Total EGC cover 649.2m²

KEY

- clothes line.
- Hard paved areas
- Timber Fences
- Hebal Fence.
- Second storey area

All Hard paved surfaces are damaged

Timber Deck 17.3m²
Hebal Fence 15.4
Timber Fence 4.3m

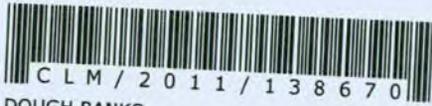


Not to scale

CHECKED



File Note – Page 2 only



Client Name: DOUGH BANKS
15 WYCHWOOD CRESCENT
BISHOPDALE
CHRISTCHURCH
H: & W:
M:

Date: 19/11/13

Author: S. Armstrong - Park

Notes:

The EQC Land Team have assessed the property as they found it on the day of the inspection and have recorded the types and amount of earthquake related land damage that was visible.

Tenant advised the lawn undulations were pre existing (he has lived at dwelling since before the earthquakes)



CHECKED



SITE - RISK ASSESSMENT

FLAT LAND

Claim N°: 2011/138670 Date: 19/11/13 Time: 3:30 pm
 Property Address: 15 Wychwood Crescent
 Assessor Name: S. Armstrong - Park ID No: 800984
 Estimator Name: Stephen Keans ID No: 1019

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

..... Road

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

- 400mm clearance ground to bearer Buddy present (EQC staff)
 Manhole 450mm x 450mm Rescue Plan (Dial 111)
 Sufficient flow of oxygen

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

- Disposable Overalls Ear Plugs
 Glasses P2 Mask
 Safety Footwear Waterproof Gloves

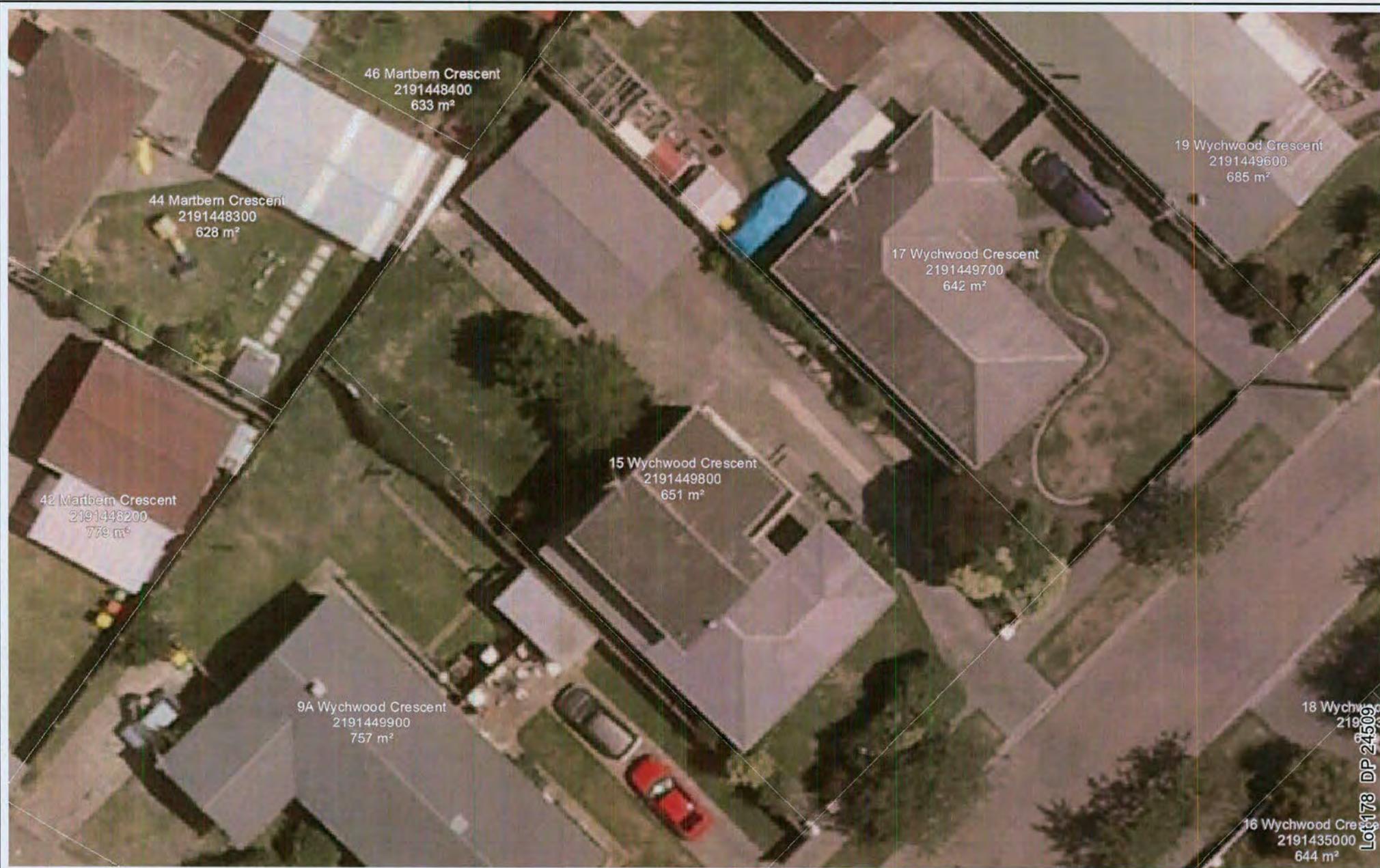
Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls Y / N

Hazards: Nil

Comments: Dog on site but restrained.



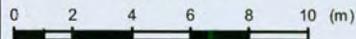
CHECKED



Path: L:\52000\Working\Aerial\GIS\MapDoc Field\AKL\CHCH-C088 Bldgptata.mxd Date: 30/05/2011 Time: 3:26:02 p.m.

Notes:

A4 SCALE 1:250



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE
 BISHOPDALE, CHRISTCHURCH
 (C088-160383) - 15 Wychwood Crescent

EQC Claim No: 201 _ /

Lot 178 DP 21509



Increased Flooding Vulnerability (IFV) Engineering Assessment



Tonkin & Taylor

Property details

Property address	15 WYCHWOOD CRESCENT, BISHOPDALE, CHRISTCHURCH 8053
Property ID (QPID)	1168622
Master claim number	CLM/2011/138670
Date	30 April 2015

Engineering assessment

This engineering assessment identifies that the Property	DOES NOT have IFV land damage
--	-------------------------------



Introduction

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

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

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

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

Engineering assessment methodology

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

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

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

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

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

Engineering Assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	No
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land does not have IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land does not have IFV	



Flood modelling approach

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

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

EQC's flood model maps are available to technical professionals on the Canterbury Geotechnical Database.

Flood modelling results

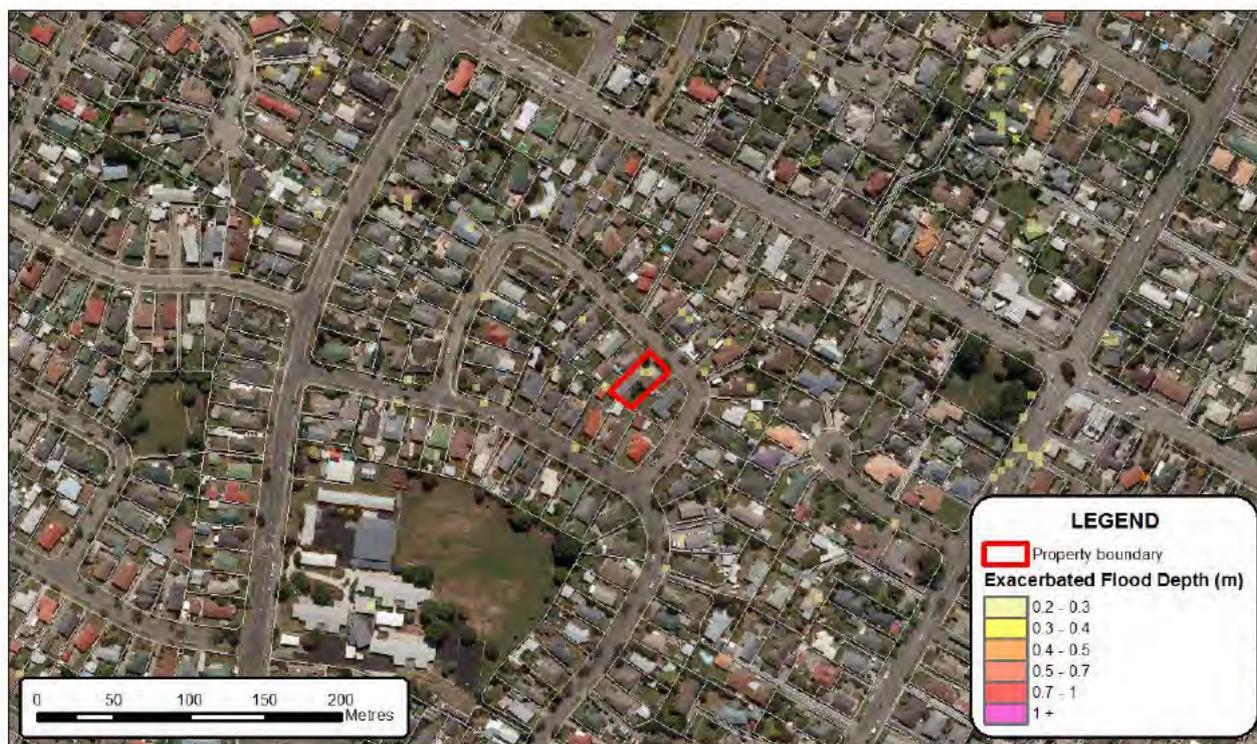
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence. This does not include changes in

flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

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

Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence. EQC's flood model maps are available to technical professionals on the Canterbury Geotechnical Database.



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





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



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



Topography

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

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



Map 4: Ground surface elevation post December 2011

Disclaimer

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

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



References and further information

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

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

Data references

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

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

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



Increased Flooding Vulnerability (IFV)

Fact sheet May 2015



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

About Increased Flooding Vulnerability

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

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

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

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

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

Declaratory Judgment on IFV land damage

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

Engineering assessments for IFV land damage

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

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

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

0800 DAMAGE (0800 326 243)
or visit us at www.eqc.govt.nz

New Zealand Government

EQC
EARTHQUAKE COMMISSION
Kōwhiriā Rōwhenua

Flood modelling underpins the engineering assessment

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

To make the models, EQC's engineers have:

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

Thresholds applied in the engineers' initial assessment

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

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

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

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

Examples of how EQC applies these thresholds and exceptions

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

0800 DAMAGE (0800 326 243)
or visit us at www.eqc.govt.nz

New Zealand Government



Engineering assessment process

Site-specific assessment

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

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

Area-wide review

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

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

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

Valuation assessments for IFV land damage

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

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

The valuation threshold is:

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

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

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

Settling IFV claims

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

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

For further information about DOV, see www.eqc.govt.nz/IFV.



0800 DAMAGE (0800 326 243)
or visit us at www.eqc.govt.nz

New Zealand Government

EQC
EARTHQUAKE COMMISSION
Kōwhiriwhiri

Increased Flooding Vulnerability (IFV)

Fact sheet May 2015

You can have your IFV decision reviewed

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

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

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

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

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

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



0800 DAMAGE (0800 326 243)
or visit us at www.eqc.govt.nz

New Zealand Government

EQC
EARTHQUAKE COMMISSION
Kōwhiriwhiri

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Property Summary

Property Identification (QPID) Address	15 Wychwood Cres	Engineering IFV Assessment Status	Complete
Property Identification (QPID) Suburb	Bishopdale	Report date	30/04/2015
Property Identification (QPID)	1168622	Valuation reference	21914/49800
EQC Master claim number	CLM/2011/138670	Legal description	LOT 178 DP 24509
EQC Master Claim Address	15 WYCHWOOD CRESCENT, BISHOPDALE, CHRISTCHURCH 8053	Inferred Parcel Type	Freehold
Associated Property Identification (QPID)	None	MBIE Technical Category	TC2

Associated QPID Claim

QPID	Master Claim	EQC Master Claim Address	EQC suggested building use
1168622	CLM/2011/138670	15 WYCHWOOD CRESCENT, BISHOPDALE, CHRISTCHURCH 8053	Residential

Engineering Assessment

General

Site visit date	19/09/2014	Reviewed date	16/02/2015		
Insured land area from EQC mudmap (m ²)		Insured land area calculated by T&T (m ²)	649	Indicative dwelling floor height above ground level (mm)	450

IFV Assessment Results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	No
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land does not have IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land does not have IFV	
Land does not have IFV because	Area of exacerbated flooding located beneath a structure and shown due to LiDAR inaccuracy

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Glossary of Terms

Term	Definition
x% AEP (Annual Exceedance Probability) flood	The flood caused by a rainfall event with a depth that has an x% probability of being exceeded during a year.
DEM (Digital Elevation Model)	A 3D topographic model which utilises LiDAR data
Exacerbated flood depth	The measure of IFV. The lesser of the change in flood depth and the change in ground surface elevation.
EQC (Earthquake Commission)	Land that is used by only one owner of shared land (e.g. cross-lease property) as determined by EQC.
FLFMA (Floor Level and Fill Management Area)	An area identified in the proposed Christchurch Replacement District Plan, which is at risk of flooding in a major flood event, where specific minimum floor level and earthwork rules apply.
IFV (Increased Flooding Vulnerability)	A physical change to residential land as a result of an earthquake (subsidence) which adversely affects the amenity and value that would otherwise be associated with the land by increasing the vulnerability of that land to flooding events.
Insured land area	As defined in the Earthquake Commission Act 1993.
Land repair feasibility	EQC has determined that if exacerbated flooding extends under a dwelling or a resource consent is likely to be required; then the repair of the land is unlikely to be feasible for EQC claim settlement purposes.
LiDAR (Light Detection and Ranging)	Ground surface elevations measured using optical sensing technologies from a plane (an aerial survey).
MBIE Technical Category	Ministry of Business, Innovation & Employment Technical Categories, assigned on an area wide basis to provide guidance for foundation investigation and design.
Mudmap	Sketch made of property by EQC staff.
Property Identification (QPID)	Property Identification number, a unique property identifier that has been derived from QPIDs.
Shared land	Land that is shared or common to all owners of shared land e.g. cross-lease property or a shared driveway as determined by EQC.
T&T	Tonkin & Taylor Ltd.

Disclaimer

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

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

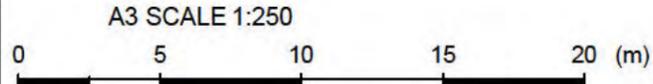
As all available data sources were not provided for the claim, T&T cannot guarantee the accuracy of the claim/ QPID match or the associations. In each case the Property Identification (QPID) provided is a suggestion, and it is strongly recommended that EQC confirm the Property Identification (QPID) and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

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



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

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

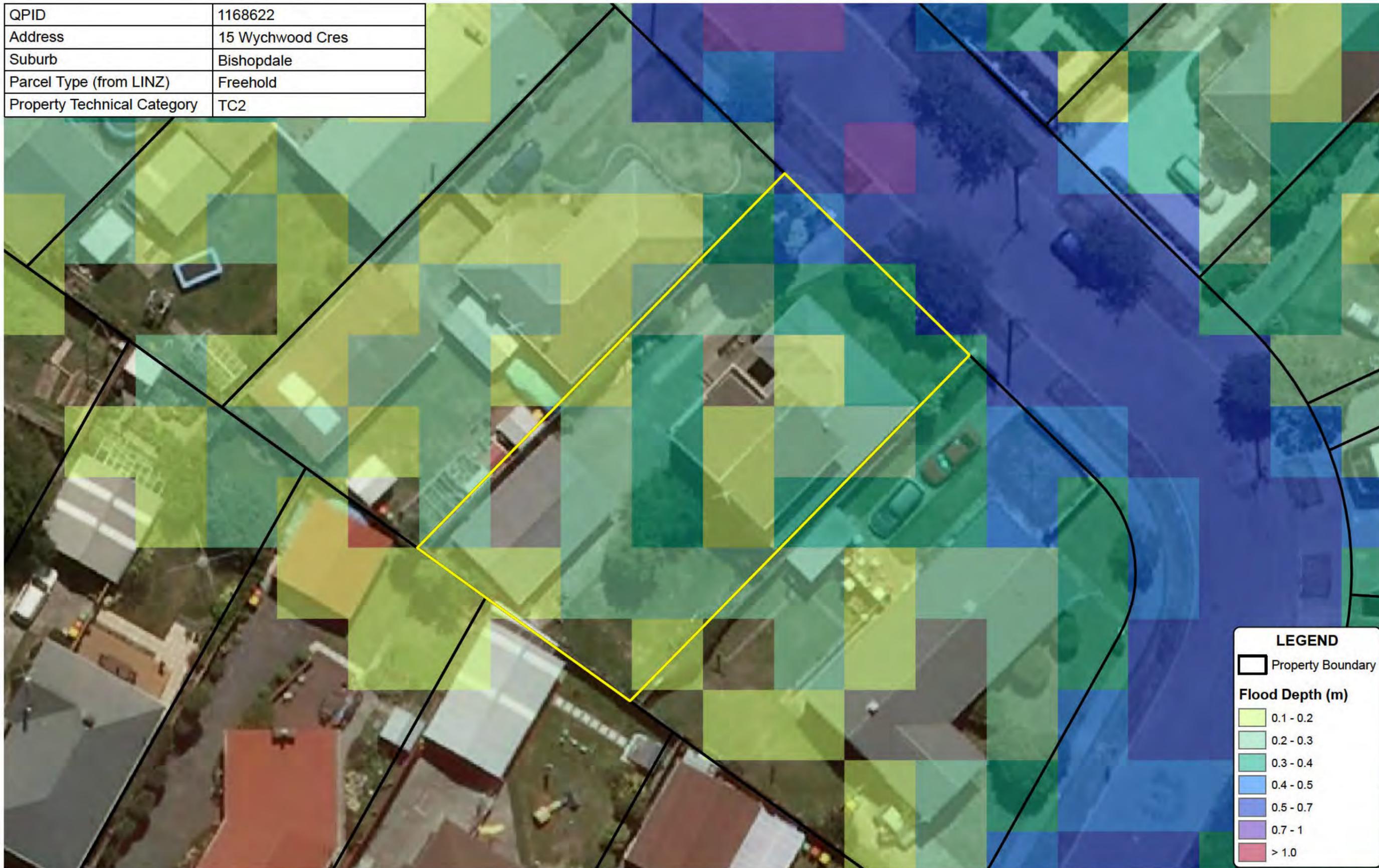


DRAWN	CXP	Nov.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM053	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

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

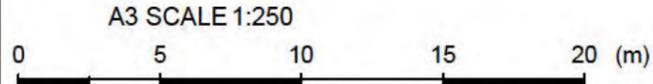
Date: 24/11/2014 Time: 6:00:25 p.m.

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



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

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



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

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

FIGURE No.	Rev.
	0

Date: 5/06/2014 Time: 5:56:39 p.m.

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



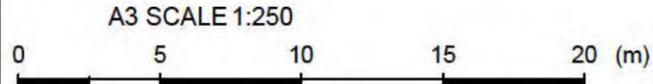
LEGEND

Property Boundary

Flood Depth (m)

- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.7
- 0.7 - 1
- > 1.0

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



DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM029	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

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

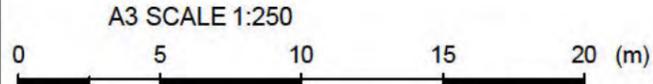
Date: 5/06/2014 Time: 5:56:39 p.m.

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



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

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



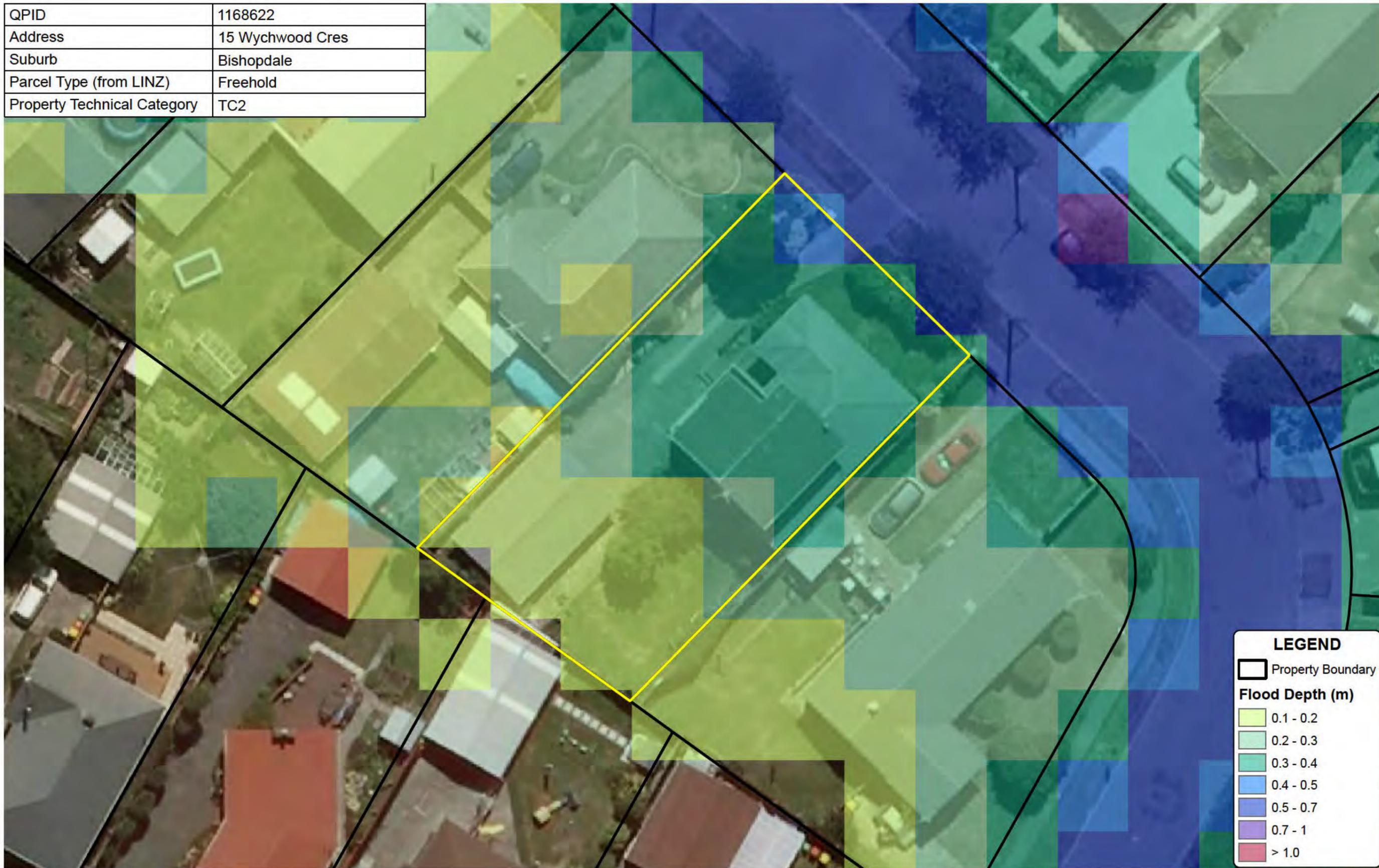
DRAWN	CXP	Jun.14
CHECKED		
APPROVED		
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

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

FIGURE No.	Rev. 0
------------	--------

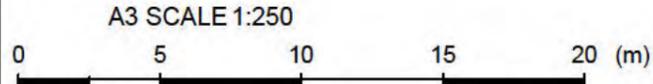
Date: 5/06/2014 Time: 5:52:14 p.m.

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



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

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



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

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

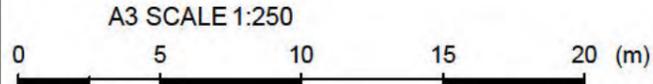
Date: 5/06/2014 Time: 5:59:09 p.m.

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



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

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



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

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

FIGURE No.	Rev. 0
------------	--------

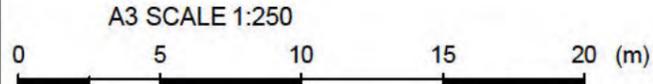
Date: 5/06/2014 Time: 5:57:52 p.m.

QPID	1168622
Address	15 Wychwood Cres
Suburb	Bishopdale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC2



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

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



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

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

FIGURE No.	Rev. 0
------------	--------

Date: 5/06/2014 Time: 5:50:51 p.m.