

18 September 2025

Body Corporate 552171
C/- Pitcaithly Body Corporate Services Ltd
PO Box 41-076
Christchurch

Attention: Courtney Dupont

Sent by: Email only

Dear Courtney

**Desktop Review of Issues Relating to Adrian Collis
10 Hurley Street, Christchurch Central**

1.0 INTRODUCTION

Maynard Marks has been commissioned by Body Corporate 552171 to provide advice in respect of a letter received from Christchurch City Council (CCC) regarding a potential issue relating to the involvement of structural engineer Adrian Collis in the design and construction of the property at 10 Hurley Street, Christchurch Central.

The scope of our engagement is as defined in our offer of service dated 27 February 2025:

- Review of the CCC property file(s) to determine what work is in question.
- Provision of advice, in the form of a letter, outlining what the work that may be in question is and the necessary steps to investigate the compliance of that work.
- Our initial letter following our review of the property file(s) will include an estimate of costs to proceed to the next stage of investigation, should the Body Corporate wish to do so.

2.0 DOCUMENTATION REVIEWED

The following documents from the CCC property file have been reviewed:

- Approved Plans by Three Sixty Architecture Ltd and Mike Wilton Consulting Ltd.
- Approved Supporting Documents, including:
 - Calculations by Mike Wilton Consulting Ltd.
 - RFI Response by Mike Wilton Consulting Ltd.
 - Producer Statement PS1 dated 21 January 2019 and Certificate of Design Work by Murray White on behalf of Mike Wilton Consulting Ltd.
 - Geotechnical Investigation Report by GeoConsult.
- Site Instruction and Inspection records (13 no.) by various staff on behalf of Mike Wilton Consulting Ltd.

- Producer Statement PS4 dated 2 February 2022 by Adrian Collis on behalf of Mike Wilton Consulting Ltd.
- Producer Statement PS4 dated 21 February 2022 by Adrian Collis on behalf of Mike Wilton Consulting Ltd.
- Producer Statement PS4 dated 28 February 2022 by Adrian Collis on behalf of Mike Wilton Consulting Ltd.
- Various emails / RFIs relating to the Producer Statement PS4 and confirmation of geotechnical conditions prior to issue of the Code Compliance Certificate.

3.0 REPORTING CONDITIONS

This report has been prepared under the following conditions:

- This report is provided for Body Corporate 552171 and its legal representatives and may not be used without written permission. Maynard Marks accepts no liability to third parties who may act on the contents of this report.
- The comments made within this report are our professional opinion and interpretation.
- The information in this report is not legal advice.
- Further information may exist or become available, which may affect or alter our opinion.
- For the avoidance of any doubt, this report is based on a desktop assessment only. Specialist sub-consultants (e.g. geotechnical engineer) have not been engaged.

4.0 HISTORY

The original building consent was issued by CCC on 8 February 2019 and the Code Compliance Certificate issued on 7 March 2022.

On 23 October 2024 CCC issued a letter advising the owners (members of the Body Corporate) of a potential issue relating to the involvement of Adrian Collis in the construction of the property and advising that notes to this effect have been placed on the LIM(s). The work in question is the (final) Producer Statement PS4 signed by Adrian Collis.

Further information relating to the circumstances surrounding Adrian Collis is available on the Engineering New Zealand website ([Concerns over Christchurch properties | Engineering NZ](#)).

5.0 DISCUSSION

A Producer Statement PS4 is a statement by an engineer that the construction work that they or others working under their direction have monitored complies with the relevant requirements of the Building Consent and any Building Consent Amendments.

The final PS4 signed by Adrian Collis provides sign-off on both structural and geotechnical matters as they relate to this property. During the course of the application for the Code Compliance Certificate, there were several communications back and forth between CCC and Mike Wilton in relation to how the sign-off for the geotechnical monitoring and confirmation could be achieved, as it became apparent that a geotechnical

engineer had not inspected the site prior to construction of the foundations. It is apparent that the geotechnical bearing capacity was signed-off by Adrian Collis on the basis of an opinion from Mike Wilton.

The PS4 also provides sign-off for the concrete foundations, plasterboard wall bracing, beams and lintels and concrete masonry walls (including retaining walls). Site instruction and inspection records are provided however there are no accompanying photographs that may allow verification.

In order to address the 23 October 2024 letter from CCC and have the note(s) from the LIM(s), the Body Corporate will require a Chartered Professional Engineer to prepare a Statement of Professional Opinion in relation to the compliance of the above-noted elements with the relevant requirements of the Building Consent and any Building Consent Amendments, and oversee any necessary remedial works. This will likely require the following investigations to be undertaken:

- Input from a geotechnical engineer will be required to confirm the bearing capacity beneath the compacted hardfill.
- Local hand excavations and/or GPR scanning will be required to confirm the dimensions of the concrete raft slab and the reinforcement.
- Investigation of bracing wall fixings using magnets and hold-downs by small cut-outs and borescope camera.
- Investigation of beams and lintels (including connections) by cutting out small sections of plasterboard lining.
- Scanning of concrete masonry walls.

It is possible that the builder may have photographs on file that would assist with the verification of the above.

6.0 SUGGESTED NEXT STEPS

To move forward with the required steps to have the note(s) removed from the LIM(s) for the property, it is suggested that the Body Corporate engage Maynard Marks (or another Chartered Professional Engineer in the structural practice field) to carry out the investigations noted in section 5.0 above and prepare a Statement of Professional Opinion.

Should Maynard Marks be engaged to continue working on this, we would also seek to engage the following subconsultants/contractors:

- Geotechnical Engineer
- GPR Scanning Contractor
- Assistant Builder (for creating and making good cut-outs in plasterboard etc)

In addition, the builder should be approached (if requested we would be happy to do this on your behalf) to request any photographs or other information that they may hold that would assist in verifying the necessary structural elements.

7.0 ESTIMATED COSTS

We estimate that our costs for completing the investigations noted in section 5.0 above and preparing a Statement of Professional Opinion will be in the order of \$6,500 + 4% compliance charge + GST.

We would be happy to seek prices for the geotechnical engineer, GPR scanning contractor and assistant builder if requested.

8.0 CLOSURE

We trust that this report meets your current needs. Should you have any queries or wish to discuss any of the above please do not hesitate to contact me.

Yours sincerely



Daniel Kennett *BE(hons), FEngNZ, CPEng, IntPE(NZ)*

Director

Chartered Structural Engineer

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