

PROPERTY DOCUMENTS

EQC claim documentation

here

STATEMENT OF PASSING OVER

This documentation has been supplied to us by the Earthquake Commission under the Official Information Act. Here (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 their 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.

Here HQ <hello@here.co.nz>

81 Blighs Road, Strowan, Christchurch 8052 Part 1 of 2 emails

1 message

Official Information Act Requests <oiarequests@naturalhazards.govt.nz> Fri, Oct 9, 2026 at 1:11 AM
To: "hello@here.co.nz" <hello@here.co.nz>

Kia ora Jonathan,

Thank you for contacting the Natural Hazards Commission (NHC) Toka Tū Ake.

Information request – 81 Blighs Road, Strowan, Christchurch 8052.

We received your request for information on 15 September 2026, as per the attached relating to 81 Blighs Road. Your request has been considered under the Official Information Act (OIA) 1982 and Privacy Act (PA) 2020.

Please Note: *Your request for information is too large to send in a single responce and has been split over two emails. This is part 1 of 2.*

Please find attached our response to your request.

Below is a summary of the claims associated with the above property.

Claim Numbers	Date of Loss	Exposure	Settlement Method
CLM/2010/139511	04/09/2010	Building	• Repairs managed under the Canterbury Home Repair Programme (CHRP)
CLM/2011/038384	22/02/2011	Building Land	• Repairs managed under the Canterbury Home Repair Programme (CHRP) • Master claim for CHRP • Emergency works Cash-settled • Partial Cash-settled • Land not settled as damage under minimum excess

CLM/2011/203343	13/06/2011	Building	• Repairs managed under the Canterbury Home Repair Programme (CHRP) • Remedial – In House Repair Programme
CLM/2011/224899	13/06/2011	Building	• Emergency works Cash-settled

Please Note: *Due to the quick succession of Canterbury events, claims were often merged for administrative purposes. In this case, the claims CLM/2010/139511 and CLM/2011/203343 were merged and settled with CLM/2011/038384 as the master claim.*

In accordance with the provisions of section 141(2) of the Natural Hazards Insurance (NHI) Act 2023, I have included NHC Toka Tū Ake documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, pursuant to section 141 (4) (a-b) of the NHI Act, you have a public interest to receive information relating to natural hazard damage at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners, third parties 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 PO Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit http://www.ombudsman.parliament.nz.

NHC Toka Tū Ake assessments have a very specific purpose and, for this reason, are limited in their use. The purpose of our building assessment is to record the natural disaster damage which has occurred to residential buildings (as defined in the EQC Act). NHC Toka Tū Ake 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 on 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.

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As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

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.

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC **Printed Date: 25-04-2018**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010139511	**81 BLIGHS ROAD, STROWAN**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-Vallance Construction Limited ****** (S889)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	28-04-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	28-04-2015

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/2010/139511 81 BLIGHS ROAD	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLM/2011/038384 81 BLIGHS ROAD	E007	F3	0	0.00	0.00	0.00	2,046.30	2,046.30	0.00	2,046.30	2,046.30
CLM/2011/203343 81 BLIGHS ROAD	E007	F3	0	27,228.48	27,228.48	0.00	11,542.30	11,542.30	0.00	36,651.25	36,651.25
Property Total			**0**	**27,228.48**	**27,228.48**	**0.00**	**13,588.60**	**13,588.60**	**0.00**	**38,697.55**	**38,697.55**

Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor	Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2010/139511	81 BLIGHS ROAD	Emergency Works - Primary	CLOSED OUT-Ross Bailey Builder Limited ****** (S053)		NOT REQUIRED	0.00	0	0.00	0.00
	Allocated To Hub -> Not Required - Information Only		traps put on roof. Roof tiles fragile, EW after February.						
CLM/2011/038384	81 BLIGHS ROAD	Emergency Works - Primary	CLOSED OUT-Ross Bailey Builder Limited ****** (S053)		COMPLETIONS	0.00	1	1,361.05	1,361.05
	Allocated To Hub -> Claim File Review Complete		Needs more permanent repairs to roof, only has tarpaulin. Elderly.						
CLM/2011/038384	81 BLIGHS ROAD	Clean Heat Works - Install	<UNASSIGNED>		NOT REQUIRED	0.00	0	0.00	0.00
	Allocated To Hub -> Not Required - Information Only		See Tab 1						
CLM/2011/038384	81 BLIGHS ROAD	Emergency Works - Primary	CLOSED OUT-P. J. Grant Builders Limited ****** (S162)		COMPLETIONS	0.00	1	685.25	685.25
	Allocated To Hub -> Claim File Review Complete		Ross Bailey Removed 2 x dangerous chimneys, 17/5 Peter Grant checking roofing tiles may need further repairs Inv received						
CLM/2011/203343	81 BLIGHS ROAD	Substantive Works - Primary	CLOSED OUT-Vallance Construction Limited ****** (S889)		COMPLETIONS	30,484.30	15	36,651.25	36,651.25
	Transmitted To Hub -> Claim File Review Complete		printed 7/5/12.INV0157. COMPLETE FILE IN SHAREPOINT 5/7/13 EH						
Property Total						**30,484.30**	**17**	**38,697.55**	**38,697.55**

No Works Orders on this Property

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Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	28-04-2015

Claims / Certs / Payables

S053 CLOSED OUT-Ross Bailey Builder Limited ****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/038384	E2Emg BV	Emergency Under 50k(Delegated)	2	EQR\MichaelF	$0.00	04-Apr-2011	$1,361.05

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/038384	E2Emg BV	Emergency Under 50k(Delegated)	2	EQR\MichaelF	$0.00	04-Apr-2011	$1,361.05	

S053 CLOSED OUT-Ross Bailey Builder Limited **** Total** **Claims $1,361.05 Certs $1,361.05 Payables $0.00**

S162 CLOSED OUT-P. J. Grant Builders Limited ****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/038384	E2Emg BV	Emergency Under 50k(Delegated)	12	EQR\MichaelF	$0.00	29-Jul-2011	$685.25

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/038384	E2Emg BV	Emergency Under 50k(Delegated)	12	EQR\MichaelF	$0.00	29-Jul-2011	$685.25	inv 461

S162 CLOSED OUT-P. J. Grant Builders Limited **** Total** **Claims $685.25 Certs $685.25 Payables $0.00**

CONS Consultants

EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No
CLM/2011/203343			Creditors Invoices	EQ1206019LB-11	3232	31-May-2012	$1,219.53	45659

CONS Consultants Total **Claims $0.00 Certs $0.00 Payables $1,219.53**

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Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	28-04-2015

S889 CLOSED OUT-Vallance Construction Limited ****

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2011/203343	Subst OB	Substantive Works	25	EQR\JamesGr	$0.00	14-Feb-2013	$30,484.30
CLM/2011/203343	Subst BV	Scope Addition	25	EQR\JamesGr	$0.00	14-Feb-2013	$2,202.48
CLM/2011/203343	Subst BV	Variation	25	EQR\JamesGr	$0.00	14-Feb-2013	$5,013.82
CLM/2011/203343	Subst BV	Variation	25	EQR\JamesGr	$0.00	14-Feb-2013	$1,710.00
CLM/2011/203343	Subst BV	Variation	25	EQR\JamesGr	$0.00	14-Feb-2013	$1,716.00
CLM/2011/203343	Subst OB	Substantive Works	25	EQR\JamesGr	$0.00	14-Feb-2013	-$4,475.35

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2011/203343	Subst OB	Substantive Works	24	EQR\JamesGr	$0.00	14-Feb-2013	$30,484.30	INV0157
CLM/2011/203343	Subst BV	Scope Addition	24	EQR\JamesGr	$0.00	14-Feb-2013	$2,202.48	INV0157
CLM/2011/203343	Subst BV	Variation	24	EQR\JamesGr	$0.00	14-Feb-2013	$5,013.82	INV0157
CLM/2011/203343	Subst BV	Variation	24	EQR\JamesGr	$0.00	14-Feb-2013	$1,710.00	INV0157
CLM/2011/203343	Subst BV	Variation	24	EQR\JamesGr	$0.00	14-Feb-2013	$1,716.00	INV0157
CLM/2011/203343	Subst OB	Substantive Works	24	EQR\JamesGr	$0.00	14-Feb-2013	-$4,475.35	INV0157

S889 CLOSED OUT-Vallance Construction Limited **** Total** **Claims $36,651.25 Certs $36,651.25 Payables $0.00**

M000 Materials

EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No
CLM/2011/203343			Creditors Invoices	EQ1210017LB-25	3858	05-Oct-2012	$340.00	AS12759
CLM/2011/203343			Creditors Invoices	EQ1211021LB-15	4044	08-Nov-2012	$560.00	AS121263

M000 Materials Total **Claims $0.00 Certs $0.00 Payables $900.00**

Property Total **Claims $38,697.55 Certs $38,697.55 Payables $2,119.53**

No Open Complaints / Remedial Issues on this Property

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC **Printed Date: 25-04-2018**

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Main Contractor:	CLOSED OUT-Vallance Construction Limited ****** (S889)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	28-04-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	28-04-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/203343	Practical Completion Certificate (PCC)	Fendalton Hub	21/09/2014
CLM/2011/203343	Construction Completion Inspection	Fendalton Hub	05/07/2013
CLM/2011/203343	Defects Liability Certificate	Fendalton Hub	05/07/2013
CLM/2011/203343	Practical Completion Certificate (PCC)	Fendalton Hub	05/07/2013
CLM/2011/203343	Construction Completion Inspection	Fendalton Hub	21/09/2014
CLM/2011/203343	Final Account Agreement	Fendalton Hub	20/08/2013
CLM/2011/203343	Final Account Agreement		09/10/2015

Property Total **Finalisation Documents Present: 7**

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/139511	81 BLIGHS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/038384	81 BLIGHS ROAD	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2011/203343	81 BLIGHS ROAD	Yes	Positive

Property Total **Number of Claims: 3**

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EQR Property Overview Report

Company Fletcher EQR (division of FCC) as agent for EQC **Printed Date: 25-04-2018**

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010139511	**81 BLIGHS ROAD, STROWAN**		**F3 - Complete & Finalised**	**Some Finalisation has taken place**		
Main Contractor:	CLOSED OUT-Vallance Construction Limited ****** (S889)		Property F2'd By:	System Generated Finalisation	F2 Completed Date:	28-04-2015
Cont Managing Hub:	Riccarton	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	28-04-2015

Contractors

Contractor		Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S053	CLOSED OUT-Ross Bailey Builder Limited ******	Accredited	EQRC0433	Main Contractor	Emergency Works
S162	CLOSED OUT-P. J. Grant Builders Limited ******	Rationalised	EQRC0369	Main Contractor	Emergency Works
S889	CLOSED OUT-Vallance Construction Limited ******	No longer wishes to work	EQRC0854	Main Contractor	Substantive Works

Property Total **Number of Contractors: 3**

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EARTHQUAKE COMMISSION

Statement of Claim Checklist / Repair Strategy

Date: 31.1.11

Author: Mike Wilkinson

CLM/2010/139511

N. Rogers
82 BLIGHS ROAD
STROWAN
CHRISTCHURCH
[redacted]
M:

LA: M Wilkinson

Estimator: Chris Kirk

Room	Earthquake Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy
4.27x3.6 Lounge	Y	✓	✓	—	2 meter of cracks to stipple ceiling Scrape Ceiling & repaint - Exterior 1.3m hr cracks strip, fill, Reinforce paper and paint 3 walls (Textured wall) Textured ceiling cracked 2 meter fix, paint & Reline Re-paper & repaint 1.85m walls & ceiling. Skirtboards 1 Meter of cracking to ceiling 1.7m of cracks to walls Redecorate PVC & repaint sills & ceiling
3.6x3.6 Dining Room	Y	✓	✓	—	
3.7x2.8 Kitchen	Y	✓	✓	—	
Family Room	N/A				
3.6x3.7 Bedroom 1	Y	✓	—	—	4 meters of cracked wall. Remove wall paper, make good, PVC to walls paper Border paint
Ensuite	N/A				
3.7x3 Bedroom 2	Y	✓	—	—	2.3m of crack to wall paper Remove walls paper, repair paint. Replace Skirting to floor and to ceiling
Bedroom 3	N/A				

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CIM/2010/139511

N. Odgers
81 BEIGHS ROAD
STROWAN
CHRISTCHURCH
E [redacted]
W
M:

SOC / Repair Strategy – Page 2

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N/A				
1.9 x 1.6 Bathroom	Y	✓	—	—	Re Crack to wall rake out, plaster and paint walls
Toilet 1 1.65 x 1	N	—	—	—	
Toilet 2	N/A				
Office / Study	N/A				
Back Door	N	✓	✓	—	2m crack to ceiling 2m crack to wall rake out, plaster paint walls + ceiling
4.5 x 1.9 Entry / Hall(s)	N	—	—	—	
Stairwell	N/A				
1.6 x 1.8 Laundry	N	—	—	—	
Garage 6.7 x 6	N	—	—	—	
Other	N/A				

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CLM/2010/139511

N. Odgers
81 BLIGHS ROAD
STRONAN
CHRISTCHURCH
H [redacted]
W
M:

Item		Event Damage Y / N	
Roof		Y	15 metres of damage to Tile on Ridge line. Replace Ridge tile + Insulation
EXTERNAL WALLS	North	N	
	South	Y	SEPARATION ON BRICK VENEER JAMB - SAND/FILL + PAINT TIMBER JAMB
	East	N	
	West	N	
Decks		N	
CHIMNEY (1)	Base	N	
	Ceiling Cavity	N	
	Above Roof	Y	Chimney (1) damaged/cracked at roof line has asbestos cone enclosure needs to be removed. Chimney (2) N/D
(2)	Fireplace	N	

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CLM/2010/139511

N. Odgers
81 BLIGHS ROAD
STROWAN
CHRISTCHURCH
H: [redacted]
W:
M:

Item	Event Damage Y / N	
Foundations (wastage, 4 bays)	Y	24 meters of cracks to foundation (mid wall) Caving out cracks + pump epoxy Mid cracked + point to outside
Piling	N	
Services	N	
Other Dwelling Items	N/A	
Outbuildings	N/A	
Land & Retaining Walls *(Discuss with Supervisor)*	N/A	

Supplementary Notes:

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

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

Signature of Claimant: N J Odgers **Dated:** 31/1/11

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MICHAEL E. SPARKE

CHECKED

EARTHQUAKE COMMISSION

File Note

CLM/2010/139511

Date: 31/1/11

Author: Mike Wilkinson

N. Odgers
81 BLIGHS ROAD
STROWAN
CHRISTCHURCH
H:
W: [redacted]
M:

Topic							
☐ General							
☐ Building Claim	☐	Pay Claimant $0-$10,000	☑	PMO $10-$100,000	☐	Pay over cap $100,000 +	
☐ CEU Letter	1	Contents	21	Building	1	Land	
☐ Decline Claim							

Subject:	FIRST INSPECTION
Related To:	None (Claim Level)
Confidential:	☐ Yes ☒ No

Notes: ATTENDANCE BO TIME/DATE 31/1/11 CLAIMANT PRESENT? YES

INSURANCE DETAILS. STATE. Policy # [redacted]

MORTGAGEE. NO

ALTERNATIVE PHONE NO. NO EMAIL [redacted]

LAND DAMAGE? NO RESERVE $0

CONTENTS? YES RESERVE $0

DWELLING? YES RESERVE $26,500

NEXT ACTION: Off to FECA + PMO

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DAMAGE DESCRIPTION

LAND: (one sentence, indicating type and location)

NIL

CONTENTS: (brief outline, type & classification, as per contents schedule)

NIL

DWELLING: (one or two sentences at most, describing the damage. Note if major/minor structural or major/minor cosmetic.)

Minor by exposure damage to interior

WAS A FULL INSPECTION DONE? (On roof, in roof space & under sub floor) IF NOT, REASONS.

YES

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OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 31/1/2011 Claim Number: 2010/13151

Loss Adjuster: M WILKINSON

Costing Estimate

$ 3800 Lounge	$ 2850 Dining Room	$ 1100 Kitchen
$ / Family Room	$ 2350 Bed 1	$ / Ensuite
$ 2500 Bed 2	$ / Bed 3	$ / Bed 4
$ 1000 Bathroom	$ N/D Toilet 1	$ / Toilet 2
$ / Office/Study	$ 1200 Rumpus REAR CUTTY	$ N/D Entry/Hall(s)
$ / Stairwell	$ N/D Laundry	$ N/D Outbuildings/Garage

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OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 31/1/2011 Claim Number: 2010/13951

Loss Adjuster: M WILKINSON

$ 3300 ROOF	$ 4300 CHIMNEY (1)	$ N/D CHIMNEY (2)
$ 650 FOUNDATION	$ 100 EXTERIOR	$ /
$ /	$ /	$ /

Column Totals:

$ 7950 $ 10400 $ 1100

Sub Total: $ 19450

P&G, Margin, GST: $ 7122.59

TOTAL: $ 26572.59

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EARTHQUAKE COMMISSION

Date:	Claim Number: 2010/	Estimator Name:
3/1/2011	2010/139571	CHRIS KIEK

Dwelling Inspection Checklist: Show measurements indicate damage

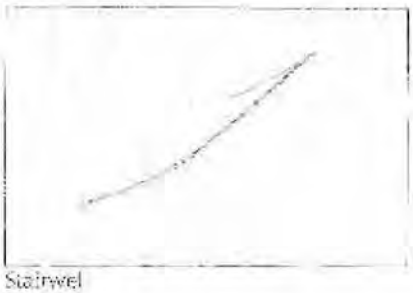

3.4
3.0
3.0
3.0

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EARTHQUAKE COMMISSION

Date:	Claim Number: 2010/	Estimator Name:
31/1/2011	2010/ 137571	CHRIS KIRK

Dwelling Inspection Checklist: Show measurements indicate damage


Stairwell



Laundry



Outbuilding/Garage



ROOF



CHIMNEY (1)



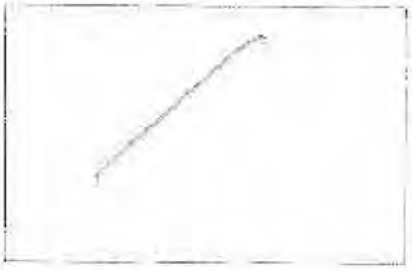
CHIMNEY (2)



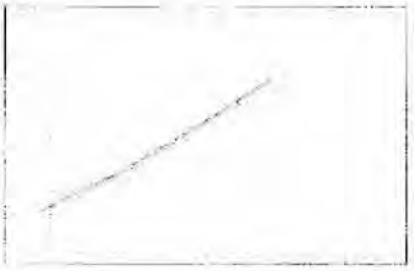
FOUNDATION



EXTERIOR









Legend

——	Crack to ceiling (show length)
~~	Crack to wall (show length)
✕	External damage

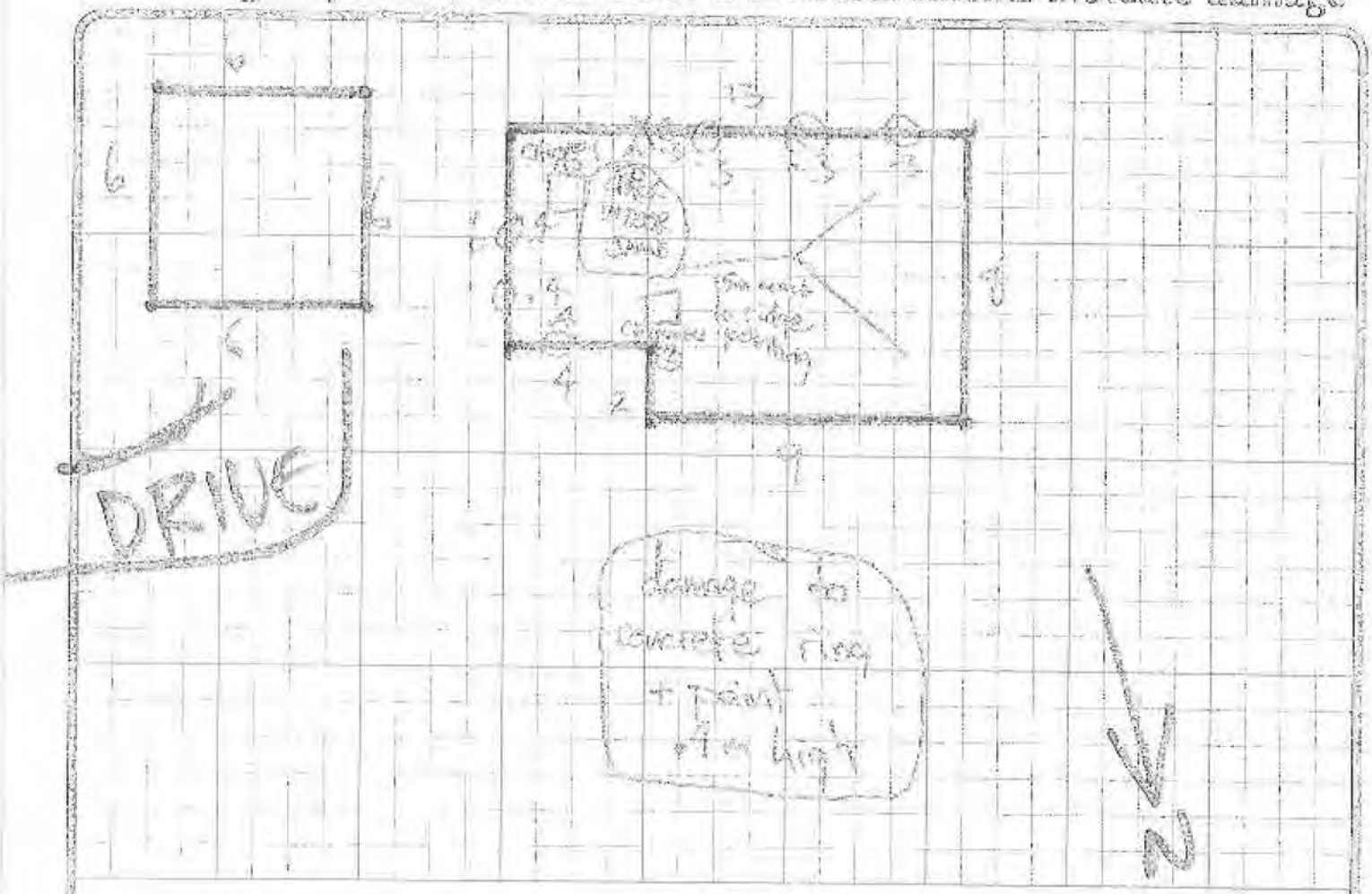
* Damage to door/window jamb only

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EARTHQUAKE COMMISSION

Date:	Claim Number: 20?0/	Estimater Name:
31/1/2011	139511	CHRIS KIRK

Dwelling Inspection Checklist: Show measurements indicate damage



Area m2:	132
Stud Heights:	24

Wall Finish:	Wallpaper	Plastered	Paint Finish
Other:			
Services:	Specify Damage:		
Chimneys:	Construction Type: BLOCK + PLASTER + PAINT Height Damage Description: Above Roof Below Roof Total Repair		
Foundations Damage:	Timber Concrete Ring Concrete Slab Other (Specify): Minor Moderate Severe House Moved off Foundations? Concrete Slab Cracked/ Crack Width: ..... Crack Length:		
Roof:	Framed Trussed Type: Clay Tiles Concrete Tiles Rolled Metal Other:		

LEGEND:
- ✱ CRACK IN WALL
- ⊖ CRACK IN FOUNDATION
- ✱ RACKED WINDOW
- ∧∧∧ CRACK IN MASONRY / CONCRETE JOINT

Released under the Official Information Act 1982

Scope of Works

CLM/2011/203343

EARTHQUAKE COMMISSION
KŌMIHANA RŪWHENUA

Customer: NT ODGERS

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 81 BLIGHS ROAD, STROWAN, CHRISTCHURCH 8053 on 1/08/2011

Site

Element	Damage	Repair	
Land (Exposed - Soil - 392.00 m2)	Liquefaction within 8 metres of dwelling	Remove liquefaction truck and dump	0.50 m3

Services

Element	Damage	Repair
Electrical/Power (Grid Under Ground - Wire - 6.00 l/m)	No Earthquake Damage	
Sewerage (Town Connection - PVC Pipe - 6.00 l/m)	No Earthquake Damage	
Storm Water (Town Connection - PVC Pipe - 6.00 l/m)	No Earthquake Damage	
Telephone/Data (Land Line - Copper - 6.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 6.00 l/m)	Movement damage	Repair broken inlet pipe
	Movement damage	Repwir cracked inlet pipe to HW cylinder

Main Building

Exterior

Foundations

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Lift house and Repile (DOESNT INCLUDE RING FOUNDATION)	94.20 m2
Ring foundation (Load bearing - Concrete - 46.00 l/m)	Foundation settlement	Remove, dispose, replace ring foundation	46.00 l/m

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 94.00 m2)	Impact damage	Remove, dispose and replace concrete ridge tiles	15.00 l/m
Roof framing (Framed - Timber - 94.00 m2)	No Earthquake Damage		

Elevation (Weather board north wall. 7.4x2.7)

Element	Damage	Repair	
Deck (Below 1m - Timber - 6.30 m2)	Structural damage	Replace Deck	6.30 m2
Wall Cladding (Weatherboard - Timber - 17.28 m2)	No Earthquake Damage		
Wall framing (Timber Frame - Timber - 17.28 m2)	No Earthquake Damage		

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Elevation (South wall weather board 7.4x2.7)

Element	Damage	Repair		
No Damage				

Elevation (East wall weather board. 13x2.7)

Element	Damage	Repair		
Deck (Below 1m - Timber - 12.48 m2)	Structural damage	Replace Deck	12.96	m2
Wall Cladding (Weatherboard - Timber - 26.00 m2)	No Earthquake Damage			
Wall framing (Timber Frame - Timber - 35.10 m2)				

Elevation (West wall 13x2.7)

Element	Damage	Repair		
No Damage				

Interior

Ground Floor - Dining Room

Room Size: 3.50 x 3.40 = 11.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair		
Ceiling (Lath & Plaster - Stipple - 11.90 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	11.90	m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage			
Floor (T&G - Carpet - 11.90 m2)	No Earthquake Damage			
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage			
One story chimney (Single Pot - Brick - 1.00 item)	Collapsed chimney	EXT - Brick - To base - 1 POT	1.00	item
Wall covering (Lath & Plaster - Lining paper - 33.12 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	33.12	m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage			

Ground Floor - Lounge

Room Size: 3.80 x 4.20 = 15.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair		
Ceiling (Lath & Plaster - Stipple - 15.96 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	15.96	m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage			
Floor (T&G - Carpet - 15.96 m2)	No Earthquake Damage			
One story chimney (Single Pot - Brick - 1.00 item)	Collapsed chimney	INT - Brick - To base - 1 POT	1.00	item
Wall covering (Lath & Plaster - Lining paper - 38.40 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	29.28	m2
Window (Timber medium - Pane single glazed - 3.00 No of)	No Earthquake Damage			

Ground Floor - Hallway

Room Size: 1.20 x 4.20 = 5.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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Element	Damage	Repair	
Ceiling (Lath & Plaster - Stipple - 5.04 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	5.04 m2
Door (External) (Single glass door - Timber - 1.00 item)			
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 5.04 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 25.92 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	25.92 m2

Ground Floor - Bedroom (By front door)

Room Size: 3.60 x 3.80 = 13.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Paint - 13.68 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 13.68 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 35.52 m2)			
Window (Timber medium - Pane single glazed - 4.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	10.00 l/m

Ground Floor - Bedroom (By bathroom)

Room Size: 3.00 x 3.70 = 11.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Lining paper - 11.10 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	11.10 m2
Door (External) (French doors - Timber - 1.00 item)	Cosmetic damage	Ease and repaint door	2.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 11.10 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 32.16 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	32.16 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.00 x 1.70 = 3.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Lath & Plaster - Lining paper - 3.40 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	3.40 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (T&G - Vinyl - 3.40 m2)	No Earthquake Damage		
Heating (Electric - Towel rail - 1.00 item)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 17.76 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	17.76 m2

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Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen

Room Size: 3.00 x 3.00 = 9.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Lining paper - 9.00 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	9.00 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 9.00 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		
Wall covering (Lath & Plaster - Lining paper - 28.80 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	28.80 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 2.50 l/m)	No Earthquake Damage		

Ground Floor - Entry (Rear)

Room Size: 1.00 x 1.90 = 1.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Lining paper - 1.90 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	1.90 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 1.90 m2)	No Earthquake Damage		
Wall covering (Lath & Plaster - Lining paper - 11.60 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	11.60 m2

Ground Floor - Laundry

Room Size: 1.90 x 1.90 = 3.61 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Lath & Plaster - Lining paper - 3.61 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 3.61 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 18.24 m2)	Cosmetic damage	Sand, gap fill and paint	18.24 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

Room Size: 0.80 x 1.90 = 1.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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Element	Damage	Repair	
Ceiling (Hardboard - Paint - 1.52 m2)	No Earthquake Damage		
Door (Internal) (Other - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 1.52 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)			
Wall covering (Hardboard - Paint - 12.96 m2)	Cosmetic damage	Gap fill cracks	4.00 l/m
	Cosmetic damage	Paint wall	12.96 m2
Window (Louvered - Pane single glazed - 1.00 No of)	No Earthquake Damage		

External garage

Exterior

Foundations (6x6 concrete. Floor)

Element	Damage	Repair
No Damage		

Roof (Longrun iron)

Element	Damage	Repair
No Damage		

Elevation (North wall 6x2.4 metal weather board)

Element	Damage	Repair
No Damage		

Elevation (South wall 6x2.4 metal weather board)

Element	Damage	Repair
No Damage		

Elevation (East wall 6x2.4 metal weather board)

Element	Damage	Repair
Wall Cladding (Weatherboard - Iron - 14.40 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 14.40 m2)	No Earthquake Damage	

Elevation (West wall 6x2.4 metal weather board)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Internal Garage (Versatile garage)

Room Size: 6.00 x 6.00 = 36.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Door (External) (Single glass door - Steel - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Concrete - 36.00 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 2.00 No of)	Impact damage	Adjust door	1.00 No of
Window (Aluminium Casement - Pane single glazed - 1.00 No of)	No Earthquake Damage		

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

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

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EQC Full Assessment Report

Claim Number:	CLM/2011/203343	**Assessment Date:**	01/08/2011 16:01
Claimant:	NT ODGERS	**Assessor:**	Fleming, Roger
Property Address:	81 BLIGHS ROAD STROWAN CHRISTCHURCH 8053	**Estimator:**	Hicks, Mike
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	NT, ODGERS	[redacted]			

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling	[redacted]	Yes	
IAG - State/Norwich Group	Dwelling		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: Green

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1935 - 1960	Rectangular	79.81
External garage	1	Standard	1935 - 1960	Rectangular	36.60

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Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	Liquefaction within 8 metres of dwelling			
			Remove liquefaction truck and dump	0.50 m3	442.00	221.00

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Electrical/Power	Grid Under Ground	Wire	No Earthquake Damage			
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Storm Water	Town Connection	PVC Pipe	No Earthquake Damage			
Telephone/Data	Land Line	Copper	No Earthquake Damage			
Water Supply	Town Connection	Steel	Movement damage			
			Repair broken inlet pipe	384.00 $	0.00	384.00
			Movement damage			
			Repwir cracked inlet pipe to HW cylinder	200.00 $	0.00	200.00

General Comments:

Main Building

Exterior

Foundations

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	Floor has moved less than 100mm			
			Lift house and Repile (DOESNT INCLUDE RING FOUNDATION)	94.20 m2	386.00	36,361.20
Ring foundation	Load bearing	Concrete	Foundation settlement			
			Remove, dispose, replace ring foundation	46.00 l/m	290.00	13,340.00

General Comments:

Roof

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Impact damage			
			Remove, dispose and replace concrete ridge tiles	15.00 l/m	60.00	900.00
Roof framing	Framed	Timber	No Earthquake Damage			

General Comments:

Elevation (Weather board north wall. 7.4x2.7)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	Below 1m	Timber	Structural damage			
			Replace Deck	6.30 m2	230.00	1,449.00
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South wall weather board 7.4x2.7)

Damage: No damage

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Require Scaffolding? No

General Comments:

Elevation (East wall weather board. 13x2.7)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	Below 1m	Timber	Structural damage			
			Replace Deck	12.96 m2	230.00	2,980.80
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall framing	Timber Frame	Timber				

General Comments:

Elevation (West wall 13x2.7)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Dining Room

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	11.90 m2	50.00	595.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Heating	Electric	Heat pump	No Earthquake Damage			
One story chimney	Single Pot	Brick	Collapsed chimney			
			EXT - Brick - To base - 1 POT	1.00 item	4,900.00	4,900.00
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	33.12 m2	55.00	1,821.60
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	15.96 m2	50.00	798.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
One story chimney	Single Pot	Brick	Collapsed chimney			
			INT - Brick - To base - 1 POT	1.00 item	7,250.00	7,250.00
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	29.28 m2	55.00	1,610.40
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Timber panelling on one wall, no damage

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Stipple	Cosmetic Damage			

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Ceiling	Lath & Plaster	Stipple	Scrape off, rake out, fill, restipple	5.04 m2	50.00	252.00
Door (External)	Single glass door	Timber				
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	25.92 m2	55.00	1,425.60

General Comments: Glass door,

Ground Floor - Bedroom (By front door)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper				
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	10.00 l/m	12.00	120.00

General Comments:

Ground Floor - Bedroom (By bathroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	11.10 m2	55.00	610.50
Door (External)	French doors	Timber	Cosmetic damage			
			Ease and repaint door	2.00 No of	210.00	420.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	32.16 m2	55.00	1,768.80
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Lath & Plaster	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	3.40 m2	55.00	187.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Heating	Electric	Towel rail	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	17.76 m2	55.00	976.80

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Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	9.00 m2	55.00	495.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	28.80 m2	55.00	1,584.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Entry (Rear)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	1.90 m2	55.00	104.50
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Lath & Plaster	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	11.60 m2	55.00	638.00

General Comments: Vinyl glass panel door

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Lath & Plaster	Lining paper	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Hardboard	Paint	Cosmetic damage			
			Sand, gap fill and paint	18.24 m2	39.00	711.36
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Hardboard	Paint	No Earthquake Damage			
Door (Internal)	Other	Timber	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec				

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Wall covering	Hardboard	Paint	Cosmetic damage			
			Gap fill cracks	4.00 l/m	12.00	48.00
			Cosmetic damage			
			Paint wall	12.96 m2	24.00	311.04
Window	Louvered	Pane single glazed	No Earthquake Damage			

General Comments:

External garage

Exterior

Foundations (6x6 concrete. Floor)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Longrun iron)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North wall 6x2.4 metal weather board)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South wall 6x2.4 metal weather board)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East wall 6x2.4 metal weather board)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Weatherboard	Iron	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West wall 6x2.4 metal weather board)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Internal Garage (Versatile garage)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Door (External)	Single glass door	Steel	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	Impact damage			
			Adjust door	1.00 No of	120.00	120.00
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Fees

Fees

Name	Duration	Estimate
Engineers report	1.00	3,555.00
Contents movement fee	1.00	465.65

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Council fees - External alterations & additions	1.00	1,300.00

Overheads

Name	Estimate
Preliminary and general	6,606.69
Margin	9,451.09
GST	15,594.30

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Scope Of Works Estimate

Property

Description	Estimate
Site	221.00
Services	584.00
	805.00

Main Building

Name	Description	Estimate
Exterior	Foundations	49,701.20
	Roof	900.00
	Elevation (East wall weather board. 13x2.7)	2,980.80
	Elevation (South wall weather board 7.4x2.7)	0.00
	Elevation (Weather board north wall. 7.4x2.7)	1,449.00
	Elevation (West wall 13x2.7)	0.00
		55,031.00

Floor	Description	Estimate
Ground Floor	Bathroom	1,163.80
	Bedroom (By bathroom)	2,799.30
	Bedroom (By front door)	120.00
	Dining Room	7,316.60
	Entry (Rear)	742.50
	Hallway	1,677.60
	Kitchen	2,079.00
	Laundry	711.36
	Lounge	9,658.40
	Toilet	359.04
		26,627.60
		26,627.60

External garage

Name	Description	Estimate
Exterior	Foundations (6x6 concrete. Floor)	0.00
	Elevation (East wall 6x2.4 metal weather board)	0.00
	Roof (Longrun iron)	0.00
	Elevation (North wall 6x2.4 metal weather board)	0.00
	Elevation (South wall 6x2.4 metal weather board)	0.00
	Elevation (West wall 6x2.4 metal weather board)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Internal Garage (Versatile garage)	120.00
		120.00
		120.00

Fees

Description	Estimate
Engineers report	3,555.00
Contents movement fee	465.65
Council fees - External alterations & additions	1,300.00
	5,320.65

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Overheads

Description	Estimate
Preliminary and general	6,606.69
Margin	9,451.09
GST	15,594.30
	31,652.09
Total Estimate	119,556.34

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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?	Yes	Minor liquefaction near rear wall
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	No	Concrete tiles
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/139511
- 2011/038384

File Notes

Date Created: 01/08/2011 15:47
Created : Fleming, Roger
Subject: Description
Note: 2 bedroom single level weatherboard home with concrete tile roof in residential green zone. 2 chimneys down and damage to ring foundation and piles resulting in floor being out of level by 40mm and consequent cosmetic dwmage to internal walls and ceilings. House requires to be lifted, new ring foundation poured and repiled followed by redecoration within.
Next Action:

Date Created: 05/05/2012 03:18
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 05/05/2012
Note: COMET sent to EQR on 05/05/2012
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:81 BLIGHS ROAD, CHRISTCHURCH CITY, CHRISTCHURCH
To:81 BLIGHS ROAD, STROWAN, CHRISTCHURCH
Next Action:

Urgent Works Items

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1 crack 5mm

Engineer: round garage: front corner plus back corner under pin

EQC Claim Assessment

Address	81 BLIGHS ROAD, CHRISTCHURCH CITY, CHRISTCHURCH, 8053	**EQC Claim Number**	CLM/2011/203343
Hazards	Nil	**EQC Assessor (L,F)**	Fleming, Roger
Inspection Date	01-Aug-2011 **Placard** Green	**EQC Estimator (L,F)**	Hicks, Mike

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
ODGERS NT Ngeuse	[redacted]			

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	6 m
[redacted]	Movement damage Remove	
	Repair broken inlet pipe Repaired and EW	384 Sum
	Repwir cracked inlet pipe to HW cylinder	200 Sum
Sewerage	Town Connection, PVC Pipe	6 m
Storm Water	Town Connection, PVC Pipe	6 m
Telephone/Data	Land Line, Copper	6 m
Electrical/Power	Grid Under Ground, Wire	6 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	392 m2
[redacted]	Liquefaction within 8 metres of dwelling	
	Remove liquefaction truck and dump	0.5 m3

MAIN BUILDING **Age** 1935 - 1960 **Area** 79.8m2 **Footprint** Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (Weather board north wall. 7.4x2.7)		
Wall framing	Timber Frame, Timber (17.28 m2)	
Wall cladding	Weatherboard, Timber (17.28 m2)	
[redacted] Deck	Below 1m, Timber (6.30 m2)	
	Structural damage not attached to House advise	
	Replace Deck	6.3 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall weather board 7.4x2.7)		

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall weather board. 13x2.7)		
Wall framing	Timber Frame, Timber (35.10 m2)	
Wall cladding	Weatherboard, Timber (26.00 m2)	

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Deck	Below 1m, Timber (12.48 m2)		
	Structural damage		
		Replace Deck	12.96 m2

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall 13x2.7)		

Element	Description / Damage / Repair Strategy	Measure
Foundations		
Piles	Ordinary, Concrete (1.00 Item)	
	Floor has moved less than 100mm	
	Lift house and Repile (DOESNT INCLUDE RING FOUNDATION)	94.2 m2
Ring foundation	Load bearing, Concrete (46.00 m)	
	Foundation settlement	
	Remove, dispose, replace ring foundation	46 m

Element	Description / Damage / Repair Strategy	Measure
Roof		
Roof Covering	Pitched, Concrete tile (94.00 m2)	
	Impact damage	
	Remove, dispose and replace concrete ridge tiles	15 m
Roof framing	Framed, Timber (94.00 m2)	

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Dining Room (L=3.4m W=3.5m H=2.4m)		
Heating	Electric, Heat pump (1.00 Item)	
Ceiling	Lath & Plaster, Stipple (11.90 m2)	
	Cosmetic Damage	
	Scrape off, rake out, fill, restipple	11.9 m2
Wall covering	Lath & Plaster, Lining paper (33.12 m2)	
	Cosmetic damage	
	Remove, dispose, hang and paint lining paper	33.12 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
One story chimney	Single Pot, Brick (1.00 Item)	
	Collapsed chimney	
	EXT - Brick - To base - 1 POT 9.b 2.4 x 1.2.	1 Item
Floor	T&G, Carpet (11.90 m2)	
Window	Timber medium, Pane single glazed (2.00 No of)	

Room - Additional Notes:

Lounge (L=4.2m W=3.8m H=2.4m)			
Ceiling	Lath & Plaster, Stipple (15.96 m2)		
	Cosmetic Damage		
		Scrape off, rake out, fill, restipple	15.96 m2
Wall covering	Lath & Plaster, Lining paper (38.40 m2)		

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		Cosmetic damage	
		Remove, dispose, hang and paint lining paper	29.28 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
One story chimney	Single Pot, Brick (1.00 Item)		
		Collapsed chimney	
		INT - Brick - To base - 1 POT	1 Item
Floor	T&G, Carpet (15.96 m2)		
Window	Timber medium, Pane single glazed (3.00 No of)		
Room - Comments:	Timber panelling on one wall, no damage		
Room - Additional Notes:			

Done by owner

Hallway (L=4.2m W=1.2m H=2.4m)

Ceiling	Lath & Plaster, Stipple (5.04 m2)		
		Cosmetic Damage	
		Scrape off, rake out, fill, restipple	5.04 m2
Wall covering	Lath & Plaster, Lining paper (25.92 m2)		
		Cosmetic damage	
		Remove, dispose, hang and paint lining paper	25.92 m2
Door (External)	Single glass door, Timber (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (5.04 m2)		
Room - Comments:	Glass door,		
Room - Additional Notes:			

Bedroom By front door (L=3.8m W=3.6m H=2.4m)

Wall covering	Lath & Plaster, Lining paper (35.52 m2)		
Ceiling	Lath & Plaster, Paint (13.68 m2)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (13.68 m2)		
Window	Timber medium, Pane single glazed (4.00 No of)		
		Cosmetic damage	
		Gap fill and paint jambs / sills	10 m
Room - Additional Notes:			

Bedroom By bathroom (L=3.7m W=3.0m H=2.4m)

Door (External)	French doors, Timber (1.00 Item)		
		Cosmetic damage	
		Ease and repaint door	2 No of
Wall covering	Lath & Plaster, Lining paper (32.16 m2)		
		Cosmetic damage	
		Remove, dispose, hang and paint lining paper	32.16 m2
Ceiling	Lath & Plaster, Lining paper (11.10 m2)		

Remedy. Not EQ.

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	Cosmetic Damage		
		Remove, dispose, hang and paint lining paper	11.1 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Carpet (11.10 m2)		
Window	Timber medium, Pane single glazed (1.00 No of)		

Room - Additional Notes:

Bathroom (L=1.7m W=2.0m H=2.4m)			
Bathroom sink	Basin, Standard specification (1.00 Item)		
Shower	Cubical shower unit, Acrylic shower (1.00 m2)		
Heating	Electric, Towel rail (1.00 Item)		
Fans	Extract, Manrose fan (1.00 Item)		
Ceiling	Lath & Plaster, Lining paper (3.40 m2)		
	Cosmetic Damage		
		Remove, dispose, hang and paint lining paper	3.4 m2
Wall covering	Lath & Plaster, Lining paper (17.76 m2)		
	Cosmetic damage		
		Remove, dispose, hang and paint lining paper	17.76 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Mirror (Fixed)	Standard Spec, Mirror (1.00 m2)		
Floor	T&G, Vinyl (3.40 m2)		
Window	Timber medium, Pane single glazed (1.00 No of)		

Room - Additional Notes:

Kitchen (L=3.0m W=3.0m H=2.4m)			
Range (Free standing oven)	Electric, Standard Electric (1.00 Item)		
Work top	Kitchen work top, Laminate (2.50 m)		
Ceiling	Lath & Plaster, Lining paper (9.00 m2)		
	Cosmetic Damage		
		Remove, dispose, hang and paint lining paper	9 m2
Wall covering	Lath & Plaster, Lining paper (28.80 m2)		
	Cosmetic damage		
		Remove, dispose, hang and paint lining paper	28.8 m2
Kitchen joinery	Medium Spec, MDF (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Vinyl (9.00 m2)		
Window	Timber medium, Pane single glazed (1.00 No of)		

Room - Additional Notes:

Entry Rear (L=1.9m W=1.0m H=2.0m)			
Ceiling	Lath & Plaster, Lining paper (1.90 m2)		

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		Cosmetic Damage	
		Remove, dispose, hang and paint lining paper	1.9 m2
Wall covering	Lath & Plaster, Lining paper (11.60 m2)		
		Cosmetic damage	
		Remove, dispose, hang and paint lining paper	11.6 m2
Door (External)	Single glass door, Timber (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Vinyl (1.90 m2)		
Room - Comments:	Vinyl glass panel door		
Room - Additional Notes:			

Laundry (L=1.9m W=1.9m H=2.4m)

Wall covering	Hardboard, Paint (18.24 m2)		
		Cosmetic damage	
		Sand, gap fill and paint	18.24 m2
Ceiling	Lath & Plaster, Lining paper (3.61 m2)		
Wash tub	Single, Stainless Steel (1.00 Item)		
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Floor	T&G, Vinyl (3.61 m2)		
Window	Timber medium, Pane single glazed (1.00 No of)		
Room - Additional Notes:			

Toilet (L=1.9m W=0.8m H=2.4m)

Ceiling	Hardboard, Paint (1.52 m2)		
Wall covering	Hardboard, Paint (12.96 m2)		
		Cosmetic damage	
		Gap fill cracks	4 m
		Paint wall	12.96 m2
Window	Louvered, Pane single glazed (1.00 No of)		
Door (Internal)	Other, Timber (1.00 No of)		
Toilet	Standard, Standard Spec (1.00 Item)		
Floor	T&G, Vinyl (1.52 m2)		
Room - Additional Notes:			

EXTERNAL GARAGE **Age 1935 - 1960** **Area 36.6m2** **Footprint Rectangular**

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (North wall 6x2.4 metal weather board)		

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall 6x2.4 metal weather board)		

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Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall 6x2.4 metal weather board)		
Wall framing	Timber Frame, Timber (14.40 m2)	
Wall cladding	Weatherboard, Iron (14.40 m2)	

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall 6x2.4 metal weather board)		

Element	Description / Damage / Repair Strategy	Measure
Foundations (6x6 concrete. Floor)		

Element	Description / Damage / Repair Strategy	Measure
Roof (Longrun iron)		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Internal Garage Versatile garage (L=6.0m W=6.0m H=2.4m)		
Window	Aluminium Casement, Pane single glazed (1.00 No of)	
Floor	Concrete (36.00 m2)	
Door (External)	Single glass door, Steel (1.00 Item)	
Garage door	Tilt-a-door Metal, Steel (2.00 No of)	
	Impact damage	
	Adjust door	1 No of

Room - Additional Notes:

End Of Assessment

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Contract Quote

Revision

VALLANCE CONSTRUCTION LTD

Claim No:	2011/203343	Contractor	Vallance Construction LTD
Claimant:	NT Odgers	Address:	6 Warner Place
Site Location:	81 Blighs Road	Accreditation No:	EQRC0854
EQR Supervisor:	Grant Morris	Contractor Phone:	210459027
		GST No:	106932593
Date:	10/08/2012	Total Price (Incl. GST)	$35,056.95

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim.
The work described in this document covers the full scope of work stated in EQC Statment of Claim.

Rooms	Description of Work/s	Dimension	$ Rate	Contractors Quote	Room Total	Scope Change
Foundations	Plaster and paint	23		0		*1725*
	Grind out and epoxy fill	8		0		*1080*
				0		
				0		
				0	0	
Roof	Remove and replace concrete ridge tiles	15	55	825		
				0		
				0		
				0		
				0	825	
Dining Room	Ceiling remove and restipple and paint	11.9	70	833		
	Walls remove and replace lining paper and paint	33.12	65	2152.8		
	Remove and reinstate heatpump	1		0		*400*
				0		
				0	2985.8	
Lounge	Ceiling remove and restipple and paint	15.96	70	1117.2		
	Walls remove and replace lining paper and paint	29.28	65	1903.2		
	Windows reglaze	0.8		0		*76*
				0		
				0	3020.4	
Hallway	Ceiling remove and restipple and paint	5.04	70	352.8		
	Walls remove and replace lining paper and paint	25.92	65	1684.8		
				0		
				0		
				0	2037.6	
Bedroom by front door	Gap fill and paint jambs/sills	10	16	160		
	Walls remove and replace lining paper and paint	35.52		0		*2308.8*
	Ceiling remove and replace lining paper and paint	13.68		0		*889.2*
				0		

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				0	160	
Bedroom by	Ease and repaint doors	2	205	410		
bathroom	Walls remove and replace lining paper and paint	32.16	65	2090.4		
	[redacted]			0		
				0		
				0	2500.4	

Contract Quotation

Address: 81 Blighs Road

Claim #: 2011/203343

VALLANCE CONSTRUCTION LTD

Rooms	Description of Work/s	Dimension	$ Rate	Contractors Quote	Room Total	Scope Change
Bathroom	Walls remove and replace lining paper and paint	17.76	65	1154.4		
	Ceiling remove and replace lining paper and paint	3.4	65	221		
				0		
				0		
				0	1375.4	
Kitchen	Walls remove and replace lining paper and paint	28.8	65	1872		
	Ceiling remove and replace lining paper and paint	9	65	585		
	Gib inside cupboards and paint	1		0		*750*
	Ease and paint cupboard doors	15		0		*675*
	[redacted]			0	2457	
Entry rear	Walls remove and replace lining paper and paint	11.6	65	754		
	Ceiling remove and replace lining paper and paint	1.9	65	123.5		
	Door refix archs and paint	1		0		*205*
	Remove and install vinyl	1.9		0		*237.5*
				0	877.5	
Laundry	Walls remove and replace lining paper and paint	18.24		0		*1185.6*
	Ceiling gap fill and paint	3.61		0		*90.25*
	Remove and install vinyl	3.61		0		*451.25*
				0		
				0	0	
Toilet	Walls gap fill and paint	12.96		0		*324*
	Remove and install vinyl	1.52		0		*190*
				0		
				0		
				0	0	
Garage	Adjust garage door	1	350	350		
	Grind out and epoxy fill	14		0		*910*
				0		
				0		
				0	350	

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P.and G	Project Managment fee (3 weeks)	15	55	825		
	Removal of rubbish	1	495	495		
	Final Clean	79.8	5	399		
	Floor Protection Layand uplift	79.8	4	319.2		
	Contents Movement fee	79.8	3	239.4		
	Sub Contractors	1	120	120		
				0		
				0		
				0		
				0	2397.6	
Rumpus:				0		
				0		
				0		
				0		
				0	0	

Contract Quotation

Address: 81 Bligh Road

Claim #: 2011/203343

VALLANCE CONSTRUCTION LTD

Rooms	Description of Work/s	Dimension	$ Rate	Contractors Quote	Room Total	Scope Change
Entry:				0		
				0		
				0		
				0		
				0	0	
Hallway:				0		
				0		
				0		
				0		
				0	0	
Stairwell:				0		
				0		
				0		
				0		
				0	0	
Laundry:				0		
				0		
				0		
				0		
				0	0	
Garage:				0		
				0		
				0		
				0		
				0	0	
Conservatory:				0		
				0		
				0		
				0		

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				0	0	
Other:				0		
				0		
				0		
				0		
				0	0	
Roof:				0		
				0		
				0		
				0		
				0	0	
External Walls: North				0		
				0		
				0		
				0		
				0	0	

Contract Quotation

Address: 81 Blighs Road

Claim #: 2011/203343

VALLANCE CONSTRUCTION LTD

Rooms	Description of Work/s	Dimension	$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South				0		
				0		
				0		
				0		
				0	0	
External Walls: East				0		
				0		
				0		
				0		
				0	0	
External Walls: West				0		
				0		
				0		
				0		
				0	0	
Decks:				0		
				0		
				0		
				0		
				0	0	
Chimney Base:				0		
				0		
				0		
				0		
				0	0	
Chimney:				0		
				0		
				0		

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				0		
				0	0	
Other				0		
				0		
				0		
				0		
				0	0	
Fireplace:				0		
				0		
				0		
				0		
				0	0	
Foundation:				0		
				0		
				0		
				0		
				0	0	

Contract Quotation

Address: 81 Blighs Road

Claim #: 2011/203343

VALLANCE CONSTRUCTION LTD

Rooms	Description of Work/s	Dimension	$ Rate	Contractors Quote	Room Total	Scope Change
Piling:				0		
				0		
				0		
				0		
				0	0	
Scaffolding	Please confirm area required			0		
				0		
				0		
				0		
				0	0	
				0		
				0		
				0		
				0		
				0	0	
				0		
				0		
				0		
				0		
				0	0	
List P&G				0		
				0		
				0		
				0		
				0	0	
			Subtotal (excl. GST)		$18,986.70	$11,497.60

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Add 15% GST	$2,848.01	$1,724.64
Total Incl. GST	$21,834.71	$13,222.24

Grand Total with Scope Changes Ext GST	**$30,484.30**
Grand Total with Scope Changes Incl. GST	**$35,056.95**

Contract Quotation

\DD COMPANY LOGO HER

Address: 81 Blighs Road

Claim #: 2011/203343

Estimated Time of Completion: _____ (days)

Start:

Start Date: _____

Homeowner acknowledges the above list is the full scope of works based on EQCs assessment.

Homeowner
Signature (start): X _____ Homeowner Name: _____

Finish:

Finish Date: _____

Homeowner acknowledges the above list is the full scope of works based on EQCs assessment & has been completed to a satisfactory standard.

Homeowner
Signature (finish): X _____ Customer Name: _____

Contractors
Signature: X _____ Contractors Name: _____
Company:

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Works Order

ENTERED

Fletcher

To: Vallance

Order Number **EQW** 05714

Please quote on all invoices, correspondences etc

Accreditation no.: eqrc 0854 PA code: 5889.

Authorised by: Raibeard Wilson. Date: 15/6/12.

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
			E	

	EQC claim no.	Address	$ Ex. GST	Start date	Finish date
1.	[redacted]				
2.					
3.					
4.					
5.					
6.	11/203343	81 Blighs Road	30,485.30		
7.	[redacted]				
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					
19.					
20.					
21.					
22.					
23.					
24.					
25.					
26.					
27.					
28.					
29.					
30.					

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission 11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V2.0. 12/12/11

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Variation to Works Order

ENTERED

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	NT Odgers	Supervisor	Grant Morris
Main Contact		Date	24/10/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD - M: 021 045 0027 - E: andy@valcon.co.nz - VALCON.CO.NZ

VALCON

Reason for Submitting a Variation
Asbestos in ceiling stipple

Item	Description	Quantity	Unit	Rate	Amount
	Remove asbestos ceiling	15.96		113	1803.48
					0
	Reline with gib , stop ,undercoat and paint	15.96		95	1516.2
					0
	Credit for ceiling	1		-1117.2	-1117.2
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
				Total	2202.48

Section 2 — **Completed by Contract Supervisor**

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

Notes: Asbestos positive

Name: Grant Morris Date: 26/10/12 Signature: G Morris

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name: James Graham Date: 29/10/2012 Signature: James Graham

Section 5 — **Completed by EQC Representative**

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

Notes: Approved Variations dependent on your Supplied quote

Name: Jeremy Cosgrove Date: 26/10/12 Signature: J Cosgr

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ENTERED

Quote

Date: 24/10/2012
Quote No.: 10079

Coast Central Contracting Limited
22 Glenlyon Ave
PO Box 9151
Tauranga 3142

Freephone 0508 427 237 ~ Fax 07 578 9868

Vallance Construction Ltd
Christchurch

Qty	Description	Unit Price	Total
1	Removal and disposal of 15.96m2 Lathe and Plaster ceiling from 81 Blighs Road, Strowan, Christchurch.	$1,674.75	$1,674.75
		Subtotal	$1,674.75
		GST	$251.21
		Total Amt	**$1,925.96**

We take Safety Seriously. Our Safety Manual can be viewed upon request along with copies of both our Professional Indemnity and Public Liability insurances expressly for the removal or encapsulation of Asbestos containing materials.

Our pricing reflects the time and materials that we put in to safely extracting Asbestos products, and all work undertaken is in full accord with the New Zealand Guidelines for the Management and Removal of Asbestos (March 2011), as stringently enforced by OSH.

Thank you for your business.

Released Under the Official Information Act 1982

ENTERED

Variation to Works Order

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	nt Odgers	Supervisor	Grant Morris
Main Contact		Date	19/11/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD - M: 021 045 9027 - E: andy@valcon.co.nz - VALCON.CO.NZ

VALCON

Reason for Submitting a Variation
2nd Asbestos test found more in ceilings

Item	Description	Quantity	Unit	Rate	Amount
	Hallway remove asbestos ceiling	5.04		123	619.92
					0
	Hallway gib stop undercoat and paint	5.04		105	529.2
					0
	Dinning Room remove asbestos ceiling	11.9		123	1463.7
					0
	Dinning Room gib stop undercoat and paint	11.9		105	1249.5
					0
	Batts to ceiling	32.9		35	1151.5
					0
					0
					0
					0
					0
					0
					0
				Total	5013.82

Section 2 — **Completed by Contract Supervisor**

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

Notes insulfluff, to replace is more expensive. Batts more efficient.

Name Grant Morris Date 19/11/12 Signature

Section 4 — **Completed by Quantity Surveyor**

Claimed $ Hub Name

Variation Total $ Hub Number E

Tax Invoice/Payment Claim No.

Name James Graham Date 19/11/12 Signature James Graham

Section 5 — **Completed by EQC Representative**

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

Notes

Name Rusty Blackshaw Date 19-11-12 Signature

Released Under the Official Information Act 1982

Variation to Works Order

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	Ngaire Odgers	Supervisor	Grant Morris
Main Contact		Date	25/11/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD 06 021 045 8022 E andy@vallance.co.nz VALCON.CO.NZ

Reason for Submitting a Variation
Ceiling damaged beond repair

Item	Description	Quantity	Unit	Rate	Amount
	Ceiling Remove Lath and plaster and replace with gib stop and paint	13.68		125	0 1710 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
				Total	1710

Section 2 — **Completed by Contract Supervisor**

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

Notes Bed 1

Name Grant Morris Date 26/11/12 Signature

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name James Graham Date 28/11/12 Signature

Section 5 — **Completed by EQC Representative**

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

Notes

Name Rudy Matthee Date 28-11-12 Signature

Released Under the Official Information Act 1982

Variation to Works Order

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	NT Odgers	Supervisor	Grant Morris
Main Contact		Date	24/10/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD

Reason for Submitting a Variation
Asbestos in ceiling stipple

Item	Description	Quantity	Unit	Rate	Amount
	Remove asbestos ceiling	15.96		113	1803.48
					0
	Reline with gib , stop ,undercoat and paint	15.96		95	1516.2
					0
	Credit for ceiling	1		-1117.2	-1117.2
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
				Total	2202.48

Section 2 — **Completed by Contract Supervisor**

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

Notes Asbestos positive

Name Grant Morris Date 26/10/12 Signature

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name James Graham Date 27/10/12 Signature

Section 5 — **Completed by EQC Representative**

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

Notes Approved Variations dependent on your Supplied quote

Name Jeremy Cosgrove Date 26/10/12 Signature

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Variation to Works Order

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	Ngaire Odgers	Supervisor	Grant Morris
Main Contact		Date	25/11/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD - M: 021 043 0027 - E: andy@valcon.co.nz - VALCON.CO.NZ

Reason for Submitting a Variation
Ceiling damaged beond repair

Item	Description	Quantity	Unit	Rate	Amount
	Ceiling Remove Lath and plaster and replace with gib stop and paint	13.68		125	0 1710 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
				Total	1710

Section 2 — **Completed by Contract Supervisor**

Instruction given for work to proceed — Yes ☐ No ☐ — Work sighted — Yes ☑ No ☐

Notes Bed 1

Name Grant Morris **Date** 26/11/12 **Signature**

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name James Graham **Date** 28/11/12 **Signature**

Section 5 — **Completed by EQC Representative**

Instruction given for work to proceed — Yes ☑ No ☐ — Work sighted — Yes ☐ No ☑

Notes

Name Andy Vallance **Date** 28-11-12 **Signature**

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Credit Note

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	Ngaire Odgers	Supervisor	Grant Morris
Main Contact		Date	25/11/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD - M: 021 045 0027 - E: andy@valcon.co.nz - VALCON.CO.NZ

Reason for Submitting a Credit
Repair changed

Item	Description	Quantity	Unit	Rate	Amount
	Ceiling remove and replace lining paper	13.68		-65	-889.2
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
				Total	-889.2

Section 2 — **Completed by Contract Supervisor**

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

Notes Bed 1. credit

Name Grant Morris **Date** 26/11/12 **Signature**

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name _____ **Date** _____ **Signature** _____

Section 5 — **Completed by EQC Representative**

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

Notes

Name James Graham **Date** 28/11/12 **Signature**

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Variation to Works Order

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	NT Odgers	Supervisor	Grant Morris
Main Contact		Date	10/12/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD - M: 021 045 0027 - E: andy@valcon.co.nz - VALCON.CO.NZ

VALCON

Reason for Submitting a Variation

Item	Description	Quantity	Unit	Rate	Amount
	Edge protection to house for repointing of ridge capping	52		33	1716
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
			Total		1716

ENTERED

Section 2 — **Completed by Contract Supervisor**

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

Notes Job actually finished

Name Grant Morris Date 22/1/13 Signature

Section 4 — **Completed by Quantity Surveyor**

Claimed $ _____ Hub Name _____

Variation Total $ _____ Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name James Graham Date 23/1/13 Signature

Section 5 — **Completed by EQC Representative**

Instruction given for work to proceed Yes ☑ No ☐ Work sighted Yes ☐ No ☒

Notes

Name Jeremy Cosgrove Date 23/1/13 Signature

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Credit Note

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	Nt Odgers	Supervisor	Grant Morris
Main Contact		Date	18/12/2012
Property Address	81 Blighs Road	Customer email	
Phone			

VALLANCE CONSTRUCTION LTD

Reason for Submitting a Credit
Repair not done Repair change due to asbestos

Item	Description	Quantity	Unit	Rate	Amount
	Batts to ceiling(lathes were never removed so no need to replace)	1		-900	-900
					0
	Dinning Room: Ceiling remove and replace stipple	1		-833	-833
					0
	Hallway: Remove and restipple ceiling	1		-352.8	-352.8
					0
	Bedroom by front door: Ceiling remove and replace linning paper	1		-889.2	-889.2
					0
	Bathroom: Walls werent linning paper	1		-621.6	-621.6
					0
	Entry Rear: Remove and replace vinyl	1		-237.5	-237.5
	Laundry: Remove and replace vinyl	1		-451.25	-451.25
	Toilet: Remove and replace vinyl	1		-190	-190
					0
					0
					0
					0
				Total	-4475.35

Section 2 — **Completed by Contract Supervisor**

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 _____

Tax Invoice/Payment Claim No. _____

Name _____ **Date** _____ **Signature** _____

Section 5 — **Completed by EQC Representative**

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

Notes

Name _____ **Date** _____ **Signature** _____

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Variation to Works Order

Claim Number	2011/203343	Contractor Name	Vallance Construction LTD
Customer Name	NT Odgers	Supervisor	Grant Morris
Main Contact		Date	10/12/2012
Property Address	81 Blighs Road	Customer email	
Phone			

Reason for Submitting a Variation

Item	Description	Quantity	Unit	Rate	Amount
	Edge protection to house for repointing of ridge capping	52		33	1716
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
				Total	1716

Section 2 — **Completed by Contract Supervisor**

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 _____

Tax Invoice/Payment Claim No. _____

Name _____ **Date** _____ **Signature** _____

Section 5 — **Completed by EQC Representative**

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

Notes

Name _____ **Date** _____ **Signature** _____

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Schedule E4 Defects Liability Certificate

Contract: EQW05714 Vallance Construction

Claim Number: 2011/203343

Location: 81 Blighs Road

End of Defects Liability period

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

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

(a) the Defects Liability Period has ended; and

(b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and

(c) the Contractor has completed agreed deferred work.

This Certificate

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

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date: 30/4/13
(Date signed)

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MS-SF0710

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MS-SF0702

Fletcher

CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/203343

Customer/Authorised Representative: Ngaire Odgers

Street Address: 81 B Lighs Road

Contractor: Vallance Construction

Description of Works As per Scope & Variations

Defects

Deferred Works Laundry floor vinyl to complete as was not going to be done & has to be. H/O to discuss with EQC. Heat pump to install on Friday 21st.

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:

Print Name	Signature	Date
ANDY VALLANCE		18/12/2012.

Owner/Agent Signature:

Print Name	Signature	Date
X Ngaire Odgers.	N. J. Odgers	18-12-2012.

Fletcher Construction Company Ltd – EQR:

Print Name	Signature	Date
Grant Morris	G. M. Morris	18/12/12.

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Schedule E3 Practical Completion Certificate

Contract: ~ 2011/203343
Location: ~ 81 Blighs Road.
Principal: ~ Fletcher EQR.

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 ~. 15/12/11

The Defects Liability period as detailed in rule 13.1 commenced 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.

The certificate cannot be relied on for any other purpose.

Signed by/date: _____ 19/12/11
(Date signed)

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Contractor Producer Statement for Construction

Contract: 2-11/203343

Location: 81 Blighs Road

Issued by

Person: ANDY VALLANCE
(Duly authorised representative)

Company: VALLANCE CONSTRUCTION LIMITED.
(Contractor)

Issued to

Principal: **Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.**

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

Particular of Works:

As per scope.

Signed by: [signature] Date 16/12/2012

Qualification: Builder

Address: 81 Blighs Road

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MS-SF0509

Fletcher

FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2	0	1	1		2	0	3	3	4	3

Property Address:	81 Blighs Road			**Date**	10/02/2013
	Strowen			**Hub**	Fendalton
	Christchurch			**Contracts Supervisor**	Synthia Mohekey
Property Contact Name:	Ngair Odgers				
Contractor Details	Vallance Construction Ltd			**Accreditation No**	EQRC0854
Contact details	**Ph. (1)**	0210459027	**Ph. (2)**		
	email	andy@valcon.co.nz			

Original Contract Value	(Ex GST)	$30484.30
Variations	(Ex GST)	$6166.95
Final Contract Value	(Ex GST)	$36651.25
Less Previous Payments	(Ex GST)	$0
GST Amount		$5497.69
Amount for Final payment	(Including GST)	$42148.94

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: 1/12/12 **Contract Finish Date:** 18/12/12

Signature of Contractor: Vallance.	**Date:** 10/02/2013
Print Name ANDY VALLANCE.	
Signature of Contracts Supervisor:	**Date:**
Print Name Synthia Dube-Mohekey	13/02/2013
Signature of Quantity Surveyor:	**Date:**
Print Name	

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EXEMPT BUILDING WORK FILE RECORD

Fletcher

THIS IS A RECORD OF THE DECISION TO COMPLETE EARTHQUAKE REPAIRS WITHOUT BUILDING CONSENT AS THE WORKS DESCRIBED HAVE BEEN DETERMINED AS EXEMPT FROM THE NEED FOR BUILDING CONSENT.

Claim Number 2011 / 203363

Street Address 81 Blighs Road.

Suburb

City/Town Christchurch.

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

Painting/Plastering throughout interior
foundation, Epoxy minor places & paint.

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.

Name(print) Grant Mann **Signature** G.J. Mann

Position[7] Contract Supervisor **Hub** Foundation **Date** 18/12/..

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

Note[1] 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).
Note[2] Only work prescribed within Schedule 1(a- j) and (m & n)of the Building Act 2004 is recorded on this form.
Note[3] 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).
Note[4] 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.
Note[5] This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.
Note[6] Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)
Note[7] This record will usually be completed by the Works Supervisor, but may be completed by his/her immediate (Hub) Works Manager.
Note[8] This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).

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South Island – Head Office
PO Box 28147, Beckenham,
Unit 24, 105 Bamford St,
Woolston, Christchurch
Tel: 03 384 8966 Fax 03 384 8960
Mobile 0274 337872
Email: info@k2.co.nz

North Island Office
Unit 23, 203 Kirkbride Road
Manukau,
Auckland 2022
Tel: 09 275 1261 Fax: 09 275 1263
Mobile 0274 337872
Email: info@k2.co.nz

Fletchers Construction
Fendalton Hub
11 Deans Ave
Riccarton
CHRISTCHURCH
Attention:- Adrian.Doyle@eqr.co.nz

05 October 2012
RE: ASBESTOS ANALYSIS OF SAMPLES:
Collected by K2 Environmental From: 81 Blighs Road on 01/10/2012
Purchase Order Number: EQ134325

Analysis by: IANZ accredited laboratory
Analysis Method: Australian Standard: AS 4964-2004, *Method for the identification of asbestos in bulk samples*

Sample #	Sample Details	Analytical Result
AS12759-1	Lounge – Stipple + lathe & plaster ceiling	Chrysotile
AS12759-2	Composite walls – Lathe & plaster	No Asbestos Found

Asbestos fibres are a hazard. The greatest risk is when they are in the airborne state. This can occur when it is:-

- Worked on – sanded, drilled, broken, nails applied to,
- Degraded – asbestos that has degraded and can give rise to airborne fibres, is called friable
- Deposited as a dust – such as below super six roofing

If it is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. The most hazardous asbestos fibres are invisible to the unaided human eye. These fibres can remain airborne for months.

Air sampling can determine how many fibres are present in the air. Further information is available at www.k2.co.nz

This report may not be reproduced, except in full. Results pertain to sample "as received".

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S. J. Keer Keer

Stuart Keer-Keer
Quality and Technical Manager

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ASBESTOS TEST ORDER FORM

Helping the recovery in CANTERBURY
THE FLETCHER CONSTRUCTION COMPANY

FLETCHER EQR PROJECT
11 Deans Avenue, Riccarton
PO Box 80 105, Riccarton
Christchurch 8440, New Zealand
Tel +64 3 341 9900 Fax +64 3 343 4167
www.fletcherconstruction.co.nz

EQC Claim No: CLM/2011/ 203343 **Date:** 14 September 2012

Street Address: 81 Blighs Road

Homeowner contact details: Ngaire Odgers. PL [redacted]

Hub: Fendalton Hub

Supervisor: Contractor: Grant Morris / Vallance Construction.

Purchase order number: PO

Action requested:

We request K2 Environmental to visit the above property and test areas as outlined below for asbestos.

Room	Wall	Ceiling	Lath & Plaster	Stipple
Lounge	✓	✓	✓	
Kitchen	✓	✓	✓	
Dining	✓	✓	✓	
Family				
Stairwell				
Hallway	✓	✓	✓	
Bath Room	✓	✓	✓	
Bath 2				
Toilet				
Bed 1 By Bathroom	✓		✓	
Bed 2				
Bed 3				
Bed 4				
Internal Garage				
Composite Test - Lath & Plaster	✓	✓	✓	
Entry Rear	✓	✓	✓	

The results should be emailed to Adrian.Doyle@eqr.co.nz.

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South Island – Head Office
PO Box 28147, Beckenham,
Unit 24, 105 Bamford St,
Woolston, Christchurch
Tel: 03 384 8966 Fax 03 384 8960
Mobile 0274 337872
Email: info@k2.co.nz

North Island Office
Unit 23, 203 Kirkbride Road
Manukau,
Auckland 2022
Tel: 09 275 1261 Fax: 09 275 1263
Mobile 0274 337872
Email: info@k2.co.nz

Fletchers Construction
Fendalton Hub
11 Deans Ave
Riccarton
CHRISTCHURCH
Attention:- Adrian.Doyle@egr.co.nz

08 November 2012
RE: ASBESTOS ANALYSIS OF SAMPLES:
Collected by K2 Environmental From: 81 Blighs Road 05/11/2012
Purchase Order Number: EQ135347

Analysis by: IANZ accredited laboratory
Analysis Method: Australian Standard: AS 4964-2004, *Method for the identification of asbestos in bulk samples*

Sample #	Sample Details	Analytical Result
AS121263-1	Dining – ceiling stipple	Chrysotile
AS121263-2	Hallway – ceiling stipple	Chrysotile
AS121263-3	Bedroom by front door – ceiling L&P	No Asbestos Found
AS121263-4	Laundry & Toilet vinyl flooring	No Asbestos Found

Asbestos fibres are a hazard. The greatest risk is when they are in the airborne state. This can occur when it is:-

- Worked on – sanded, drilled, broken, nails applied to,
- Degraded – asbestos that has degraded and can give rise to airborne fibres, is called friable
- Deposited as a dust – such as below super six roofing

If it is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. The most hazardous asbestos fibres are invisible to the unaided human eye. These fibres can remain airborne for months.

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ASBESTOS TEST ORDER FORM

Helping the recovery in CANTERBURY
THE FLETCHER CONSTRUCTION COMPANY

FLETCHER EQR PROJECT
11 Deans Avenue, Riccarton
PO Box 80 105, Riccarton
Christchurch 8440, New Zealand
Tel +64 3 341 9900 Fax +64 3 343 4167
www.fletcherconstruction.co.nz

EQC Claim No: CLM/2011/203343 **Date:** 14/09/12

Street Address: 81 Blighs Road

Homeowner contact details: Ngaire Odgers [redacted]

Hub: Fendalton Hub

Supervisor: Grant Morris / Vallance Construction

Purchase order number: EQ134325

Action requested:

We request K2 Environmental to visit the above property and test areas as outlined below for asbestos.

Room	Wall	Ceiling	Lath & Plaster	Stipple
Lounge		*	*	
Kitchen	*		*	
Dining	*		*	
Family				
Stairwell				
Hallway	*		*	
Bathroom	*		*	
Bath 2				
Toilet				
Bed 1 – By bathroom	*		*	
Bed 2				
Bed 3				
Ensuite				
Bed 4				
Internal Garage				
Composite Test - Lath & Plaster			*	
Entry rear	*		*	

The results should be emailed to Adrian.Doyle@eqr.co.nz.

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Works Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

To:
JAR Builders Limited
PO Box 36557
Merivale
CHRISTCHURCH 8146

Email **office@jarbuilders.co.nz**

Order No **I001-01544**

Please quote Works Order Number on all invoices, correspondences etc

Accreditation Number
Contractor Code **SD99**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **07-Jun-2017**

Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN		56,717.87
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**56,717.87**

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 EQC's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by EQC. 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 **Ricky Whyte**
On behalf of Earthquake Commission

Signature 

IMPORTANT

This Works Order is only valid when authorized and signed by a EQC Quantity Surveyor.
This Works Order is conditional upon evaluation and acceptance by the EQC 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 EQC 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. EQC reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC employ zero tolerance in relation to fraud and will prosecute offenders.

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EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

AGREEMENT OF WORK

Approved AOW

Date	09-Jun-2017
Address	81 BLIGHS ROAD, STROWAN, CHRISTCHURCH 8052
Claim Number	CLM/2011/203343
Customer Name	NGAIRE ODGERS
Original Contractor	
Estimator	
Tech Supervisor	

No.	Element	Item Identified	Category	Repair Strategy	Qty.	Settlement Type
1	Foundations					
		Other	IR	Contractor to engage engineer Bat Structures to provide a full structural report and concept plan for repair	1sm	Repair
2	Foundations	*Mechanical lifting and underpinning*				
		Other	IR	As per the quotation for all works to be carried out approval to proceed is given as per the issue of works order	1sm	Repair

Damage Type Categories	
ND	New Damage
SO	Scope Omission
IR	Incorrect Repair Strategy
WQ	Work Quality
WC	Work Contractor

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JAR BUILDERS LTD

EQC IN HOUSE REPAIR PROGRAMME
LEVEL 11, MAJESTIC CENTRE
100 WILLIS STREET
WELLINGTON

25 May 2017

Re: 81 BLIGHS ROAD
FOUNDATION UNDERPINNING
Claim No. 2011/203343

ATT: EQC,

JAR Builders has great pleasure in submitting our Quotation for the above named contract in the amount of:

$56,717.87 plusGST

7/6/17

For the above mentioned works all in accordance with the documentation provided and the following qualifications.

We have allowed for the following:

- Site set up.
- Enabling works for underpinning of foundation.
- Underpinning of foundation as per engineers report. (BAT)
- Carpet uplift and reinstatement.
- Vinyl Replacement as per.
- Ring foundation crack repair.
- Producer statement (PS3) at sign off.

We have made no allowance for the following:

1. Contracts Works Insurance.
2. Provisional Wet weather delays.
3. Filling of soft spots beneath the existing slab and foundations.
4. Power & Water to be provided by the Client.
5. Services Works.
6. Asbestos testing or removal.
7. Consequential damage caused to internal/External lings due to lift.
8. HAIL Site /Contaminated grounds.
9. Landscaping (Making Good Only).

www.jarbuilders.co.nz
PO Box 36557
Christchurch 8146

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JAR BUILDERS LTD

10. Professional Fees, Inspection or Consent Fees & Charges
11. Identifying or removing existing services.
12. Sub Floor pile/Framing replacement.
13. No other works unless stated in QUOTE BREAK DOWN.
14. Electrical repairs/Works. (Will treat as a VO)

Our price is valid for 30 days.

We thank you for the opportunity to price for this work, should you wish to discuss any of the above please contact the writer.

Yours Faithfully,

Shannon Gallagher

E-mail: shannon@jarbuilders.co.nz
Mobile: 021 028 41765

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JAR BUILDERS Contract Quotation BREAKDOWN

Claims No:	2011/203343	Name:	N ODGERS
Claimant:	N ODGERS	Claimant Phone:	
Situation Loss:		Claimant Address:	81 BLIGHS ROAD
EQC Supervisor:	JESSE SIMPSON	Supervisor Phone:	
Contractor:	JAR BUILDERS LTD	Contractor Phone:	021-384-551
Date:	25/05/2017	EQC Visit Required	

ROOMS	DESCRIPTION OF WORKS	M^2	RATE	CONTRACTOR'S QUOTE
Main Building:	Fence: Disconnect from rails/Remove/Stack against perimeter fence/Reinstate	8.00	45.00	360.00
	Pathway: Remove/Dispose/Install new asphalt	7.50	88.00	660.00
	NO ALLOWANCE FOR ASPHALT DRIVEWAY REPLACEMENT (ONLY AREAS WORKING IN)	-	-	-
	Ext Heating: Remove/Store/Reinstate heat-pump	1.00	350.00	376.25
	Downpipes: Remove/Store/Reconnect	4.00	45.00	180.00
Drainage:	NO ALLOWNACE FOR DRAINAGE DISCONNECTION/ RECONNECTION	-	-	-
	WILL TREAT AS VARIATION IF NEEDED	-	-	-
Piles:	Piles: Disconnect prior underpin of ring foundation (2px4h)	8.00	45.00	360.00
	Piles: Jack/Pack/Strap to suit engineers levels (ESTIMATE 25 piles)	25.00	135.00	3,375.00
	NO ALLOWANCE FOR ANY PILE/SUB FLOOR FRAMING REPLACEMENT	-	-	-
Ring Foundation:	Ring Foundation: Under pin points	23.00	1,516.07	34,869.72
	Ring Foundation: Grind-Out/Nipple inject/Epoxy cracks	2.00	125.00	250.00

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UNDERPIN: (BREAKDOWN)	Mark out underpin points	6.00	45.00	270.00
	Manual excavation of jacking pits (4px5d)	160.00	45.00	7,200.00
	Disposal of excavated material from site (6 Hard-fill waste skips)	7.00	370.00	2,590.00
	Engineer inspection of pits	4.00	45.00	180.00
	Compact base ready for concrete placement (2px6h)	12.00	45.00	540.00
	Supply/Install steel mesh for lifting pads	23.00	22.50	517.50
	Supply/Install 25mpa concrete for lifting pads (3.38m3 including wastage) (4px6h) (C-Pump)	1.00	2,538.52	2,538.52
	Hire Supply lifting jacks	23.00	67.00	1,541.00
	Labour to lift using manual jacks (4px5d)	160.00	45.00	7,200.00
	Supply/Install H5 timber posts to underside of foundation	23.00	125.00	2,875.00
	Supply/Install DPC (2px3h)	6.00	45.00	270.00
	Remove lifting jacks and clean areas ready for concrete (4px2h)	8.00	45.00	360.00
	Supply/Install 25mpa concrete (10.15m3 including wastage) (4px6h) (C-pump)	1.00	4,258.10	4,258.10
	Labour to pull away all areas along foundation ready for non-shrinkage grout (2px5h)	10.00	45.00	450.00
	Supply SIKA MONO TOP 438R (20 bags) (PC-SUM)	20.00	131.98	2,639.60
	Labour to mix and install SIKA MONO TOP 438R to underside of foundation (4px5h)	20.00	45.00	900.00
	Relay limited existing soil over newly installed concrete pads and tidy garden area (2px6h)	12.00	45.00	540.00
Timber Decking: (FRONT)	Decking: Remove/Dispose/Supply/install new timber decking (PINE)	11.00	165.00	1,815.00
	Timber Decking: Paint/Stain	13.00	35.00	455.00
	Hand Rail: Disconnect/Store/Reconnect	4.00	45.00	180.00
Timber Decking: (BACK)	Decking: Remove/Dispose/Supply/install new timber decking (PINE)	6.00	165.00	990.00
	Timber Decking: Paint/Stain	8.00	35.00	280.00
Garden: (FRONT)	Stones: Pull away/Stack/Cover	3.00	45.00	135.00
Garden: (BACK)	Stones: Supply/Install new	1.00	120.00	120.00

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Lounge:	Floor: Uplift/Store off site/Relay carpet ABOVE AS PER QUOTE FROM RR FLOORING Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	15.96 1.00 8.64	- 1,442.00 115.00	- 1,550.15 993.60
Dining Room:	Floor: Uplift/Store off site/Relay carpet Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	11.90 8.64	- 115.00	- 993.60
Kitchen:	Floor: Uplift/Dispose/Supply/Install new vinyl Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	9.00 5.76	125.00 115.00	1,125.00 662.40
Back Entry:	Floor: Uplift/Dispose/Supply/Install new vinyl	1.90	125.00	237.50
Laundry:	Floor: Uplift/Dispose/Supply/Install new vinyl Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	3.61 2.88	125.00 115.00	451.25 331.20
Toilet:	Floor: Uplift/Dispose/Supply/Install new vinyl	1.52	125.00	190.00
Hallway:	Floor: Uplift/Store off site/Relay carpet	5.04	-	-
Bedroom 2: **(Beside front door)**	Floor: Uplift/Store off site/Relay carpet Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	13.68 8.64	- 115.00	- 993.60
Bedroom 1: **(Beside bathroom)**	Floor: Uplift/Store off site/Relay carpet Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	11.10 8.64	- 115.00	- 993.60
Bathroom:	Floor: Cover area	-	-	-

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Preliminary & General Items:	-Prep Work (Plastic Floor Covering and Cover Sheets) -Cleaning, commercial interior & exterior/Window clean - Rubbish daily clean - Project Management/Health & Safety Plan - Rubbish Removal - Electrician Isolation	30.00 5.00 25.00 50.00 1.00 -	3.00 45.00 45.00 45.00 100.00 65.00	90.00 225.00 1,125.00 2,250.00 100.00 -
	Subtotal Excluding GST			$56,717.87
	Add 15% GST			$8,507.68
	Total Including GST			$65,225.55
	Total contractors quote & variation quote (including GST)			

Estimated Time of Completion: .....

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Start Date: .....

Finish Date:.....

.....
Signature of contractor

Date: .....

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Robert Redmond Flooring
50a Berry Street
St Albans
Christchurch 8014

INVOICE

JAR Builders Ltd
P O Box 36557
Merivale
Christchurch

Invoice #	0000717
Invoice Date	16/05/2017
Due Date	16/05/2017

Item	Description	Unit Price	Quantity	Amount
	81 Bighs Rd Uplift carpet from master bedroom..bedroom 2 hallway lounge and dining..store offsite to be relaid after repairs completed.	25.00	57.68	1,442.00

Subtotal	1,442.00
+ Tax (15.00%)	216.30
Total	1,658.30
Amount Paid	0.00
Balance Due	$1,658.30

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Variation Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

Variation Order No **I001-01544-01**

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

To:
JAR Builders Limited
PO Box 36557
Merivale
CHRISTCHURCH 8146

Email **office@jarbuilders.co.nz**

Work Order No **I001-01544**
Accreditation Number
Contractor Code **SD99**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **12-Sep-2017**

Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	21-Aug-2017	36,246.89
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**36,246.89**

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 EQC's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by EQC. 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 **Ricky Whyte**
On behalf of Earthquake Commission

Signature

IMPORTANT

This Variation Order is only valid when authorized and signed by a EQC 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 EQC 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. EQC reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC employ zero tolerance in relation to fraud and will prosecute offenders.

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Variation to Works Order

EQC
EARTHQUAKE COMMISSION
KOMIHANA RŪWHENUA

Claim Number	2011/203343	Contractor Name	JAR BUILDERS LIMITED
Customer Name	N ODGERS	Supervisor	JASON CHAPMAN
Main Contact	N ODGERS	Date	8/09/17
Property Address	81 BLIGHS ROAD	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

DRAINAGE
PILES / DECKING
INTERNAL PLASTERNIG AND PAINTING
RING FOUNDATION SOLID PLASTER

Item	Description	Quantity	Unit	Rate	Amount
ITEM 1	DRAINAGE AS PER ATTACHED QUOTE	1		7044.22	7044.22
ITEM 2	INTERNAL PLASTERING AND PAINTING AS PER ATTACHED SCOPE BD	1		36975.67	36975.67
	ABOVE SCOPE INCLUDES EPOXY REPAIR/ DECKING REPLACEMENT				0.00
CREDIT 1	TIMBER DECKING REMOVE/ DISPOSE /SUPPLY INSTALL NEW DECKING	11		-165.00	-1815.00
CREDIT 2	TIMBER DECKING REMOVE/ DISPOSE /SUPPLY INSTALL NEW DECKING	6		-165.00	-990.00
CREDIT 3	LOUNGE FLOOR: CUT/ REMOVE /DISPOSE /INSTALL NEW PLY FLOORING	8.64		-115	-993.60
CREDIT 4	DINING FLOOR: CUT/ REMOVE /DISPOSE /INSTALL NEW PLY FLOORING	8.64		-115.00	-993.60
CREDIT 5	KITCHEN FLOOR: CUT/ REMOVE /DISPOSE /INSTALL NEW PLY FLOORING	5.76		-115.00	-662.40
CREDIT 6	LAUNDRY FLOOR: CUT/ REMOVE /DISPOSE /INSTALL NEW PLY FLOORING	2.88		-115.00	-331.20
CREDIT 7	BED 2 FLOOR: CUT/ REMOVE /DISPOSE /INSTALL NEW PLY FLOORING	8.64		-115.00	-993.60
CREDIT 8	BED 1 FLOOR: CUT/ REMOVE /DISPOSE /INSTALL NEW PLY FLOORING	8.64		-115.00	-993.60
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
	Total excluding Gst			Total	36246.89

Section 2 — Completed by Contract Supervisor

Work sighted Yes ☑ No ☐

Notes House has been underpinned the above work was scope after underpinning completed Consequential damage.

Name Jason Chapman Date 8/9/17 Signature

Section 3 — Completed by EQC Representative

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

Notes APPROVED Warwick Neal IHRP Works Leader Date 11/09/17 Signed

Name Date Signature

Section 4 — Completed by Quantity Surveyor

Contractor Claimed Amount $36,246.89 Hub Name EQC Remedial Team

Variation Total $36,246.89

Name Ricky White Date 12/09/16 Signature

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JAR BUILDERS Contract Quotation BREAKDOWN (VO1)

Claims No:	2011/203343	Name:	
Claimant:		Claimant Phone:	
Situation Loss:		Claimant Address:	81 BLIGHS ROAD
EQC Supervisor:	JESSE SIMPSON	Supervisor Phone:	
Contractor:	JAR BUILDERS LTD	Contractor Phone:	021-384-551
Date:	08/09/2017	EQC Visit Required	

ROOMS	DESCRIPTION OF WORKS	M^2	RATE	CONTRACTOR'S QUOTE
Ring Foundation:	Ring Foundation: Grind-Out/Nipple inject/Epoxy cracks	14.00	125.00	1,750.00
	Ring Foundation: Solid Plaster repair	27.60	75.00	2,070.00
	Ring Foundation:	27.60	35.00	966.00
Hallway/ Front Entry:	Ceiling: Gap-Fill/Paint	5.04	32.00	161.28
	Walls: Rake-Out/Plaster/Paint	25.92	30.00	777.60
	Walls: Fibre Fuse	2.00	17.50	35.00

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Bedroom 2: **(1st right):**	Ceiling: Rake-Out/Plaster/Paint	13.68	32.00	437.76
	Walls: Rake-Out/Plaster/Paint	35.52	30.00	1,065.60
	Walls: Fibre Fuse	2.00	17.50	35.00
	Floor: Remove/Dispose/Supply/install new RIMU	2.00	289.10	578.20
	Wardrobe 1 walls: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	8.00	55.00	440.00
	Wardrobe 2 walls: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	8.00	5.00	40.00
	Int Door: Ease/Adjust	2.00	90.00	180.00
	Int Door: Paint surround/Frame	2.00	80.00	160.00
	Window: Ease	2.00	45.00	90.00
	Window: Paint EDGE ONLY	2.00	50.00	100.00
Bedroom 1: **(2nd Right)**	Ceiling: Cut/Drop/Asbestos (Possible credit back if negative)	11.10	317.00	3,518.70
	Ceiling: Straighten/Batten	11.10	15.00	166.50
	Ceiling: Supply/Install GIB	11.10	42.50	471.75
	Ceiling: Plaster/Paint	11.10	32.00	355.20
	Walls: Rake-Out/Plaster/Paint	32.16	30.00	964.80
	Walls: Fibre Fuse	4.00	17.50	70.00
	Floor: Remove/Dispose/Supply/install new RIMU	2.00	289.10	578.20
	Int Door: Ease/Adjust	1.00	90.00	90.00
	Ext Door: Ease/Adjust	2.00	90.00	180.00
	Ext Door: Paint surround/Frame	1.00	250.00	250.00
	Int Door: Paint surround/Frame	1.00	80.00	80.00
	Window: Ease	2.00	45.00	90.00
	Window: Paint	2.00	50.00	100.00
Bathroom:	Ceiling: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	3.40	55.00	187.00
	Walls: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	17.76	55.00	976.80
	Walls: Fibre Fuse	10.00	17.50	175.00

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Kitchen:	Ceiling: Gap-Fill/Paint	9.00	32.00	288.00
	Walls: Rake-Out/Plaster/Paint	28.80	30.00	864.00
	Walls: Fibre Fuse	4.00	17.50	70.00
	Joinery: Gap-Fill/Paint trim	20.00	15.00	300.00
	AREA TO POSSBIBLY BE CASH SETTLED WITH OWNERS	-	-	-
Back Entry:	Ext Door: Paint surround/Frame	1.00	80.00	80.00
Laundry:	Ceiling: Gap-Fill/Paint	3.61	32.00	115.52
	Walls: Gap-Fill/Paint	18.24	30.00	547.20
	Int Door: Ease/Adjust	1.00	90.00	90.00
	Int Door: Paint surround/Frame	1.00	80.00	80.00
Toilet:	Ceiling: Gap-Fill/Paint	1.52	32.00	48.64
	Walls: Gap-Fill/Paint	12.96	30.00	388.80
Dining Room:	Ceiling: Gap-Fill/Paint	11.90	32.00	380.80
	Walls: Rake-Out/Plaster/Paint	33.12	30.00	993.60
	Walls: Fibre Fuse	4.00	17.50	70.00
	Floor: Remove/Dispose/Supply/install new RIMU	2.00	289.10	578.20
	Floor: Prep ready FLC	1.00	45.00	45.00
	Floor: FLC	1.00	150.00	150.00
	Large Window: Ease	2.00	45.00	90.00
	Large Window: Paint	2.00	120.00	240.00

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HWC Cupboard:	Walls: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	8.00	55.00	440.00
	Walls: Fibre Fuse	8.00	17.50	140.00
	HWC: PLUMBER TO DISCONNECT/RECONNECT/STRAP (PC SUM)	1.00	600.00	600.00
	Framing/Joinery: Remove/Dispose/Replace	5.00	45.00	225.00
	Framing/Joinery: Gap-Fill/Paint trim	10.00	15.00	150.00
	AREA TO POSSBIBLY BE CASH SETTLED WITH OWNERS	-	-	-
Lounge:	Ceiling: Gap-Fill/Paint	15.96	32.00	510.72
	Walls: Rake-Out/Plaster/Paint	38.40	30.00	1,152.00
	Floor: Prep ready FLC	2.00	45.00	90.00
	Floor: FLC	2.00	150.00	300.00
	Floor: Remove/Dispose/Supply/install new RIMU	2.00	289.10	578.20
	Large Window: Ease	2.00	45.00	90.00
	Large Window: Paint	1.00	120.00	120.00
	Int Door: Ease/Adjust	1.00	90.00	90.00
	Int Door: Paint surround/Frame	1.00	80.00	80.00
Ext Decking: (Front Entrance)	Concrete Patio: Remove/Dispose	10.00	45.00	450.00
	Pine Decking: Remove/Dispose/Replace all including sub framing	12.48	270.00	3,369.60
	Hand Rail: Remove/Dispose/Replace includes powder coat (PC SUM)	1.00	500.00	500.00
Ext Decking: (Bedroom side)	Pine Decking: Remove/Dispose/Replace all including sub framing	9.00	270.00	2,430.00
	Hand Rail: Remove/Dispose/Replace includes powder coat (PC SUM)	1.00	500.00	500.00
Electrical:	ELECTRICAL ISOLATION/RECONNECTION (PC SUM)	1.00	2,600.00	2,600.00

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Preliminary & General Items:	-Prep Work (Plastic Floor Covering and Cover Sheets) -Cleaning, commercial interior & exterior/Window clean - Rubbish daily clean - Project Management/Health & Safety Plan - Rubbish Removal - Electrician Isolation	- - - - - -	3.00 45.00 45.00 45.00 100.00 65.00	- - - - - -
	Subtotal Excluding GST			$36,975.67
	Add 15% GST			$5,546.35
	Total Including GST			$42,522.02
	Total contractors quote & variation quote (including GST)			

Estimated Time of Completion: .....

Start Date: ..... **Finish Date:**.....

.....

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Signature of contractor

Date: .....

Released Under the Official Information Act 1982

Variation Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

Variation Order No **I001-01544-02**

To:
JAR Builders Limited
PO Box 36557
Merivale
CHRISTCHURCH 8146

Email **office@jarbuilders.co.nz**

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

Work Order No **I001-01544**
Accreditation Number
Contractor Code **SD99**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **20-Sep-2017**

Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	21-Aug-2017	15,471.66
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**15,471.66**

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 EQC's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by EQC. 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 **Ricky Whyte**
On behalf of Earthquake Commission

Signature 

IMPORTANT

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

Released Under the Official Information Act 1982

Variation to Works Order

EQC
EARTHQUAKE COMMISSION

Claim Number	2011/203343	Contractor Name	JAR BUILDERS LIMITED
Customer Name	N ODGERS	Supervisor	JASON CHAPMAN
Main Contact	N ODGERS	Date	13/09/17
Property Address	81 BLIGHS ROAD	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

ELECTRICAL
ASBESTOS
PILES FOR NEW DECKING TO MAKE COMPLIANT

Item	Description	Quantity	Unit	Rate	Amount
CREDIT 1	ASBESTOS AS PER VARIATION 1	1		-3518.70	-3518.70
		1			0.00
ITEM 1	ASBESTOS REMOVAL AS PER ATATCHED QUOTE FROM S.C.A.R	1		4783.75	4783.75
ITEM 1	PILES: FRONT OF HOUSE DECKING (SUPPLY/INSTALL)	13		235.00	3055.00
ITEM 2	FRONT FENCE: RMEOVE/DISPOSE /REPLACE FOR ACCESS (2PX4H) + MAT	1		520.00	520.00
ITEM 3	FRONT FENCE: GAP-FILL /PAINT	25		35.00	875.00
ITEM 4	DRAINAGE: AS PER ATTACHED QUOTE	1		9756.61	9756.61
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
	Total excluding Gst			Total	15471.66

Section 2 — **Completed by Contract Supervisor**

Work sighted Yes ☑ No ☐

Notes: Drainage as per quote.

Name Jason Chapman **Date** 18/9/17 **Signature**

Section 3 — **Completed by EQC Representative**

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

Notes: APPROVED
Paul Chamberlain
IHRP Senior Project Manager
Date 18.9.2017

Name Signed **Date** **Signature**

Section 4 — **Completed by Quantity Surveyor**

Contractor Claimed Amount $15,471.66 **Hub Name** EQC Remedial Team

Variation Total $15,471.66

Name Ricky Hunt **Date** 20/09/17 **Signature**

Revision 30-05-2012

complete

Released Under the Official Information Act 1982

Kere Marshall Drainage Services Ltd

16 Beech Drive
Rangiora, 7400

E-mail kmdrainage@hotmail.com
Phone 0274 359005

Quote

Date	Quote #
13/09/2017	357

Name / Address
JAR Builders Ltd P.O.Box 36557 Merivale Christchurch 8146

Qty	Description	Tax	TAX Amt	Rate	Total
	Job Site; 81 Blighs Road. quote # 2	S	0.00	0.00	0.00
	As per water blast and camera survey of sewer drains this quote allows to return to site and dig plus replace sewer drain from the front boundary, down behind garage and up the side of the house to as far as the last gully trap. Due to lack of access for digger much of the digging will be hand dug. This quote allows to cut down tree and flax bush behind garage in order to get down to the drain, cart away and dispose of. Dig out tree stump and dispose of. Back fill and compact as best as possible with existing fill and cart away any excess fill. All service/cable location will be organized by us prior to works starting. Due to lack of space to work in and the amount of manual labour plus the depth of the sewer being 1.3 meters deep i expect this job will take approx 4 days. and if we return on the fifth day then i would expect we will net be needing traffic management.	S	0.00	0.00	0.00

This quote is valid for 30 days
We require 50% deposit on acceptance of this quote.
Payment can be made to 01 0877 0221125 00
Title to all or any goods and service remains that of Kere Marshall Drainage Services Ltd until paid in full. Late payment will incur a later payment penalty and/or finance charge at 2.5% per month, overdue accounts may be passed to a debt collection agency. All interest and fees resulting from late or non-payment will be fully recoverable.

Subtotal	
GST	
Total	

I hearby accept this quote and the terms and conditions as set out above. Signed:_____ Print Name:_____

Released Under the Official Information Act 1982

Kere Marshall Drainage Services Ltd

16 Beech Drive
Rangiora, 7400

E-mail kmdrainage@hotmail.com
Phone 0274 359005

Quote

Date	Quote #
13/09/2017	357

Name / Address
JAR Builders Ltd P.O.Box 36557 Merivale Christchurch 8146

Qty	Description	Tax	TAX Amt	Rate	Total
	Access to be made through front fence and reinstated after works by JAR Builders. No allowance for traffic Management. No allowance for Electricle or plumbing. No allowance for dewatering of ground water if needed.				
	Labour Sales	S	750.00	5,000.00	5,000.00
	Concrete Breaker	S	14.30	95.30	95.30
	Travel	S	28.88	192.50	192.50
	Digger Hire 1.8 Ton Zero Swing	S	57.00	380.00	380.00
	Dumping	S	57.02	380.12	380.12
	Materials	S	78.36	522.40	522.40
	drainage chip	S	31.50	210.00	210.00
	Misalanious	S	292.50	1,950.00	1,950.00
	service location	S	51.84	345.60	345.60

This quote is valid for 30 days
We require 50% deposit on acceptance of this quote.
Payment can be made to 01 0877 0221125 00
Title to all or any goods and service remains that of Kere Marshall Drainage Services Ltd until paid in full. Late payment will incur a later payment penalty and/or finance charge at 2.5% per month, overdue accounts may be passed to a debt collection agency. All interest and fees resulting from late or non-payment will be fully recoverable.

Subtotal	$9,075.92
GST	$1,361.40
Total	$10,437.32

I hearby accept this quote and the terms and conditions as set out above. Signed:_____ Print Name:_____

Released Under the Official Information Act 1982

Kere Marshall Drainage Services Ltd

16 Beech Drive
Rangiora, 7400

E-mail kmdrainage@hotmail.com
Phone 0274 359005

Quote

Date	Quote #
31/08/2017	352

Name / Address
JAR Builders Ltd P.O.Box 36557 Merivale Christchurch 8146

Qty	Description	Tax	TAX Amt	Rate	Total
	Job Site; 81 Blighs Road.	S	0.00	0.00	0.00
	This quotation allows to travel to site, dig up and replace all damaged sewer and storm water connections to house foundation due to the lifting of the house, including new gully traps and storm water risers. Plaster up gully traps. Camera survey rest of existing drains to be sure they are in good working order. This quotation does not allow for the following; Electrical. Plumbing.	S	0.00	0.00	0.00
	Labour Sales	S	562.50	3,750.00	3,750.00
	Travel	S	26.25	175.00	175.00
	Machine/plant	S	87.97	586.45	586.45
	Materials	S	306.20	2,041.32	2,041.32

This quote is valid for 30 days
We require 50% deposit on acceptance of this quote.
Payment can be made to 01 0877 0221125 00
Title to all or any goods and service remains that of Kere Marshall Drainage Services Ltd until paid in full. Late payment will incur a later payment penalty and/or finance charge at 2.5% per month, overdue accounts may be passed to a debt collection agency. All interest and fees resulting from late or non-payment will be fully recoverable.

Subtotal	$6,552.77
GST	$982.92
Total	$7,535.69

I hearby accept this quote and the terms and conditions as set out above. Signed:_____ Print Name:_____

Released Under the Official Information Act 1982

Variation Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

Variation Order No **I001-01544-03**

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

To:
JAR Builders Limited
PO Box 36557
Merivale
CHRISTCHURCH 8146

Email **office@jarbuilders.co.nz**

Work Order No **I001-01544**
Accreditation Number
Contractor Code **SD99**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **07-Nov-2017**

Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	21-Aug-2017	8,031.28
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**8,031.28**

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All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Ricky Whyte**
On behalf of Earthquake Commission

Signature 

IMPORTANT

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

Released Under the Official Information Act 1982

Variation to Works Order

EQC
EARTHQUAKE COMMISSION

Claim Number	2011/203343	Contractor Name	JAR BUILDERS LIMITED
Customer Name	N ODGERS	Supervisor	JASON CHAPMAN
Main Contact	N ODGERS	Date	24/09/17
Property Address	81 BLIGHS ROAD	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

ELECTRICAL
FRONT GARDEN
30 PILES JACKED/ PACKED /SS STRAPPED (5 MORE AS PER ORIGINAL AOW)
FURTHER ASHPHALT REQUIRED TO BE REPLACED AROUND DRAINAGE REPLACEMENT

Item	Description	Quantity	Unit	Rate	Amount
ITEM 1	ELECTRICAL AS PER ATTACHED INVOICE (INV 3634)	1		333.25	333.25
ITEM 2	CARPET RELAY AND UNDERLAY AS PER ATTACHED INVOICE	1		2322	2322.00
ITEM 3	TRAFFIC MANAGEMENT AS PER ATTACHED QUOTE/INVOICE	1		1746.87	1746.87
ITEM 4	ENGINEERING PS4 AS PER ATTACHED INVOICE	1		1472.96	1472.96
ITEM 5	BED 2ND RIGHT WARDROBE: SKIM/PAINT WALLS	6		55.00	330.00
CREDIT 1	ORIGINAL ELECTRICAL ALLOWNACE AS PER VO1	1		-2600.00	-2600.00
ITEM 6	RING FOUNDATION PLASTER REPAIR AS PER ATTACHED INVOICE	1		392.37	392.37
ITEM 7	ELECTRICAL AS PER ATTACHED INVOICE (INV 3667)	1		666.50	666.50
ITEM 8	ELECTRICAL AS PER ATTACHED INVOICE (INV 3668)	1		775.07	775.07
ITEM 9	ELECTRICAL AS PER ATTACHED INVOICE (INV	1		553.62	553.62
ITEM 10	NOVA FENCE /TOILET HIRE AS PER ATTACHED INVOICE	1		313.90	313.90
ITEM 11	LOUNGE SKIRTING: SAND / GAP-FILL /PAINT	14		15.00	210.00
ITEM 12	BED 1ST RIGHT SKIRTING: SAND/ GAP-FILL /PAINT	11		15.00	165.00
ITEM 13	HALLWAY SKIRTING: SAND /GAP-FILL /PAINT	10		15.00	150.00
CREDIT 2	ASHPHALT REPLACEMENT AS PER ORIGINAL AOW	7.5		-88.00	-660.00
ITEM 14	ASHPAHLT REPLACEMENT AS PER ATATCHED INVOICE (DIGGERS NZ)	1		1370.62	1370.62
ITEM 15	NOVA FENCE /TOILET HIRE AS PER ATTACHED INVOICE	1		489.12	489.12
					0.00
					0.00
				Total excluding Gst	8031.28

Section 2 — **Completed by Contract Supervisor**

Work sighted Yes [✓] No [ ]

Notes

Name Jason Chapman **Date** 31/10/17 **Signature**

Section 3 — **Completed by EQC Representative**

Instruction given for work to proceed Yes [ ] No [ ] **Work sighted** Yes [ ] No [ ]

Notes

APPROVED
Warwick Neal
IHRP Works Leader
Date 31/10/17
Signed

Name **Date** **Signature**

Section 4 — **Completed by Quantity Surveyor**

Contractor Claimed Amount $ 8031.28 Hub Name EQC Remedial Team

Variation Total $ 8031.28

Name **Date** 7/11/17 **Signature**

Released Under the Official Information Act 1982

DiggersNZ LTD.
CONTRACTING DEMOLITION HIRE

Client Name: JAR Builders
DATE: 22/9/2017
Site Address: 81 Blighs Road
TYPE OF CONTRACT: Quotation

Scott Cochrane
DiggersNZ Ltd
Ph: 03 381 1200
Mob: 02755 44421

Paths - Asphalt area that has been cut for house re-leveling

item no	Description	Qty	Unit	Rate		Total
1	Establishment/dis-establishment	1.00	LS	100	$	100.00
2	Cut a new straight line with concrete saw in existing asphalt	1.00	LS	50	$	50.00
3	Paths - Prepare compacted base ready for new asphalt -- Reshape & compact, add SAP20 were needed by hand and spread. New asphalt - 30mm deep AC10 (Small hole sealers)	15.00	m2	75	$	1,125.00

TOTAL $ 1,275.00 exc GST

Notes:

We have allowed for only natural or hardfill dumping -- any contaminated material would have additional disposal and dumping costs.

Traffic management subject to change.

All care taken but no responiblity to any damaged serviced during construction -- Power, Phone/internet, Storm Water, Sewer or any otherservices that may connect to the site.

Our price is subject to our standard terms and conditions as set out following:

DiggersNZ Operational Terms and Conditions for Concrete Placing:

- We do not have a specification so our pricing is based on information taken from the drawing supplied.
- DiggersNZ takes no responsibility for ponding on large areas once concrete has been placed. The Client/Main Contractor should set out all areas and levels and confirm they are satisfied with fall angles.
- If the site levels need to be raised or lowered, our standard charges of $120/m3 for additional basecourse, or $70/m3 for additional excavation would apply unless quoted elsewhere.
- Client/Main Contractor to supply an adequate supply of tap water to site so as we can use the water to aid our compaction of any hardfill.
- We require clear access for our machinery to any work site, delays caused by difficult access may be charged as a variation.
- We will take all care but no guarantee can be given against cracking of concrete.
- We will take all care but no responsibility for interruption or damage to any utilities or services to the site or surrounding areas that might occur as a result of our work.
- Unless stated, we have not allowed for any of the following:
    - Any other work not stated in our Scope of Works section
    - A Concrete Pump -- methodology to be discussed prior to commencement of work
    - Supply or installation of drains or sumps
    - Dewatering the excavation, site, or surrounding areas
    - Shoring, retaining walls, or temporary support to any neighbouring buildings, fences or footpaths
    - Additional excavation or filling of any soft spots
    - Compaction Testing if required by engineer
    - Sediment fence/storm water control
    - Covering soil stock piles on site
    - Cutting the kerb and channel or footpath if required
    - Dust / silt control on sites
    - Rock breaking or excavation through rock strata
    - Engineering, consenting, inspection, or other professional consultation fees
    - Providing any public barricades, signage or any traffic management whilst we are on site
- DiggersNZ has a comprehensive health and safety plan. We require you to work with us whilst we are on site and participate in our toolbox meetings to identify risks and eliminate hazards so we can all enjoy a safe site.

DiggersNZ Commercial Terms and Conditions:

- Our price holds good for 30 days.
- We require up to 5 working days from acceptance of any quotation to confirm the methodology, specifications, site conditions, and project timeline with the client/main contractor and we reserve the right to vary our quotation at that point if necessary.
- Variations to our work will only be carried out based upon a written instruction.

Released Under the Official Information Act 1982

- All materials remain the property of DiggersNZ until payment has been made in full by the client
- DiggersNZ can take no responsibility for any consequential costs or losses which might occur to any other party during the course or as a result of our work.
- Credit terms: 50% deposit and payment of balance within 7 days of completion -- Different terms may be negotiated by ongoing commercial clients, but must be agreed prior to commencement of work. No retentions are to be held on our works.
- Late payment will attract a penalty interest of 2% per month or part month there of compounding.
- Insurance conditions: We have a public liability of 5 million dollars. It does not include vibration or removal of support.

Released Under the Official Information Act 1982

Variation Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

Variation Order No **I001-01544-04**

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

To:
JAR Builders Limited
PO Box 36557
Merivale
CHRISTCHURCH 8146

Email **office@jarbuilders.co.nz**

Work Order No **I001-01544**
Accreditation Number
Contractor Code **SD99**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **16-Nov-2017**

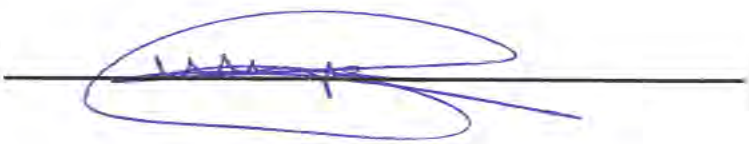
Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	21-Aug-2017	-7,769.71
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**-7,769.71**

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Authorised By **Ricky Whyte**
On behalf of Earthquake Commission

Signature 

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Released Under the Official Information Act 1982

In defect period

Variation to Works Order

EQC
EARTHQUAKE COMMISSION
KŌMIHANA PŪWHENUA

Claim Number	2011/203343	Contractor Name	JAR BUILDERS LIMITED
Customer Name	N ODGERS	Supervisor	JASON CHAPMAN
Main Contact	N ODGERS	Date	19/09/17
Property Address	81 BLIGHS ROAD	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

CREDIT VARIATION FOR ITEMS TO BE CASH SETTLED WITH OWNER
OWNER TO INSTALL NEW KITCHEN AT LATER DATE

Item	Description	Quantity	Unit	Rate	Amount
CREDIT 1	BATHROOM CEILING: RAKE-OUT/ PC/ PIG SEAL /SKIM /PAINT	3.4		-55.00	-187.00
CREDIT 2	BATHROOM WALLS RAKE-OUT/ PC/ PIG SEAL /SKIM /PAINT	17.76		-55	-976.80
CREDIT 3	BATHROOM WALLS FIBRE FUSE	10		-17.5	-175.00
CREDIT 4	KITCHEN CEILING: GAP-FILLL /PAINT	9		-32.00	-288.00
CREDIT 5	KITCHEN WALLS RAKE-OUT /PLASTER /PAINT	28.8		-30.00	-864.00
CREDIT 6	KITCHEN WALLS FIBRE FUSE	4		-17.50	-70.00
CREDIT 7	KITCHEN JOINERY GAP-FILL /PAINT TRIM	20		-15	-300.00
CREDIT 8	BACK ENTRY: EXT DOOR PAINT SURROUND FRAME	1		-80.00	-80.00
CREDIT 9	LAUNDRY CEILING: GAP-FILL /PAINT	3.61		-32.00	-115.52
CREDIT 10	LAUNDRY WALLS: GAP-FILL /PAINT	18.24		-30.00	-547.20
CREDIT 11	LAUNDRY INT DOOR EASE/ADJUST	1		-90.00	-90.00
CREDIT 12	LAUNDRY INT DOOR PAINT SURROUND	1		-80.00	-80.00
CREDIT 13	TOILET CEILING: GAP-FILL/ PAINT	1.52		-32.00	-48.64
CREDIT 14	TOILET WALLS GAP-FILL/ PAINT	12.96		-30.00	-388.80
CREDIT 15	HWC WALLS: RAKE-OUT/ PC/ PIG SEAL /SKIM/ PAINT	8		-55.00	-440.00
CREDIT 16	HWC WALLS FIBRE FUSE	8		-17.50	-140.00
CREDIT 17	HWC PLUMBER: DISCONNECT/RECONNECT STRAP HWC	1		-600.00	-600.00
CREDIT 18	HWC FRAMING JOINERY REMOVE /DISPOSE/REPLACE	5		-45.00	-225.00
CREDIT 19	HWC FRAMING JOINERYGAPFILL /PAINT	10		-15.00	-150.00
CREDIT 20	KITCHEN / BACK ENTRY / LAUNDRY /TOILET FLOOR: R/D/R VINYL	16.03		-125	-2003.75
			Total excluding Gst	Total	-7769.71

Section 2 — Completed by Contract Supervisor

Work sighted Yes ☑ No ☐

Notes: Credit -

Name Jason Date 16/11/17 Signature

Section 3 — Completed by EQC Representative

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

Notes

Warwick Neal
IHRP Works Leader
Date 16/11/17

Name Signed Date Signature

Section 4 — Completed by Quantity Surveyor

Contractor Claimed Amount $ -7,769.71 Hub Name EQC Remedial Team

Variation Total $ -7,769.71

Name Date 16/11/17 Signature

Released Under the Official Information Act 1982

Variation Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

Variation Order No **I001-01544-05**

To:
JAR Builders Limited
PO Box 36557
Merivale
CHRISTCHURCH 8146

Email **office@jarbuilders.co.nz**

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

Work Order No **I001-01544**
Accreditation Number
Contractor Code **SD99**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **23-Jan-2018**

Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	21-Aug-2017	14,063.15
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**14,063.15**

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 EQC's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by EQC. 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 **Ricky Whyte**
On behalf of Earthquake Commission

Signature 

IMPORTANT

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

Released Under the Official Information Act 1982

EDOC#-3000[illegible]

Variation to Works Order

EQC
EARTHQUAKE COMMISSION
KOMIHANA RŪWHENUA

Claim Number	2011/203343	Contractor Name	JAR BUILDERS LIMITED
Customer Name	NGAIRE ODGERS	Supervisor	JASON CHAPMAN
Main Contact	NGAIRE ODGERS	Date	17/01/18
Property Address	81 BLIGHS ROAD	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

ROOF REPLACEMENT

Item	Description	Quantity	Unit	Rate	Amount
ITEM 1	ROOF REPLACEMENT AS PER ATTACHED QUOTE	1		14063.15	14063.15
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
	Total excluding Gst			Total	14063.15

M^2 rate ok ✓

Section 2 — **Completed by Contract Supervisor**

Work sighted Yes ☑ No ☐

Notes Roof cannot be repaired unable to get tiles.

Name Jason Chapman **Date** 19/1/18 **Signature**

Section 3 — **Completed by EQC Representative**

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

Notes

APPROVED
Warwick Neal
IHRP Works Leader
Date 19/01/18
Signed

Name **Date** **Signature**

Section 4 — **Completed by Quantity Surveyor**

Contractor Claimed Amount $14,063.15 **Hub Name** EQC Remedial Team

Variation Total $14,063.15

Name Ricky White **Date** 23/01/18 **Signature**

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QUOTE

JAR Builders

Date
17 Jan 2018

Expiry
16 Feb 2018

Quote Number
QU-0103

Reference
LR 81 blights

GST Number
113-609-293

Hightop Roofing Ltd
133 Metehau Street
Marshlands
Christchurch 8063
Canterbury
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
To Remove and dispose of old roof. To supply and install new colour steel 0.40 gage corrugate iron	1.00	12,171.00	12,171.00
edge protection	1.00	2,000.00	2,000.00
		Subtotal	14,171.00
		TOTAL GST 15%	2,125.65
		TOTAL NZD	**16,296.65**

Terms

Hightop Roofing Roof Inspection:
The concrete tiles on this roof are unobtainable as a new product, and is very likely other tiles would be damaged when repairing this roof.

This is a quotation on the goods named, subject to the conditions noted below:
Prices are based on raw material from the supplier at the time of quoting and are subject to change. Any change after accepted may result in extra cost.

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Works Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

To:
International Construction Partners NZ Limited
40 Huxley Street
Beckenham
CHRISTCHURCH 8023
Phone **022 427 6987**
Email **admin@icp-usa.com**

Order No **I001-01398**
Please quote Works Order Number on all invoices, correspondences etc

Accreditation Number
Contractor Code **SF78**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **17-May-2017**

Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	17-May-2017	185.00
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**185.00**

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 EQC's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by EQC. 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 **Ian Michael**
On behalf of Earthquake Commission

Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a EQC Quantity Surveyor.
This Works Order is conditional upon evaluation and acceptance by the EQC 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 EQC 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. EQC reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC employ zero tolerance in relation to fraud and will prosecute offenders.

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Asbestos Survey Request

Address: 81 Blighs Road

Claim Number: 2011/203343

Customer Name: Ngaire Odgers

Contact number: [redacted]

If Asbestos Testing not applicable, please advise reasons here

- A copy of this document must be forwarded to the asbestos sampling company along with a floor plan sketch, asbestos works order and customer contact details.
- Sampling and testing **must not** proceed without an asbestos works order for the work being issued.
- All asbestos work including assessment, sampling and testing is to be in accordance with procedures contained in The Asbestos Regulations 2016.

SURVEY REQUESTED – also refer to AOW

	Location (lounge, bed 1 etc)	Area to be tested (ceiling, wall etc, j.c)
Survey 1	Kitchen	Floor Vinyl
Survey 2	Back Entry	Floor Vinyl
Survey 3	Toilet	Floor Vinyl
Survey 4	Bathroom	Floor Vinyl
Survey 5		
Survey 6		
Survey 7		
Survey 8		
Survey 9		
Survey 10		
Survey 11		
Survey 12		
Survey 13		
Survey 14		
Survey 15		
Survey 16		

Disclaimer: components of repair are not limited to items on this page. Refer to comments over.

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Est.

This checklist was completed by:	Estimator / supervisor JESSE Simpson	Date:	17/5/17
Contact number:	027 7046332		
Asbestos sampling company engaged:	ICP		

H&S

- Areas of the property suspected of containing asbestos that will be disturbed during earthquake repairs will require sampling and testing to confirm the presence of asbestos
- **Ensure floor plan is completed in detail**
- When completing this checklist ensure that all areas relevant to the repair process are assessed for potential asbestos content

Repair Strategy Information (Estimator/supervisor to complete)

1. Plan for reuse or replacement of trims (ceiling roses, scotias etc.)
   [reuse] [replace] [delete] [other]

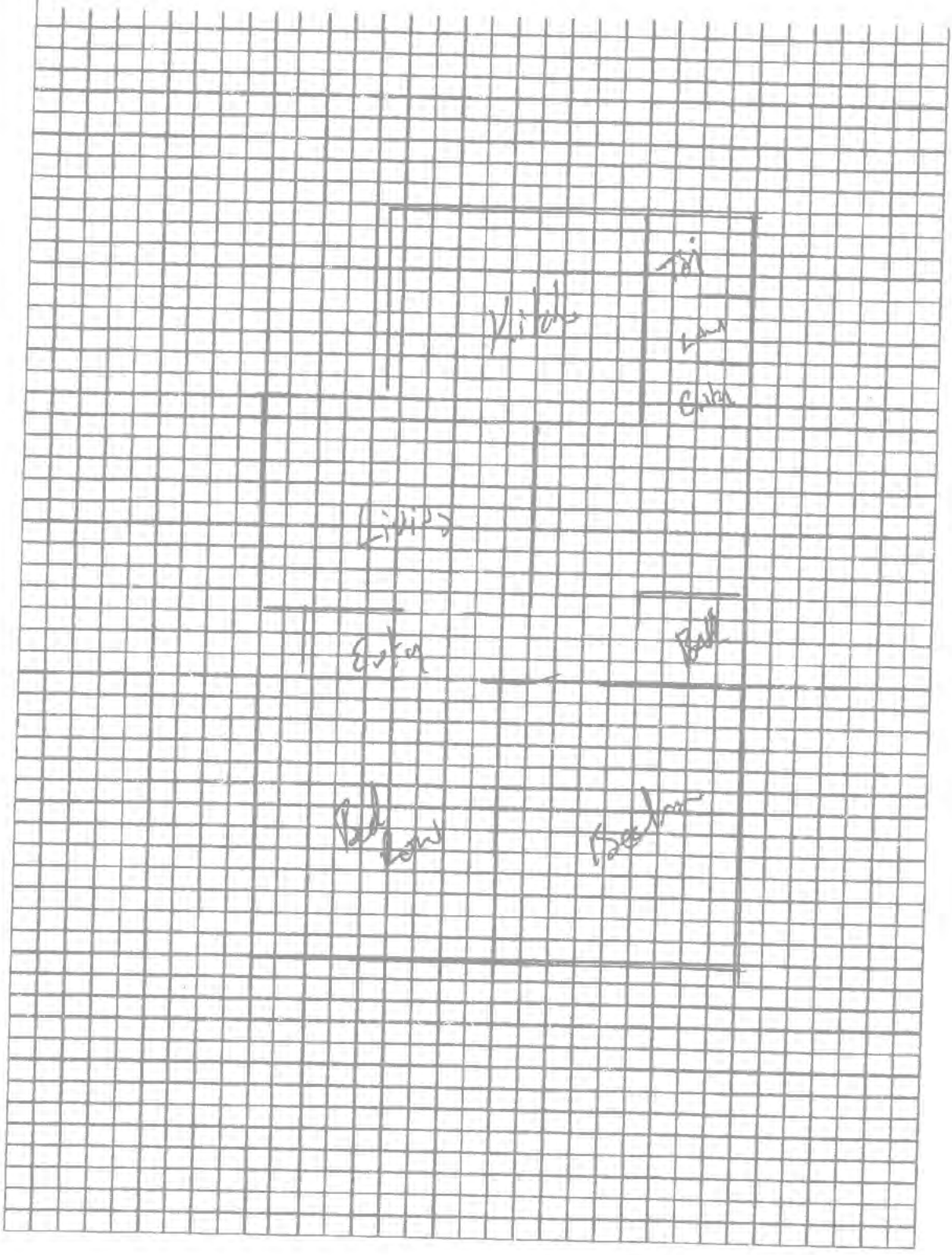
2. Any other requirements?

Note to asbestos sampling company:

- **Please refer to the attached draft Agreement of Works (AOW) dated ____/____/____**
- **Test at your discretion any areas listed for repair on the AOW that in the sampling company's professional opinion may be an Asbestos-containing material (ACM)**
- **SME to contact estimator/supervisor/asbestos admin to advise any additional tests**

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Floor Plan



VERSION 2
H & S
26/1/2017

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ROOMS	DESCRIPTION OF WORKS	M^2
Main Building:	Fence: Disconnect from rails/Remove/Stack against perimeter fence/Reinstate	8.00
	Pathway: Remove/Dispose/Install new asphalt	7.50
	NO ALLOWANCE FOR ASPHALT DRIVEWAY REPLACEMENT (ONLY AREAS WORKING IN)	-
	Ext Heating: Remove/Store/Reinstate heat-pump	1.00
	Downpipes: Remove/Store/Reconnect	4.00
Drainage:	NO ALLOWNACE FOR DRAINAGE DISCONNECTION/ RECONNECTION	-
	WILL TREAT AS VARIATION IF NEEDED	-
Piles:	Piles: Disconnect prior underpin of ring foundation (2px4h)	8.00
	Piles: Jack/Pack/Strap to suit engineers levels (ESTIMATE 25 piles)	25.00
	NO ALLOWANCE FOR ANY PILE/SUB FLOOR FRAMING REPLACEMENT	-
Ring Foundation:	Ring Foundation: Under pin points	23.00
	Ring Foundation: Grind-Out/Nipple inject/Epoxy cracks	2.00
UNDERPIN: (BREAKDOWN)	Mark out underpin points	6.00
	Manual excavation of jacking pits (4px5d)	160.00
	Disposal of excavated material from site (6 Hard-fill waste skips)	7.00
	Engineer inspection of pits	4.00
	Compact base ready for concrete placement (2px6h)	12.00
	Supply/Install steel mesh for lifting pads	23.00
	Supply/Install 25mpa concrete for lifting pads (3.38m3 including wastage) (4px6h) **(C-Pump)**	1.00
	Hire Supply lifting jacks	23.00
	Labour to lift using manual jacks (4px5d)	160.00
	Supply/Install H5 timber posts to underside of foundation	23.00
	Supply/Install DPC (2px3h)	6.00
	Remove lifting jacks and clean areas ready for concrete (4px2h)	8.00
	Supply/Install 25mpa concrete (10.15m3 including wastage) (4px6h) (C-pump)	1.00
	Labour to pull away all areas along foundation ready for non-shrinkage grout (2px5h)	10.00
	Supply SIKA MONO TOP 438R (20 bags) (PC-SUM)	20.00
	Labour to mix and install SIKA MONO TOP 438R to underside of foundation (4px5h)	20.00
	Relay limited existing soil over newly installed concrete pads and tidy garden area (2px6h)	12.00
Timber Decking: (FRONT)	Decking: Remove/Dispose/Supply/install new timber decking (PINE)	11.00
	Timber Decking: Paint/Stain	13.00
	Hand Rail: Disconnect/Store/Reconnect	4.00
Timber Decking: (BACK)	Decking: Remove/Dispose/Supply/install new timber decking (PINE)	6.00
	Timber Decking: Paint/Stain	8.00
Garden: (FRONT)	Stones: Pull away/Stack/Cover	3.00
Garden: (BACK)	Stones: Supply/Install new	1.00

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Lounge:	Floor: Uplift/Store off site/Relay carpet ABOVE AS PER QUOTE FROM RR FLOORING Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	15.96 1.00 8.64
Dining Room:	Floor: Uplift/Store off site/Relay carpet Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	11.90 8.64
Kitchen:	Floor: Uplift/Dispose/Supply/Install new vinyl Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	9.00 5.76
Back Entry:	Floor: Uplift/Dispose/Supply/Install new vinyl	1.90
Laundry:	Floor: Uplift/Dispose/Supply/Install new vinyl Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	3.61 2.88
Toilet:	Floor: Uplift/Dispose/Supply/Install new vinyl	1.52
Hallway:	Floor: Uplift/Store off site/Relay carpet	5.04
Bedroom 2: **(Beside front door)**	Floor: Uplift/Store off site/Relay carpet Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	13.68 8.64
Bedroom 1: **(Beside bathroom)**	Floor: Uplift/Store off site/Relay carpet Floor: Cut/Remove/Dispose/Supply/Install new flooring H3 PLY	11.10 8.64
Bathroom:	Floor: Cover area	-

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Variation Order

EQC Inhouse Repair Programme
Level 11, Majestic Centre
100 Willis Street
Wellington

Telephone **04 978 6400**
Facsimile **04 978 6431**

Variation Order No **I001-01398-02**

To:
International Construction Partners NZ Limited
40 Huxley Street
Beckenham
CHRISTCHURCH 8023
Phone **022 427 6987**
Email **admin@icp-usa.com**

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

Work Order No **I001-01398**
Accreditation Number
Contractor Code **SF78**

From:
Hub **EQC Inhouse Repair Programme**
Works Order Date **08-Sep-2017**

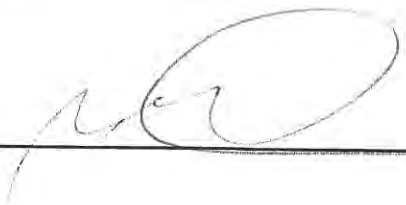
Project Number **I001**

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

EQC Claim Number	Address	Start Date	$ Ex. GST
CLM/2011/203343	81 BLIGHS ROAD, STROWAN	17-May-2017	185.00
NZ Govt Goods and Services Tax Is Not Included In This Total		**Total Cost**	**185.00**

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 EQC's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by EQC. 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 **Ian Michael**
On behalf of Earthquake Commission

Signature 

IMPORTANT

This Variation Order is only valid when authorized and signed by a EQC 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 EQC 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. EQC reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC employ zero tolerance in relation to fraud and will prosecute offenders.

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Asbestos Survey Request

Address: 81 BLIGHS ROAD

Claim Number: 2011 | 203343

Customer Name: LOCK BOX ON TAP 021

Contact number: SHANNON - 021 028 41765

If Asbestos Testing not applicable, please advise reasons here:

- A copy of this document must be forwarded to the asbestos sampling company along with a floor plan sketch, asbestos works order and customer contact details.
- Sampling and testing **must not** proceed without an asbestos works order for the work being issued.
- All asbestos work including assessment, sampling and testing is to be in accordance with procedures contained in The Asbestos Regulations 2016.

SURVEY REQUESTED – also refer to AOW

	Location (lounge, bed 1 etc)	Area to be tested (ceiling, wall etc, j.c)
Survey 1	ENTRANCE / HALLWAY	WALLS
Survey 2	BED 1ST RIGHT	CEILING
Survey 3		WALLS
Survey 4		WARDROBES x 2
Survey 5	BED 2ND RIGHT	CEILING
Survey 6		WALLS
Survey 7		WARDROBES x 2
Survey 8	BATHROOM	CEILING + WALLS
Survey 9	KITCHEN	WALLS
Survey 10	TOILET	WALLS
Survey 11	DINING ROOM	WALLS
Survey 12	LOUNGE	CEILING
Survey 13		WALLS
Survey 14		HUC WALLS
Survey 15		
Survey 16		

Disclaimer: components of repair are not limited to items on this page. Refer to comments over.

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Est.	This checklist was completed by:	Estimator / supervisor JASON CHAPMAN	Date:	8/9/17
	Contact number:	027 570 1914		
H&S	Asbestos sampling company engaged:	ICP		

- Areas of the property suspected of containing asbestos that will be disturbed during earthquake repairs will require sampling and testing to confirm the presence of asbestos
- **Ensure floor plan is completed in detail**
- When completing this checklist ensure that all areas relevant to the repair process are assessed for potential asbestos content

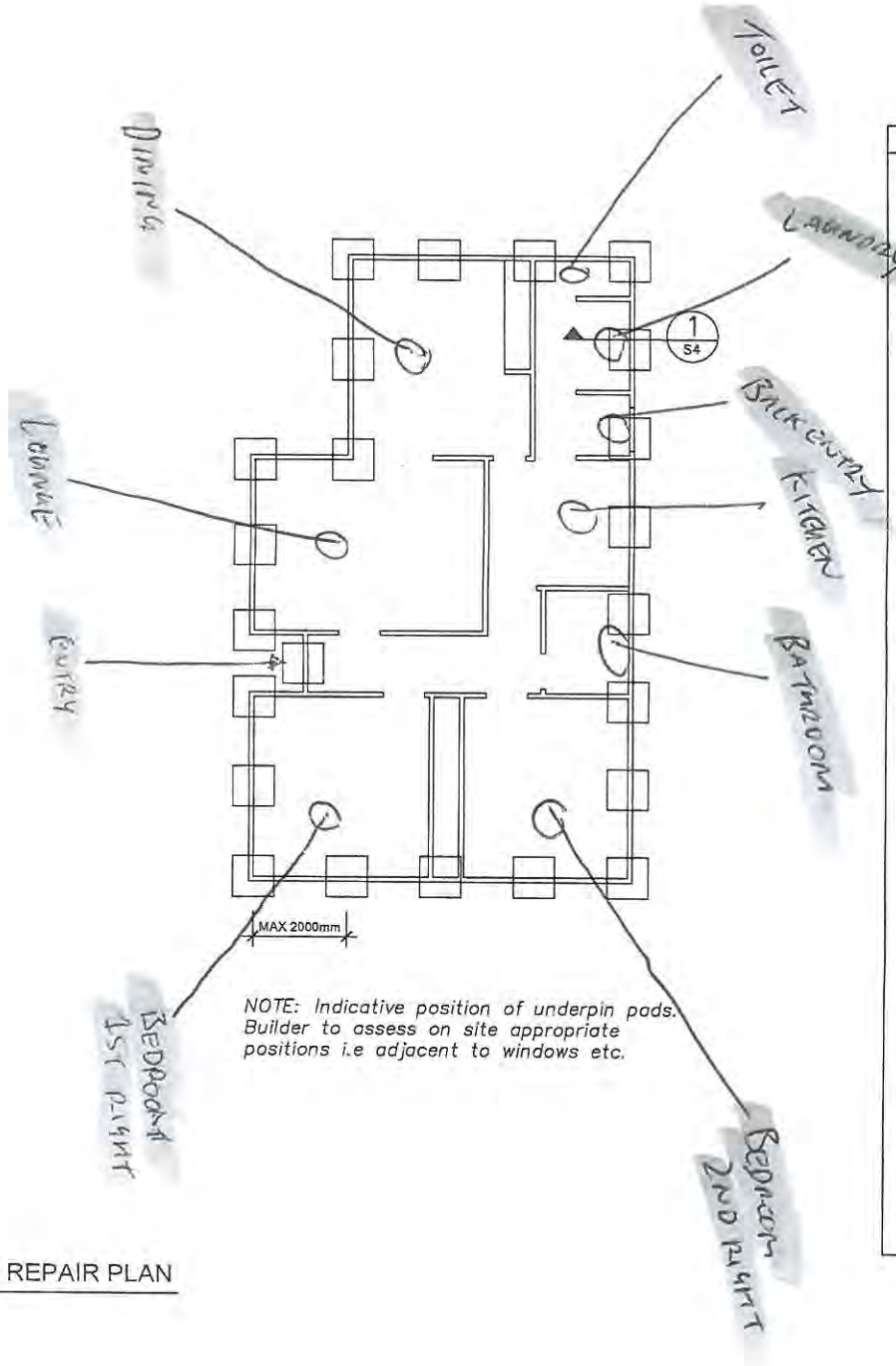
Repair Strategy Information (Estimator/supervisor to complete)

1. Plan for reuse or replacement of trims (ceiling roses, scotias etc.)
[reuse] [replace] [delete] [other]

2. Any other requirements?

Note to asbestos sampling company:

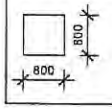
- Please refer to the attached draft Agreement of Works (AOW) dated ____ / ____ / ____
- Test at your discretion any areas listed for repair on the AOW that in the sampling company's professional opinion may be an Asbestos-containing material (ACM)
- SME to contact estimator/supervisor/asbestos admin to advise any additional tests



NOTE: Indicative position of underpin pads. Builder to assess on site appropriate positions i.e adjacent to windows etc.

FOUNDATION UNDERPIN REPAIR PLAN

SCALE 1:100

Crack Repairs
Crack repair methodology is related to the size of the crack. Crack width < 10mm can be repaired using an epoxy injection system such as sikadur Injectokit - TH or equivalent in accordance with the manufacturers specifications. Crack widths >10mm but <20mm can be repaired using a grout injection repair system in accordance with the manufacturers specifications. Crack widths >20mm engineer should be advised. In this case the cracked area should be broken out and recast, a suitable detail will be provided.
KEY
 800x800mm Concrete jacking pad @ 2m max crs.

NOTES-TIMBER FLOOR

1. Locate service entry points to the house and allow for disconnection or relief of these during the floor-lifting operation. Dig away soil at water, waste, power and telephone connections to allow these to lift with the house.

2. Check the vertical alignment of the internal piles. If the existing piles are leaning at an angle of more than 50mm per 1m of height, new piles will be required. Leans of less than this value are considered acceptable if a perimeter foundation is present.

3. Demolish ancillary structures such as steps and patios as necessary.

4. Clear the perimeter foundation. Excavate, reinforce and pour concrete pads under existing perimeter foundation. Check drawings for size of pads, locations and spacing.

5. Allow for concrete pads to set before installing dunnage and jacks. Remove any loose concrete from cracks in the perimeter foundation which may prevent cracks closing as foundation is lifted.

6. Disconnect the internal piles from the bearers.

7. Start the lifting process by creating a planar floor plate, even if this is sloping, and then sequentially lift the foundation until a horizontal floor plate is achieved. Closely monitor the external cladding and internal linings and adjust jacking sequence to minimise damage.

8. Concurrently jack the underside of the bearers to create and maintain a planar floor and minimise damage.

9. For floor lifts of up to 100mm at any pile, fit H3.2 timber packing (single piece cut to size) with DPC below and connect to the pile top and underside of the bearer as per NZS3604:2011 (for standard piles without a bracing function, use pairs of wire dogs and 2/100mm skewed nails or 25x1mm straps fixed with 3 nails each end for timber piles. Use 4mm wire with concrete staples for concrete piles.

10. For lifts greater than 100mm at any pile, new piles will be required.

11. Install H5 90x90 timber studs adjacent to the jacks to support the foundation and allow the jacks to be removed. Reinstate the bearing of the foundation between jacking points with a flowable grout.

12. Fill the jacking pits with concrete, backfill and reinstate adjacent ground.

13. Seal any cracks in the foundation beam, on the outside and inside of the foundation beam and repair as per the guidance provided below depending on the crack size.

14. Reconnect any services that had been disconnected before the lift.

15. Reinstate adjacent ground.

BAT Structures Ltd.
STRUCTURAL ENGINEERING
BEN PHILLIPS
ben@BATStructures.co.nz
0274366446

PROJECT TITLE

81 BLIGHS ROAD
STROWAN
CHRISTCHURCH

DRAWING TITLE

S. 1
RE-LEVEL PLAN
SCALE: 1:100 @ A3

PROJECT NUMBER

17044

ISSUE: CONSTRUCTION
DATE: 20/04/2017
REVISION: A
DESIGNED: BMP
DRAWN: BMP

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Here HQ <hello@here.co.nz>

81 Blighs Road, Strowan, Christchurch 8052 Part 2 of 2 emails

1 message

Official Information Act Requests <oiarequests@naturalhazards.govt.nz> Fri, Oct 9, 2026 at 1:11 AM
To: "hello@here.co.nz" <hello@here.co.nz>

Kia ora Jonathan,

Thank you for contacting the Natural Hazards Commission (NHC) Toka Tū Ake.

Information request – 81 Blighs Road, Strowan, Christchurch 8052.

We received your request for information on 15 September 2026, as per the attached relating to 81 Blighs Road. Your request has been considered under the Official Information Act (OIA) 1982 and Privacy Act (PA) 2020.

Please Note: *Your request for information is too large to send in a single responce and has been split over two emails. This is part 2 of 2.*

Please find attached our response to your request.

Below is a summary of the claims associated with the above property.

Claim Numbers	Date of Loss	Exposure	Settlement Method
CLM/2010/139511	04/09/2010	Building	• Repairs managed under the Canterbury Home Repair Programme (CHRP)
CLM/2011/038384	22/02/2011	Building Land	• Repairs managed under the Canterbury Home Repair Programme (CHRP) • Master claim for CHRP • Emergency works Cash-settled • Partial Cash-settled • Land not settled as damage under minimum excess

CLM/2011/203343	13/06/2011	Building	• Repairs managed under the Canterbury Home Repair Programme (CHRP) • Remedial – In House Repair Programme
CLM/2011/224899	13/06/2011	Building	• Emergency works Cash-settled

Please Note: *Due to the quick succession of Canterbury events, claims were often merged for administrative purposes. In this case, the claims CLM/2010/139511 and CLM/2011/203343 were merged and settled with CLM/2011/038384 as the master claim.*

In accordance with the provisions of section 141(2) of the Natural Hazards Insurance (NHI) Act 2023, I have included NHC Toka Tū Ake documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, pursuant to section 141 (4) (a-b) of the NHI Act, you have a public interest to receive information relating to natural hazard damage at the property.

To protect the privacy of the respective owners, I have withheld information relating to the previous homeowners, third parties 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 PO Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit http://www.ombudsman.parliament.nz.

NHC Toka Tū Ake assessments have a very specific purpose and, for this reason, are limited in their use. The purpose of our building assessment is to record the natural disaster damage which has occurred to residential buildings (as defined in the EQC Act). NHC Toka Tū Ake 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 on 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.

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As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

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.

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Schedule E3 Practical Completion Certificate

Contract: ~ JAR

Location: ~ 81 BLIGHS RD, STREWART

Principal: ~ IHRP

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: .....

(Date signed)

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Contractor's Producer Statement for Construction PS3

Contract: I001-01544

Location: 81 BLIGHS ROAD

Issued by

Contractor: ~ JAR BUILDERS LIMITED

LBP Licence No ~ LBP 105986

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 .....**JAMES MURDOCH**..... (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: ...2011/203343.....BCN# 2017/3221.....

SUB FLOOR RIMU FLOORING REPLACED IN LOUNGE/ BEDROOMS AND DINING ROOM FOR ACCESS

PILES: JACKED/ PACKED/ SS STRAPPED

RING FOUNDATION COMPLETE UNDER-PIN

ALL ABOVE WORKS COMPLETED TO ENGINEERING COMPLETED BY BAT STRUCTURES

ASBESTOS REMOVAL IN MASTER BEDROOM CEILING (S.C.A.R.)

ASBESTOS TESTING (ICP)

MASTERBEDROOM CEILING GIB REPLACEMENT

EXTERNAL FRONT/ REAR DECKING REPLACEMENT

DRAINAGE REPAIRS (KERE MARSHALL DRAINLAYING)

ELECTRICAL ISOLATION/ DISCONNECTION/ RECONNECTION (LIN-TECH ELECTRICAL)

CARPET UPLIFT/ STORE OFF SITE/ RELAY (RR FLOORING)

EXTERNAL ASHPHALT REPLACEMENT FOR ACCESS TO UNDERPIN (DIGGERS NZ)

INTERNAL PLASTERING /PAINTING AS PER SCOPE (GMC)

Signed by/date: 20/10

(Date signed)

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Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address: 81 BLIGHS ROAD	
Suburb: STROWAN	
Town/City: CHRISTCHURCH	Postcode: 8052

THE PROJECT
Building consent number: CLM# 2011/203343 BCN# 2017/3221

THE OWNER(S)	
Name(s): NGAIRE ODGERS	
Mailing address: 81 BLIGHS ROAD	
Suburb: STROWAN	PO Box/Private Bag:
Town/City: CHRISTCHURCH	Postcode: 8083
Phone number:	Email address:

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RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☑	4 REMOVE/DISPOSE/REPLACED RING FOUNDING FOR ACCESS TO PILES 4 PILES JACKED/PACKED/SS STRAPPED	☑ Carried out ☑ Supervised
Walls ☐	2 RING FOUNDATION UNDERPIN AROUND WITHOUT PENETRATION OF FOUNDATION 2 FOUNDATION CRACK REPAIR	☐ Carried out ☐ Supervised
Roof ☐	ALL ABOVE WORKS CONDUCTED TO ENGINEERING BY BAT.	☐ Carried out ☐ Supervised
Columns and beams ☐	2 PSA PROVIDED	☐ Carried out ☐ Supervised
Bracing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

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EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		☐ Carried out ☐ Supervised
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised
Waterproofing ☐		☐ Carried out ☐ Supervised
Other ☐		☐ Carried out ☐ Supervised

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ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: JAMES MURDOCH	LBP number: LBP-105986
Class(es) licensed in:	
B1, B2 BUILDING	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 40 WALTERS ROAD	
Suburb: MARSHLAND	Town/City: CHRISTCHURCH
PO Box/Private Bag PO BOX 36557	Postcode: 8051
Phone number:	Mobile: 021-384-551
After hours:	Fax:
Email address: office@jarbuilders.co.nz	Website: www.jarbuilders.co.nz

DECLARATION

I James Murdoch carried out or supervised the restricted building work recorded on this form.

Signature: _____

Date: 20/10

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CONTRACTORS FINAL ACCOUNT AGREEMENT

Hub	PRINCESS STREET	Company	JAR BUILDERS LTD
Claim no	2011/203343	Address	PO BOX 36557
Customer Name		Phone	021-384-551
Site Address	81 BLIGHS ROAD	Mobile	021-384-551
EQC Contracts Supervisor		Accreditation No	EQRC0970
Date	24-Apr-18	GST	108-846-771

(a)	Original Contract Value	$	14063.15
(b)	Variation 1	$	5939.20
		$	20,002.35
Final Contract Value		$	20002.35
Less Previous Payments		$	
		$	20,002.35
Amount for Final payment		$	20002.35

We hereby confirm that this statement represents the full and Final Contract Value and amount outstanding for all matters relating to this subcontract.

Start Date:

Finish Date:

Signature of Contract *J Gallagher*

Date: 24/04/2018

Signature of Supervisor: _____

APPROVED
Ricky Whyte
IHRP Quantity Surveyor
Date 26 APR 2018
Signed

Date: _____

Signature of Quantity Surveyor: _____

Date: _____

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JARBUILDERS LIMITED

In defect period ☑

Bank Account - 02-0820-0180473-000
Company GST #- 108-846-771
Company Tax # - 108-846-771

TAX INVOICE

24 APR 2018

Week Ending - 24 APRIL 2018

INVOICE # - 3365

JOB ADDRESS / JOB DESCRIPTION	HOURS/M2	RATE	AMOUNT
EQC IN HOUSE REPAIR PROGRAMME **LEVEL 11, MAJESTIC CENTRE** **100 WILLIS STREET** **WELLINGTON**			
REF: 81 BLIGHS ROAD			
CLM# 2011/203343			
FINAL INVOICE			
CONTRACT PRICE			14,063.15
VARIATION 1 PRICE			5,939.20
LESS PREVIOUS PAYMENTS	-		-
DUE DATE **APPROVED** Ricky Whyte IHRP Quantity Surveyor Date 26 APR 2018 Signed	**SUBTOTAL**		$20,002.35
	GST		$3,000.35
	TOTAL		**$23,002.70**

Warwick Neal
Works Leader
Date 26/4/18
Signed

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31/01/17 - IHRP

Asbestos Survey Request

Address:

Claim Number:

Customer Name:

Contact number:

If Asbestos Testing not applicable, please advise reasons here:

May be required if lifting and levelling is required. Engineer has been engaged.

- A copy of this document must be forwarded to the asbestos sampling company along with a floor plan sketch, asbestos works order and customer contact details.
- Sampling and testing **must not** proceed without an asbestos works order for the work being issued.
- All asbestos work including assessment, sampling and testing is to be in accordance with procedures contained in The Asbestos Regulations 2016.

SURVEY REQUESTED – also refer to AOW

	Location (lounge, bed 1 etc)	Area to be tested (ceiling, wall etc, j.c)
Survey 1		
Survey 2		
Survey 3		
Survey 4		
Survey 5		
Survey 6		
Survey 7		
Survey 8		
Survey 9		
Survey 10		
Survey 11		
Survey 12		
Survey 13		
Survey 14		
Survey 15		
Survey 16		

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INTERNATIONAL CONSTRUCTION PARTNERS

JOB NUMBER: **SCA17-882**
REFERENCE No: **81 Blighs Rd**

DATE: **10/10/2017**

SCAR
CHRISTCHURCH

ASBESTOS CLEARANCE REPORT
81 Blighs Road, Strowan (STAGE 3)

Dear Shawn Burt

1.0 Introduction and Background

SCAR engaged International Construction Partners NZ Ltd (ICP) to provide airborne asbestos fibre monitoring in connection with the planned and approved removal of:

• friable asbestos containing (AC) material

from Bedroom 1 (2nd Right from Front Door) - 1 pump
at 81 Blighs Road, Strowan (STAGE 3)

The services provided by ICP included:

• a clearance inspection and clearance air monitoring upon completion of the removal works.

The asbestos removal works detailed within this report commenced and was completed on 4/10/2017 . All asbestos removal works were completed by a licensed asbestos contractor, who was appointed by the client.

All phases of the asbestos removal works were to be completed in line with existing Legislation and Guidance, and included but not limited the following:

• Health and Safety at Work Act (Asbestos) Regulation 2016
• Health and Safety at Work Act (2015)

The analysis undertaken and completed within this project; and subsequently detailed herein, is in accordance with Environmental & Industrial Analysis Group Accreditation granted by International Accreditation New Zealand (IANZ), Accrued No. 1115. However, opinions and interpretations expressed within the report are outside the scope of IANZ Accreditation.

2.0 Scope of Works

The extent of asbestos removal works completed within the scope of the project is limited to the ACM in Bedroom 1 (2nd Right from Front Door) - 1 pump
81 Blighs Road, Strowan (STAGE 3)
and included for the following events:

© International Construction Partners NZ Ltd
Mark Quigley, AdPM, Coc
40 Huxley Street
Beckenham, Christchurch 8023
+(64) 03 967-1500
Mark@icp-usa.com
(EQR SPA6870 - Asbestos)

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• Clearance visual inspections of removal area and Asbestos airborne fibre monitoring post removal pre enclosure dismantling.

3.0 Clearance Inspection and Monitoring

Airborne fibre monitoring, using the Membrane Filter Method, was conducted c 4/10/2017 to ascertain whether the atmosphere surrounding the area contained airborne asbestos fibres.
Please see accompanying IANZ Accredited Report supplied by Environmental & Industrial Analysis Group - Appendix A - *This Report must be viewed and interpreted in its entirety.*

• ***If the parametres identified in F/mL column are coloured*** Green - 0.1 fibres/mL and below - ***the Air Monitoring Guidelines were not exceeded and the site is safe for normal work to proceed.***
• ***If the parametres identified in F/mL column are coloured*** Red - 0.1 fibres/mL and above - ***the Air Monitoring Guidelines were exceeded and the site is potentially*** unsafe.

4.0 Limitations

This inspection and report is limited to accessible surfaces only.
Inspections are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared and the cost of our services, is such that ICP cannot guarantee that all asbestos materials/issues of concern have been identified and/or addressed.
Unless specified, this report does not guarantee that the dust present in the Areas Inspected is free of asbestos contamination. The inspection is only for visual asbestos containing materials.
It is possible that asbestos materials are present in areas that were inaccessible/visually obscured during the inspection. If any asbestos containing/suspected asbestos containing materials are encountered on site, access to the materials should be appropriately restricted and advice sought from a suitably qualified and experienced consultant before work should continue.
Thus while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to the above mentioned client and/or its associated parties.
The report(s) and/or information produced by ICP should not be reproduced and/or presented/ reviewed except in full.

Yours sincerely



Mark Quigley
Director
International Construction Partners NZ Limited

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Appendices

Appendix A: Laboratory Analysis Report - Environmental & Industrial Analysis Group

Appendix B: Site Sketch

Appendix C: Site Images

Appendix D: Calibration Certificates

Appendix E: Risk Assessment

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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION №: 1115

Airborne Fibre Monitoring Results for: 81 Blighs Road Strowan

The samples in this report are reported 'As Received'. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client

TEST METHOD: *Filters analysed in accordance with NOHSC - Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres, 2nd Edition, [NOHSC:3003 (2005)] and* ***Environmental & Industrial Analysis Group In-house Method – EIAG002 – MFM Fibre Counting, Air Monitoring and Clearance Procedures.***

Report Issue Date 10/10/2017
Report Number E06660
Sampling Date 4/10/2017
Laboratory Reference No: E06660.1

Removal Contractor: SCAR
Client Name: International Construction Partners
Address: 40 Huxley Street
Sydenham
Christchurch 8023

Sampling Type: Stage 3 **Sampled By:** N/A

Sample No.	Sample Location	Time		Average Flow mL/min	Fibres	Fields	Fibres/ml
		On	Off				
ICP40	Bedroom 1 (2nd Right from front door)	0930	1200	3500	0.0	100	<0.01
ICP69	Blank	----	----	----	0.0	100	**0 fibres / 100 fields**

Fibre counting samples are below the minimum practical detection limit of 0.01 f/mL.

Any samples that are reported above this limit will be addressed in a note appended below with reference to the sample number that it refers to.

This Document has been issued without alterations or erasure and must not be duplicated unless in full.

Work in Progress: N/A

Counted By:

Alexia Mehrtens BSc (Bio & Psyc)
Operations/ Technical Manager

APPROVED COUNTER

Reviewed By:

Belinda Hughes PgDip (Envr)
Laboratory Technician

KEY TECHNICAL PERSON

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Date: Monday 9th October 2017

Client Reference: SCAR

International Construction Partners
40 Huxley Street
Sydenham
Christchurch, 8023

EIAG Reference No: E06639

For the Attention of: Mark Quigley

Dear Mark,

Re: 81 Blighs Road, Strowan

Test Method – EIAG001: Polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 "Method for the qualitative identification of asbestos in bulk samples".

The samples in this report are reported 'As Received'. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client.

One sample was received on Thursday 5th October 2017. The sample was taken from 81 Blighs Road, Strowan.

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

Should you require further information please contact Belinda Hughes.

Yours sincerely

BHughes

……..
Belinda Hughes
Key Technical Person
ENVIRONMENTAL AND INDUSTRIAL ANALYSIS GROUP

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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION Nº: 1115

ASBESTOS ANALYSIS REPORT

Monday 9th October 2017 **Reference No: E06639**

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E06639.1	1	81 Blighs Road, Strowan Bedroom 1 (2nd Right from front door) – Surface Test © Dust on tape Sample weight: 4.64 g	Organic Fibres Synthetic Mineral Fibres No Asbestos Detected

Note: **The results contained in this report relate specifically to the samples submitted.**

Positive samples have been highlighted.

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Identified By:



……
Kay Higginbotham MSc (Geol)
Senior Laboratory Technician

Reviewed By:



……
Belinda Hughes PgDip (Envr)
Laboratory Technician

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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix B: Site Sketch

Asbestos Clearance Report: SCAR
Job: SCA17-882
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 3



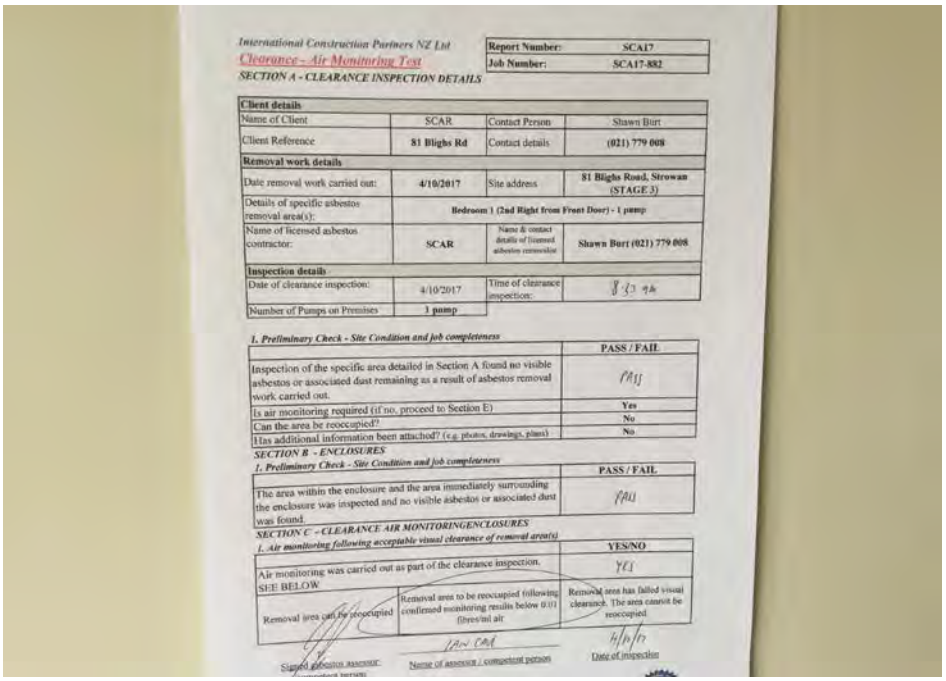
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admin@icp-usa.com
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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix C: Site Images

Asbestos Clearance Report: SCAR
Job: SCA17-882
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 3



International Construction Partners NZ Ltd
Clearance - Air Monitoring Test

Report Number:	SCA17
Job Number:	SCA17-882

SECTION A - CLEARANCE INSPECTION DETAILS

Client details			
Name of Client	SCAR	Contact Person	Shawn Burt
Client Reference	81 Blighs Rd	Contact details	(021) 779 008
Removal work details			
Date removal work carried out:	4/10/2017	Site address	81 Blighs Road, Strowan (STAGE 3)
Details of specific asbestos removal area(s):	Bedroom 1 (2nd Right from Front Door) - 1 pump		
Name of licensed asbestos contractor:	SCAR	Name & contact details of licensed asbestos removalist	Shawn Burt (021) 779 008
Inspection details			
Date of clearance inspection:	4/10/2017	Time of clearance inspection:	8:30 am
Number of Pumps on Premises	1 pump		

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
Inspection of the specific area detailed in Section A found no visible asbestos or associated dust remaining as a result of asbestos removal work carried out.	PASS
Is air monitoring required (if no, proceed to Section E)	Yes
Can the area be reoccupied?	No
Has additional information been attached? (e.g. photos, drawings, plans)	No

SECTION B - ENCLOSURES

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
The area within the enclosure and the area immediately surrounding the enclosure was inspected and no visible asbestos or associated dust was found.	PASS

SECTION C - CLEARANCE AIR MONITORINGENCLOSURES

1. Air monitoring following acceptable visual clearance of removal area(s)

		YES/NO
Air monitoring was carried out as part of the clearance inspection. SEE BELOW		YES
Removal area can be reoccupied	Removal area to be reoccupied following confirmed monitoring results below 0.01 fibres/ml air	Removal area has failed visual clearance. The area cannot be reoccupied

Signed asbestos assessor: | Name of assessor / competent person: Shawn Burt | Date of inspection: 4/10/17

Image 1- Visual Inspection



Image 2 – House

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admin@icp-usa.com
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Image 3- Bedroom 1 Ceiling (2nd Right from front door) (ICP Pump 15- ICP Filter 40)



Image 3- Bedroom 1 Ceiling (2nd Right from front door) (ICP Pump 15- ICP Filter 40)

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Appendix D: Rotameter Calibration

Asbestos Clearance Report: SCAR
Job: SCA17-882
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 3

Rotameter Calibration Check

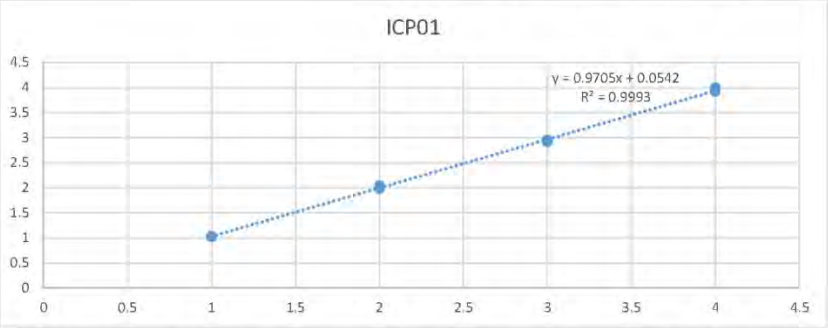
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CONSULTING & LABORATORY

Rotameter: ICP01

Thursday, 24th April 2014

ICP01	
Rotameter Flow Rate (L/Min)	Soap Film Result (L/Min)
1	1.03
1	1.03
1	1.02
2	1.98
2	2.04
2	2.00
3	2.91
3	2.96
3	2.96
4	3.92
4	4.00
4	3.92

Adjusted Results	
Rotameter Flow Rate (L/Min)	Adjusted Flow Rate (L/Min)
1.00	1.02
1.25	1.27
1.50	1.51
1.75	1.75
2.00	2.00
2.25	2.24
2.50	2.48
2.75	2.72
3.00	2.97
3.25	3.21
3.50	3.45
3.75	3.69
4.00	3.94



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

TIM TREMBATH
PRECISE LABORATORY MANAGER

Precise Consulting & Laboratory Limited
Unit 5 / 161 Waltham Rd, Sydenham Christchurch City, 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

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Rotameter Calibration Check

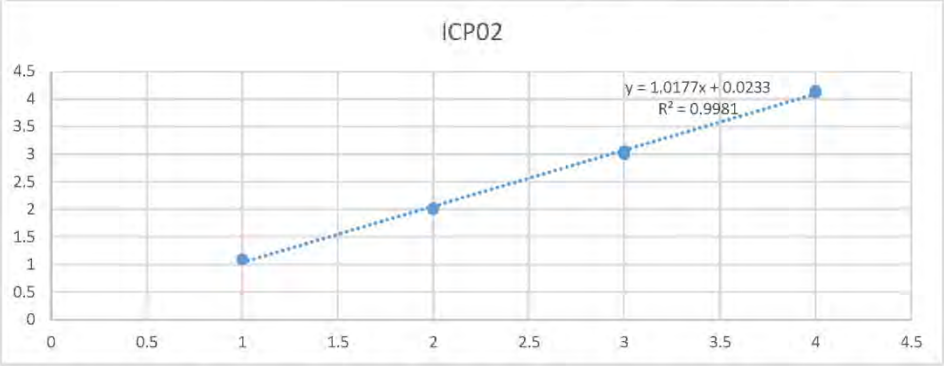
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Rotameter: ICP02

Thursday, 24th July 2014

ICP02	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.09
1	1.09
1	1.09
2	2.00
2	2.00
2	2.02
3	3.00
3	3.05
3	3.05
4	4.12
4	4.15
4	4.15

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.04
1.25	1.30
1.50	1.55
1.75	1.80
2.00	2.06
2.25	2.31
2.50	2.57
2.75	2.82
3.00	3.08
3.25	3.33
3.50	3.59
3.75	3.84
4.00	4.09



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

Precise Consulting & Laboratory Limited
Unit 5 / 161 Waltham Rd, Sydenham Christchurch City, 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

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Rotameter Calibration Check

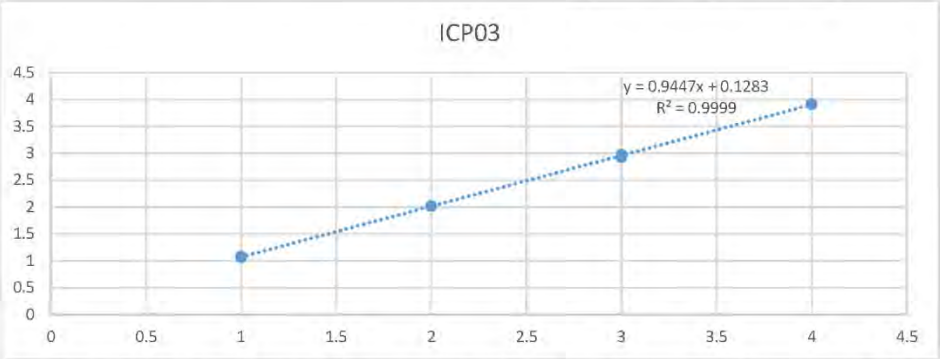
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CONSULTING & LABORATORY

Rotameter: ICP03

Thursday, 24th July 2014

ICP03	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.08
1	1.07
1	1.08
2	2.00
2	1.98
2	2.02
3	2.97
3	2.97
3	2.97
4	3.97
4	3.97
4	3.93

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.06
1.25	1.30
1.50	1.54
1.75	1.78
2.00	2.02
2.25	2.26
2.50	2.50
2.75	2.74
3.00	2.98
3.25	3.22
3.50	3.46
3.75	3.70
4.00	3.94



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

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Rotameter Calibration Check

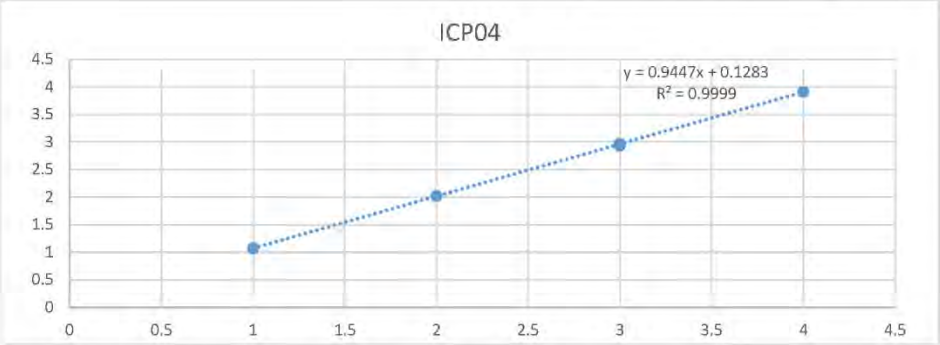
PRECISE
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Rotameter: ICP04

Friday, 25th July 2014

ICP04	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.08
1	1.07
1	1.07
2	2.02
2	2.02
2	2.02
3	2.93
3	2.97
3	2.97
4	3.91
4	3.91
4	3.91

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.07
1.25	1.31
1.50	1.55
1.75	1.78
2.00	2.02
2.25	2.25
2.50	2.49
2.75	2.73
3.00	2.96
3.25	3.20
3.50	3.43
3.75	3.67
4.00	3.91



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

Precise Consulting & Laboratory Limited
Unit 5 / 161 Waltham Rd, Sydenham Christchurch City, 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

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Rotameter Calibration Check

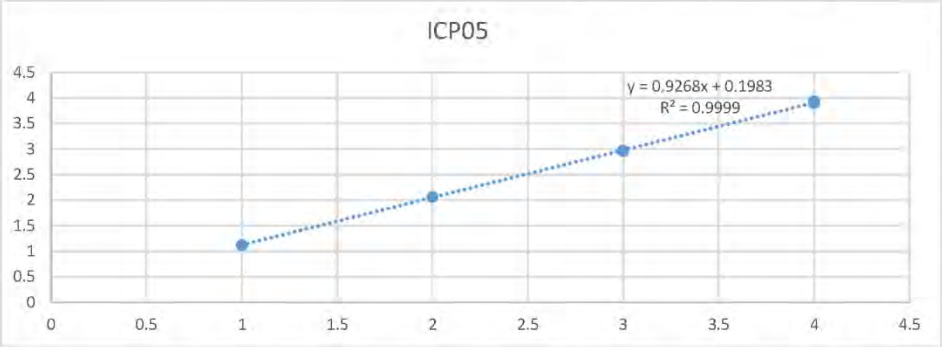
PRECISE
CONSULTING & LABORATORY

Rotameter: ICP05

Friday, 25th July 2014

ICP05	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.12
1	1.12
1	1.12
2	2.06
2	2.06
2	2.06
3	2.96
3	2.97
3	2.97
4	3.93
4	3.90
4	3.90

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.13
1.25	1.36
1.50	1.59
1.75	1.82
2.00	2.05
2.25	2.28
2.50	2.52
2.75	2.75
3.00	2.98
3.25	3.21
3.50	3.44
3.75	3.67
4.00	3.91



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

Precise Consulting & Laboratory Limited
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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix E: Risk Assessment

Asbestos Clearance Report:	SCAR
Job:	SCA17-882
Site Address:	81 Blighs Road, Strowan
Client Reference:	STAGE 3

International Construction Partners was not requested to undertake a Risk Assessment as part of this Report.

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INTERNATIONAL CONSTRUCTION PARTNERS

JOB NUMBER: **SCA16-881**
REFERENCE No: **81 Blighs Rd**

DATE: **10/10/2017**

SCAR
CHRISTCHURCH

CONTROLLED AIR MONITORING REPORT
81 Blighs Road, Strowan (STAGE 2)

Dear Shawn Burt

1.0 Introduction and Background

SCAR engaged International Construction Partners NZ Ltd (ICP) to provide airborne asbestos fibre monitoring in connection with the planned and approved removal of:

• friable asbestos containing (AC) material

from Negative Air Unit, Decontamination Unit - 2 pumps
at 81 Blighs Road, Strowan (STAGE 2)

The services provided by ICP included:

• a clearance inspection and clearance air monitoring upon completion of the removal works.

The asbestos removal works detailed within this report commenced and was completed on 3/10/2017 . All asbestos removal works were completed by a licensed asbestos contractor, who was appointed by the client.

All phases of the asbestos removal works were to be completed in line with existing Legislation and Guidance, and included but not limited the following:

• Health and Safety at Work Act (Asbestos) Regulations 2016
• Health and Safety at Work Act (2015)

The analysis undertaken and completed within this project; and subsequently detailed herein, is in accordance with Environmental & Industrial Analysis Group Accreditation granted by International Accreditation New Zealand (IANZ), Accrued No. 1115. However, opinions and interpretations expressed within the report are outside the scope of IANZ Accreditation.

2.0 Scope of Works

The extent of asbestos removal works completed within the scope of the project is limited to the ACM in Negative Air Unit, Decontamination Unit - 2 pumps
81 Blighs Road, Strowan (STAGE 2)
and included for the following events:

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• Clearance visual inspections of removal area and Asbestos airborne fibre monitoring post removal pre enclosure dismantling.

3.0 Clearance Inspection and Monitoring

Airborne fibre monitoring, using the Membrane Filter Method, was conducted o 3/10/2017 to ascertain whether the atmosphere surrounding the area contained airborne asbestos fibres.
Please see accompanying IANZ Accredited Report supplied by Environmental & Industrial Analysis Group - Appendix A - *This Report must be viewed and interpreted in its entirety.*

• ***If the parametres identified in F/mL column are coloured*** Green - 0.01 fibres/mL and below - ***the Air Monitoring Guidelines were not exceeded and the site is safe for normal work to proceed.***
• ***If the parametres identified in F/mL column are coloured*** Red - 0.01 fibres/mL and above - ***the Air Monitoring Guidelines were exceeded and the site is potentially*** unsafe.

4.0 Limitations

This inspection and report is limited to accessible surfaces only.
Inspections are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared and the cost of our services, is such that ICP cannot guarantee that all asbestos materials/issues of concern have been identified and/or addressed.
Unless specified, this report does not guarantee that the dust present in the Areas Inspected is free of asbestos contamination. The inspection is only for visual asbestos containing materials.
It is possible that asbestos materials are present in areas that were inaccessible/visually obscured during the inspection. If any asbestos containing/suspected asbestos containing materials are encountered on site, access to the materials should be appropriately restricted and advice sought from a suitably qualified and experienced consultant before work should continue.
Thus while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to the above mentioned client and/or its associated parties.
The report(s) and/or information produced by ICP should not be reproduced and/or presented/ reviewed except in full.

Yours sincerely



Mark Quigley
Director
International Construction Partners NZ Limited

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Appendices

Appendix A: Laboratory Analysis Report - Environmental & Industrial Analysis Group

Appendix B: Site Sketch

Appendix C: Site Images

Appendix D: Calibration Certificates

Appendix E: Risk Assessment

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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix B: Site Sketch

Asbestos Clearance Report: SCAR
Job: SCA16-881
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 2



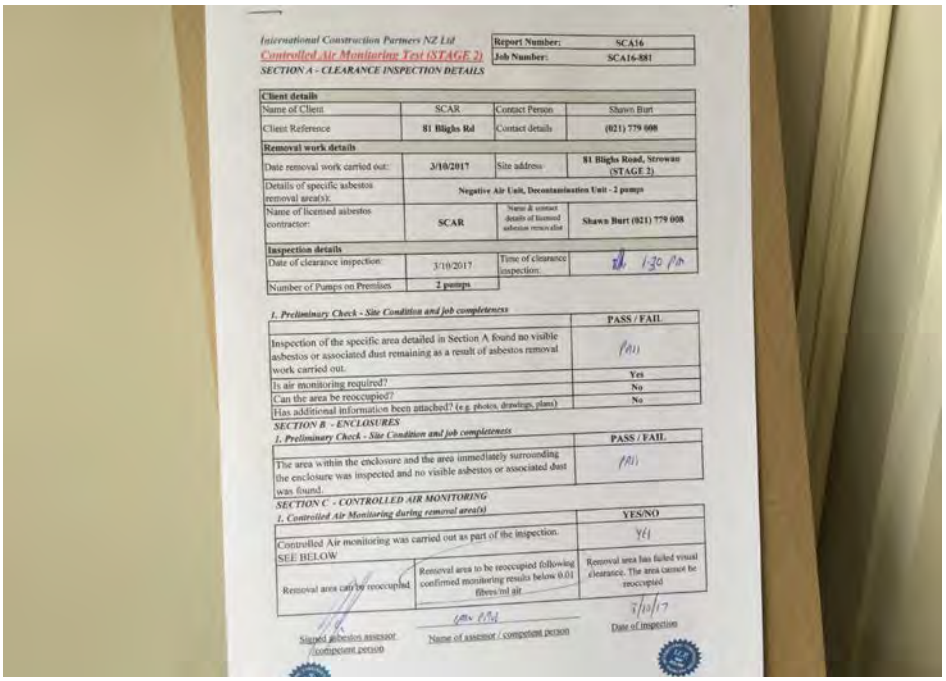
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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix C: Site Images

Asbestos Clearance Report: SCAR
Job: SCA16-881
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 2



International Construction Partners NZ Ltd
Controlled Air Monitoring Test (STAGE 2)
SECTION A - CLEARANCE INSPECTION DETAILS

Report Number:	SCA16		
Job Number:	SCA16-881		
Client details			
Name of Client	SCAR	Contact Person	Shawn Burt
Client Reference	81 Blighs Rd	Contact details	(021) 779 008
Removal work details			
Date removal work carried out:	3/10/2017	Site address:	81 Blighs Road, Strowan (STAGE 2)
Details of specific asbestos removal area(s):	Negative Air Unit, Decontamination Unit - 2 pumps		
Name of licensed asbestos contractor:	SCAR	Name & contact details of licensed asbestos removalist	Shawn Burt (021) 779 008
Inspection details			
Date of clearance inspection:	3/10/2017	Time of clearance inspection:	1.30 PM
Number of Pumps on Premises	2 pumps		

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
Inspection of the specific area detailed in Section A found no visible asbestos or associated dust remaining as a result of asbestos removal work carried out.	PASS
Is air monitoring required?	Yes
Can the area be reoccupied?	No
Has additional information been attached? (e.g. photos, drawings, plans)	No

SECTION B - ENCLOSURES

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
The area within the enclosure and the area immediately surrounding the enclosure was inspected and no visible asbestos or associated dust was found.	PASS

SECTION C - CONTROLLED AIR MONITORING

1. Controlled Air Monitoring during removal area(s)

		YES/NO
Controlled Air monitoring was carried out as part of the inspection. SEE BELOW		YES
Removal area can be reoccupied	Removal area to be reoccupied following confirmed monitoring results below 0.01 fibres/ml air.	Removal area has failed visual clearance. The area cannot be reoccupied

Signed asbestos assessor / competent person — Name of assessor / competent person — Date of inspection: 3/10/17

Image 1- Visual Inspection



Image 2 – House

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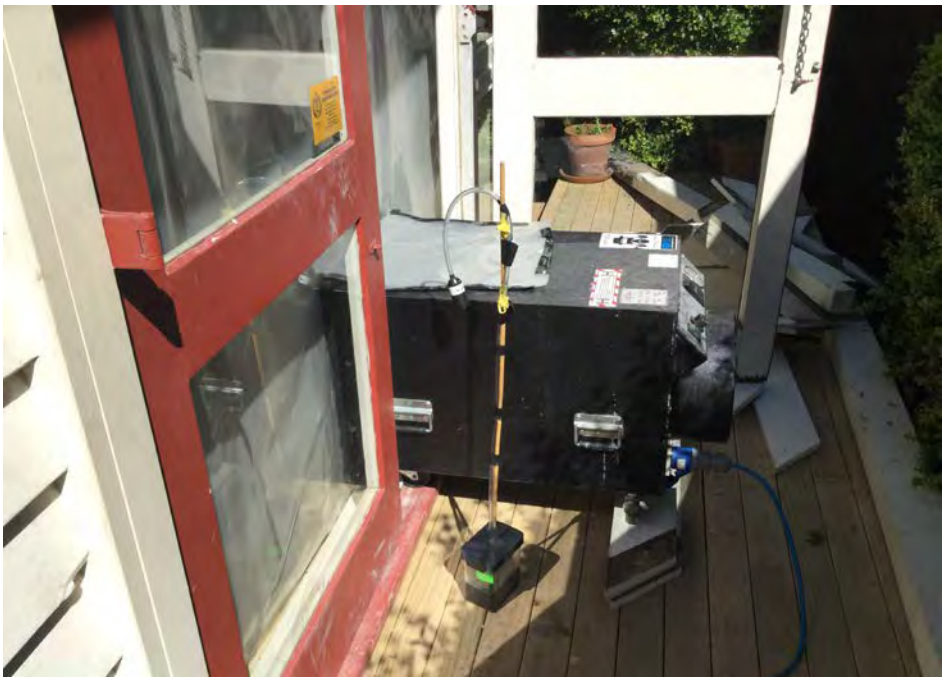


Image 3- Negative Air Unit (ICP Pump 16-ICP Filter 95)



Image 4 – Decontamination Unit (ICP Pump 15-ICP Filter 03)

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Appendix D: Rotameter Calibration

Asbestos Clearance Report: SCAR
Job: SCA16-881
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 2

Rotameter Calibration Check

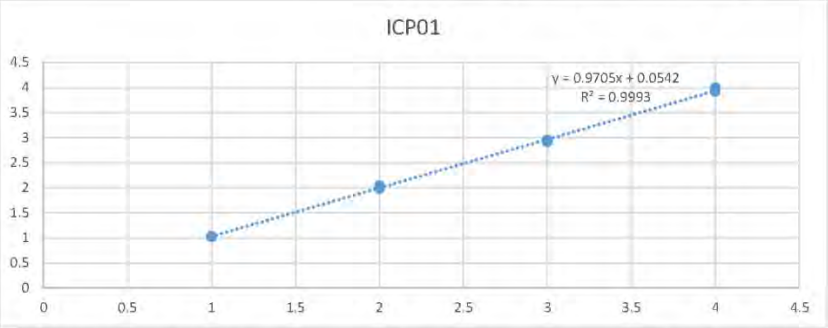
PRECISE
CONSULTING & LABORATORY

Rotameter: ICP01

Thursday, 24th April 2014

ICP01	
Rotameter Flow Rate (L/Min)	Soap Film Result (L/Min)
1	1.03
1	1.03
1	1.02
2	1.98
2	2.04
2	2.00
3	2.91
3	2.96
3	2.96
4	3.92
4	4.00
4	3.92

Adjusted Results	
Rotameter Flow Rate (L/Min)	Adjusted Flow Rate (L/Min)
1.00	1.02
1.25	1.27
1.50	1.51
1.75	1.75
2.00	2.00
2.25	2.24
2.50	2.48
2.75	2.72
3.00	2.97
3.25	3.21
3.50	3.45
3.75	3.69
4.00	3.94



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

TIM TREMBATH
PRECISE LABORATORY MANAGER

Precise Consulting & Laboratory Limited
Unit 5 / 161 Waltham Rd, Sydenham Christchurch City, 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

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Rotameter Calibration Check

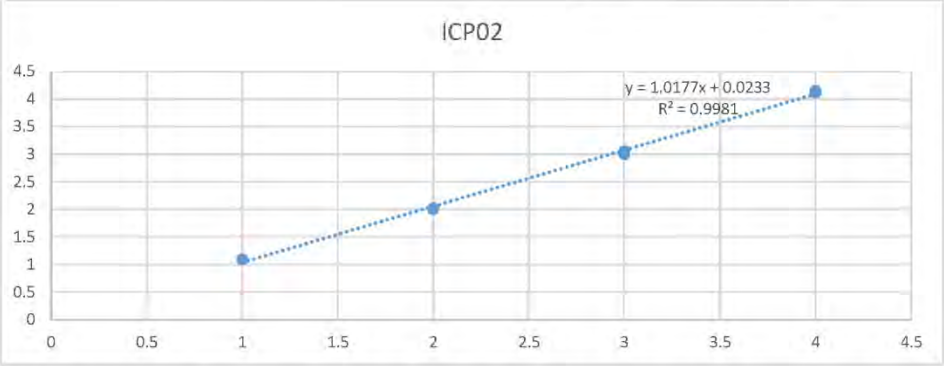
PRECISE
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Rotameter: ICP02

Thursday, 24th July 2014

ICP02	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.09
1	1.09
1	1.09
2	2.00
2	2.00
2	2.02
3	3.00
3	3.05
3	3.05
4	4.12
4	4.15
4	4.15

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.04
1.25	1.30
1.50	1.55
1.75	1.80
2.00	2.06
2.25	2.31
2.50	2.57
2.75	2.82
3.00	3.08
3.25	3.33
3.50	3.59
3.75	3.84
4.00	4.09



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

Precise Consulting & Laboratory Limited
Unit 5 / 161 Waltham Rd, Sydenham Christchurch City, 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

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Rotameter Calibration Check

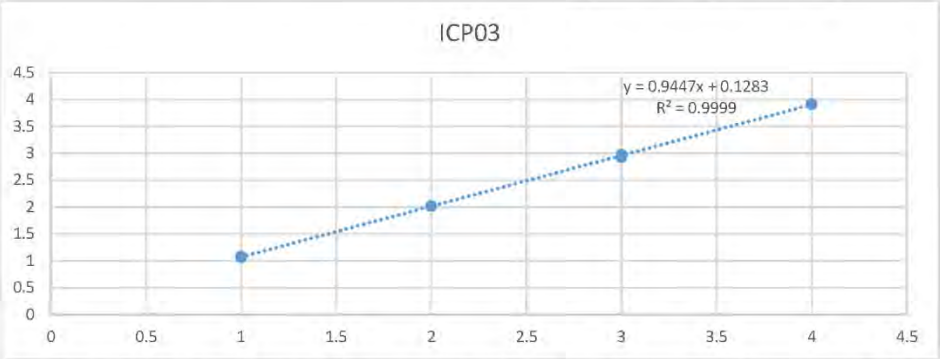
PRECISE
CONSULTING & LABORATORY

Rotameter: ICP03

Thursday, 24th July 2014

ICP03	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.08
1	1.07
1	1.08
2	2.00
2	1.98
2	2.02
3	2.97
3	2.97
3	2.97
4	3.97
4	3.97
4	3.93

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.06
1.25	1.30
1.50	1.54
1.75	1.78
2.00	2.02
2.25	2.26
2.50	2.50
2.75	2.74
3.00	2.98
3.25	3.22
3.50	3.46
3.75	3.70
4.00	3.94



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

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Rotameter Calibration Check

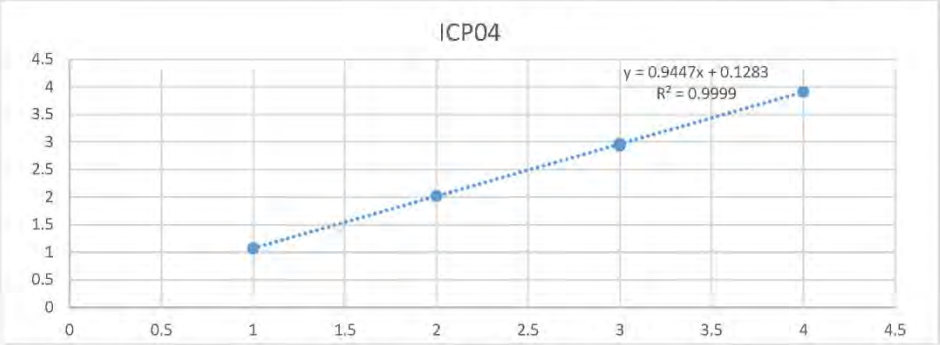
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CONSULTING & LABORATORY

Rotameter: ICP04

Friday, 25th July 2014

ICP04	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.08
1	1.07
1	1.07
2	2.02
2	2.02
2	2.02
3	2.93
3	2.97
3	2.97
4	3.91
4	3.91
4	3.91

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.07
1.25	1.31
1.50	1.55
1.75	1.78
2.00	2.02
2.25	2.25
2.50	2.49
2.75	2.73
3.00	2.96
3.25	3.20
3.50	3.43
3.75	3.67
4.00	3.91



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

ADAM MAURICE
PRECISE SENIOR LABORATORY TECHNICIAN

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Rotameter Calibration Check

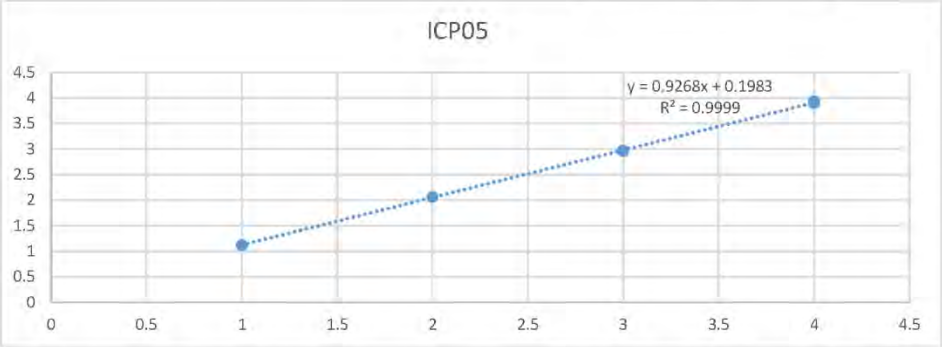
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Rotameter: ICP05

Friday, 25th July 2014

ICP05	
Rotameter Flow Rate (L/Min)	**Soap Film Result (L/Min)**
1	1.12
1	1.12
1	1.12
2	2.06
2	2.06
2	2.06
3	2.96
3	2.97
3	2.97
4	3.93
4	3.90
4	3.90

Adjusted Results	
Rotameter Flow Rate (L/Min)	**Adjusted Flow Rate (L/Min)**
1.00	1.13
1.25	1.36
1.50	1.59
1.75	1.82
2.00	2.05
2.25	2.28
2.50	2.52
2.75	2.75
3.00	2.98
3.25	3.21
3.50	3.44
3.75	3.67
4.00	3.91



Note: All calibrations performed are outside the scope of Precise Consulting and Laboratory IANZ accreditation #1097.

Yours Sincerely,

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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix E: Risk Assessment

Asbestos Clearance Report:	SCAR
Job:	SCA16-881
Site Address:	81 Blighs Road, Strowan
Client Reference:	STAGE 2

International Construction Partners was not requested to undertake a Risk Assessment as part of this Report.

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INTERNATIONAL CONSTRUCTION PARTNERS

JOB NUMBER: **SCA15-880**
REFERENCE No: **81 Blighs Rd**

DATE: **10/10/2017**

SCAR
Christchurch

STAGE 1 PRE-START & VISUAL CLEARANCE REPORT
81 Blighs Road, Strowan

Dear Shawn Burt

1.0 Introduction

SCAR engaged International Construction Partners NZ Ltd (ICP) to provide a Stage 1 Pre-Start & Visual Clearance Report in connection with:

the Bedroom 1 (2nd Right from front door)
at 81 Blighs Road, Strowan

The services provided by ICP included:
• visual inspection
• general site inspection
The Stage 1 Pre-Start & Visual Inspection detailed within this report commenced and was completed on 3/10/2017 .
All phases of work were completed in line with existing Legislation and Guidance, and included but not limited the following:
• New Zealand Guidelines for the Management and Removal of Asbestos 3rd Edition
• Health and Safety in Employment Amendment Act 2000

2.0 Scope of Works

The extent of the visual inspection completed within the scope of the project is limited to the potential ACM in Bedroom 1 (2nd Right from front door)
81 Blighs Road, Strowan
and included for the following events:
• Clearance visual inspection.

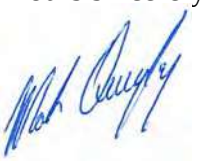
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4.0 Limitations

This inspection and report is limited to accessible surfaces only.
Inspections are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared and the cost of our services, is such that ICP cannot guarantee that all asbestos materials/issues of concern have been identified and/or addressed.
Unless specified, this report does not guarantee that the dust present in the Areas Inspected is free of asbestos contamination. The inspection is only for visual asbestos containing materials.
It is possible that asbestos materials are present in areas that were inaccessible/visually obscured during the inspection. If any asbestos containing/suspected asbestos containing materials are encountered on site, access to the materials should be appropriately restricted and advice sought from a suitably qualified and experienced consultant before work should continue.
Thus while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to the above mentioned client and/or its associated parties.
The report(s) and/or information produced by ICP should not be reproduced and/or presented/ reviewed except in full.

Yours sincerely



Mark Quigley
Director
International Construction Partners NZ Limited

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Appendices

Appendix A: Site Sketch
Appendix B: Site Images

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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix A: Site Sketch

Asbestos Clearance Report: SCAR
Job: SCA15-880
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 1



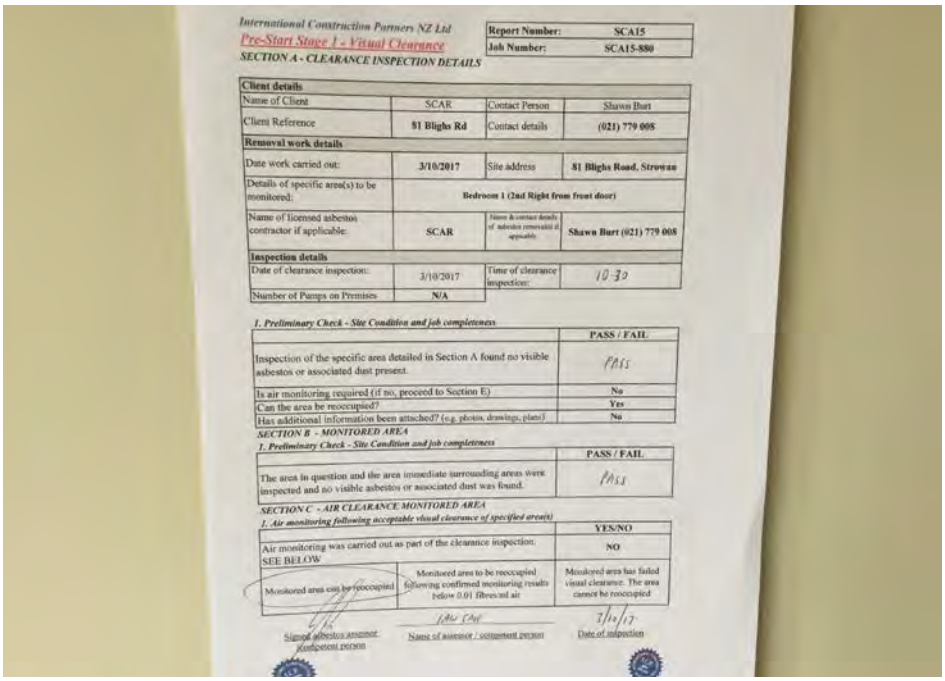
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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix B: Site Images

Asbestos Clearance Report: SCAR
Job: SCA15-880
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 1



International Construction Partners NZ Ltd
Pre-Start Stage 1 - Visual Clearance
SECTION A - CLEARANCE INSPECTION DETAILS

Report Number:	SCA15		
Job Number:	SCA15-880		
Client details			
Name of Client	SCAR	Contact Person	Shawn Burt
Client Reference	81 Blighs Rd	Contact details	(021) 779 008
Removal work details			
Date work carried out:	3/10/2017	Site address	81 Blighs Road, Strowan
Details of specific area(s) to be monitored:	Bedroom 1 (2nd Right from front door)		
Name of licensed asbestos contractor if applicable:	SCAR	Name & contact details of asbestos removalist if applicable:	Shawn Burt (021) 779 008
Inspection details			
Date of clearance inspection:	3/10/2017	Time of clearance inspection:	10:30
Number of Pumps on Premises	N/A		

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
Inspection of the specific area detailed in Section A found no visible asbestos or associated dust present.	PASS
Is air monitoring required (if no, proceed to Section E)	No
Can the area be reoccupied?	Yes
Has additional information been attached? (e.g. photos, drawings, plans)	No

SECTION B - MONITORED AREA
1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
The area in question and the area immediate surrounding areas were inspected and no visible asbestos or associated dust was found.	PASS

SECTION C - AIR CLEARANCE MONITORED AREA
1. Air monitoring following acceptable visual clearance of specified area(s)

	YES/NO
Air monitoring was carried out as part of the clearance inspection: SEE BELOW	NO

Monitored area can be reoccupied	Monitored area to be reoccupied following confirmed monitoring results below 0.01 fibres/ml air	Monitored area has failed visual clearance. The area cannot be reoccupied

Signed asbestos assessor / competent person — Name of assessor / competent person: IAN CAM — Date of inspection: 3/10/17

Image 1- Visual Inspection



Image 2 – House

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Image 3- Bedroom 1 (2nd Right from Front Door) Ceiling to be removed

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INTERNATIONAL CONSTRUCTION PARTNERS

JOB NUMBER: **SCA18-883**
REFERENCE No: **81 Blighs Rd**

DATE: **10/10/2017**

SCAR
Christchurch

VISUAL CLEARANCE REPORT
81 Blighs Road, Strowan (STAGE 4)

Dear Shawn Burt

1.0 Introduction and Background

SCAR engaged International Construction Partners NZ Ltd (ICP) to provide a Visual Clearance Report in connection with:

- A Visual Inspection only

from Bedroom 1 (2nd Right from front door)
at 81 Blighs Road, Strowan (STAGE 4)

The services provided by ICP included:

- visual inspection
- general site inspection

The visual inspection detailed within this report commenced and was completed on 6/10/2017 .

All phases of work were completed in line with existing Legislation and Guidance, and included but not limited the following:

- New Zealand Guidelines for the Management and Removal of Asbestos 3rd Edition
- Health and Safety in Employment Amendment Act 2000

2.0 Scope of Works

The extent of visual inspection completed within the scope of the project is limited to the potential ACM in Bedroom 1 (2nd Right from front door)
81 Blighs Road, Strowan (STAGE 4)
and included for the following events:

- Clearance visual inspection.

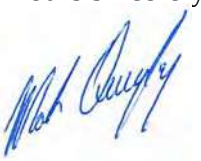
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Thus while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to the above mentioned client and/or its associated parties.
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Yours sincerely



Mark Quigley
Director
International Construction Partners NZ Limited

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Appendices

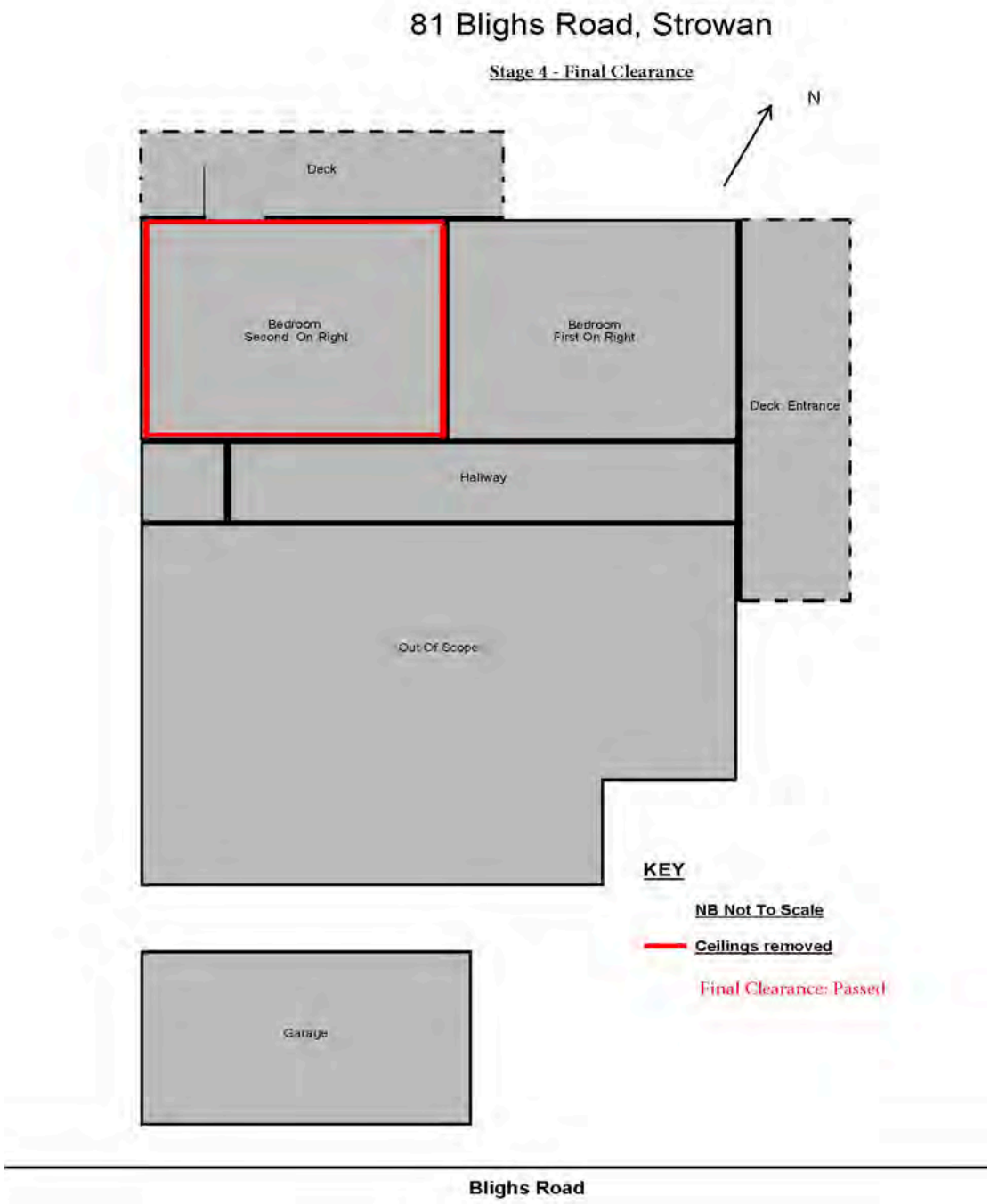
Appendix A: Site Sketch
Appendix B: Site Images

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INTERNATIONAL CONSTRUCTION PARTNERS

Appendix A: Site Sketch

Asbestos Clearance Report: SCAR
Job: SCA18-883
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 4

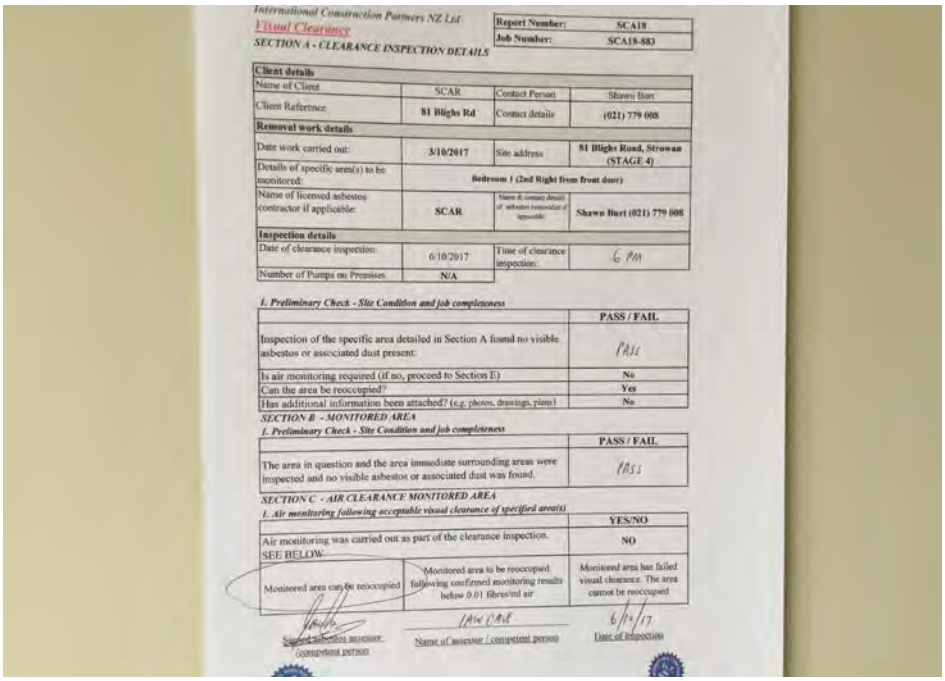


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Appendix B: Site Images

Asbestos Clearance Report: SCAR
Job: SCA18-883
Site Address: 81 Blighs Road, Strowan
Client Reference: STAGE 4



International Construction Partners NZ Ltd
Visual Clearance

Report Number:	SCA18
Job Number:	SCA18-883

SECTION A - CLEARANCE INSPECTION DETAILS

Client details			
Name of Client	SCAR	Contact Person	Shawn Burt
Client Reference	81 Blighs Rd	Contact details	(021) 779 008
Removal work details			
Date work carried out:	3/10/2017	Site address	81 Blighs Road, Strowan (STAGE 4)
Details of specific area(s) to be monitored:	Bedroom 1 (2nd Right from front door)		
Name of licensed asbestos contractor if applicable:	SCAR	Name & contact details of asbestos removalist if applicable:	Shawn Burt (021) 779 008
Inspection details			
Date of clearance inspection:	6/10/2017	Time of clearance inspection:	6 PM
Number of Pumps on Premises:	N/A		

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
Inspection of the specific area detailed in Section A found no visible asbestos or associated dust present:	PASS
Is air monitoring required (if no, proceed to Section E)	No
Can the area be reoccupied?	Yes
Has additional information been attached? (e.g. photos, drawings, plans)	No

SECTION B - MONITORED AREA

1. Preliminary Check - Site Condition and job completeness

	PASS / FAIL
The area in question and the area immediate surrounding areas were inspected and no visible asbestos or associated dust was found.	PASS

SECTION C - AIR CLEARANCE MONITORED AREA

1. Air monitoring following acceptable visual clearance of specified area(s)

	YES/NO
Air monitoring was carried out as part of the clearance inspection. SEE BELOW	NO

Monitored area can be reoccupied	Monitored area to be reoccupied following confirmed monitoring results below 0.01 fibres/ml air	Monitored area has failed visual clearance. The area cannot be reoccupied
	IAW DAVE	6/10/17

Signed asbestos assessor / competent person — Name of assessor / competent person — Date of inspection

Image 1- Visual Inspection



Image 2 – Home

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Image 3- Bedroom 1 (2nd Right from front door) - Ceiling Removed and All Cleared



Image 4 – Bedroom 1 (2nd Right from front door) - Ceiling Removed and All Cleared

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INTERNATIONAL CONSTRUCTION PARTNERS

BULK SAMPLING INSPECTION
&
REPORT
(Asbestos Sampling Report)



EQC93 2011/203343
81 Blighs Road, Strowan

Report Number : 110917-BULK-EQC93.
11th September, 2017

International Construction Partners Ltd, 40 Huxley Street Christchurch, New Zealand,
Tel: +64 3 967-1500, Email: admin@icp-usa.com, Web; www.icp-usa.com

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FIGURES 3

Figure 1 Site Location 3

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1 EXECUTIVE SUMMARY

International Construction Partners NZ Limited (ICP) has been commissioned by EQC to conduct an inspection and Asbestos Sampling Report of 81 Blighs Road, Strowan.

This report presents the results of the Asbestos Bulk Sampling Inspection. ICP has been engaged only in a consultancy capacity for the above and within the limitations outlined in section 6.

1.1 Introduction and Scope of Work

Site Address:	81 Blighs Road, Strowan
Report Commissioned by:	EQC
Type of Report:	Asbestos Sampling Report
Report Method:	Bulk Sampling
Sampled by:	Felipe Pizarro
Date of Sampling:	11th September 2017
Reporting:	ICP
Date Report Issued:	12th September 2017



Figure 1: Site Location – (81 Blighs Road, Strowan)

- This Asbestos Bulk Sampling Inspection and Report consisted of a visual inspection including sampling and analysis of materials.
- Samples that may contain asbestos are analysed by an IANZ accredited laboratory for asbestos by stereo microscope and polarised light microscope with dispersion staining

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technique.

- **This Report is conducted in line with the Health and Safety at Work (Asbestos) Regulation 2016.**
- This Asbestos Sampling Report has been completed using Bulk-Sampling ACMs.

1.2 Location And Identification Of Positive ACM

Asbestos was located in the following locations:

Location Description	Location of Sample	Material Description	Sample Number	Laboratory Sample ID	Type of Asbestos
Bedroom 2nd R	Ceiling.	Stipple	6	E06194.6	Chrysotile

- Please refer to the Sampling Report (Section 2) for further information.

1.3 Site Comments/Areas Not Accessible

- Unless otherwise stated, all areas within the scope of this Sampling could be accessed.

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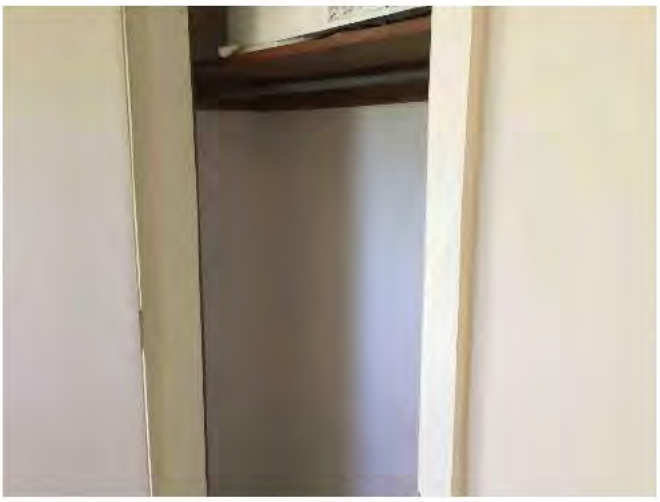
1.4 Sampling Location Image Overview

Image overview of sample locations.

	
Entrance/Hallway	Bedroom 1st R Wardrobe 1

	
Bedroom 1st R Wardrobe 1	Bedroom 1st R Wardrobe 2

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Bedroom 2nd R	Bedroom 2nd R Wardrobe
	
Bathroom	Kitchen

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Dining Room	Lounge

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2 SAMPLING REPORT

Positive asbestos results

EQC93 2011/203343
81 Blighs Road, Strowan
Asbestos Report

Location Description	Location of Sample	Material Description	Level of Identification	Sample Number	Laboratory Sample ID	Asbestos Type
Bedroom 2nd R	Ceiling.	Stipple	Bulk Sampled and Identified	6	E06194.6	Chrysotile

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Negative asbestos results

EQC93 2011/203343
81 Blighs Road, Strowan
Asbestos Report

Location Description	Location of Sample	Material Description	Level of Identification	Sample Number	Laboratory Sample ID	Asbestos Type
Entrance/Hallway	All walls	Lathe and Plaster	Bulk Sampled and Identified	1	E06194.1	NAD
Bedroom 1st R	Ceiling.	Jointing Compound	Bulk Sampled and Identified	2	E06194.2	NAD
Bedroom 1st R	Wall	Jointing Compound	Bulk Sampled and Identified	3	E06194.3	NAD
Bedroom 1st R wardrobe 1	Wall	Lathe and Plaster	Bulk Sampled and Identified	4	E06194.4	NAD
Bedroom 1st R wardrobe 2	Wall	Lathe and Plaster	Bulk Sampled and Identified	5	E06194.5	NAD
Bedroom 2nd R	All walls	Lathe and Plaster	Bulk Sampled and Identified	7	E06194.7	NAD
Bedroom 2nd R Wardrobe	Wall	Lathe and Plaster	Bulk Sampled and Identified	8	E06194.8	NAD
Bathroom	Ceiling.	Lathe and Plaster	Bulk Sampled and Identified	9	E06194.9	NAD
Bathroom	All walls	Lathe and Plaster	Bulk Sampled and Identified	10	E06194.10	NAD
Kitchen	All walls	Lathe and Plaster	Bulk Sampled and Identified	11	E06194.11	NAD
Dining Room	All walls	Lathe and Plaster	Bulk Sampled and Identified	12	E06194.12	NAD
Lounge	Ceiling.	Jointing Compound	Bulk Sampled and Identified	13	E06194.13	NAD
Lounge	All walls	Lathe and Plaster	Bulk Sampled and Identified	14	E06194.14	NAD
HWC	Wall	Lathe and Plaster	Bulk Sampled and Identified	15	E06194.15	NAD

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3 SAMPLING RESULTS

3.1 Bulk Sampling Results



Sample Number	1
Location Description	Entrance/Hallway
Location of Sample	All walls
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.1
Asbestos Type	NAD

Notes / comments:



Sample Number	2
Location Description	Bedroom 1st R
Location of Sample	Ceiling.
Material Description	Jointing Compound
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.2
Asbestos Type	NAD

Notes / comments:



Sample Number	3
Location Description	Bedroom 1st R
Location of Sample	Wall
Material Description	Jointing Compound
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.3
Asbestos Type	NAD

Notes / comments:

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Sample Number	4
Location Description	Bedroom 1st R wardrobe 1
Location of Sample	Wall
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.4
Asbestos Type	NAD
Notes / comments:	



Sample Number	5
Location Description	Bedroom 1st R wardrobe 2
Location of Sample	Wall
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.5
Asbestos Type	NAD
Notes / comments:	



Sample Number	6
Location Description	Bedroom 2nd R
Location of Sample	Ceiling.
Material Description	Stipple
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.6
Asbestos Type	Chrysotile
Notes / comments:	

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Sample Number	7
Location Description	Bedroom 2nd R
Location of Sample	All walls
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.7
Asbestos Type	NAD
Notes / comments:	

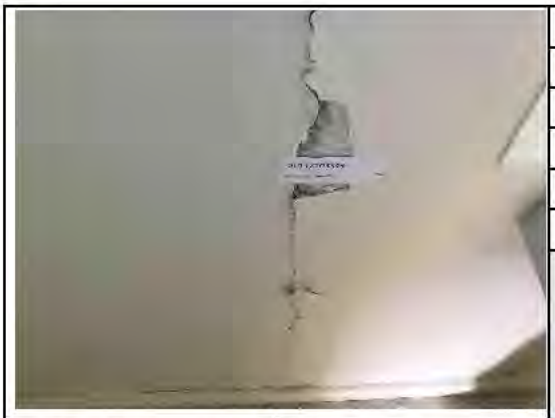


Sample Number	8
Location Description	Bedroom 2nd R Wardrobe
Location of Sample	Wall
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.8
Asbestos Type	NAD
Notes / comments:	



Sample Number	9
Location Description	Bathroom
Location of Sample	Ceiling.
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.9
Asbestos Type	NAD
Notes / comments:	

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Sample Number	10
Location Description	Bathroom
Location of Sample	All walls
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.10
Asbestos Type	NAD
Notes / comments:	



Sample Number	11
Location Description	Kitchen
Location of Sample	All walls
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.11
Asbestos Type	NAD
Notes / comments:	



Sample Number	12
Location Description	Dining Room
Location of Sample	All walls
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.12
Asbestos Type	NAD
Notes / comments:	

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Sample Number	13
Location Description	Lounge
Location of Sample	Ceiling.
Material Description	Jointing Compound
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.13
Asbestos Type	NAD

Notes / comments:



Sample Number	14
Location Description	Lounge
Location of Sample	All walls
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.14
Asbestos Type	NAD

Notes / comments:



Sample Number	15
Location Description	HWC
Location of Sample	Wall
Material Description	Lathe and Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E06194.15
Asbestos Type	NAD

Notes / comments:

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3.2 Important Notes

This Sampling Report should be read in conjunction with all sections of this report, in particular the Asbestos Sampling Results contained in Section 3 (which may contain additional notes specific to the Sampling); and specifically with reference to the associated Laboratory Report in Appendix 6.2.

- **Please note the Toilet - Wall was checked and found to be composed of Hardboard no testing required.**

3.3 Asbestos Detected

Asbestos has been detected and located as part of the scope of this Sampling Report. If this asbestos is to be disturbed it must be removed safely and in line with the current asbestos regulation removal guidelines.

Worksite Asbestos Management Plan

As asbestos has been identified as part of the scope of this Sampling Report, the workplace PCBU must make sure procedures for detailing emergencies are included in the worksite's asbestos management plan. As such, an asbestos management plan will need to be in place for the worksite.

Unlicensed Asbestos Removal

In certain cases, depending on the volume and quantity, asbestos can be removed by unlicensed personnel. If the identified asbestos as part of the scope of this Sampling Report is 10m2 or less of non-friable asbestos and associated asbestos contaminated dust (ACD), or ACD not associated with the removal of friable or non-friable asbestos and is only a minor contaminant, it can be removed by unlicensed personnel.

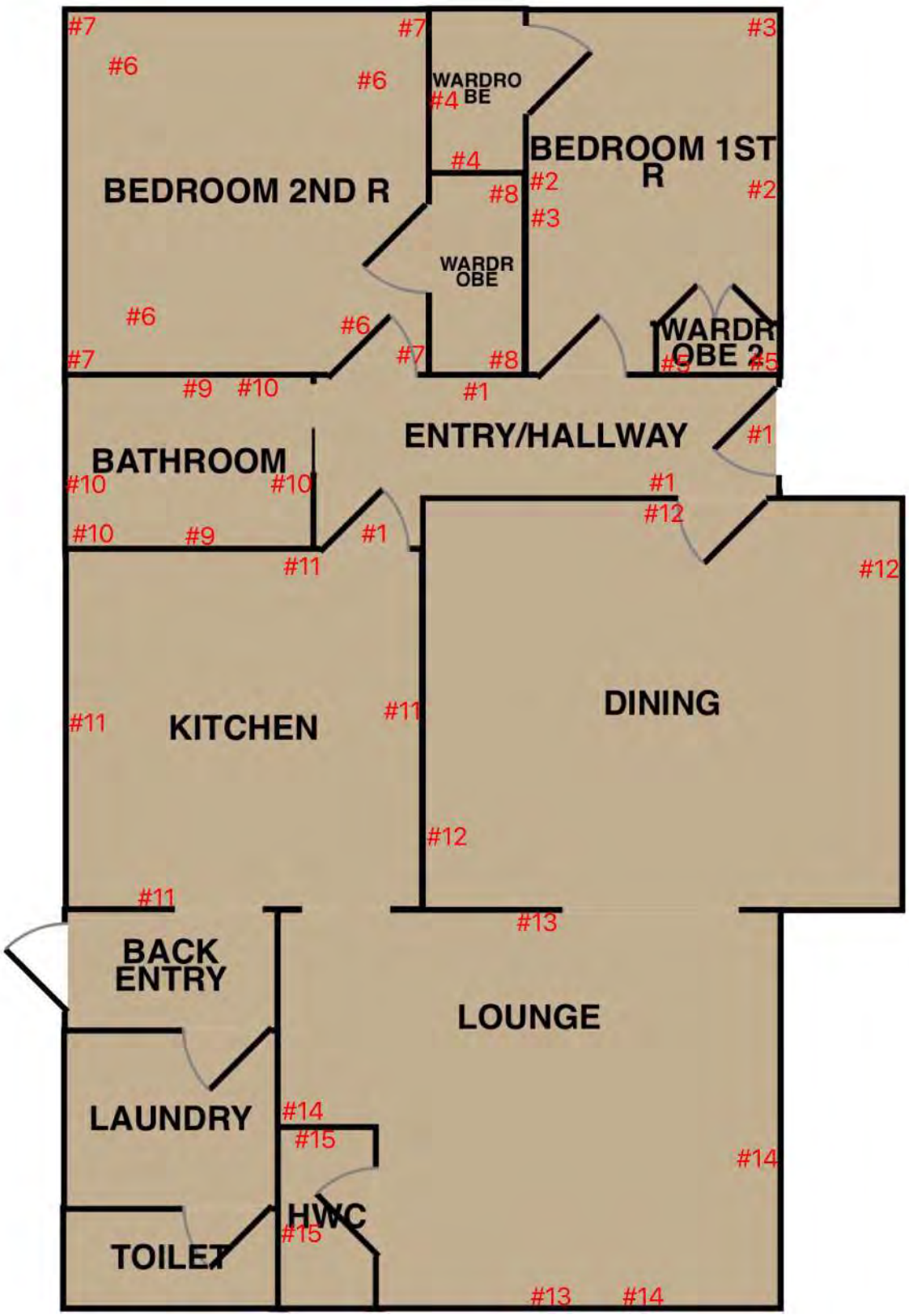
Licensed Asbestos Removal

If the identified asbestos as part of the scope of this sampling job is greater than 10m2 of non-friable asbestos, and/or asbestos contaminated dust (ACD) in major contaminated volumes and quantities, and/or friable asbestos or asbestos containing material, it must be removed by a licensed asbestos removalist.

For more information regarding an Asbestos Management Plan, if it is not already included as part of this sampling report, and your responsibilities under the Health and Safety at Work (Asbestos) Regulations 2016 as they relate to the worksite covered in this sampling report please contact the author of this report.

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4 FLOOR PLANS AND SAMPLE POINTS



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5 LIMITATIONS AND DISCLAIMER

ICP Sampling Reports are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared, and the cost of our services, is such that ICP cannot guarantee that all asbestos building materials have been identified and/or addressed.

Due to the possibility of renovations and additions to the buildings over time, ACM may have been hidden behind new walls, ceilings and flooring, where such areas were inaccessible during the inspection. 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.

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to EQC and/or associated parties.

Unless specifically noted, the survey did not cover:

- Hidden and/or inaccessible locations, such as in or under concrete slabs, wall cavities, hidden storage areas, soils and the ground on which the building(s) surveyed sits, and the like;
- Wells and inaccessible/unidentified shafts, cavities and the like;
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate or identify; and
- Materials other than normal building fabric, materials in laboratories or special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance.

All work conducted and reports produced by ICP are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between ICP and the Client. Information and/or report(s) prepared by ICP may therefore not be suitable for any use other than the intended objective.

Disclaimer

This report has been prepared by International Construction Partners NZ Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The quantity of ACM listed as part of the Asbestos Register is an approximation only and should not be used for costing purposes.

This report is for the exclusive use of EQC. No warranties or guarantees are expressed or should be inferred by any third parties. ICP disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

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6 APPENDICES

Appendix 6.1 Reference documents:

- Health and Safety at Work (Asbestos) Regulations 2016

Appendix 6.2 Accompanying Laboratory Report:

Asbestos Sample Results (overleaf) – detailed in tables in Section 1.2 and 3.1 and the associated Sampling Report in Section 2, should be read in conjunction with and in specific reference to the accompanying Laboratory Report.

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Date: Tuesday 12th September 2017

Client Reference: 2011/203343

EIAG Reference No: E06194

International Construction Partners
40 Huxley Street
Sydenham
Christchurch, 8023

For the Attention of: Mark Quigley

Dear Mark,

Re: 81 Blighs Road, Strowan 8052

Test Method – EIAG001: Polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 "Method for the qualitative identification of asbestos in bulk samples".

The samples in this report are reported 'As Received'. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client.

Fifteen samples were received on Monday 11th September 2017. The samples were taken from 81 Blighs Road, Strowan 8052.

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

Should you require further information please contact Jessica Campbell.

Yours sincerely

.....
Jessica Campbell
Key Technical Person
ENVIRONMENTAL AND INDUSTRIAL ANALYSIS GROUP

Environmental and Industrial Analysis Group
8 Opawa Road, Waltham, Christchurch, 8023, New Zealand
P: (03) 377 4314 W: www.eiag.co.nz

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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION №: 1115

ASBESTOS ANALYSIS REPORT

Tuesday 12th September 2017 **Reference No: E06194**

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E06194.1	1	81 Blighs Road, Strowan 8052 Entrance/Hallway – Walls © L plaster Grey painted plaster material with grey coarse particulate attached Sample weight: 6.52 g	Organic Fibres No Asbestos Detected
E06194.2	2	81 Blighs Road, Strowan 8052 Bedroom 1st R – Ceiling © JCT Cream painted fibrous lining material with white plaster attached Sample weight: 6.11 g	Organic Fibres Synthetic Mineral Fibres No Asbestos Detected
E06194.3	3	81 Blighs Road, Strowan 8052 Bedroom 1st R – Walls © JCT Grey painted fibrous lining material with white plaster attached Sample weight: 6.34 g	Organic Fibres No Asbestos Detected
E06194.4	4	81 Blighs Road, Strowan 8052 Bedroom 1st R Wardrobe 1 – Walls © L Plaster Grey painted fibrous lining material with white plaster attached Grey coarse particulate Sample weight: 5.83 g	Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E06194.5	5	81 Blighs Road, Strowan 8052 Bedroom 1st R Wardrobe 2 – Walls © L plaster Grey painted plaster material Sample weight: 6.45 g	Organic Fibres No Asbestos Detected
E06194.6	6	81 Blighs Road, Strowan 8052 Bedroom 2nd R Ceiling © Stipple White painted decorative coating Sample weight: 5.38 g	**Chrysotile (White Asbestos)** Organic Fibres
E06194.7	7	81 Blighs Road, Strowan 8052 Bedroom 2nd R – Walls © L plaster Grey painted fibrous lining material with white plaster attached Grey coarse particulate Sample weight: 6.12 g	Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected

Environmental and Industrial Analysis Group
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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION №: 1115

ASBESTOS ANALYSIS REPORT

Tuesday 12th September 2017 **Reference No: E06194**

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E06194.8	8	81 Blighs Road, Strowan 8052 Bedroom 2nd R – Wardrobe Walls © L Plaster White painted plaster material Grey coarse particulate Sample weight: 7.57 g	Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E06194.9	9	81 Blighs Road, Strowan 8052 Bathroom – Ceiling © L plaster Tan painted plaster material Sample weight: 5.52 g	Organic Fibres No Asbestos Detected
E06194.10	10	81 Blighs Road, Strowan 8052 Bathroom – Walls © L plaster White painted plaster material Grey coarse particulate Sample weight: 7.93 g	Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E06194.11	11	81 Blighs Road, Strowan 8052 Kitchen – Walls © L plaster Green painted plaster material Grey coarse particulate Sample weight: 6.33 g	Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E06194.12	12	81 Blighs Road, Strowan 8052 Dining Room - Walls © L plaster White painted plaster material Grey coarse particulate White fibrous backing Sample weight: 5.68 g	Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E06194.13	13	81 Blighs Road, Strowan 8052 Lounge – Ceiling © JCT White plaster material Sample weight: 4.87 g	Organic Fibres No Asbestos Detected
E06194.14	14	81 Blighs Road, Strowan 8052 Lounge – Walls © L plaster White plaster material with grey coarse particulate attached Sample weight: 5.34 g	Organic Fibres No Asbestos Detected

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ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION Nº: 1115

ASBESTOS ANALYSIS REPORT

Tuesday 12th September 2017 **Reference No: E06194**

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E06194.15	15	81 Blighs Road, Strowan 8052 HWC – Walls © L plaster White plaster material with grey coarse particulate attached Sample weight: 5.76 g	Organic Fibres No Asbestos Detected

Note: **The results contained in this report relate specifically to the samples submitted.**

Positive samples have been highlighted.

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Identified By:

.....
Kay Higginbotham MSc (Geol)
Senior Laboratory Technician

Reviewed By:

.....
Jessica Campbell BSc (Geol & Geog)
Laboratory/ Quality Manager

Environmental and Industrial Analysis Group
8 Opawa Road, Waltham, Christchurch, 8023, New Zealand
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INTERNATIONAL CONSTRUCTION PARTNERS

BULK SAMPLING INSPECTION
&
REPORT
(Asbestos Sampling Report)



EQC65 2011/203343
81 Blighs Road, Strowan

Report Number : 220517-BULK-EQC65.
22nd May, 2017

International Construction Partners Ltd, 40 Huxley Street Christchurch, New Zealand,
Tel: +64 3 967-1500, Email: admin@icp-usa.com, Web; www.icp-usa.com

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FIGURES 3

Figure 1 Site Location 3

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1 EXECUTIVE SUMMARY

International Construction Partners NZ Limited (ICP) has been commissioned by EQC to conduct an inspection and Asbestos Sampling Report of 81 Blighs Road, Strowan.

This report presents the results of the Asbestos Bulk Sampling Inspection. ICP has been engaged only in a consultancy capacity for the above and within the limitations outlined in section 6.

1.1 Introduction and Scope of Work

Site Address:	81 Blighs Road, Strowan
Report Commissioned by:	EQC
Type of Report:	Asbestos Sampling Report
Report Method:	Bulk Sampling
Sampled by:	Felipe Pizarro
Date of Sampling:	22nd May 2017
Reporting:	Felipe Pizarro
Date Report Issued:	24th May 2017



Figure 1: Site Location – (81 Blighs Road, Strowan)

- This Asbestos Bulk Sampling Inspection and Report consisted of a visual inspection including sampling and analysis of materials.
- Samples that may contain asbestos are analysed by an IANZ accredited laboratory for asbestos by stereo microscope and polarised light microscope with dispersion staining

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technique.

- **This Report is conducted in line with the Health and Safety at Work (Asbestos) Regulation 2016.**
- This Asbestos Sampling Report has been completed using Bulk-Sampling ACMs.

1.2 Location And Identification Of Positive ACM

No Sample Locations were analysed positive for asbestos.

- Please refer to the Sampling Report (Section 2) for further information.

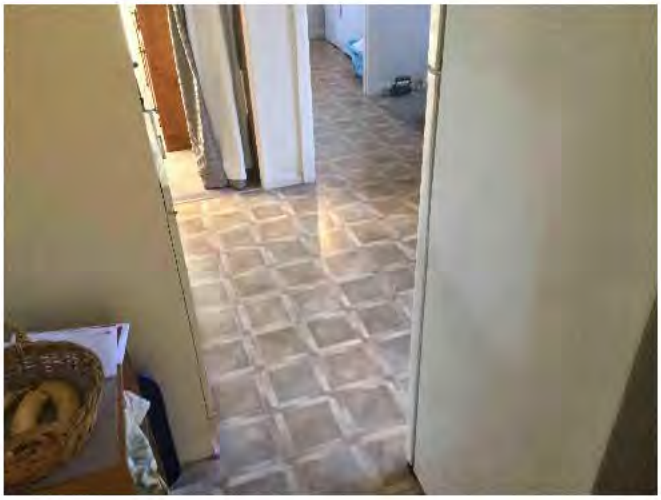
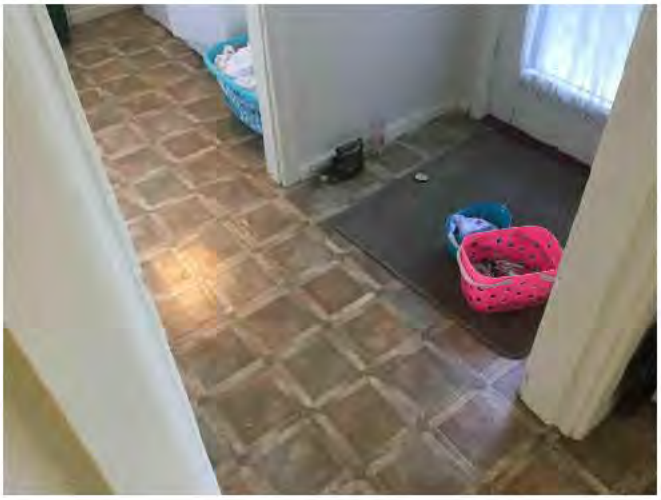
1.3 Site Comments/Areas Not Accessible

- Unless otherwise stated, all areas within the scope of this Sampling could be accessed.

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1.4 Sampling Location Image Overview

Image overview of sample locations.

	
Foundation	Kitchen
	
Back Entry	Laundry

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Toilet	Bathroom

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2 SAMPLING REPORT

Positive asbestos results

No Sample Locations were analysed positive for asbestos.

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Negative asbestos results

EQC65 2011/203343
81 Blighs Road, Strowan
Asbestos Report

Location Description	Location of Sample	Material Description	Level of Identification	Sample Number	Laboratory Sample ID	Asbestos Type
Foundation	All foundations	Solid Plaster	Bulk Sampled and Identified	1	E04568.1	NAD
Kitchen	Flooring	Vinyl, Backing and Glue	Bulk Sampled and Identified	2	E04568.2	NAD
Back Entry	Flooring	Vinyl, Backing and Glue	Bulk Sampled and Identified	3	E04568.3	NAD
Laundry	Flooring	Vinyl, Backing and Glue	Bulk Sampled and Identified	4	E04568.4	NAD
Toilet	Flooring	Vinyl, Backing and Glue	Bulk Sampled and Identified	5	E04568.5	NAD
Bathroom	Flooring	Vinyl, Backing and Glue	Bulk Sampled and Identified	6	E04568.6	NAD

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3 SAMPLING RESULTS

3.1 Bulk Sampling Results



Sample Number	1
Location Description	Foundation
Location of Sample	All foundations
Material Description	Solid Plaster
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E04568.1
Asbestos Type	NAD
Notes / comments:	



Sample Number	2
Location Description	Kitchen
Location of Sample	Flooring
Material Description	Vinyl, Backing and Glue
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E04568.2
Asbestos Type	NAD
Notes / comments:	



Sample Number	3
Location Description	Back Entry
Location of Sample	Flooring
Material Description	Vinyl, Backing and Glue
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E04568.3
Asbestos Type	NAD
Notes / comments:	

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Sample Number	4
Location Description	Laundry
Location of Sample	Flooring
Material Description	Vinyl, Backing and Glue
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E04568.4
Asbestos Type	NAD
Notes / comments:	



Sample Number	5
Location Description	Toilet
Location of Sample	Flooring
Material Description	Vinyl, Backing and Glue
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E04568.5
Asbestos Type	NAD
Notes / comments:	



Sample Number	6
Location Description	Bathroom
Location of Sample	Flooring
Material Description	Vinyl, Backing and Glue
Level of Identification	Bulk Sampled and Identified
Laboratory Sample ID	E04568.6
Asbestos Type	NAD
Notes / comments:	

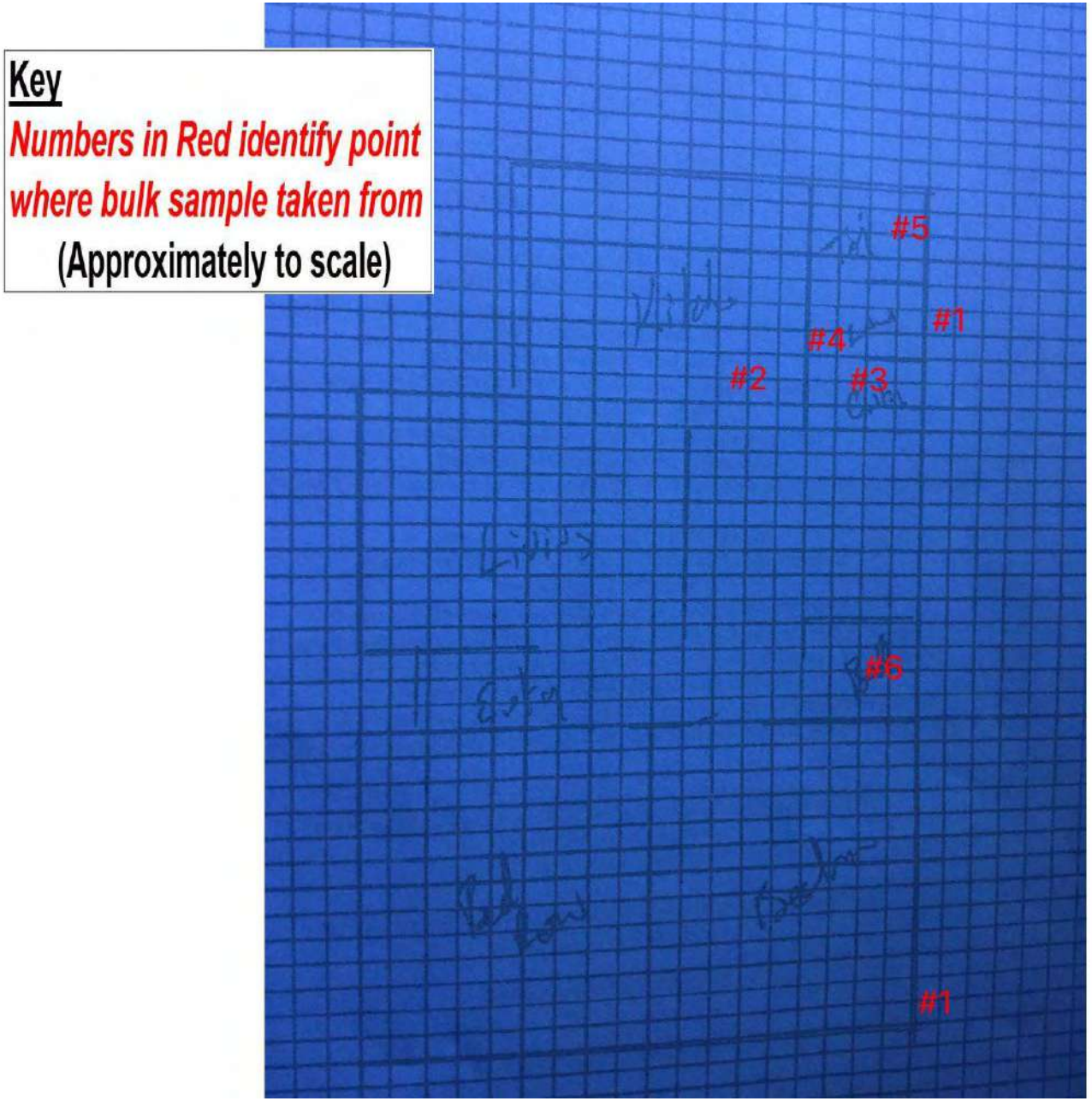
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3.2 Important Notes

This Sampling Report should be read in conjunction with all sections of this report, in particular the Asbestos Sampling Results contained in Section 3 (which may contain additional notes specific to the Sampling); and specifically with reference to the associated Laboratory Report in Appendix 6.2.

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4 FLOOR PLANS AND SAMPLE POINTS



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5 LIMITATIONS AND DISCLAIMER

ICP Sampling Reports are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared, and the cost of our services, is such that ICP cannot guarantee that all asbestos building materials have been identified and/or addressed.

Due to the possibility of renovations and additions to the buildings over time, ACM may have been hidden behind new walls, ceilings and flooring, where such areas were inaccessible during the inspection. 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.

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to EQC and/or associated parties.

Unless specifically noted, the survey did not cover:

- Hidden and/or inaccessible locations, such as in or under concrete slabs, wall cavities, hidden storage areas, soils and the ground on which the building(s) surveyed sits, and the like;
- Wells and inaccessible/unidentified shafts, cavities and the like;
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate or identify; and
- Materials other than normal building fabric, materials in laboratories or special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance.

All work conducted and reports produced by ICP are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between ICP and the Client. Information and/or report(s) prepared by ICP may therefore not be suitable for any use other than the intended objective.

Disclaimer

This report has been prepared by International Construction Partners NZ Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The quantity of ACM listed as part of the Asbestos Register is an approximation only and should not be used for costing purposes.

This report is for the exclusive use of EQC. No warranties or guarantees are expressed or should be inferred by any third parties. ICP disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

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6 APPENDICES

Appendix 6.1 Reference documents:

- Health and Safety at Work (Asbestos) Regulations 2016

Appendix 6.2 Accompanying Laboratory Report:

Asbestos Sample Results (overleaf) – detailed in tables in Section 1.2 and 3.1 and the associated Sampling Report in Section 2, should be read in conjunction with and in specific reference to the accompanying Laboratory Report.

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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION №: 1115

Date: Wednesday 24th May 2017

Client Reference: 2011/203343

International Construction Partners
40 Huxley Street
Sydenham
Christchurch, 8023

EIAG Reference No: E04568

For the Attention of: Mark Quigley

Dear Mark,

Re: 81 Blighs Road, Strowan 8052

Test Method – EIAG001: Polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 "Method for the qualitative identification of asbestos in bulk samples".

The samples in this report are reported 'As Received'. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client.

Six samples were received on Tuesday 23rd May 2017. The samples were taken from 81 Blighs Road, Strowan 8052.

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

Should you require further information please contact Belinda Hughes.

Yours sincerely

BHughes

.....
Belinda Hughes
Key Technical Person
ENVIRONMENTAL AND INDUSTRIAL ANALYSIS GROUP

Environmental and Industrial Analysis Group
8 Opawa Road, Waltham, Christchurch, 8023, New Zealand
P: (03) 377 4314 W: www.eiag.co.nz

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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION Nº: 1115

ASBESTOS ANALYSIS REPORT

Wednesday 24th May 2017 **Reference No: E04568**

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E04568.1	1	81 Blighs Road, Strowan 8052 Foundation, Soild plaster © White painted render material Sample weight: 5.27 g	 No Asbestos Detected
E04568.2	2	81 Blighs Road, Strowan 8052 Kitchen, Vinyl Brown vinyl flooring White vinyl inner layer Brown fibrous backing material Sample weight: 5.68 g	 No Asbestos Detected Synthetic Mineral Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E04568.3	3	81 Blighs Road, Strowan 8052 Back entry, Vinyl Brown vinyl flooring White vinyl inner layer Brown fibrous backing material Sample weight: 5.26 g	 No Asbestos Detected Synthetic Mineral Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E04568.4	4	81 Blighs Road, Strowan 8052 Laundry, Vinyl Brown vinyl flooring White vinyl inner layer Brown fibrous backing material Sample weight: 6.91 g	 No Asbestos Detected Synthetic Mineral Fibres No Asbestos Detected Organic Fibres No Asbestos Detected

Environmental and Industrial Analysis Group
8 Opawa Road, Waltham, Christchurch, 8023, New Zealand
P: (03) 377 4314 W: www.eiag.co.nz

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EIAG
ENVIRONMENTAL & INDUSTRIAL ANALYSIS GROUP

IANZ
ACCREDITED LABORATORY
ACCREDITATION Nº: 1115

ASBESTOS ANALYSIS REPORT

Wednesday 24th May 2017 **Reference No: E04568**

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E04568.5	5	81 Blighs Road, Strowan 8052 Toilet, Vinyl Brown vinyl flooring White vinyl inner layer Brown fibrous backing material Sample weight: 5.42 g	 No Asbestos Detected Synthetic Mineral Fibres No Asbestos Detected Organic Fibres No Asbestos Detected
E04568.6	6	81 Blighs Road, Strowan 8052 Bathroom, Vinyl White/grey patterned vinyl flooring White vinyl inner layer Brown fibrous backing material Sample weight: 4.91 g	 No Asbestos Detected Synthetic Mineral Fibres No Asbestos Detected Organic Fibres No Asbestos Detected

Note: **The results contained in this report relate specifically to the samples submitted.**

Positive samples have been highlighted.

This document may not be reproduced except in full.

Identified By:

.....
Stuart Buck BSc (Env)
Laboratory Technician

Reviewed By:

BHughes

.....
Belinda Hughes PgDip (Envr)
Laboratory Technician

Environmental and Industrial Analysis Group
8 Opawa Road, Waltham, Christchurch, 8023, New Zealand
P: (03) 377 4314 W: www.eiag.co.nz

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BAT Structures Ltd.
STRUCTURAL ENGINEERING

STRUCTURAL DAMAGE ASSESSMENT

FOR

JAR BUILDERS

81 BLIGHS ROAD,
STROWAN,
CHRISTCHURCH

15 March 2017 Issue B 17044



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Quality Statement and Document Control

This report has been prepared for JAR Builders by BAT Structures Ltd. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other parties.

Document Prepared by

BAT Structures Ltd.

Christchurch

T +64 27 4366446

E Ben@BATStructures.co.nz

W www.BATStructures.co.nz

Prepared and Reviewed by:	Ben Phillips BE(Hons.), CPEng, MIPENZ BAT Structures ltd. DIRECTOR	

Issue Number	Date	Description	Prepared by	Reviewed By
A	15/03/2017	Structural Damage Assessment	BMP	BMP
B	23/03/2017	Minor Correction to cladding	BMP	BMP

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1. EXECUTIVE SUMMARY

TABLE 1: Damage and repair summary

Item	Description	Damage	Repair Recommendation
Foundations	Concrete perimeter beam with concrete piles.	Floor levels indicate the dwelling has suffered from some differential settlement.	Underpin foundation and mechanical relevel based on MBIE guidance. Piles to be replaced if any tilts exceeds 15mm/m. Some unrepaired cracking damage to ring foundation.
Floor	Timber floor bearers and joists.	Some jacking and packing appears to have been undertaken with connections not reinstated.	"jack and pack required" and then re-fix bearers and piles where required to NZS3604:2011.
Linings	Plasterboard linings	Anticipate some additional damage after relevelling.	Repair in accordance with Gib Bulletin.
Cladding	Weatherboard	Minor cracking to cladding joints in some locations. Refer to Photos	After perimeter beam relevelled touch up cladding.

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2. SCOPE OF REPORT

BAT Structures Limited has been engaged by Premium Homes Limited to provide a structural damage assessment for the property at 81 Blighs Road, Strowan, Christchurch.

The scope of this report is to provide a structural damage assessment and potential re-instatement methodology to remediate the damage that has occurred to the property at 81 Blighs Road as a result of the earthquake sequence started on 4 September 2010 and subsequent aftershocks. The re-instatement methodology is to be in accordance with the relevant guidelines and the building code.

In order to assess the structural condition of the buildings and any visual damage, and to identify any possible structural issues a walk through inspection of the buildings at the property was conducted by Ben Phillips on behalf of BAT Structures on the 10th March 2017.

The inspection covered visually available aspects of the buildings internally and externally, no coverings were removed. Non-structural utilities such as electrical, water, and other services, and weather tightness were not specifically inspected, but may be commented on where they impact the building structure. We note that inspections carried out to date were specifically for the purpose of assessing earthquake damage and further inspection may be required in the event of significant aftershocks or other events that could affect the structural integrity of the building.

BAT Structures Inspection included:

- A floor level survey using a pressurised hydrostatic altimeter (Ziplevel).
- Wall verticality measurements using a Bosch digital level.

3. PROPERTY INFORMATION

3.1 Property Information

Specific information relating to the property and its construction is summarised below.

- Single storey property build in the 1940's.
- Lightweight timber framed structure with weatherboard cladding.
- Heavy tile roof.
- Timber floor joists and bearers supported on concrete piles and a concrete perimeter foundation beam.
- Garage with slab on grade separate from the house. Not part of this inspection.

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3.2 Existing Building Condition

We note the property has already undergone earthquake repair work. This has repaired many of the visual damage indicators which are used to assess the performance of the house. We note there appears to be several areas of concern regarding the repairs or lack of repairs to some areas which has triggered out engagement.

3.3 Geotechnical Conditions

The building is located in the Green Zone, with a technical category 2 (TC2) yellow land categorisation according to the CERA earthquake land zoning.

The TC2 land zoning means that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

3.4 Previous reports

The following documents were made available for consideration during our assessment:

- "Earthquake Damage Assessment- Structural Report" completed by Davis Ogilvie, dated 24 May 2012.
- The EQC Hub file.
- The EQC Scope of Works.

3.5 References

The following documents have been used to complete our assessment:

- The New Zealand Building Code.
- "Repairing and rebuilding houses affected by the Canterbury earthquakes" by the Ministry of Business, Innovation and employment (MBIE). Referred to in this report as the MBIE Guidance document.
- "Repairing Plasterboard after an earthquake" BRANZ Bulletin Issue 548 dated January 2012.
- "Repairing lath and plaster walls and ceilings" Gib information Bulletin dated January 2012.

4. EARTHQUAKE DAMAGE

4.1 Earthquake Damage Summary

This house has been affected by the earthquake sequence with damage that has affected the structural elements of the house. We understand the house has previously undergone a repair

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through EQC which mainly consisted of repairing cosmetic damage to wall linings and cracks to the perimeter foundation beam.

There was some unrepaired cracking damage noted to the perimeter ring foundation. Behind the rear deck a crack through the perimeter beam was noted. When reviewing the previous reports the deck was noted down as requiring removal to allow access to repair the ring foundation behind it. This does not appear to have been completed.

4.2 Building Floor Levels

Floor levels were taken during our inspection; these have been included in Appendix B.

- The house has a maximum floor differential of 52mm across the floor plan. Floor slopes exceed the MBIE guidance 0.5% for no relevelling work required.
- The foundation is typically a type B in accordance with the MBIE guidelines, concrete perimeter with timber floor and concrete internal piles.
- With reference to the MBIE Guidelines the house fits into the foundation re-level category for the Type B floor type.

Table 2.3: Indicator criteria for floor/foundation relevel or rebuild (see also Figure 2.2)

Column 1	Column 2	Column 3	Column 4	Column 5
Floor type	NO foundation relevel considered necessary	Foundation relevel indicated	Foundation rebuild indicated (Partial or full)	House rebuild may be indicated
Type B Timber-framed suspended timber floor structures with perimeter concrete foundation	The slope of the floor between any two points >2 m apart is <0.5% (1 in 200) [Note a] **and** The variation in level over the floor plan is <50 mm	The variation in floor level is >50 mm and <100 mm [Note b]	The variation in floor level is >100 mm [Note c] over the floor plan **or** The floor has stretched >20 mm [Note e]	The house has fully or partially collapsed off the piles and repair may be uneconomic This will relate to the degree of superstructure damage [Note f]

Note: Criteria are indicators only – a full assessment of the damage is required to make decisions on whether to repair or rebuild.

4.3 Wall Verticality Survey

A wall verticality survey was undertaken using a Bosch digital level. The wall verticality's have been included in Appendix B. The wall verticality survey is intended to determine if there is a general racking trend in the wall framing of the property.

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We do not consider based on the wall verticality survey that there is a general racking trend in the walls. The majority of the walls are within the MBIE guidelines 4mm/m tolerance proposed.

We recommend the wall verticality's are checked by the builder after relevelling the property. If the wall linings are removed, we consider the builder should allow to straighten the walls as part of best practice.

5. BUILDING CODE REQUIREMENTS

All work undertaken to repair earthquake damage is "building work" and needs to compy with the Building Code requirements, Section 17 Building Act 2004, whether or not a building consent is required.

Remediation of earthquake damage under the Building Act may be processed as an alteration to a dwelling. The requirements for alterations are covered under Section 112 of the Building Act 2004 which states the building.

- If it did not comply with the other provisions of the Building Code immediately before the building work began, continue to comply with those provisions; or
- If it did not comply with the other provisions of the Building Code immediately before the building work began, continue to at least comply to the same extent as it did comply.

Repairs being undertaken, therefore, do not require the building to be upgraded to comply with the performance requirements of the Building Code. Only the scope of work being undertaken needs to comply with the Building Code requirements.

6. PROPOSED REINSTATEMENT AND REPAIR STRATEGY

The following considerations have been included to highlight a possible basic structural repair methodology and identify the construction works and sequencing required. Please note no architectural finish considerations have been specifically included.

All repairs undertaken are to be in accordance with the New Zealand Building Code in particular, NZS3604:2011.

ITEM DESCRIPTION	SUGGESTED REPAIR
Cladding	We anticipate some additional consequential damage from the relevel is likely and will require some minor repair works.
Perimeter foundation beam	The foundation beam can be relevelled in accordance with the MBIE Guidance Table 2.3. we consider a mechanical lift off concrete jacking pads is the most appropriate repair. Once the perimeter beam has been relevelled any cracks should be repaired using epoxy injection in accordance with Appendix A4.4 of Part A of the MBIE Guidance for cracks with no vertical misalignment. Table A4.1 is included below.

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<table>
<tr><th>ITEM DESCRIPTION</th><th>SUGGESTED REPAIR</th></tr>
<tr><td></td><td>
Table A4.1: Floor slab and perimeter foundation wall crack widths and repair approaches (in the absence of vertical misalignments)
<table>
<tr><th></th><th>No action necessary</th><th>Repair by epoxy injection</th><th>Repair by grout injection</th><th>Break out and recast</th></tr>
<tr><td>Crack widths</td><td>Less than 1 mm</td><td>Between 1 mm and 10 mm</td><td>Between 10 mm and 20 mm</td><td>Greater than 20 mm</td></tr>
<tr><td>Considerations</td><td></td><td colspan="3">Vertical misalignments across cracks are sufficiently minor to have negligible effect on the finished surface</td></tr>
</table>
The unrepaired cracks in the ring foundation can be repaired using the above table as guidance as well. The cracked and damaged gully traps should also be repaired.
</td></tr>
<tr><td>Piles</td><td>Relevelling works will be required throughout the floor plan using a “jack and pack” approach. Where piles are too high we recommend the pile is replaced with a new pile to meet the requirements of NZS3604:2011.</td></tr>
<tr><td>Timber floor bearers and joists</td><td>Builder to allow to re-fix connections in accordance with NZS3604:2011 after relevelling work completed.</td></tr>
<tr><td>Wall Linings</td><td>Repair in accordance with Gib Repair Bulletin once relevelling works are complete.</td></tr>
<tr><td>Wall Framing</td><td>No specific earthquake induced racking damage considered. Builder to assess after relevelling and straighten any walls if linings are removed.</td></tr>
<tr><td>Ceiling Lining Damage</td><td>Repair in accordance with Gib Repair Bulletin once relevelling works are complete.</td></tr>
</table>

We consider the above proposed repair strategy outlined will repair the structure and from an engineering point of view result in an equivalent functionality, serviceability and durability as when new. We are satisfied the porposed repair strategy will meet the requirements of the Building Code under Section 112 of the Building Act 2004.

7. DISCUSSION

We have reviewed the information provided to us including the Davis Ogilvie engineering report which identifies;

“**7. Pre-existing Damage**
7.1. Not assessed, but, because of the age of the building, some settlement of the foundations and floor could be expected. However, any such damage has been exacerbated by the earthquakes.”

“8.2. The maximum variation in floor level throughout the house is 58mm. Floor slopes in excess of 0.5% were noted in three rooms.”

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We consider these statements indicates the engineer identified the earthquake damage including floor level settlement during their initial inspection. The EQC Scope of Works also identifies foundation settlement has occurred.

In the Hub file, it appears a variation has been sent through including the statement below;

```
EQC SCOPE -Laser level check of house reveals 25 ml  over 13.5 m which is within  DBH &
EQC tolerance.
No foundation damage requiring structural repair considered necessary.  Meeting within the
DBH guideline  tolerance of 50 mm maximum across the whole floor Approved New Variation, -
plaster and paint 23 m2 of ring foundation Approved New Variation - Grind out & epoxy fill
8 1m of ring foundation cracking.
REMOVE FROM SCOPE
Approved - DECK - Remove from EQC SCOPE Approved - CHIMNEY  x 2 stacks - Removed by Owner
```

We consider this to be incorrect as the floor levels taken during our survey indicate the floor level to be approximately 52mm out of level in line with the Davis Ogilvie report. The floor level was identified to have settled due to the earthquake and therefore should be relevelled.

We also note a variation was issued to remove the deck from the EQC scope; it is clear from our inspection there is a reasonably sized crack in the foundation beam behind the deck which has been missed during the repairs.

8. REPAIR REQUIREMENTS

8.1 Building Consent

The proposed works will require a Building Consent exemption.

8.2 Specific Engineering Design

A detailed structural design package should be provided by a Chartered Professional Structural Engineer including a Producer Statement-Design (PS1). BAT Structures is able to document and prepare the necessary Structural Engineering information required.

8.3 Building Inspections

During the construction works Inspections will be required to ensure all the required structural work has been completed as per the engineers' design and the building code.

Following completion of the works, if the required engineering inspections have been completed the engineer can issue a Producer Statement-Construction Review (PS4) to confirm the building works have been completed in accordance with the engineers' design and comply with the building code.

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9. ADDITIONAL INFORMATION

It is important to note that this information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may become evident during the repair process as materials are removed. If this is the case, please note the areas you have observed and contact our office to discuss them if required.

This inspection and report is carried out under the standard conditions of contract as per the standard ACENZ "Short Form Agreement for Consultant Engagement".

Please contact the undersigned if you require further information or assistance.

Yours faithfully,
BAT STRUCTURES LIMITED



B M PHILLIPS
BE(Hons.), CPEng, MIPENZ

This report is subject to BAT Structures Conditions of Engagement which among other conditions prohibits the on sale of the report, its use outside this project, and duplication in part only of the report.

The report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk.

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10. APPENDIX A

BAT *Structures Ltd.*
STRUCTURAL ENGINEERING

SITE PHOTOGRAPHS

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Cracked foundation behind rear deck	*Subfloor view*
	
Pile	*Subfloor view*

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Cracked waste concrete	*Cracked concrete*
	
Paint stretched on weatherboard joins	

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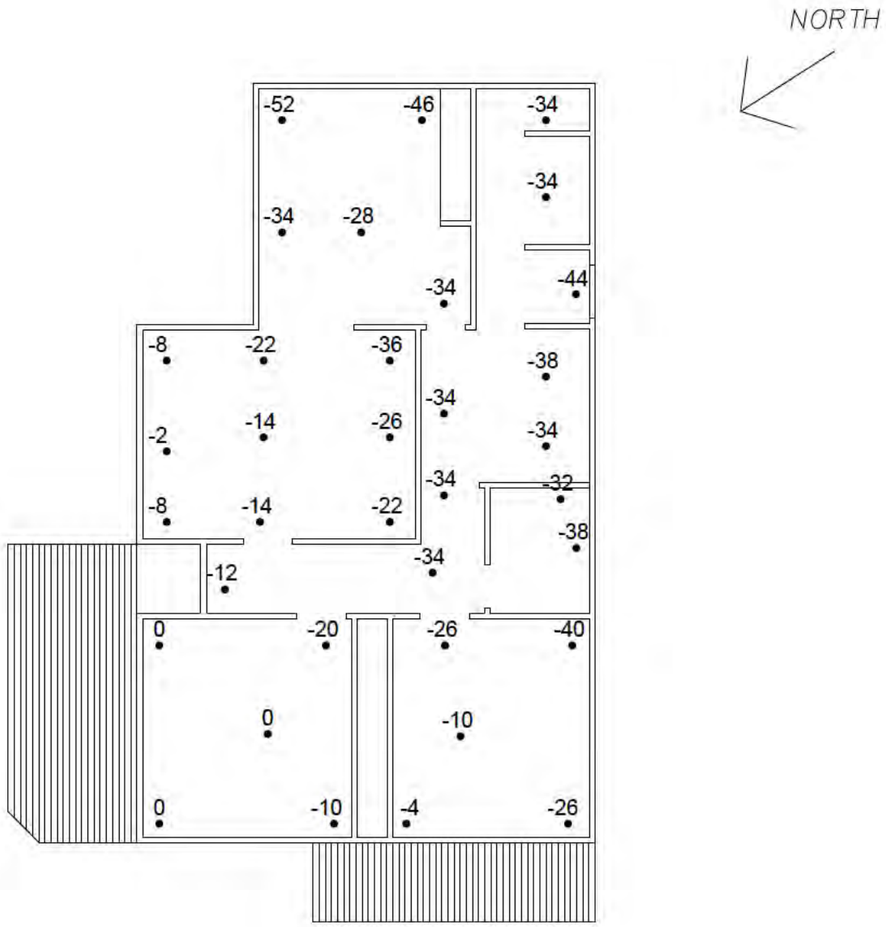
11. APPENDIX B

BAT *Structures Ltd.*
STRUCTURAL ENGINEERING

LEVEL SURVEY

WALL VERTICALITY SURVEY

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XX Location of floor level data point. All measurements in mm.

NOTE: Floor Coverings have been accounted for in the levels reported.

FLOOR LEVELS PLAN SURVEY

SCALE: NTS

BAT Structures Ltd.
STRUCTURAL ENGINEERING
BEN PHILLLIPS
ben@BATStructures.co.nz
0274366446

PROJECT TITLE

81 BLIGHS ROAD
STROWAN
CHRISTCHURCH

DRAWING TITLE

S. 1

FLOOR LEVELS SURVEY PLAN

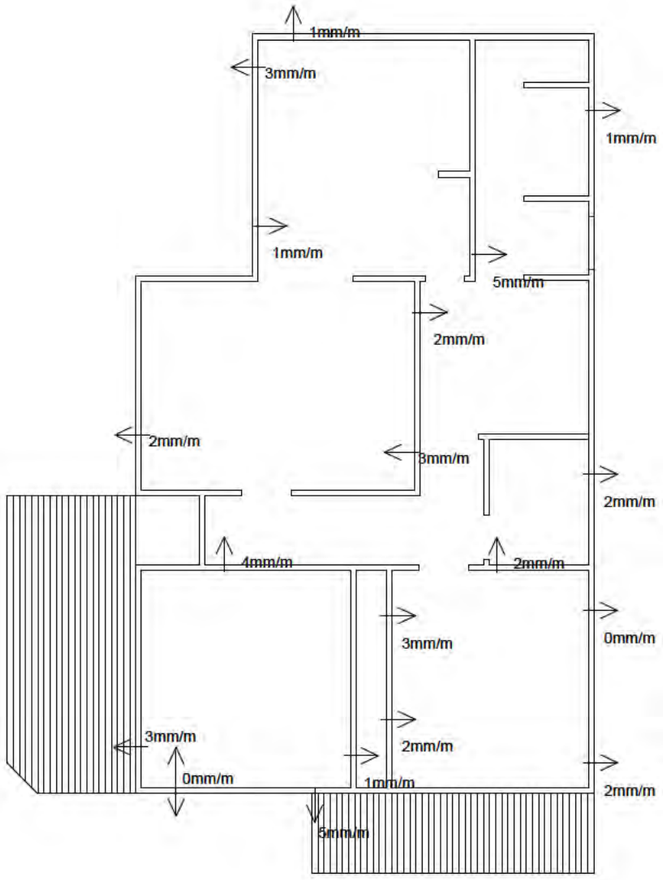
SCALE: 1:100 @ A3

PROJECT NUMBER

17044

ISSUE: DAMAGE ASSESSMENT
DATE: 14/03/2017
REVISION: A
DESIGNED: BMP
DRAWN: BMP

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WALL VERTICALITY SURVEY

SCALE 1:100

XXmm/m — indicates the direction and amount the top of the wall is out of plumb per metre of height and as a %.

All walls without measurements considered within tolerances. MBIE guidance proposes 4mm/m.

BAT Structures Ltd.
STRUCTURAL ENGINEERING
BEN PHILLLIPS
ben@BATStructures.co.nz
0274366446

PROJECT TITLE

81 BLIGHS ROAD
STROWAN
CHRISTCHURCH

DRAWING TITLE

S. 2

WALL VERTICALITY SURVEY

SCALE: 1:100 @ A3

PROJECT NUMBER

17044

ISSUE: DAMAGE ASSESSMENT
DATE: 14/03/2017
REVISION: A
DESIGNED: BMP
DRAWN: BMP

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As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

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PWS 2011/114 195 (E)

Ross Galt Locksmith
45 Fitzgerald Ave
Phone: 365-0298
GST No: 14-126-996

DATE: 12/4/11

ORDER No. 117100

No.Y 358229

M

Mrs Odgers
[redacted] Rd

TAX INVOICE
PURCHASE ORDER
STATEMENT

DESCRIPTION	QTY.	RATE	AMOUNT
Call Out	1		45
Labour	0.25		22.5

PAID CHQ

EARTHQUAKE COMMISSION
02 MAY 2011
WELLINGTON

G.S.T. Reg. No.

SPECIAL INSTRUCTIONS

SUB TOTAL
G.S.T.
TOTAL $67.50

RE-ORDER REF. R/MULTIBK3 448180

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FORMS LAYOUT & DESIGN © WICKLIFFE LIMITED

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CLM/2011/224899
Emergency Repairs

GEARRY & MAY LIMITED

PO Box 584
Rangiora
7440

Phone : 03 352 2636 Fax : 03 352 2639

TAX INVOICE

Mrs Ngaire Odgers 81 Blighs Road Christchurch	Job Code :12075 Repair watermain quake damag	Invoice No : 13498 P. Slip No : 2507 Order No : Debtor : ODGERS-N Date : 30/06/2011 Due Date : 30 Days GST Reg No : 71-034-763

Code	Description	Disc %	UOM	Quantity	Rate	Total
Repair watermain quake damage 81 Blighs Rd						
	T/S Tim Odgers			4.00	55.00	220.00
GMFAD15	15mm Galv LA Riken Adapt Male		EA	1.00	25.01	25.01
GMFAD20	20mm Galv LA Riken Adapt. Male		EA	2.00	31.96	63.92
MM303.20.20	20(15)mm Metric 3/4" BSP MDPE Female Cple		EA	2.00	3.97	7.94
MM303.20.15	20(15)mm Metric 1/2" BSP MDPE Female Cple		EA	1.00	3.97	3.97
MM308.20	20(15)mm Metric MDPE 90" Elbow		EA	1.00	5.73	5.73
900M20.5	20(15)mm 5m Blue-MDPE Pipe		LG	0.20	8.74	1.75
PGH10016	100x16mm Metal Cutting Wheel		EA	1.00	3.03	3.03
PTFE	PTFE Thread Seal Tape		RL	1.00	1.08	1.08
	Flush Valve washer			1.00	1.50	1.50

PAID
11-7-11
Thank-you.

Payment can be made directly to 03-0802-0182424-00

Total ex GST	333.93
Plus GST	50.09
Total inc GST	384.02

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JAR BUILDERS Contract Quotation BREAKDOWN (CASH SETTLEMENT)

Claims No:	2011/203343	Name:	NGAIRE ODGERS
Claimant:	NGAIRE ODGERS	Claimant Phone:	
Situation Loss:		Claimant Address:	81 BLIGHS ROAD
EQC Supervisor:	JASON CHAPMAN	Supervisor Phone:	
Contractor:	JAR BUILDERS LTD	Contractor Phone:	021-384-551
Date:	01/03/2018	EQC Visit Required	

ROOMS	DESCRIPTION OF WORKS	QTY	RATE	CONTRACTOR'S QUOTE
HWC:	Walls: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	8.00	55.00	440.00
	Walls: Fibre Fuse	8.00	17.00	136.00
	PLUMBING: Disconnect/Reconnect/Strap HWC	1.00	600.00	600.00
	Joinery: Remove/Dispose/Replace	5.00	45.00	225.00
	Joinery: Gap-Fill/Paint	10.00	15.00	150.00
Bathroom:	Ceiling: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	3.40	55.00	187.00
	Walls: Fibre Fuse	10.00	17.00	170.00
	Walls: Rake-Out/Plaster cracks/Pig Seal/Skim/Paint	17.76	55.00	976.80
	Shower: Disconnect/Set a Side/Reinstate (PLUMBER)	1.00	600.00	600.00
	Shower Liner: Remove/Dispose/Replace	1.00	450.00	450.00
	Electrical: Disconnect/Reconnect	1.00	350.00	350.00
	Vanity: Remove/Dispose	1.00	90.00	90.00
Front Deck:	Decking: Stain/Paint	19.00	35.00	665.00

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Rear Deck:	Decking: Stain/Paint	14.00	35.00	490.00
RE-ENABLING WORK	Plant Replacement	1.00	300.00	300.00
	White chip supply	4.00	83.00	332.00
	Labour to install/Wheel barrow white chip	4.00	45.00	180.00
	Ext Fence: Remove/Set a side/Reinstate	2.77	45.00	125.00
Ext Garage:	Floor: Paint (2 PART Epoxy paint)	36.00	42.50	1,530.00
	Subtotal Excluding GST			$7,996.80
	Add 15% GST			$1,199.52
	Total Including GST			$9,196.32
	Total contractors quote & variation quote (including GST)			

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Estimated Time of Completion: .....

Start Date: .....

Finish Date:.....

.....
Signature of contractor

Date: .....

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Natural Hazards Commission
Toka Tū Ake

As of 1 July 2024, our name changed from the Earthquake Commission to the Natural Hazards Commission Toka Tū Ake. Find out more about our organisation and insurance scheme on www.naturalhazards.govt.nz.

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

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Reviewed: 25-11-11

EARTHQUAKE COMMISSION

1190570 **2011 CHCH EQ - LAND ENGINEERING REPORT**

EQC Claim Number:	New: 201__/	Significant Risk to Safety:	YES NO
	Old: 201__/	Engineer's Names :	M. Keegan & H. Atkins
Claimant Name :			
Claimants Address:	81 Blights Rd Bryndwr	Engineers E-mail:	NOT REQ'D
		Date: 22/11 /2011	Team no: 18

Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011: YES NO

GENERAL

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

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

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

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

General: Flat land - Asphalt

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

None

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

Refer to the Potential Remedial Works page of this report

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EQC Claim Number: 201_/

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

LIQUEFACTION/Flat land damage comments: None observed.

OTHER Flat land damage	None	Settlement resulting from:	Ground Oscillation		Pathway undulation due to shaking
			Consolidation of fill		
	Other (specify).....				

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE	None	Landslip	Rockfall	Retaining wall damage	Other	Imminent risk (Y/N)	Remediation (TBC in office)
Geological situation (fill/loess/bedrock etc):							Refer to the Potential Remedial Works page of this report
Groundwater situation (seepage/runoff etc):							
Landslip:	Tension Cracks	Toe-bulge	Erosion	Surface slump			
	Rotational Slip	Translational Slip	Ridge-renting	Other.....			
Description:							
Rockfall:	Source:	Upslope	Within property boundary				
		Downslope	Beyond property boundary				
Description:							
Are multiple properties affected:	Yes	No					
If Yes, list affected properties:	.....						

Comments:

RETAINING WALL DAMAGE					Imminent risk (Y/N)	Remediation (TBC in office)
Retaining wall damaged?	None	No. of walls damaged				Refer to the Potential Remedial Works page of this report
Description:						
Type of damage to retaining wall(s) :	Cracks	Rotated/leaning	Slid	Bulging		
	Settlement					
Location of retaining wall(s) :	Within 8m of building	Within 60m & needed to protect/support land comprising accessway				
	Other					
Are multiple properties affected:	Yes	No				
If Yes, list affected properties:	.....					

Comments:

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EQC Claim Number: 201_/

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

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

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

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

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

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General :
(eg. Single level, roof type, foundations, cladding etc)

Single Storey, weather board, Concrete Tiles, Timber on piles onto perimeter Concrete footing.

BUILDING DAMAGE - GENERAL

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

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

Dwelling : features damaged :	None	External walls	Internal walls	Ceiling	Door/window frames
	Window glass	Steps	Foundation/slab	Roof	Chimney
	Other: ....deck moved away from house				

A few cracks on exterior footing

Type of damage to Dwelling: No internal inspection.	Cracks (walls)	Cracks (ceiling)	Cracks (window glass)	Cracks (chimney)	Floor sloping
	Racking/sagging	Walls etc out of vertical	Crack in slab	Crack in footing	Other: .....

Appurtenant structure(s) damaged :	None	Garage/shed	Carport	Deck	Other: .....

What services have been damaged?	Water	Sewer	Drainage	Gas	Electrical
	Telephone	Service structures	Don't Know	Other:	None

GENERAL :

Shaking damage to the house. No internal inspection

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EQC - Christchurch Land Engineering Report 2010 (Revision B: 17/03/2011) Claim No.: 201_/

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

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

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Potential Remedial Works

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

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

- N/A
-
-
-
-

Additional information for cost estimation:

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

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

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

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

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

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EQC Claim No: 201_/

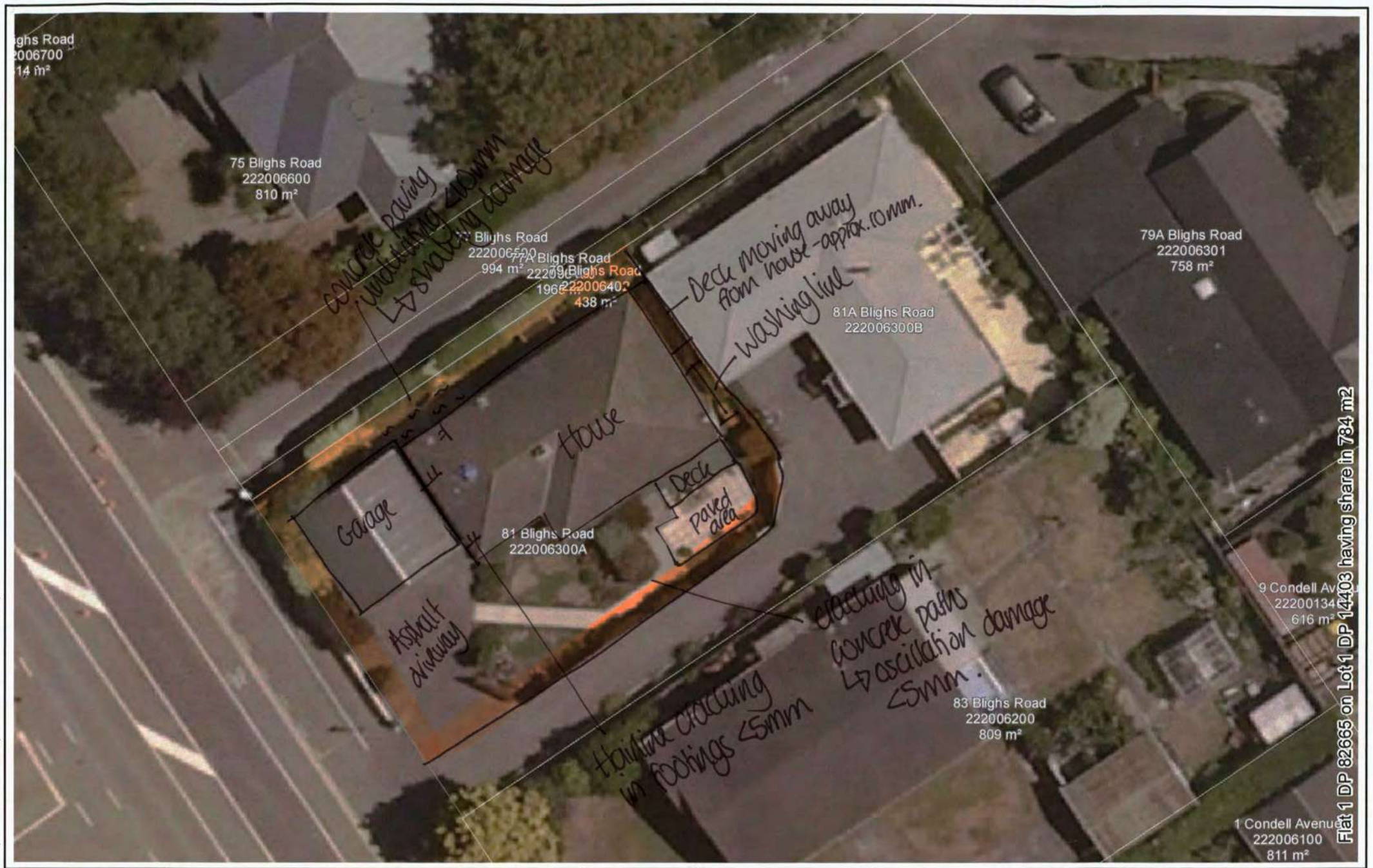
Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	Yes
Land within 8m of dwelling or appurtenant structures	
Area of Land **damaged** Evacuated: Inundated:	
Area of Land **at imminent risk** Evacuation: Inundation:	
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land **damaged** on accessway or supporting accessway: Evacuated: Inundated:	
Additional Area of Land **at imminent risk** on accessway or supporting accessway: Evacuation: Inundation:	
Retaining Walls (covered by EQC)	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... Shaking	Yes
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	Unknow
Remedial Option: (describe briefly and state what the remedial option/s will repair) ..... N/A	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator

Maximum EQC Insured Area ..... 360 ..... m²

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Notes: Undulating land

A4 SCALE 1:250

0 2 4 6 8 10 (m)

EQC Area

Drawn by: HA

Date: 22/11/11

EQC
EARTHQUAKE COMMISSION
KŌMIHANA RŪWHENUA
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
BRYNDWR, CHRISTCHURCH
(C085-015423) - 81 Blighs Road

EQC Claim No: 201 _ /

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Shared Land Instruction

EQC
EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

CLM/2011/038384
NGAIRE ODGERS
81 BLIGHS ROAD
STROWAN
CHRISTCHURCH
H [redacted]
M

Date: 20/05/13 Sheet 1 of 1

Tel N°:

CLM/2011/050998
[redacted]
81A BLIGHS ROAD
STROWAN
CHRISTCHURCH
H: [redacted]
M

Stick Claim File Label here

Stick Claim File Label here

Stick Claim File Label here

Stick Claim File Label here

Stick Claim File Label here

Notes:

1 + MVD MAP SHOWING 81 AND 81A BLIGHS RD STROWAN ENCLOSED IN FILE CLM/2011/038384

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Inspection Summary

EQC

Completed by: GARY ROBINSON

Date: 20 / 05 / 13 (dd / mm / yy)

Page: 1 of 1

Stick Claim File Label here

81 AND 81(A) BLICHS ROAD STROWAN

Time arrived at site:	12:30	Time left site:	2:00	Was an inspection carried out?	Yes ☑ No ☐

Customer present: Yes ☑ No ☐ Customer Name: MULTI DWELLING

If No inspection carried out, why not? Access denied ☐ Loose dogs ☐ Other ☐ If other, please provide reason

Where an inspection has been conducted:	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	☐	☑	
- Were any bridges or culverts damaged within EQC Cover?	☐	☑	
- Were any retaining walls damaged within EQC Cover?	☐	☑	
- Is an engineer required?	☐	☑	
- Is a valuation required?	☐	☑	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	☐	☑	
- Has anything in this pack been escalated?	☐	☑	
- Customer has advised of invoices for emergency work?	☐	☑	
- Customer advised of next action?	☑	☐	FACE TO FACE ON SITE AND RANG VIA CELLPHONE FROM SITE
- Was any silt found under the dwelling?	☐	☑	HOUSE ON PILES WITH CONCRETE FIRE FOUNDATION - VIEWED THRU VENTS AND CONCRETE SLAB

- If there was nil damage, why was that? Building removed ☐ Building repairs have fixed ☐ No visible damage ☑
- If a potential or actual 8/9 property, was the dwelling present? Building removed ☐ Building present ☐

Land Damage to Area A? If Yes, add details

Yes ☐ No ☑

Land Damage to Area B? If Yes, add details

Yes ☐ No ☑

Land Damage to Area C? If Yes, add details

Yes ☐ No ☑

Total m² of Damaged Land: NIL m²

Notional Land Damage Value @$300/m² (Incl GST): $ NIL

NO EQC LAND DAMAGE VISIBLE

Next action REFER FOR MULTI-DWELLING ANALYSIS AND RE-COSTING

CHECKED

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SITE - RISK ASSESSMENT

FLAT LAND

EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

Claim N°: ..... Date: 20/05/13 Time: 20/05/13

Property Address: 81 AND 81(A) BLIGHS ROAD STROWAN

Assessor Name: GARY ROBINSON ID No: 80948

Estimator Name: ROGER BURBURY ID No: 800189

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 ☑ IPad ☑ Cell Phone ☑ Plan in place with buddy ☑ Property Landline

Access/egress and muster points? (Y) / N ☑ Access/Egress ☑ Muster Point

An under floor inspection is required? Y / (N) (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

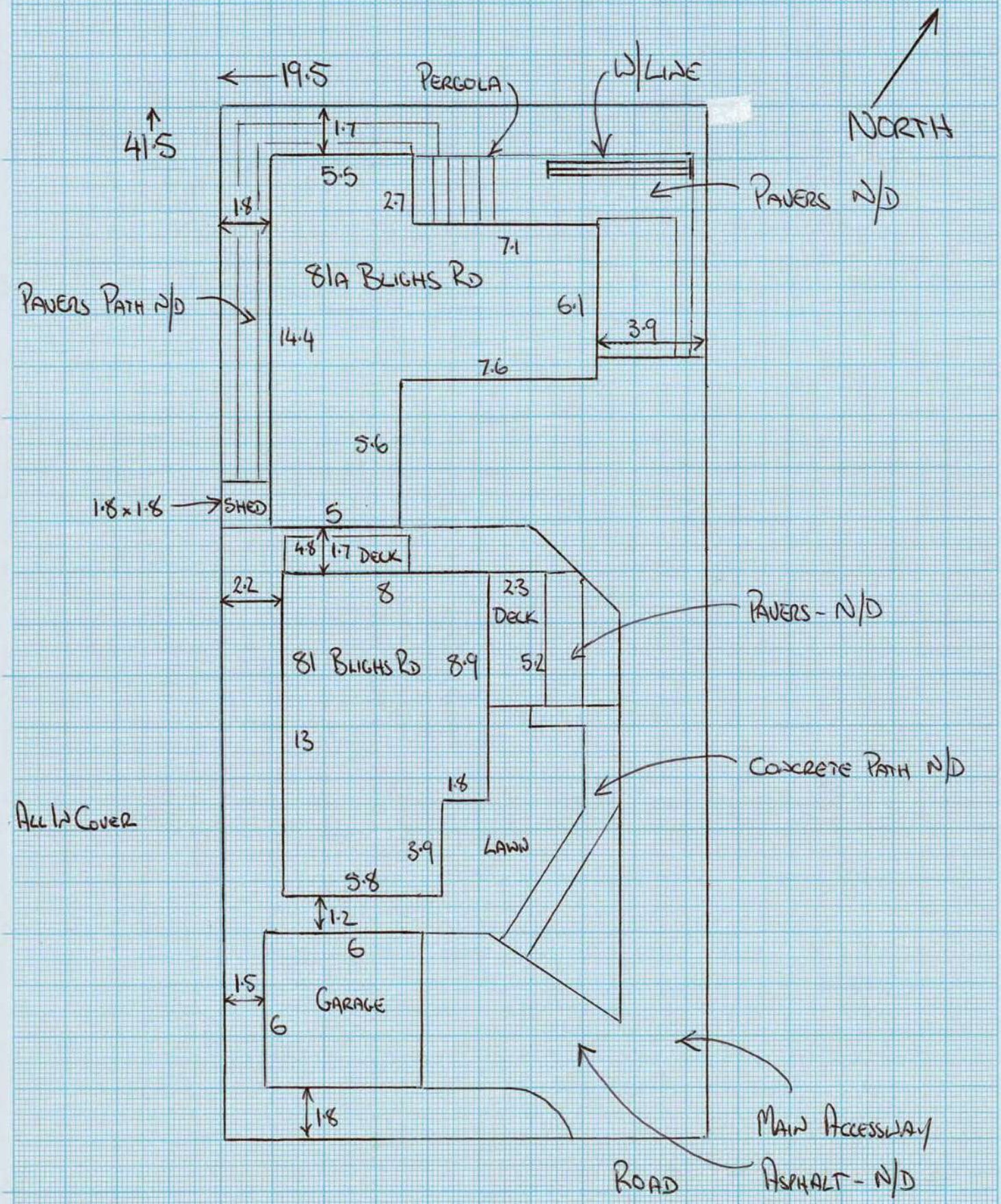
Identify and record below specific *'Site Hazards'* e.g. large holes/cracks, unstable retaining walls (Y) / N

Hazards: NIL

Comments: NIL

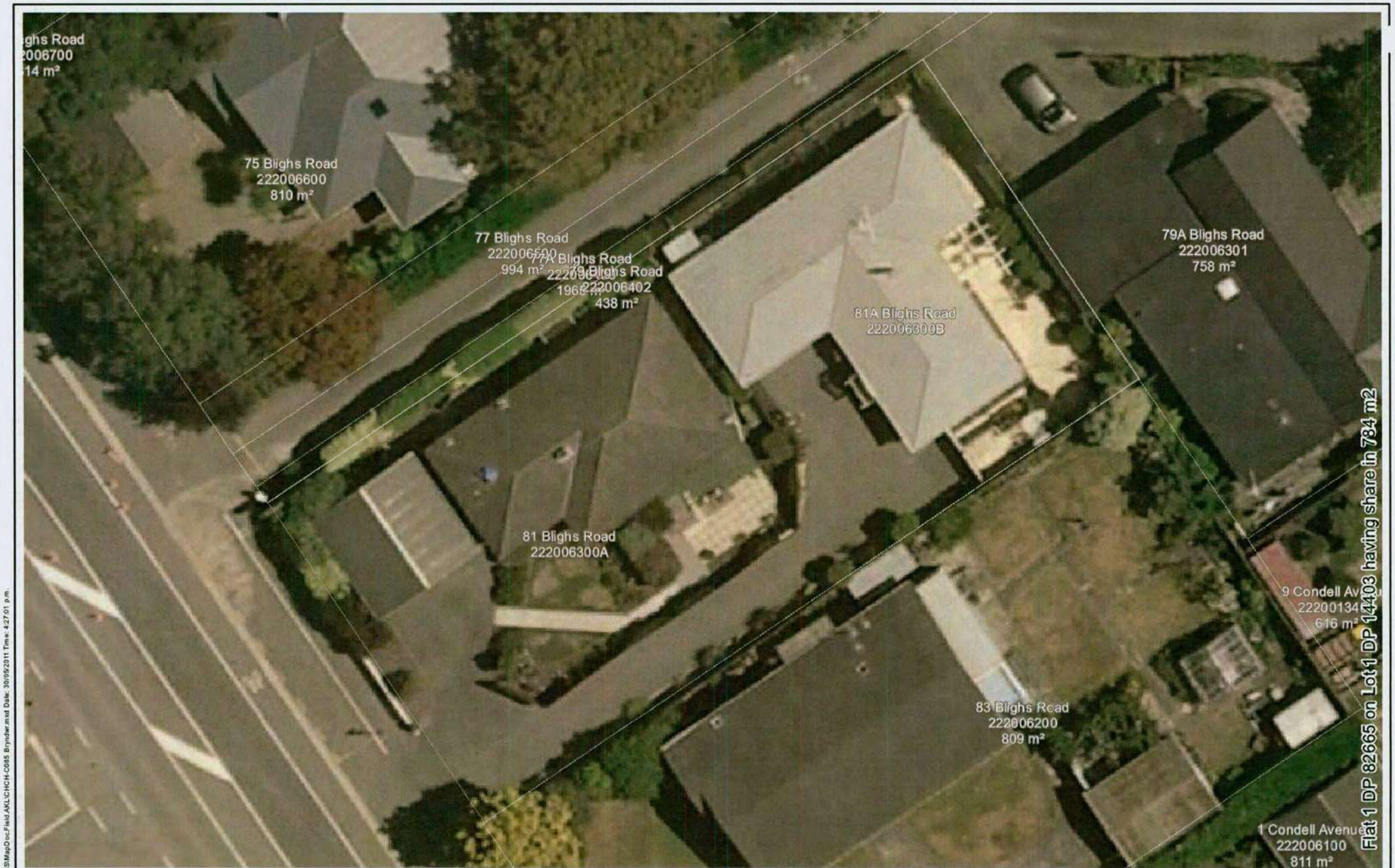
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R BURBURY 20/5/2013 81 & 81A BLIGHS RD, STROWAN



CHECKED

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Notes:

A4 SCALE 1:250

0 2 4 6 8 10 (m)

Drawn by:

Date:

EQC
EARTHQUAKE COMMISSION
KŌMIHANA RŪWHENUA
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
BRYNDWR, CHRISTCHURCH
(C085-015423) - 81 Blighs Road

EQC Claim No: 201 _ /

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