

# GRIFFIOEN.

## EQC CLAIM DOCUMENTATION

Statement of Passing Over: This documentation has been supplied to us by the Earthquake Commission under the Official Information Act. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

**Subject:** CLM/2011/099120 - 76A MEMORIAL AVENUE, ILAM, CHRISTCHURCH 8053  
**Date:** Wednesday, 27 January 2021 at 1:35:19 PM New Zealand Daylight Time  
**From:** EQC Info Mailbox  
**To:** Corina Grey  
**Attachments:** image001.png, Property Pack 76A Memorial Avenue.pdf

Dear Corina,

**CLM/2011/099120 - 76A MEMORIAL AVENUE, ILAM, CHRISTCHURCH 8053**

Thank you for contacting the Earthquake Commission (EQC). Your information request has been considered under the Official Information Act and Privacy Act.

Please find attached a copy of the Fletcher Earthquake Recovery (EQR) Scope of Works, as requested for the above property. The enclosed response contains the following:

- Property assessments (Full Assessment, Scope of Works, Claim Assessment);
- Scope Change Summary;
- Contractor quote(s);
- Work orders;
- Variations to work orders;
- Sign off documents;
- Final Account Agreements;
- EQR Property Overview (financial summary);
- Specialist reports (asbestos).

I confirm the enclosed sign off documents encompass all works completed under the Canterbury Home Repair Programme (CHRP) for the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners and other neighbouring properties, under section 9(2)(a) of the OIA and section 53(b) of the PA.

**Further Information**

You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish. The Ombudsman can be contacted at P O Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit <http://www.ombudsman.parliament.nz>.

*EQC assessments have a very specific purpose and, for this reason, are limited in their use. The purpose of an EQC building assessment is to record the natural disaster damage which has occurred to residential buildings (as defined in the [EQC Act](#)).*

*EQC uses this assessment to create a Scope of Works that details the strategy for repairing the natural disaster damage (only) and the estimated cost of that repair.*

*They are not a substitute for a pre-purchase inspection and should not be solely relied upon by home buyers when doing thorough due diligence as part of a potential property purchase.*

*You can read more about getting help to assess risks in an area affected by earthquakes, floods or other natural disasters when buying a house on the [Consumer Protection website](#).*

## How to contact us

If you require more information, please visit [www.eqc.govt.nz](http://www.eqc.govt.nz) or phone 0800 DAMAGE (0800 326 243) between 7am-9pm Monday-Friday.

Please ensure you include your claim number when you enquire.

Kind Regards,

**Andrew Thompson** | Customer Service Consultant | Readiness and Recovery

**Earthquake Commission** | *Kōmihana Rūwhenua*

0800 DAMAGE | [info@eqc.govt.nz](mailto:info@eqc.govt.nz) | PO Box 311, Wellington 6140

[www.eqc.govt.nz](http://www.eqc.govt.nz)



**Our mission:** To reduce the impact on people and property when natural disasters occur.

Thinking of buying or selling your home? Check out [www.settled.govt.nz](http://www.settled.govt.nz) to help you understand how it works and what to look for when you're researching a property. While you're there, take a look at their information on [understanding the impact of natural hazards](#).

-----Original Message-----

From: [info@eqc.govt.nz](mailto:info@eqc.govt.nz) <[info@eqc.govt.nz](mailto:info@eqc.govt.nz)>

Sent: Wednesday, 27 January 2021 12:32 pm

To: EQC Info Mailbox <[info@eqc.govt.nz](mailto:info@eqc.govt.nz)>

Subject: Website: Official Information Act Request Form

Submitted on Wednesday, January 27, 2021 - 12:31

Submitted values are:

Your full name: Corina Grey

Your phone number: 274860396

Preferred response method: Electronic (email or file transfer)

# Scope of Works



**Customer:** JE CASEY

**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 76A MEMORIAL AVENUE, ILAM, CHRISTCHURCH 8053 on 29/10/2011

### Site

Element	Damage	Repair
Land (Exposed - Soil - 607.00 m2)		
Land (Under dwelling - Soil - 140.00 m2)		
Main Access (Drive - Concrete - 96.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 10.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Elevation (Ground floor north )

Element	Damage	Repair
No Damage		

#### Elevation (Ground floor south )

Element	Damage	Repair
No Damage		

#### Elevation (Ground floor east )

Element	Damage	Repair
No Damage		

#### Elevation (Ground floor west )

Element	Damage	Repair
No Damage		

#### Elevation (First floor south )

Element	Damage	Repair
No Damage		

#### Elevation (First floor east )

Element	Damage	Repair
No Damage		

**Elevation (First floor west )**

Element	Damage	Repair
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No Damage

**Foundations (Concrete slab foundation )**

Element	Damage	Repair
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No Damage

**Roof (Decramastic tile roof )**

Element	Damage	Repair
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No Damage

**Interior****Ground Floor - Kitchen**

Room Size: 6.20 x 3.00 = 18.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 18.60 m2)	Cosmetic Damage	Paint Ceiling	18.60 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 18.60 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	Impact damage	Repair units	3.00 No of
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.16 m2)	Cosmetic damage	Rake out, plaster and paint	44.16 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.00 l/m)	No Earthquake Damage		

**Ground Floor - Lounge**

Room Size: 5.50 x 4.00 = 22.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Paint - 22.00 m2)	Cosmetic Damage	Gap fill and paint	22.00 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 2.70 m2)	Cosmetic damage	Remove, dispose and install tiles	2.70 m2
Floor (Concrete - Carpet - 19.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.60 m2)	Cosmetic damage	Rake out, plaster and paint	45.60 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

**Ground Floor - Entry**

Room Size: 3.00 x 2.85 = 8.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.30 m

Element	Damage	Repair
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Ceiling (Gib - Paint - 8.55 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage	

Floor (Concrete - Tiles - 8.55 m2)	Cosmetic damage	Remove, dispose and install tiles	8.55 m2
Wall covering (Gib - Paint - 46.01 m2)	No Earthquake Damage		

**Ground Floor - Laundry**

Room Size: 1.80 x 1.60 = 2.88 (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 1.60 = 1.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

**Ground Floor - Stairwell**

Room Size: 2.20 x 2.70 = 5.94 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.94 m2)	No Earthquake Damage		
Floor (Timber - Carpet - 5.94 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 6.00 l/m)	No Earthquake Damage		
Stairs (Internal) (Open riser - Timber - 6.00 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 45.08 m2)	Cosmetic damage	Remove, dispose and replace lining paper	12.42 m2
	Cosmetic damage	Paint wall	45.08 m2

**Ground Floor - Internal Garage**

Room Size: 6.50 x 4.30 = 27.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 27.95 m2)	Cosmetic Damage	Rake out, plaster and paint	27.95 m2
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Concrete - 27.95 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Masonry (concrete) - Paint - 51.84 m2)	No Earthquake Damage		

**First Floor - Hallway**

Room Size: 0.90 x 3.00 = 2.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.70 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 2.70 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	2.70 m2
Wall covering (Gib - Paint - 18.72 m2)	Cosmetic damage	Remove, dispose and replace lining paper	18.72 m2
	Cosmetic damage	Paint wall	18.72 m2

**First Floor - Bathroom**

Room Size: 1.70 x 2.50 = 4.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

**First Floor - Bedroom (On right off hallway)**

Room Size: 3.70 x 2.50 = 9.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 9.25 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 9.25 m2)	Impact damage	Lift covering, screw / nail floor and relay covering 9.25 m2
Wall covering (Gib - Paint - 29.76 m2)	Cosmetic damage	Paint wall 29.76 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

**First Floor - Bedroom (Master)**

Room Size: 4.20 x 3.40 = 14.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Built in wardrobe (Wardrobe - MDF - 4.80 m2)	Cosmetic damage	Ease door 2.00 No of
Ceiling (Gib - Paint - 14.28 m2)	Cosmetic Damage	Paint Ceiling 14.28 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 14.28 m2)	Impact damage	Lift covering, screw / nail floor and relay covering 14.28 m2
Wall covering (Gib - Paint - 36.48 m2)	Cosmetic damage	Rake out, plaster and paint 36.48 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

**First Floor - Bedroom (On left of hallway)**

Room Size: 3.40 x 3.40 = 11.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 11.56 m2)	Cosmetic Damage	Paint Ceiling 11.56 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 11.56 m2)	Impact damage	Lift covering, screw / nail floor and relay covering 11.56 m2
Wall covering (Gib - Paint - 32.64 m2)	Cosmetic damage	Rake out, plaster and paint 32.64 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Repaint window and frame 4.00 l/m

Scope of Works - Glossary of Terms	
<b>Cosmetic Damage</b>	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
<b>Impact Damage</b>	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
<b>Structural Damage</b>	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.
Additional Information	
<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>

## EQC Full Assessment Report

**Claim Number:** CLM/2011/099120  
**Claimant:** JE CASEY  
**Property Address:** 76A MEMORIAL AVENUE  
 ILAM  
 CHRISTCHURCH 8053

**Assessment Date:** 29/10/2011 13:26  
**Assessor:** Wilkinson, Mike  
**Estimator:** Neave, Hamish  
**Property Occupied By:** Owner Occupied

## Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JE, CASEY				

## Insurance &amp; Mortgage Details

## Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMP	Dwelling			

## Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMP	Dwelling			

## Insurance Details - Comments

No documents

## Mortgage Details - From Claim Centre

Bank

## Mortgage Details - Added in COMET

Bank
NATIONAL BANK OF NEW ZEALAND

## Mortgage Details - Comments

## Opt Out

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

## Hazards

**Hazards:** 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	133.01

## 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	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

#### General Comments:

### Main Building

#### Exterior

##### Elevation (Ground floor north )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed painted concrete block veneer 2.2 x8.2

##### Elevation (Ground floor south )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed painted concrete block veneer 2.2 x8.2

##### Elevation (Ground floor east )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed painted concrete block veneer 2.2 x10.6

##### Elevation (Ground floor west )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed painted concrete block veneer 2.2 x10.6

##### Elevation (First floor south )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed timber weather board cladding 6.5x3.0

##### Elevation (First floor east )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed timber weather board cladding 2.0x6.5

##### Elevation (First floor west )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:** timber framed timber weather board cladding 14m2 total

##### Foundations (Concrete slab foundation )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:**

##### Roof (Decramastic tile roof )

**Damage:** No damage  
**Require Scaffolding?** No  
**General Comments:**

**Ground Floor - Kitchen****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage Paint Ceiling	18.60 m2	24.00	446.40
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	Impact damage Repair units	3.00 No of	200.00	600.00
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage Rake out, plaster and paint	44.16 m2	27.00	1,192.32
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage Gap fill and paint	22.00 m2	28.25	621.50
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage Remove, dispose and install tiles	2.70 m2	170.00	458.83
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage Rake out, plaster and paint	45.60 m2	27.00	1,231.20
Window	Timber medium	Pane single glazed	No Earthquake Damage			

**General Comments:****Ground Floor - Entry****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			
Floor	Concrete	Tiles	Cosmetic damage Remove, dispose and install tiles	8.55 m2	170.00	1,453.50
Wall covering	Gib	Paint	No Earthquake Damage			

**General Comments:****Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:** Ceilings gib and paint  
Walls gib and paint  
Floors vinyl  
Door 1  
Window 1**Ground Floor - Toilet****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	Paint	No Earthquake Damage			
Floor	Timber	Carpet	No Earthquake Damage			
Handrails	Bar	Timber	No Earthquake Damage			
Stairs (Internal)	Open riser	Timber	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, dispose and replace lining paper	12.42 m2	30.00	372.60
			Cosmetic damage			
			Paint wall	45.08 m2	24.00	1,081.92

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	27.95 m2	27.00	754.65
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	2.70 m2	66.00	178.20
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, dispose and replace lining paper	18.72 m2	30.00	561.60
			Cosmetic damage			
			Paint wall	18.72 m2	24.00	449.28

**General Comments:****First Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bedroom (On right off hallway)****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	Impact damage			
			Lift covering, screw / nail floor and relay covering	9.25 m2	66.00	610.50
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	29.76 m2	24.00	714.24

Window Timber medium Pane single glazed No Earthquake Damage

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

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	Cosmetic damage Ease door	2.00 No of	90.00	180.00
Ceiling	Gib	Paint	Cosmetic Damage Paint Ceiling	14.28 m2	24.00	342.72
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage Lift covering, screw / nail floor and relay covering	14.28 m2	66.00	942.48
Wall covering	Gib	Paint	Cosmetic damage Rake out, plaster and paint	36.48 m2	27.00	984.96
Window	Timber medium	Pane single glazed	No Earthquake Damage			

**General Comments:****First Floor - Bedroom (On left of hallway)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage Paint Ceiling	11.56 m2	24.00	277.44
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage Lift covering, screw / nail floor and relay covering	11.56 m2	66.00	762.96
Wall covering	Gib	Paint	Cosmetic damage Rake out, plaster and paint	32.64 m2	27.00	881.28
Window	Timber medium	Pane single glazed	Cosmetic damage Repaint window and frame	4.00 l/m	8.00	32.00

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

Name	Duration	Estimate
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**Overheads**

Name	Estimate
Preliminary and general	1,210.45
Margin	1,634.10
GST	2,696.27

## Scope Of Works Estimate

### Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

### Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab foundation )	0.00
	Roof (Decramastic tile roof )	0.00
	Elevation (First floor east )	0.00
	Elevation (First floor south )	0.00
	Elevation (First floor west )	0.00
	Elevation (Ground floor east )	0.00
	Elevation (Ground floor north )	0.00
	Elevation (Ground floor south )	0.00
	Elevation (Ground floor west )	0.00
		0.00

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (Master)	2,450.16
	Bedroom (On left of hallway)	1,953.68
	Bedroom (On right off hallway)	1,324.74
	Hallway	1,189.08
		6,917.66
Ground Floor	Entry	1,453.50
	Internal Garage	754.65
	Kitchen	2,238.72
	Laundry	0.00
	Lounge	2,311.53
	Stairwell	1,454.52
	Toilet	0.00
		8,212.92
		15,130.58

### Fees

Description	Estimate
<b>Overheads</b>	
Preliminary and general	1,210.45
Margin	1,634.10
GST	2,696.27
	5,540.82
<b>Total Estimate</b>	<b>20,671.40</b>

**Inspection Sign Off**

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

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

- N/K
- 2011/175896

**File Notes**

**Date Created:** 29/10/2011 13:33  
**Created :** Wilkinson, Mike  
**Subject:** Overview  
**Note:** This dwelling is a 3 bedroom, 2 level house built on a concrete slab  
The garage is attached and built on a concrete slab,as well.  
The exterior is clad in painted weatherboard and block with an internal timberframe.  
The roof is covered with tiles  
Internally the wall and ceiling coverings are mainly gib and paint with carpet on the floors.  
Damage is moderate and exceeds the \$10,000 payment limit,but under the EQC cap of \$100,000.  
This is the first EQC inspection  
The house is habitable , weathertight and occupied by the owners.

**Next Action:** PMO

**Date Created:** 27/11/2011 03:00  
**Created :** Administrator, Alchemy  
**Subject:** COMET sent to EQR on 27/11/2011  
**Note:** COMET sent to EQR on 27/11/2011  
**Next Action:**

**Urgent Works Items**

## EQC Claim Assessment

<b>Address</b>	76A MEMORIAL AVENUE, ILAM, CHRISTCHURCH, 8053	<b>EQC Claim Number</b>	CLM/2011/099120
<b>Hazards</b>	Nil	<b>EQC Assessor (L,F)</b>	Wilkinson, Mike
<b>Inspection Date</b>	29-Oct-2011	<b>Placard</b>	No Sticker
		<b>EQC Estimator (L,F)</b>	Neave, Hamish

## Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
CASEY JE				

## Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
<b>Water Supply</b>	Town Connection, Plastic	10 m
<b>Sewerage</b>	Town Connection, PVC Pipe	10 m

## Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
<b>Land</b>	Exposed, Soil	607 m2
<b>Land</b>	Under dwelling, Soil	140 m2
<b>Main Access</b>	Drive, Concrete	96 m2

**MAIN BUILDING**                      **Age** 1961 - 1980                      **Area** 133.0m2                      **Footprint** Rectangular

## Structure

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

**Elevation (First floor west )**

**Comments:** timber framed timber weather board cladding 14m2 total

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

**Elevation (Ground floor west )**

**Comments:** timber framed painted concrete block veneer 2.2 x10.6

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

**Elevation (First floor south )**

**Comments:** timber framed timber weather board cladding 6.5x3.0

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

**Elevation (First floor east )**

**Comments:** timber framed timber weather board cladding 2.0x6.5

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

**Elevation (Ground floor north )**

**Comments:** timber framed painted concrete block veneer 2.2 x8.2

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

**Elevation (Ground floor south )**

**Comments:** timber framed painted concrete block veneer 2.2 x8.2

EQC Claim Number CLM/2011/099120

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (Ground floor east)</b>		

**Comments:** timber framed painted concrete block veneer 2.2 x10.6

Element	Description / Damage / Repair Strategy	Measure
<b>Foundations (Concrete slab foundation)</b>		

Element	Description / Damage / Repair Strategy	Measure
<b>Roof (Decramastic tile roof)</b>		

**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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**Kitchen (L=3.0m W=6.2m H=2.4m)**

Floor	Concrete, Carpet (18.60 m2)	
Wall covering	Gib, Paint (44.16 m2)	
	Cosmetic damage Rake out, plaster and paint X	44.16 m2
Ceiling	Gib, Paint (18.60 m2)	
	Cosmetic Damage Paint Ceiling X	18.6 m2
Work top	Kitchen work top, Laminate (6.00 m)	
Kitchen joinery	Medium Spec, MDF (1.00 Item)	
	Impact damage Repair units ✓	3 No of
Range Hood	Over Head, Standard spec (1.00 Item)	
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Window	Timber medium, Pane single glazed (1.00 No of)	

**Room - Additional Notes:****Lounge (L=4.0m W=5.5m H=2.4m)**

Floor	Concrete, Tiles (2.70 m2)	
	Cosmetic damage Remove, dispose and install tiles ✓	2.7 m2
Floor	Concrete, Carpet (19.60 m2)	
Wall covering	Gib, Paint (45.60 m2)	
	Cosmetic damage Rake out, plaster and paint X	45.6 m2
Ceiling	Gib, Paint (22.00 m2)	
	Cosmetic Damage Gap fill and paint X	22 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 No of)	
Window	Timber medium, Pane single glazed (2.00 No of)	

**Room - Additional Notes:**

EQC Claim Number CLM/2011/099120

**Entry (L=2.9m W=3.0m H=4.3m)**

Floor	Concrete, Tiles (8.55 m2)		
	Cosmetic damage		
	Remove, dispose and install tiles		8.55 m2
Wall covering	Gib, Paint (46.01 m2)		
Ceiling	Gib, Paint (8.55 m2)		
Door (External)	Single glass door, Timber (1.00 No of)		

**Room - Additional Notes:****Laundry (L=1.6m W=1.8m H=2.4m)****Room - Comments:** Ceilings gib and paint □ Walls gib and paint □ Floors vinyl □ Door 1 □ Window 1**Room - Additional Notes:****Toilet (L=1.6m W=0.8m H=2.4m)****Room - Additional Notes:****Stairwell (L=2.7m W=2.2m H=4.6m)**

Handrails	Bar, Timber (6.00 m)		
Ceiling	Gib, Paint (5.94 m2)		
Wall covering	Gib, Paint (45.08 m2)		
	Cosmetic damage		
	Paint wall		45.08 m2
	Remove, dispose and replace lining paper		12.42 m2
Stairs (Internal)	Open riser, Timber (6.00 m)		
Floor	Timber, Carpet (5.94 m2)		

**Room - Additional Notes:****Internal Garage (L=4.3m W=6.5m H=2.4m)**

Floor	Concrete (27.95 m2)		
Ceiling	Gib, Paint (27.95 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		27.95 m2
Wall covering	Masonry (concrete), Paint (51.84 m2)		
Door (External)	Single glass door, Timber (1.00 No of)		
Garage door	Tilt-a-door Metal, Steel (1.00 No of)		

**Room - Additional Notes:****First Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Hallway (L=3.0m W=0.9m H=2.4m)</b>		

EQC Claim Number CLM/2011/099120

Floor	Chipboard, Carpet (2.70 m2)		
	Impact damage		
	Lift covering, screw / nail floor and relay covering	/	2.7 m2
Ceiling	Gib, Paint (2.70 m2)		
Wall covering	Gib, Paint (18.72 m2)		
	Cosmetic damage		
	Paint wall	X	18.72 m2
	Remove, dispose and replace lining paper	/	18.72 m2

**Room - Additional Notes:****Bathroom (L=2.5m W=1.7m H=2.4m)****Room - Additional Notes:****Bedroom On right off hallway (L=2.5m W=3.7m H=2.4m)**

Floor	Chipboard, Carpet (9.25 m2)		
	Impact damage		
	Lift covering, screw / nail floor and relay covering	/	9.25 m2
Wall covering	Gib, Paint (29.76 m2)		
	Cosmetic damage		
	Paint wall	X	29.76 m2
Ceiling	Gib, Paint (9.25 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window	Timber medium, Pane single glazed (1.00 No of)		

**Room - Additional Notes:****Bedroom Master (L=3.4m W=4.2m H=2.4m)**

Floor	Chipboard, Carpet (14.28 m2)		
	Impact damage		
	Lift covering, screw / nail floor and relay covering	/	14.28 m2
Wall covering	Gib, Paint (36.48 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	X	36.48 m2
Ceiling	Gib, Paint (14.28 m2)		
	Cosmetic Damage		
	Paint Ceiling	/	14.28 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window	Timber medium, Pane single glazed (1.00 No of)		
Built in wardrobe	Wardrobe, MDF (4.80 m2)		
	Cosmetic damage		
	Ease door		2 No of

EQC Claim Number CLM/2011/099120

**Room - Additional Notes:****Bedroom On left of hallway (L=3.4m W=3.4m H=2.4m)**

Floor	Chipboard, Carpet (11.56 m2)	Impact damage	
		Lift covering, screw / nail floor and relay covering	11.56 m2
Wall covering	Gib, Paint (32.64 m2)	Cosmetic damage	
		Rake out, plaster and paint	32.64 m2
Ceiling	Gib, Paint (11.56 m2)	Cosmetic Damage	
		Paint Ceiling	11.56 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window	Timber medium, Pane single glazed (1.00 No of)	Cosmetic damage	
		Repaint window and frame	4 m

**Room - Additional Notes:****End Of Assessment**



## Scope Change Summary

Claim No	2011/099120	Contractor	G E Construction
Body Corp Number:		Supervisor	Chris Forman (EQR)
Unit Owner Details:	Jane Casey	Date	05/02/14
Address:	76a Memorial ave		
Contact re work			

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

Room	No. of Walls	Ceiling ✓	Floor ✓	Photo Number	Amendments to 2011 scope
Kitchen 3 x 6.2 x 2.4					<p>Omit – walls – rake out plaster and paint            Add – walls - remove dispose lining paper, skim coat and paint 44.16m<sup>2</sup>            Omit – ceiling – paint ceiling            Add – ceiling - remove dispose lining paper, skim coat and paint 18.6m<sup>2</sup>            Add – work top – remove dispose replace bench top            Add – range hood – remove dispose replace            Add – heat pump – remove and reinstate for other trades</p>
Lounge 4 x 5.5 x 2.4					<p>Omit – ceiling – gap fill and paint            Add – remove dispose paper, skimcoat and paint 22m<sup>2</sup>            Omit – walls – rake out plaster and paint            Add – walls – remove dispose paper, skimcoat and paint 45.6m<sup>2</sup></p>
Entry 2.9 x 3 x 4.3					<p>Add – walls – remove dispose paper, skimcoat and paint 46.01m<sup>2</sup>            Add – ceiling – remove dispose paper, skimcoat and paint 8.55m<sup>2</sup></p>
Stairwell 2.7 x 2.2 x 4.6					<p>Add – ceiling – remove dispose paper, skimcoat and paint 5.94m<sup>2</sup></p>
Internal Garage 4.3 x 6.5 x 2.4					<p>Add – walls – gap fill and paint</p>
First floor hallway 3 x .9 x 2.4					<p>Add – ceiling – remove dispose paper, skimcoat and paint 2.7m<sup>2</sup>            Omit – walls – remove dispose replace lining paper &amp; paint wall            Add – wall – remove dispose paper, skimcoat and paint 18.72m<sup>2</sup></p>
Bedroom on right 2.5 x 3.7 x 2.4					<p>Omit – walls– rake out plaster and paint            Add – walls – remove dispose paper, skimcoat and paint 36.48m<sup>2</sup>            Add – ceiling – remove dispose paper, skimcoat and paint 9.25m<sup>2</sup></p>



26/8/14

Inv ✓  
 FAA ✓✓  
 PS3 ✓  
 LPB ✓  
 TECH ✓  
 CCI ✓



# TAX INVOICE

Fletchers EQR  
 Christchurch  
 NEW ZEALAND

**Invoice Date**  
 24 Aug 2014

**Invoice Number**  
 INV-1444

**Reference**  
 76a Memorial Ave, Claim  
 Number 2011/099120

**GST Number**  
 91-943-891

GE Construction LTD  
 Attention: Grant England  
 PO Box 300-40 Barrington  
 Christchurch  
 NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Building Works carried out to House as quoted	1.00	39,695.37	39,695.37
Variations completed to job as quoted	1.00	5,064.63	5,064.63
		Subtotal	44,760.00
		TOTAL GST 15%	6,714.00
		<b>TOTAL NZD</b>	<b>51,474.00</b>

**Due Date: 20 Sep 2014**

Payment Terms: Full Payment of this is due by the due date on invoice.  
 Payments can be made by Cheque or Bank Transfer to GE Construction Ltd.  
 A/C 12-3151-0184461-00

Hub 23 Priority E023	
Received	
Entered	<i>[Signature]</i> 25/8/14
Certified	

# PAYMENT ADVICE

To: GE Construction LTD  
 Attention: Grant England  
 PO Box 300-40 Barrington  
 Christchurch  
 NEW ZEALAND

**Customer** Fletchers EQR  
**Invoice Number** INV-1444  
**Amount Due** 51,474.00  
**Due Date** 20 Sep 2014  
**Amount Enclosed**

Enter the amount you are paying above



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

Telephone 03 341 9900  
Facsimile 03 343 4167

## Works Order

**To:**  
G E Construction Limited  
P.O. Box 30040  
Christchurch

**Order No E032-01361**

Please quote Works Order Number on  
all invoices, correspondences etc

Email [geconstruction@xtra.co.nz](mailto:geconstruction@xtra.co.nz)

Accreditation Number **EQRC0626**

Contractor Code **S067**

**From:**  
Hub **Riccarton**  
Works Order Date **28-May-2014**

Project Number **E032**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/099120	76A MEMORIAL AVENUE, ILAM		39,695.37
NZ Govt Goods and Services Tax Is Not Included In This Total			<b>Total Cost 39,695.37</b>

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 **Richard Warnock**  
On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature 

### IMPORTANT

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

This Works Order is conditional upon evaluation and acceptance by the Fletcher EQR Contract Supervisor of the SSSP (and Task Analysis where applicable). You may not proceed with any work without this signed acceptance.

This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.

If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.

This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.

Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.

No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.

EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.



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

Telephone 03 341 9900  
Facsimile 03 343 4167

*emailed VO to contractor*  
**Variation Order**

*23/7/14*   
*File note*  
*23/7/14*

## Variation Order No E032-01361-01

**To:**

**G E Construction Limited**  
**P.O. Box 30040**  
**Christchurch**

Email **geconstruction@xtra.co.nz**

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

Work Order No **E032-01361**

Accreditation Number **EQRC0626**

Contractor Code **S067**

**From:**


Hub **Riccarton**  
Works Order Date **23-Jul-2014**

Project Number **E032**

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/099120	76A MEMORIAL AVENUE, ILAM	14-Jul-2014	5,064.63
<b>NZ Govt Goods and Services Tax Is Not Included In This Total</b>			<b>Total Cost</b>
			<b>5,064.63</b>

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

Authorised By **Richard Warnock**  
On behalf of Fletcher Construction  
as agent for Earthquake Commission Signature 

### IMPORTANT

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

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

## Defects Liability Certificate

<b>Claim Number</b>	CLM/2011/099120		
<b>Date of Completion</b>	21/08/2014	<b>Date defect period ends</b>	19/11/2014
<b>Property address</b>	76A MEMORIAL AVENUE, ILAM		
<b>Main contractor</b>	G E Construction Limited		
<b>Principal</b>	Earthquake Commission (EQC)		

### End of Defects Liability Period

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

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

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

### This Certificate

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

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

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

This certificate cannot be relied on for any other purpose.

**Contracts supervisor**

**Byron Pick**

**Date of issue 26/08/2014**

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

## Practical Completion Certificate

<b>Claim Number</b>	CLM/2011/099120	<b>Date of Completion</b>	21/08/2014
<b>Property address</b>	76A MEMORIAL AVENUE, ILAM		
<b>Main contractor</b>	G E Construction Limited		
<b>Principal</b>	Earthquake Commission (EQC)		

### Practical Completion

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

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

the contractor has fulfilled its obligations under the Contract.

### This Certificate

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

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

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

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

This certificate cannot be relied on for any other purpose.

**Contracts supervisor**

**Byron Pick**

**Date of issue**

**26/08/2014**

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

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address  
Claim Number  
Contractor  
Contract Supervisor

76a Memorial Avenue, Ilam  
CLM/2011/099120  
G E Construction  
Byron Pick

Inspection completed by: Byron Pick

Date 21/8/14

Others present:

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

- 1. All work completed as per approved Scope of Work? (Refer Summary of Work Completed)  Y  N
- 3. All Variations completed (detail below)?  Y  N
- 4. Any quality issues or minor defects? (detail below) Y  N
- 5. Any significant deferred work? (detail below) Y  N
- 6. All consented or restricted work carried out and associated inspections completed (as required)? Y  N

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

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

	VO per scope	Quality
VO1		
VO2		
VO3		
VO4		

MINOR DEFECTS

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

- 1.
- 2.
- 3.
- 4.
- 5.

Date that all minor defects will be rectified: / /  CA

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

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

Brief description:

[Redacted area for brief description]

Proposed Date for commencement of Significant Deferred Work: / /



SIGNATURES

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

Contract Supervisor

Byron Pick

[Signature]

21/08/14

Contractor

Cerent Hall

[Signature]

21/08/14

Works Manager / EQC (if attending)

/ /

Homeowner (or their authorised representative)

Tony Pble

[Signature]

21/08/14

Name

Signature

Date

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

[Redacted area for reason]



NOTES

[Redacted area for notes]

FOR OFFICE USE

ECM UPDATED

[Signature]

/ /

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED\*

[Signature]

/ /

ALL ACTIONS COMPLETED (Letter, PCC Issued etc)

[Signature]

/ /

Initials

Date

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



Schedule **E1(a) Contractor's Producer Statement for Construction PS3**

Contract: ~ T Pole  
Location: ~ 76a Memorial Ave

**Issued by**

Contractor: ~ GE CONSTRUCTION LTD  
LBP Licence No ~ BP101690

**Preamble**

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

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

**Statement** I GRANT ENGLAND of GE CONSTRUCTION LTD 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: .....2011/099120.....

All building works done as quoted

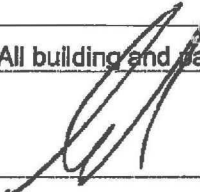
All internal painting & decorating done as quoted

All external painting & decorating done as quoted

All Variations done as quoted

(All building and painting works were completed as per EQC guidelines)

Signed by/date:

 24/9/14  
(Date signed)



MS-SF0509

## FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011

099120

Property Address: 76a Memorial Ave

Date 24/08/2014

Hub Priority

Contracts Supervisor Byron Pick

Property Contact Name: T Pole

Contractor Details GE Construction Ltd

Accreditation No EQRC0626

Contact details Ph. (1) 027-2273584

Ph. (2)

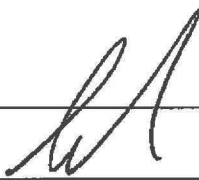

email geconstruction@xtra.co.nz

Original Contract Value	(Ex GST)	\$ 39 695.37
Variations	(Ex GST)	\$ 5 064.63
Final Contract Value	(Ex GST)	\$ 44 780.00 ✓
Less Previous Payments	(Ex GST)	\$
GST Amount		\$ 6714.00
Amount for Final payment	(Including GST)	\$ 51 474.00

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: 14/07/2014

Contract Finish Date: 22/08/2014

Signature of Contractor:		Date: 24/8/14
Print Name:	Grant England	
Signature of Contracts Supervisor:		Date:
Print Name		
Signature of Quantity Surveyor:		Date: 24/08/2014
Print Name		

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		
<b>2010071111</b>	<b>76A MEMORIAL AVENUE, ILAM</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-G E Construction Limited ***** (S067)		Property F2'd By:	Blair Jones	F2 Completed Date:	21-03-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	21-03-2016

Adjustments											
				Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/099120 76A MEMORIAL AVENUE	E032	F3	0	38,683.53	38,683.53	0.00	6,076.47	6,076.47	0.00	44,760.00	44,760.00
CLM/2011/099120 76A MEMORIAL AVENUE	E034	F3	0	0.00	0.00	0.00	475.00	475.00	0.00	475.00	475.00
<b>Property Total</b>			<b>0</b>	<b>38,683.53</b>	<b>38,683.53</b>	<b>0.00</b>	<b>6,551.47</b>	<b>6,551.47</b>	<b>0.00</b>	<b>45,235.00</b>	<b>45,235.00</b>

Assignments											
EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified			
CLM/2011/099120	76A MEMORIAL AVENUE	Substantive Works - Primary	CLOSED OUT-G E Construction Limited ***** (S067)	COMPLETIONS	44,760.00	9	44,760.00	44,760.00			
		Transmitted To Hub -> Claim File Review Complete	DLC ISSUED. 17-Dec-2014 JOQ								
CLM/2011/099120	76A MEMORIAL AVENUE	Substantive Works - Specialist Contractor	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	NOT REQUIRED	0.00	0	0.00	0.00			
		Transmitted To Hub -> Not Required - Information Only	ASBESTOS TEST, MAT CASEY ADVISED TEST NOT REQUIRED.								
CLM/2011/099120	76A MEMORIAL AVENUE	Remedial Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00			
		Transmitted To Hub -> Not Required - Paid Out Confirmed	CASH SETTLEMENT CONFIRMED - SEE CMS FOR DETAILS								
CLM/2011/099120	76A MEMORIAL AVENUE	Remedial Works - Specialist Contractor	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	475.00	2	475.00	475.00			
		Transmitted To Hub -> Awaiting Claim File Review	ASBESTOS 3 X NEGATIVE 14/12/15								
<b>Property Total</b>					<b>45,235.00</b>	<b>11</b>	<b>45,235.00</b>	<b>45,235.00</b>			

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		
<b>2010071111</b>	<b>76A MEMORIAL AVENUE, ILAM</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-G E Construction Limited ***** (S067)		Property F2'd By:	Blair Jones	F2 Completed Date:	21-03-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	21-03-2016

<b>Works Orders</b>									
EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value	
CLM/2011/099120	E032-01361	Substantive Works - Primary - 09-Dec-2011	CLOSED OUT-G E Construction Limited ***** (S067)	COMPLETIONS	Richard Warnock	Issued	28/05/2014	39,695.37	
CLM/2011/099120	E032-01361-01	Substantive Works - Primary - 09-Dec-2011	CLOSED OUT-G E Construction Limited ***** (S067)	COMPLETIONS	Richard Warnock	Issued	23/07/2014	5,064.63	
CLM/2011/099120	E034-01816	Remedial Works - Specialist Contractor - 17-Nov-2015	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	Kay Lee	Issued	18/11/2015	185.00	
CLM/2011/099120	E034-01816-01	Remedial Works - Specialist Contractor - 17-Nov-2015	CLOSED OUT-ICP Asbestos Consultants Limited ***** (SF78)	COMPLETIONS	Kay Lee	Issued	14/12/2015	290.00	
<b>Property Total</b>								<b>45,235.00</b>	

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		
2010071111	76A MEMORIAL AVENUE, ILAM		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-G E Construction Limited ***** (S067)		Property F2'd By:	Blair Jones	F2 Completed Date:	21-03-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date:	21-03-2016

**Claims / Certs / Payables**

S067 CLOSED OUT-G E Construction Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/099120	Subst OB	Substantive Works	10	EQR\RichardWa	\$0.00	28-Aug-2014	\$39,695.37	
CLM/2011/099120	Subst OB	Substantive Works	10	EQR\RichardWa	\$0.00	28-Aug-2014	-\$1,011.84	
CLM/2011/099120	Subst BV	Variation	10	EQR\RichardWa	\$0.00	28-Aug-2014	\$6,076.47	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/099120	Subst OB	Substantive Works	10	EQR\RichardWa	\$0.00	28-Aug-2014	\$39,695.37	inv 1444
CLM/2011/099120	Subst OB	Substantive Works	10	EQR\RichardWa	\$0.00	28-Aug-2014	-\$1,011.84	inv 1444
CLM/2011/099120	Subst BV	Variation	10	EQR\RichardWa	\$0.00	28-Aug-2014	\$6,076.47	inv 1444

S067	CLOSED OUT-G E Construction Limited ***** Total	Claims	\$44,760.00	Certs	\$44,760.00	Payables	\$0.00
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SF78 CLOSED OUT-ICP Asbestos Consultants Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim	
CLM/2011/099120	Asbest Test BV	Scope Addition	48	EQR\GiwonL	\$0.00	16-Dec-2015	\$185.00	
CLM/2011/099120	Asbest Test BV	Scope Addition	48	EQR\GiwonL	\$0.00	16-Dec-2015	\$290.00	
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/099120	Asbest Test BV	Scope Addition	43	EQR\GiwonL	\$0.00	16-Dec-2015	\$185.00	INV#11248
CLM/2011/099120	Asbest Test BV	Scope Addition	43	EQR\GiwonL	\$0.00	16-Dec-2015	\$290.00	INV#11248

SF78	CLOSED OUT-ICP Asbestos Consultants Limited ***** Total	Claims	\$475.00	Certs	\$475.00	Payables	\$0.00
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Property Total	Claims	\$45,235.00	Certs	\$45,235.00	Payables	\$0.00
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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	
2010071111	76A MEMORIAL AVENUE, ILAM		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	CLOSED OUT-G E Construction Limited ***** (S067)		Property F2'd By:	Blair Jones	F2 Completed Date: 21-03-2016
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	Blair Jones	F3 Completed Date: 21-03-2016

**Finalisation Documents**

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/099120	Construction Completion Inspection	Riccarton	14/12/2014
CLM/2011/099120	Practical Completion Certificate	Riccarton	26/08/2014
CLM/2011/099120	Final Account Agreement	Riccarton	18/12/2014
CLM/2011/099120	Defects Liability Certificate	Riccarton	16/12/2014

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

No Technical Services Referrals on this Property

**Asbestos Test Information**

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/099120	76A MEMORIAL AVENUE	Yes	Negative

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

**Contractors**

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SF78 CLOSED OUT-ICP Asbestos Consultants Limited *****	Accredited	SPLA6870	Specialist Subcontractor	Substantive Works, Remedial Works
S067 CLOSED OUT-G E Construction Limited *****	Accredited	EQRC0626	Main Contractor	Substantive Works

**Property Total** **Number of Contractors: 2**



## INTERNATIONAL CONSTRUCTION PARTNERS



14/12/2015

**Fletchers EQR**  
**P O Box 80-105**  
**Riccarton, Christchurch 8440**

**Re: Asbestos Identification Analysis – 76a Memorial Avenue, Ilam 8041**

Collected by: International Construction Partners NZ Limited, for the above-referenced address  
EQR Order Number: E034-01816  
EQC Claim Number: 2011/099120  
Analysis by: IANZ accredited laboratory. Reference Number: 2011/099120

**Please see Laboratory Results on next page.**

This report has been prepared by International Construction Partners NZ Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended with the agreed scope of work. Any use or reliance by any person contrary to the accompanying Laboratory Results is at that person's own risk. If required, an additional copy of the Laboratory Results are available upon request.

If any materials reasonably suspected of containing asbestos are found during further renovation and/or demolition of the buildings, the material should be sent for identification and expert advice sought.

When dealing with asbestos it is recommended to use a qualified WorkSafe Certificate of Competence for Restricted Work Involving Asbestos holder or BOHS W504 Certificate holder.

Asbestos consultancy work is not covered by indemnity insurance in New Zealand, and therefore International Construction Partners NZ Ltd's liability for asbestos related work shall be limited to the amount of the related invoice.

If you have any questions about of these sample results, please do not hesitate to contact me.  
Thank you.

Yours sincerely

A handwritten signature in black ink, appearing to read "Mark Quigley".

Mark Quigley  
Director  
**International Construction Partners NZ Limited**

DATE: 14th December 2015

JOB NUMBER: J109420 (1)

International Construction Partners NZ Limited

40 Huxley Street  
Sydenham  
Christchurch  
8023

Client Reference: 2011/099120

Dear Mark Quigley,

Re: Asbestos Identification Analysis – 76A Memorial Avenue, Ilam 8041

Three (3) samples received on 14th December 2015 by Luana Piuilā-Afitu.

The results of fibre analysis were performed by Adam Maurice of Precise Consulting and Laboratory Ltd on 14th December 2015.

The sample(s) were stated to be from 76A Memorial Avenue, Ilam 8041.

Sample analysis was performed using polarised light microscopy with dispersion staining in accordance with the guidelines of *AS4964-2004 Method for the qualitative identification of asbestos in bulk samples*.

The results of the fibre analysis are presented in the appended table.

Should you require further information please contact Adam Maurice.

Yours sincerely



Adam Maurice  
PRECISE LABORATORY IDENTIFIER



PRECISE  
CONSULTING & LABORATORY



PRECISE

CONSULTING &amp; LABORATORY

# Sample Analysis Results

Job No: J109420

14 December 2015

Note 1: The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques.

Note 2: If mineral fibres of unknown type are detected (UMF), by PLM and dispersion staining, these may or may not be asbestos fibres. To confirm the identity of this fibre, another independent analytical technique such as XRD analysis is advised.

Note 3: The samples in this report are "As Received" the laboratory does not take responsibility for the sampling procedure or accuracy of sample location description.

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Identified by:

Adam Maurice  
Approved Identifier

Reviewed by:

Adam Maurice  
Key Technical Person

Site Address: 76A Memorial Avenue, Ilam 8041

Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS038413	1	Kitchen/Dining - Walls (c) L1 - Paint L2 - Plaster L3 - Mastic 29 x 8 x 2mm	No Asbestos Detected Man-Made Mineral Fibre Organic Fibre Type
BS038414	2	Master Bedroom - Bay Window (c) L1 - Paint L2 - Fibrous Backing L3 - Plaster 19 x 16 x 1mm	No Asbestos Detected Organic Fibre Type

# Sample Analysis Results



PRECISE

CONSULTING &amp; LABORATORY

Job No: J109420

14 December 2015

Site Address: 76A Memorial Avenue, Ilam 8041			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS038415	3	Stairwell - Walls (c) L1 - Paint L2 - Plaster 21 x 16 x 1mm	No Asbestos Detected Organic Fibre Type



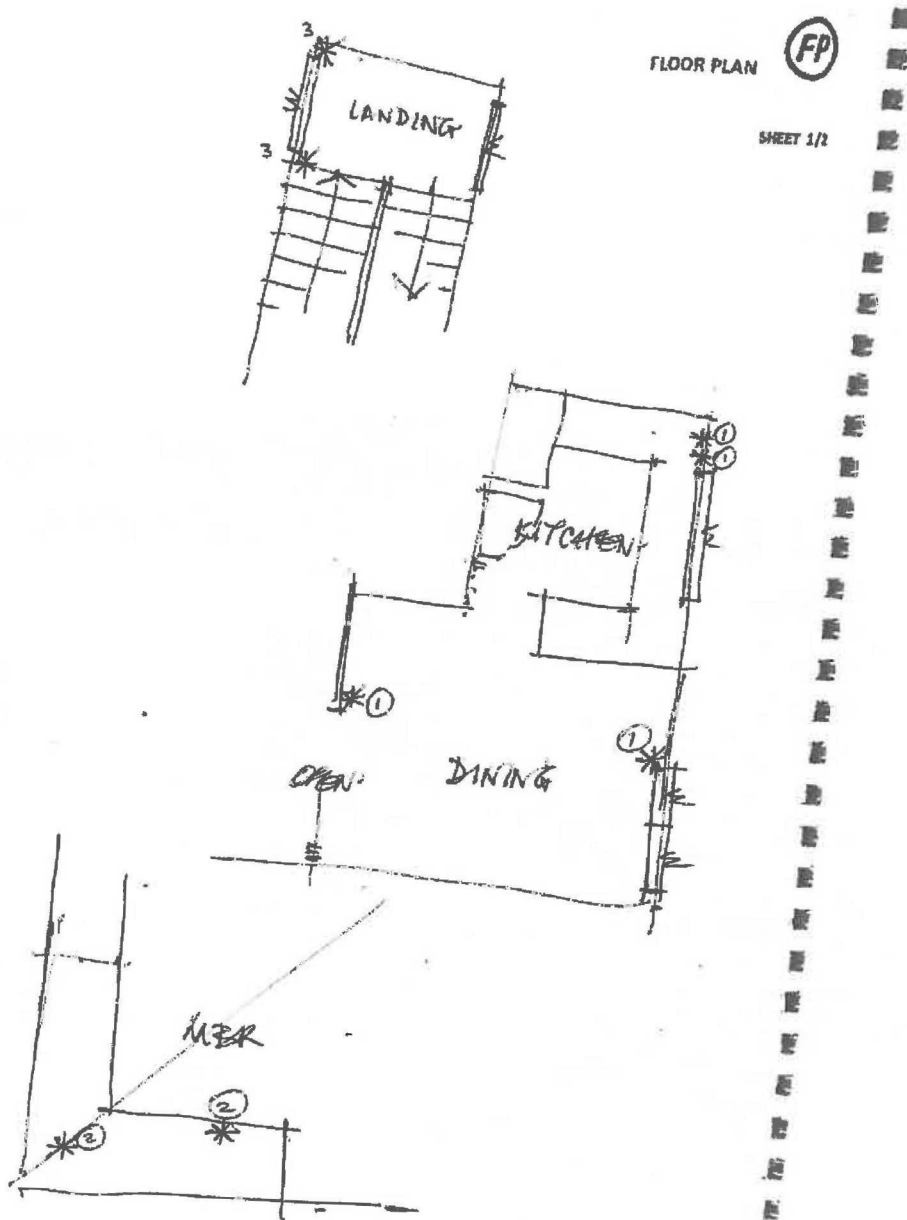
# INTERNATIONAL CONSTRUCTION PARTNERS



## Site Sketch

Asbestos Clearance Report: Fletchers EQR  
Site Address: 76a Memorial Avenue, Ilam  
Client Reference: 2011/099120

76a Memorial Avenue  
Ilam.





MS-SF0809



**AGREEMENT OF WORK**

CUSTOMER	<u>Jane Casey</u> <u>[Signature]</u>	SIGN	_____	DATE	<u>12-05-2015</u>
ORIGINAL CONTRACTOR	<u>West England</u> <u>[Signature]</u>	SIGN	<u>[Signature]</u>	DATE	<u>19/5/15</u>