

Scope of Works

**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.

Customer: SHARRYN PIDGEON

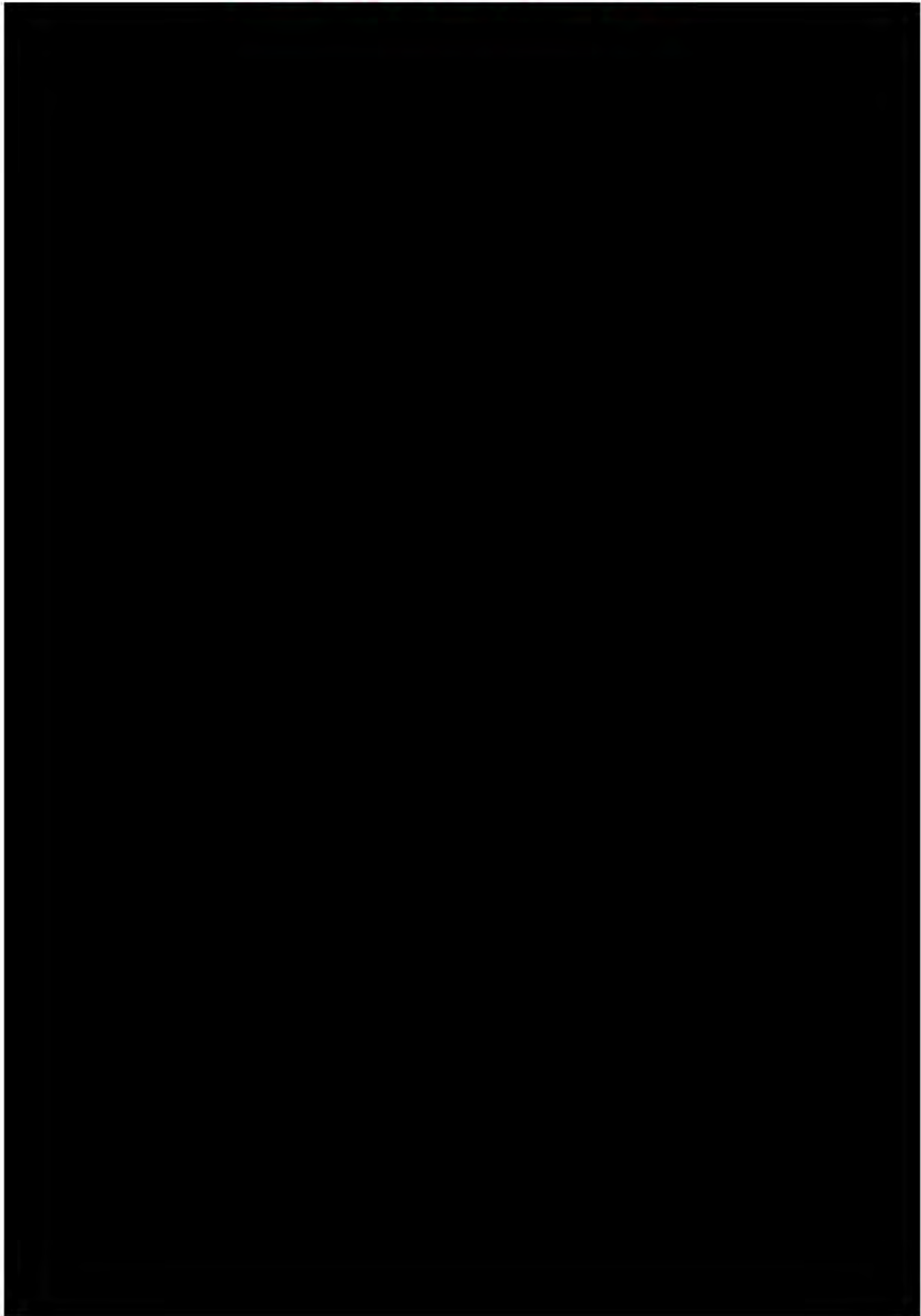
Assessment of Property at 1-7/33 TORRENS ROAD, MIDDLETON, CHRISTCHURCH 8024 on 29/10/2011

Site

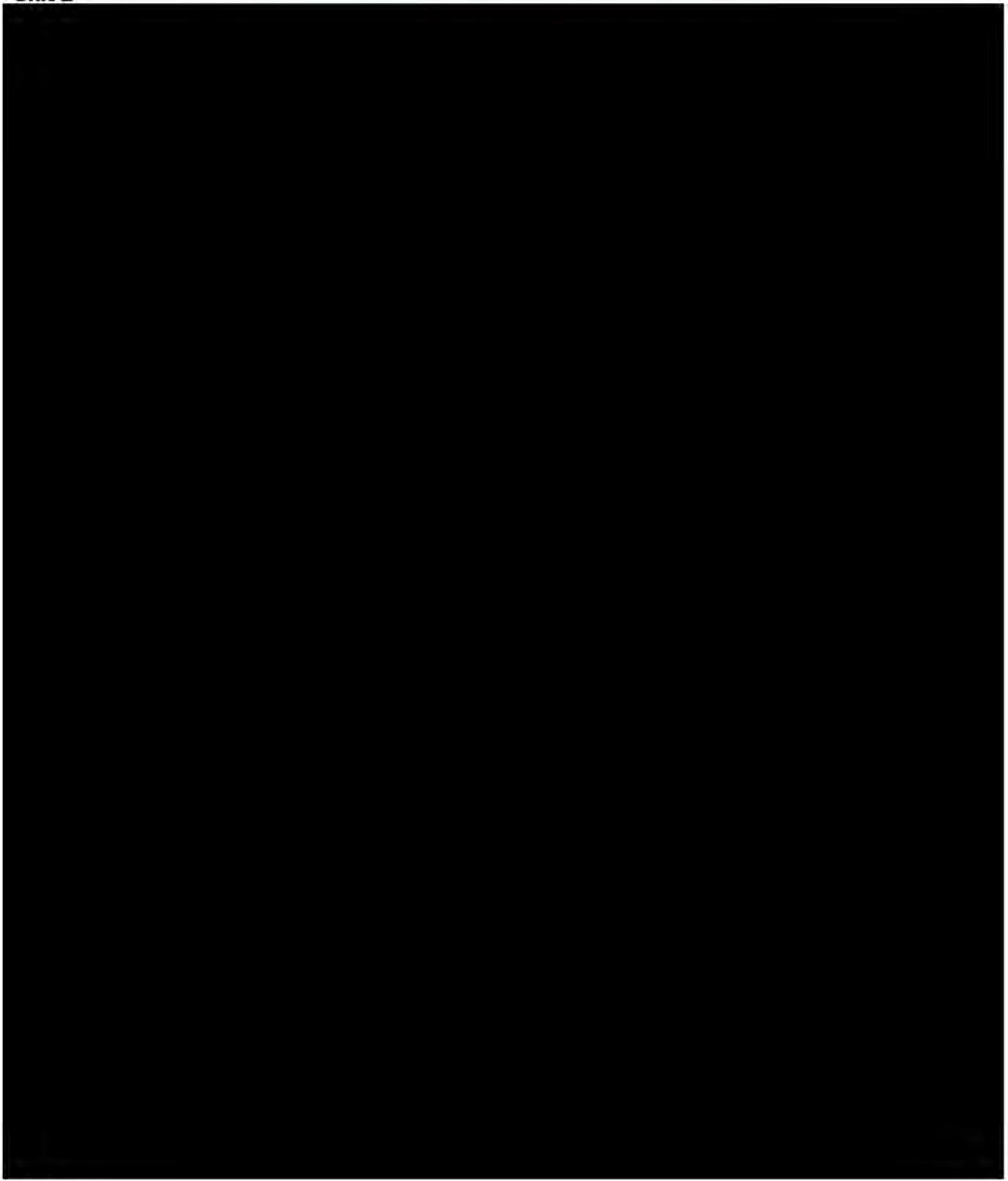
Element	Damage	Repair
Land (Exposed - Soil - 1002.00 m2)		
Land (Exposed - Soil - 300.16 m2)		
Main Access (Drive - Concrete - 270.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 50.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 50.00 l/m)	No Earthquake Damage	

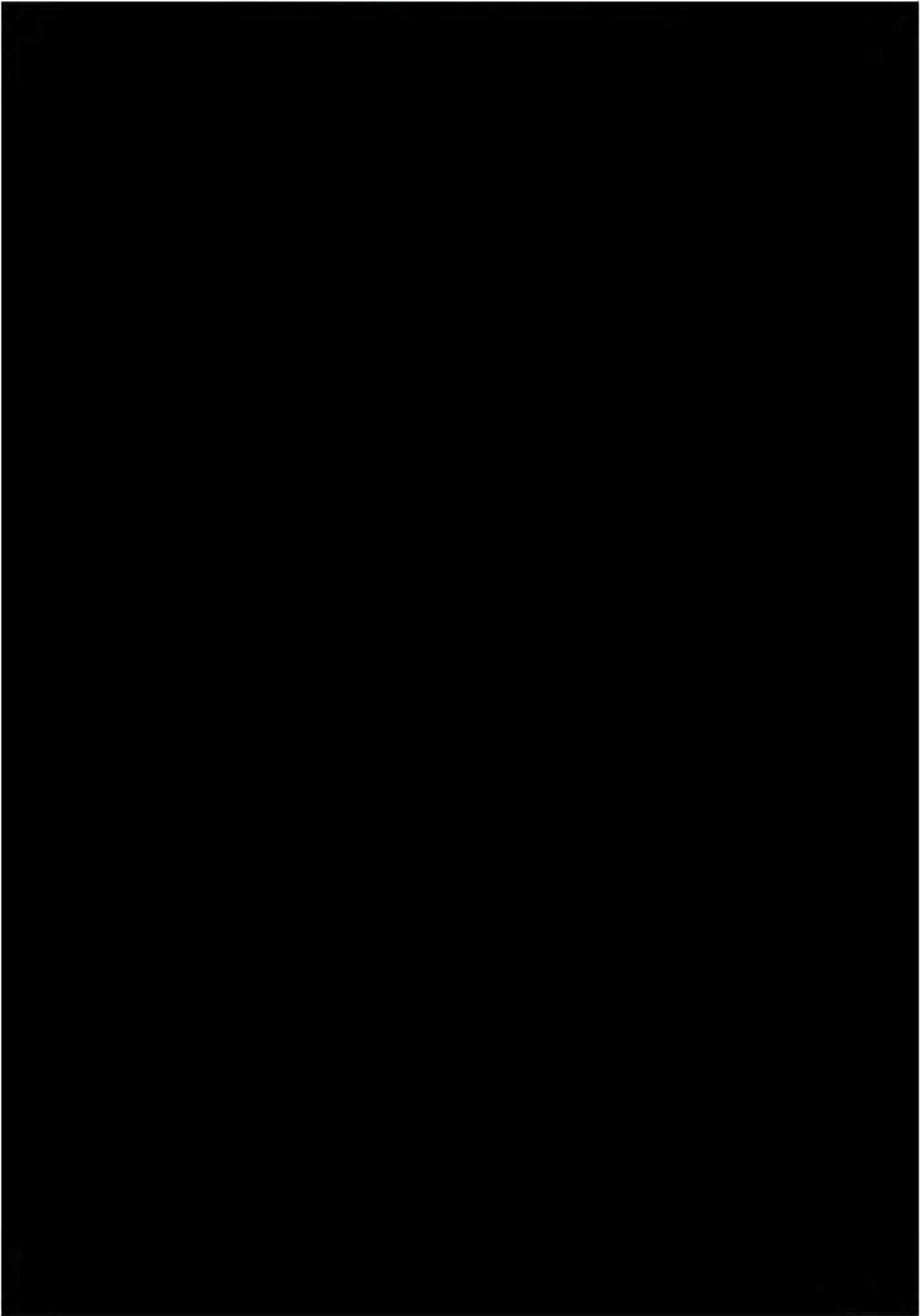


Unit 2



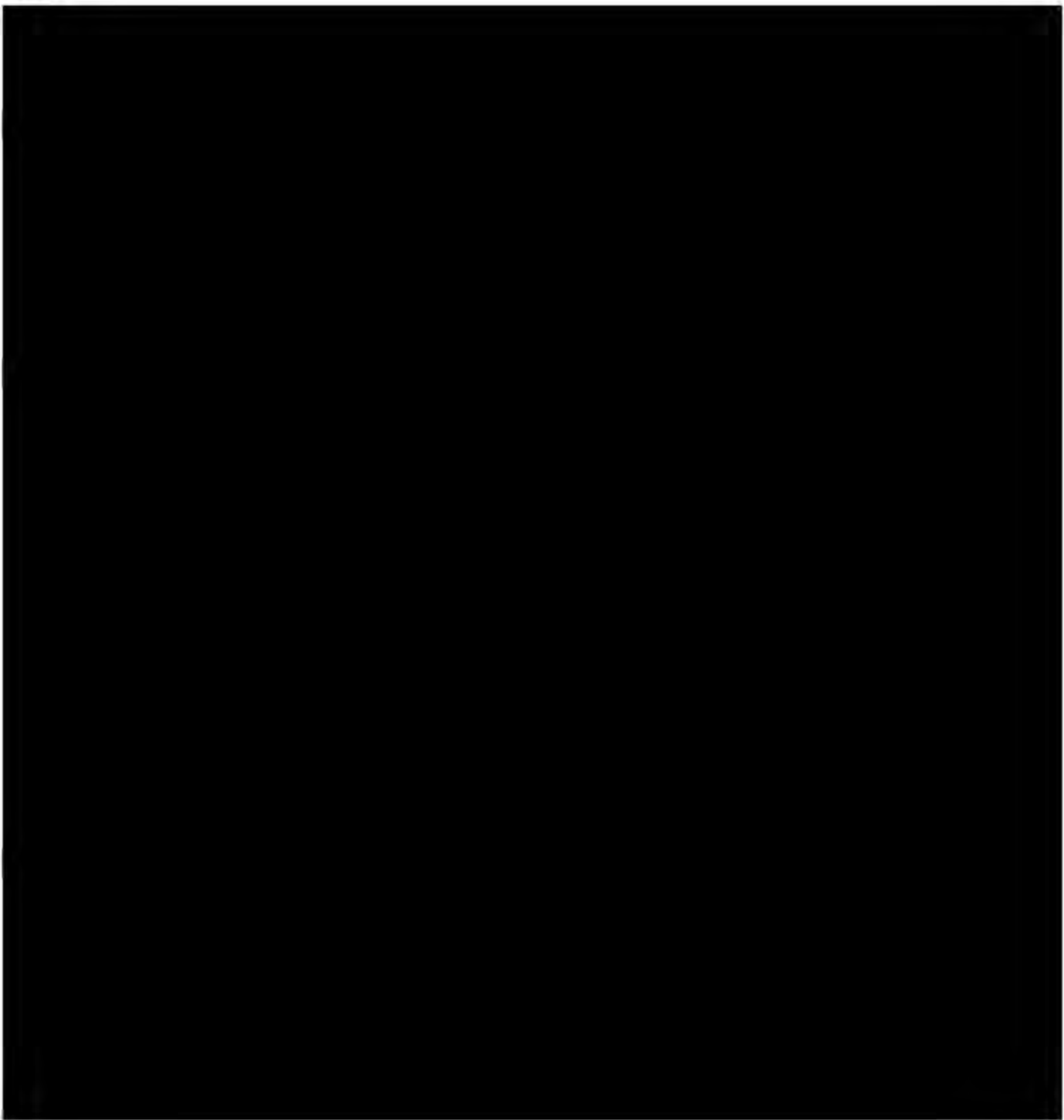
Unit 3

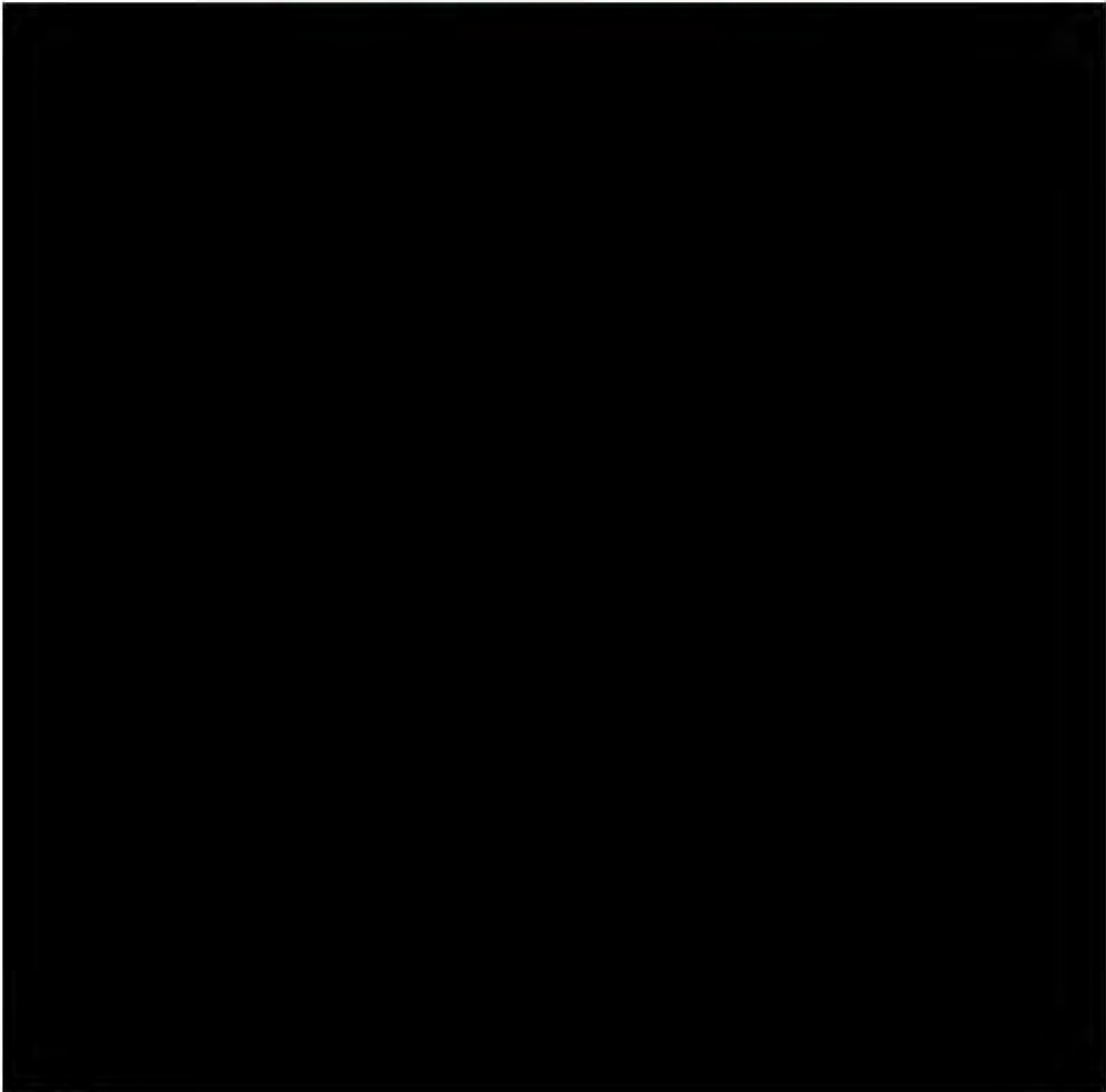






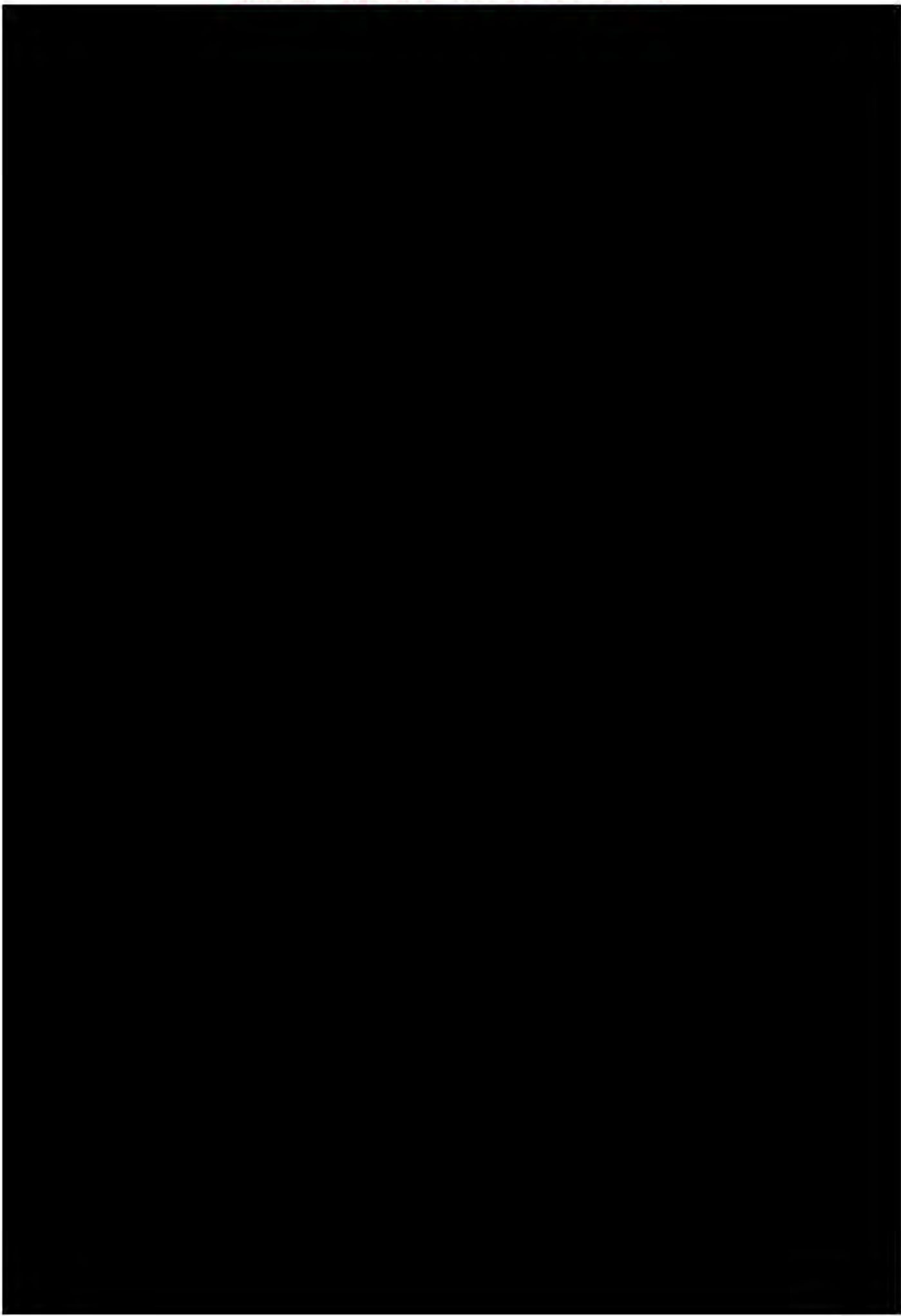
Unit4

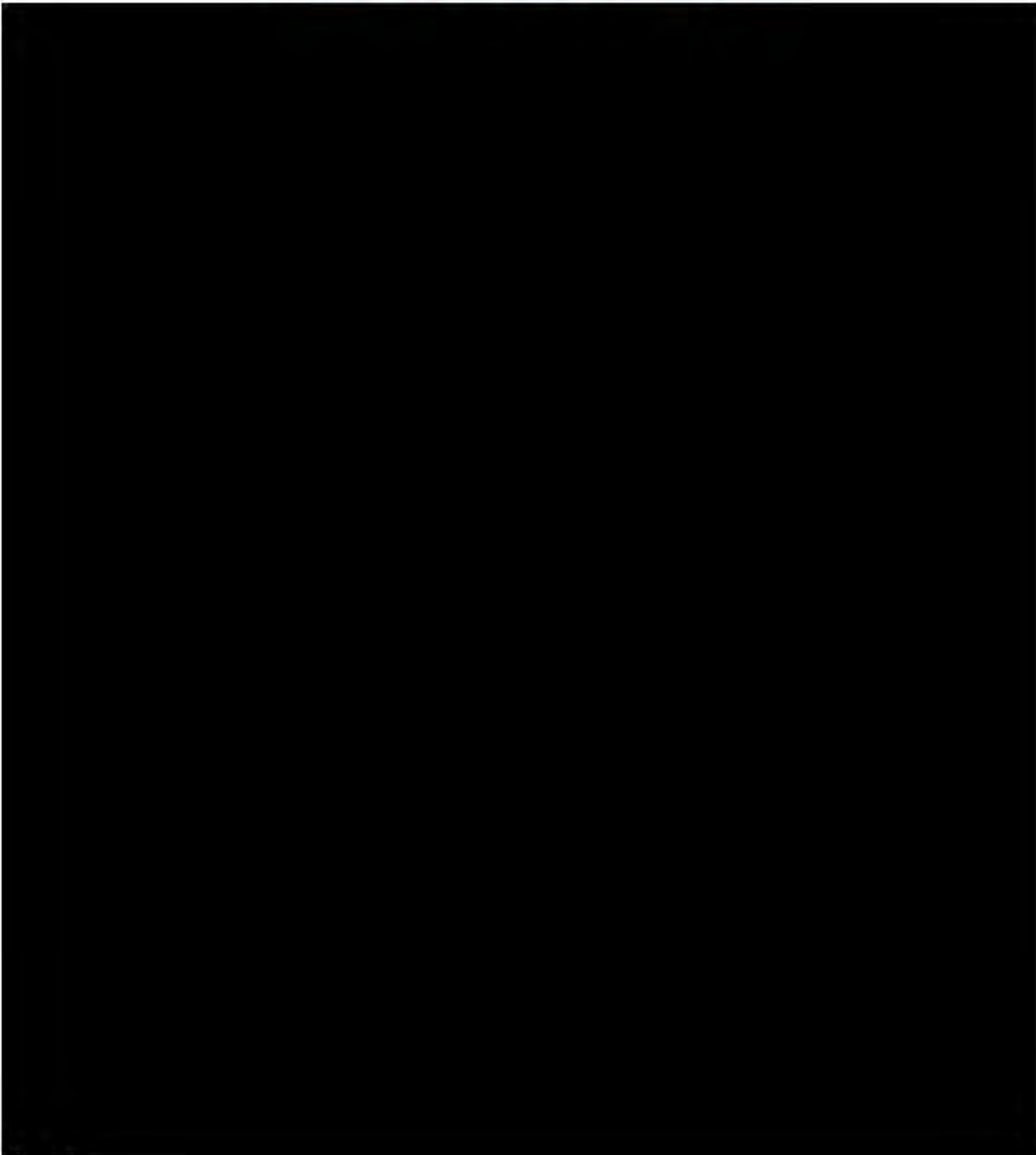




Unit 5







Unit 6

Exterior

Elevation (See main building sow)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Kitchen (/ dining / lounge)

Room Size: 4.40 x 6.40 = 28.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 28.16 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 28.16 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 (Gib - Paint - 51.84 m2)	Cosmetic damage	Rake out, plaster and paint	51.84 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Stainless - 4.00 l/m)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.75 x 2.40 = 1.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bathroom (/ laundry)

Room Size: 2.10 x 2.50 = 5.25 (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 (Gib - Stipple - 5.25 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Vinyl - 5.25 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 22.08 m2)	Cosmetic damage	Rake out, plaster and paint	22.08 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bed 1 left of hallway)

Room Size: 3.50 x 2.90 = 10.15 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 10.15 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 10.15 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 30.72 m2)	Cosmetic damage	Rake out, plaster and paint	30.72 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Right end of hall)

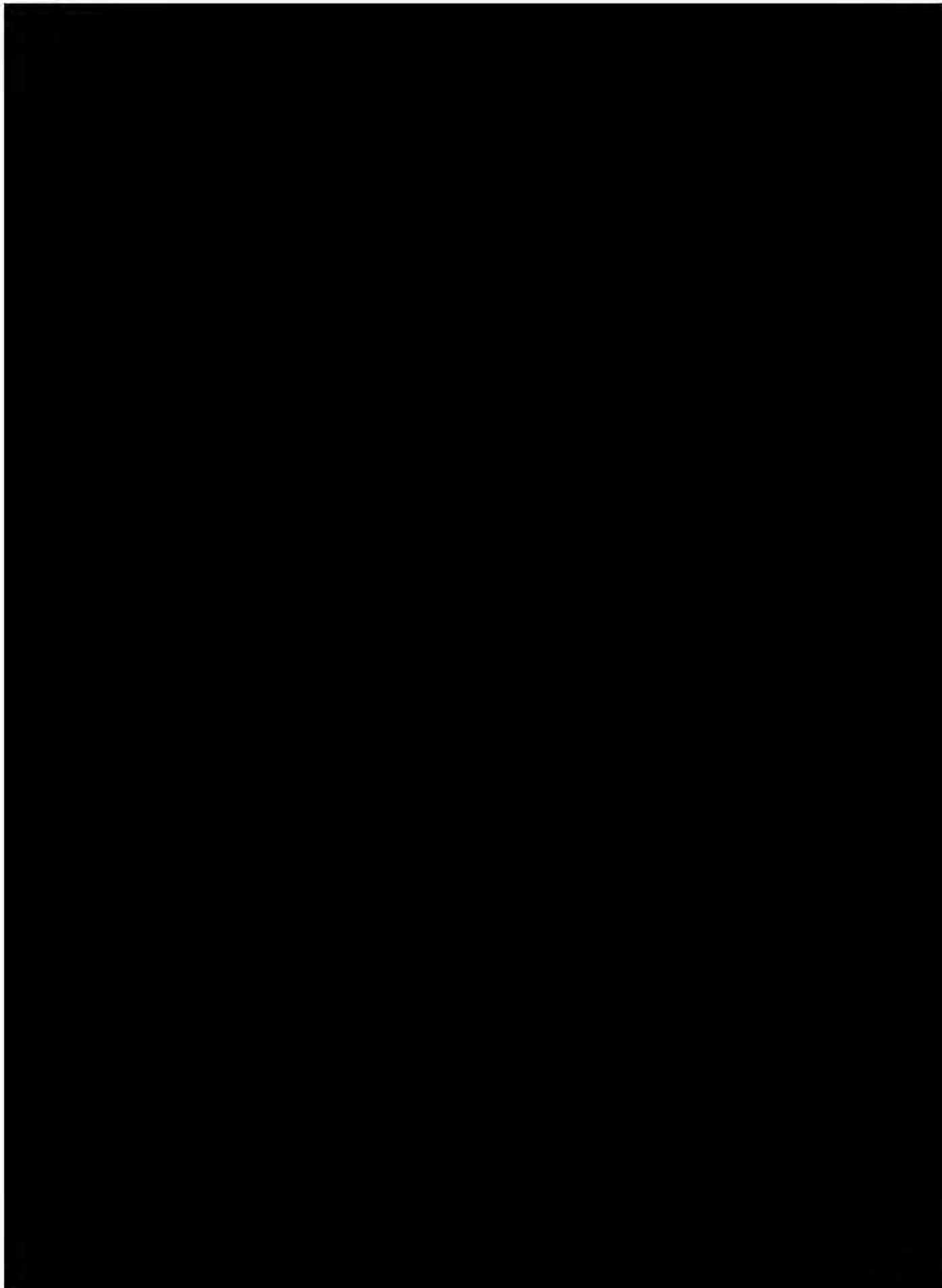
Room Size: 3.40 x 2.50 = 8.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
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No Damage

Unit 7



Main building**Exterior****Roof (Iron)**

Element	Damage	Repair
No Damage		

Foundations (Concrete)

Element	Damage	Repair
No Damage		

Elevation (North wall)

Element	Damage	Repair
Wall framing (Block - Concrete - 16.75 m2)	Cosmetic damage	Grind out and epoxy fill cracks 2.60 l/m
	Cosmetic damage	Paint wall 16.75 m2

Elevation (South wall)

Element	Damage	Repair
Wall framing (Block - Concrete - 16.75 m2)	Cosmetic damage	Grind out and re-mortar 1.40 l/m
	Cosmetic damage	Paint wall 16.75 m2

Elevation (West wall)

Element	Damage	Repair
Wall framing (Block - Concrete - 112.00 m2)	Cosmetic damage	Grind out and re-mortar 3.70 l/m
	Cosmetic damage	Paint wall 112.00 m2

Elevation (East wall)

Element	Damage	Repair
Wall framing (Block - Concrete - 112.00 m2)	Cosmetic damage	Grind out and re-mortar 2.60 l/m
	Cosmetic damage	Paint wall 112.00 m2

Elevation (North wall / level 1)

Element	Damage	Repair
Wall Cladding (Stucco - Concrete - 16.75 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 0.72 m2
	Cracking	Paint wall 16.75 m2

Elevation (South wall / level 1)

Element	Damage	Repair
Wall Cladding (Stucco - Concrete - 16.75 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area 1.12 m2
	Cracking	Paint wall 16.75 m2

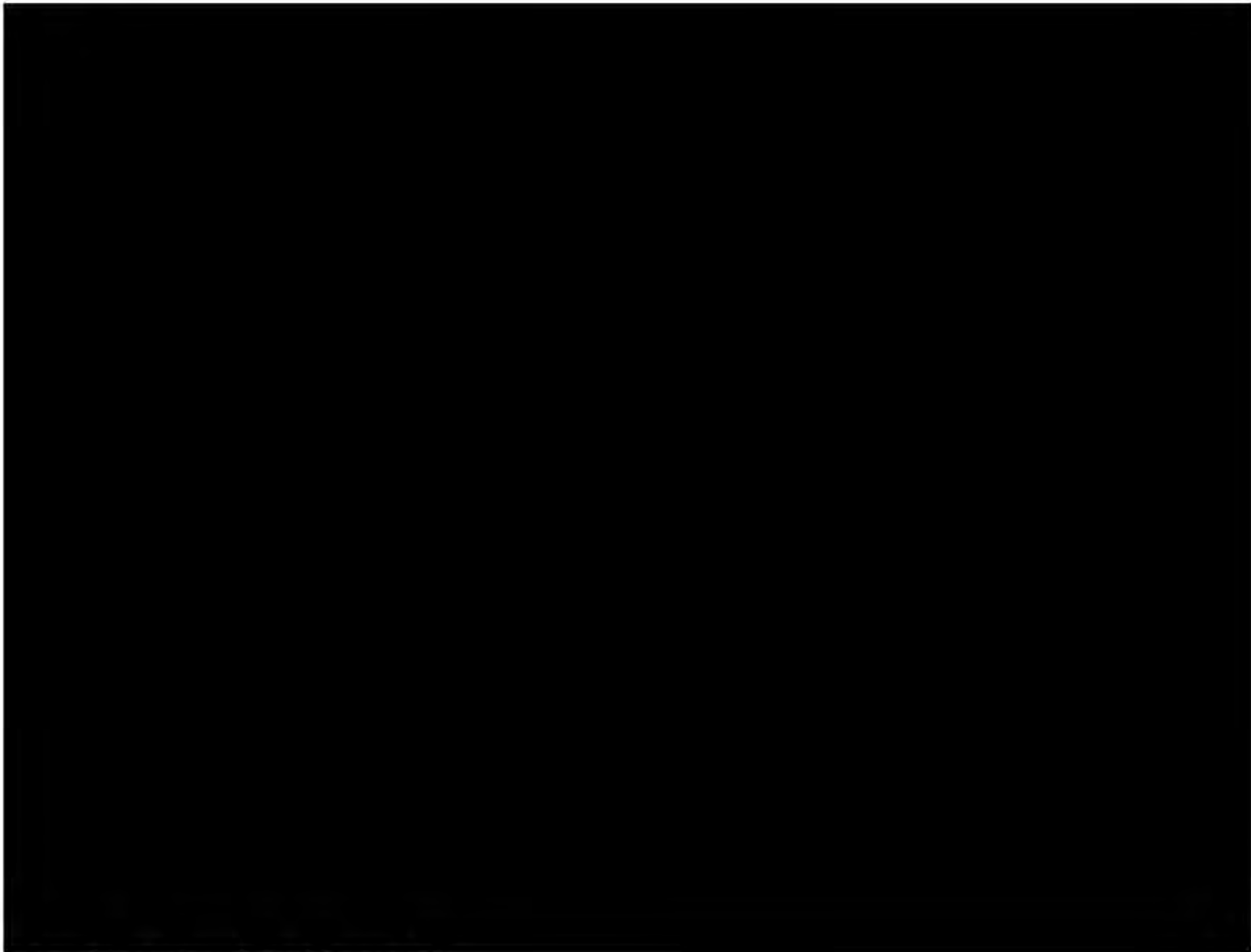
Elevation (West wall / level 1)

Element	Damage	Repair	
Wall Cladding (Stucco - Concrete - 85.75 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area	4.32 m2
	Cracking	Paint wall	85.75 m2

Elevation (East wall / level 1)

Element	Damage	Repair	
Wall Cladding (Stucco - Concrete - 13.72 m2)	Cracking	Grind out, epoxy fill and repair stucco to affected area	17.00 m2
	Cracking	Paint wall	85.75 m2

Interior



Ground Floor - Room (Other) (Garage # 6)

Room Size: 2.70 x 6.20 = 16.74 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.60 m

Element	Damage	Repair
No Damage		

Ground Floor - Room (Other) (Units 1,3,5 see sows)



First Floor - Room (Other) (Units 2,4,6,7 see sow)

Room Size: 6.70 x 9.10 = 60.97 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

Garage

Exterior

Roof (Iron)

Element	Damage	Repair
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No Damage

Foundations (Concrete)

Element	Damage	Repair
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No Damage

Elevation (North wall)

Element	Damage	Repair
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No Damage

Elevation (South wall)

Element	Damage	Repair
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No Damage

Elevation (West wall)

Element	Damage	Repair
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No Damage

Elevation (East wall)

Element	Damage	Repair
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No Damage



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

EQC Full Assessment Report

Claim Number: CLM/2011/178624
Claimant: SHARRYN PIDGEON
Property Address: 1-7/33 TORRENS ROAD
 MIDDLETON
 CHRISTCHURCH 8024

Assessment Date: 29/10/2011 12:41
Assessor: Clarke, Jeffrey
Estimator: Polley, Mark
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	SHARRYN, PIDGEON				
Owner	BODY CORP 38532				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling	41029981-mds	Yes	

Insurance Details - Added in COMET

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

Renewal date is 07/11/11

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

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:

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Unit 1	1	Standard	1961 - 1980	Rectangular	48.50
Unit 2	1	Standard	1961 - 1980	Rectangular	58.42
Unit 3	1	Standard	1961 - 1980	Rectangular	51.25
Unit4	1	Standard	1961 - 1980	Rectangular	49.61
Unit 5	1	Standard	1961 - 1980	Rectangular	69.79
Unit 6	1	Standard	1961 - 1980	Rectangular	55.42
Unit 7	1	Standard	1961 - 1980	Rectangular	58.42
Main building	2	Standard	1961 - 1980	Rectangular	209.46
Garage	1	Standard	1961 - 1980	Rectangular	13.25

Full Assessment

Site

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

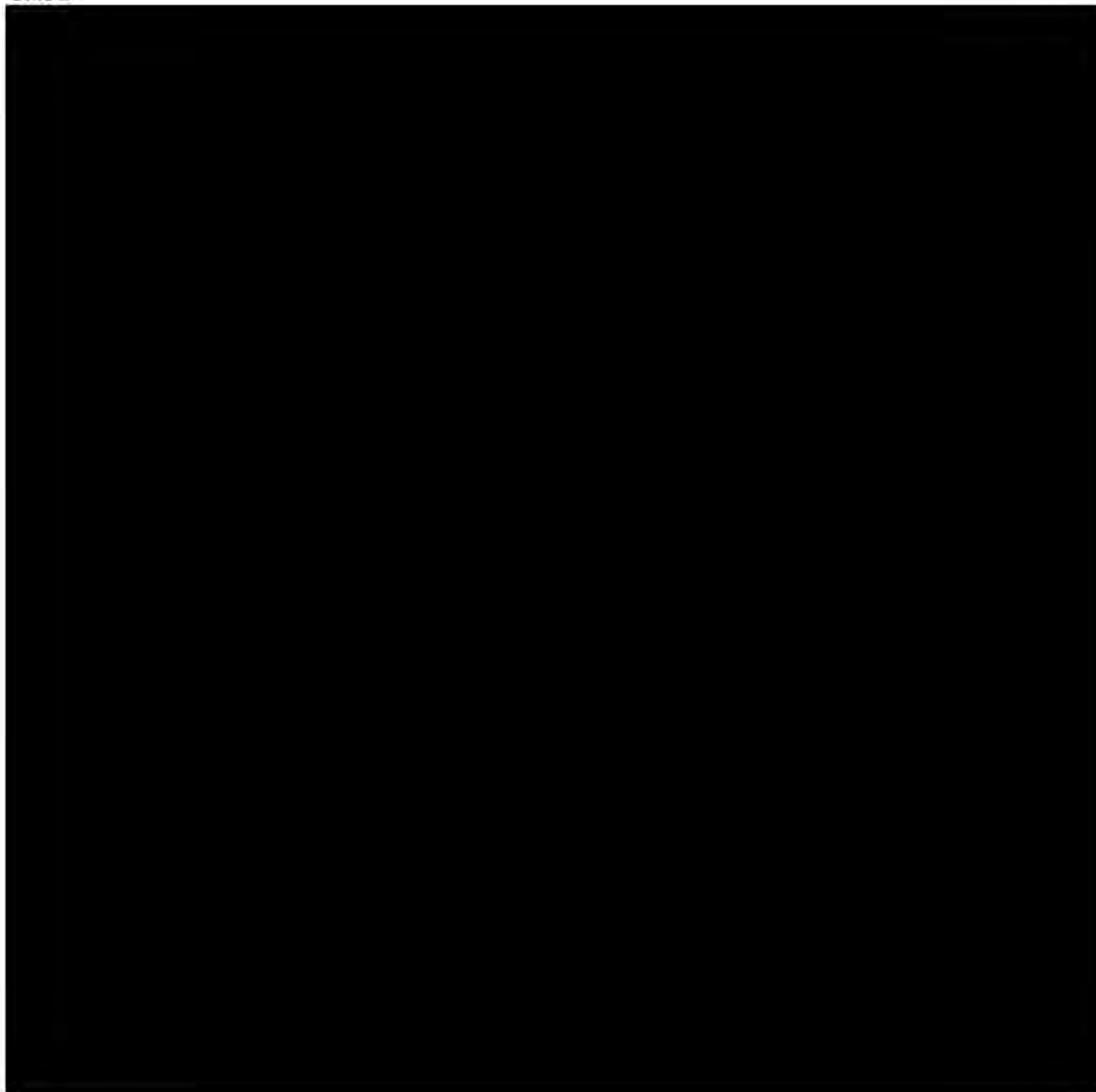
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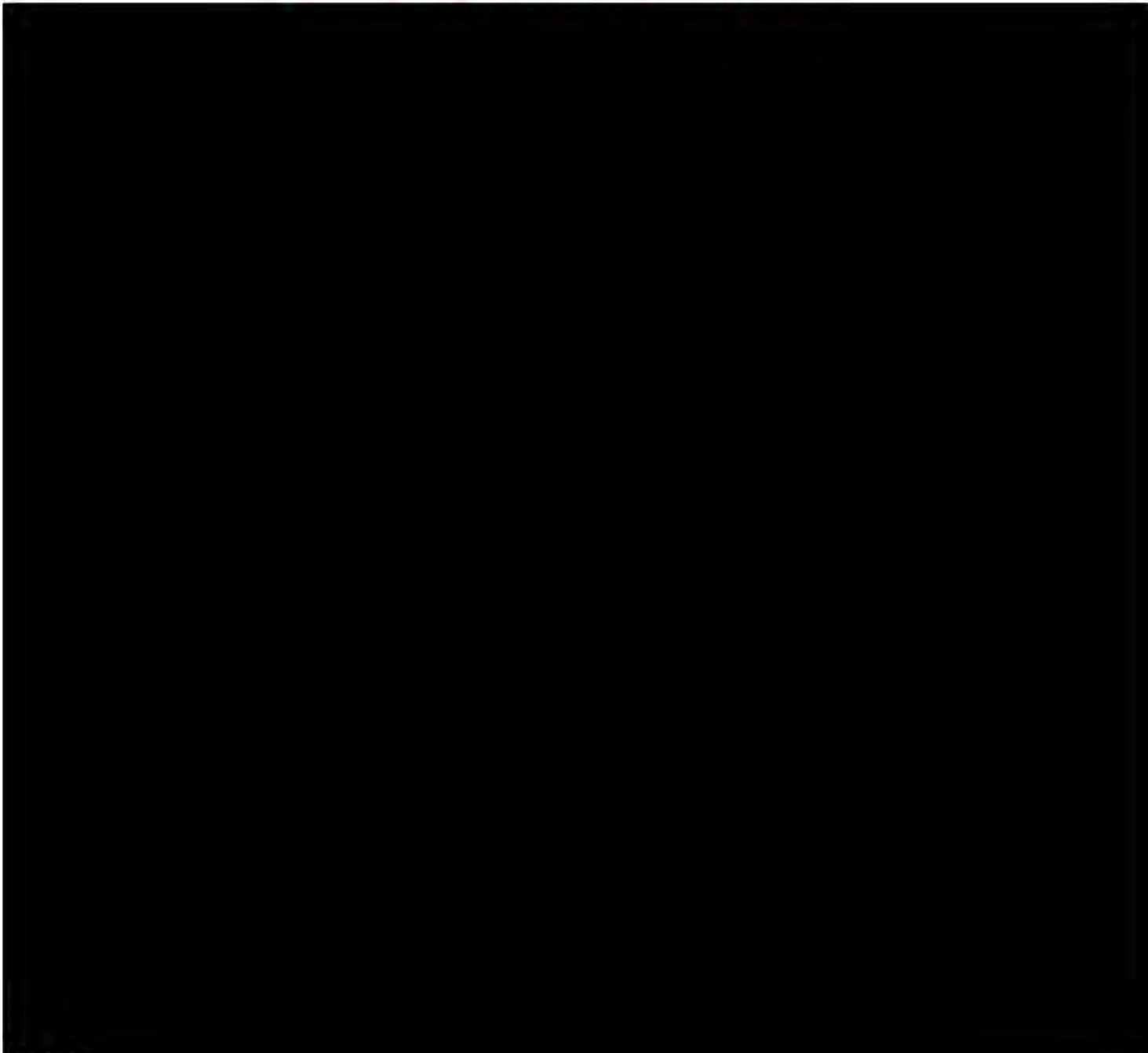
Services

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

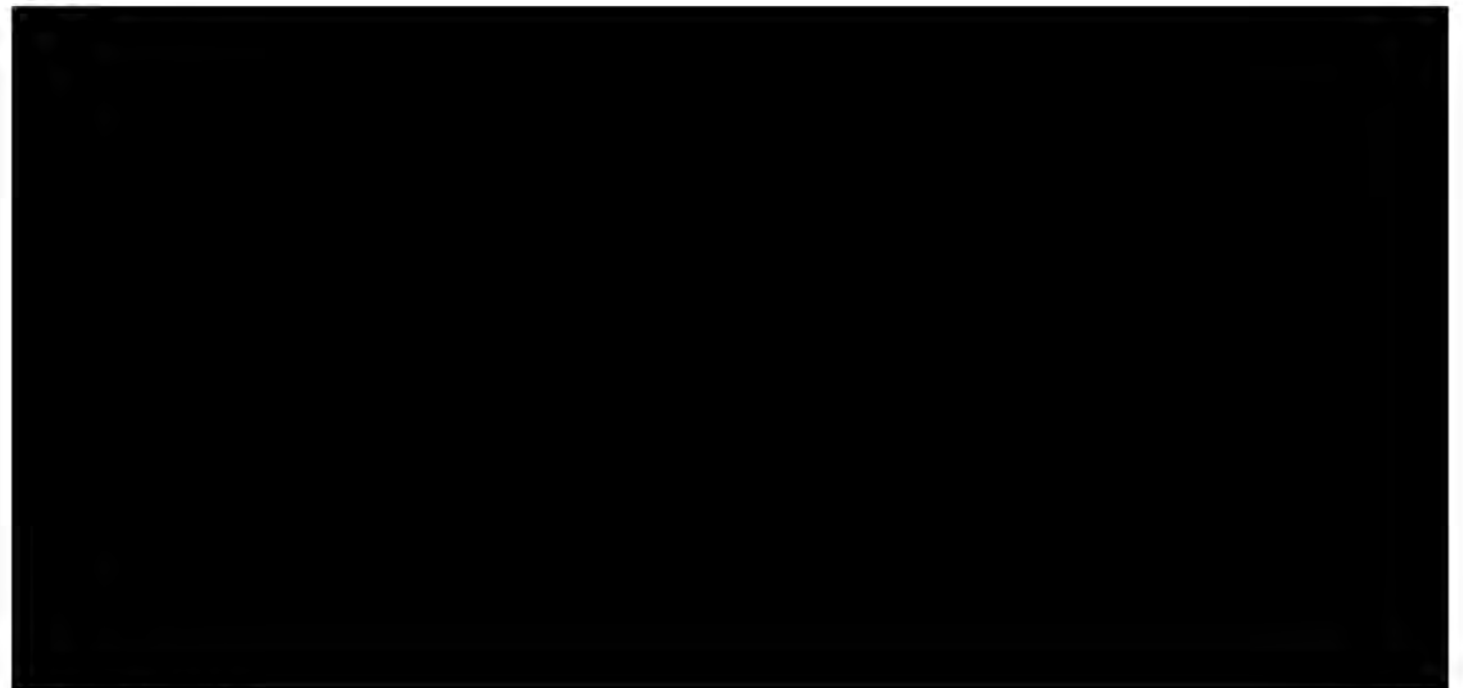
General Comments:

Unit 1



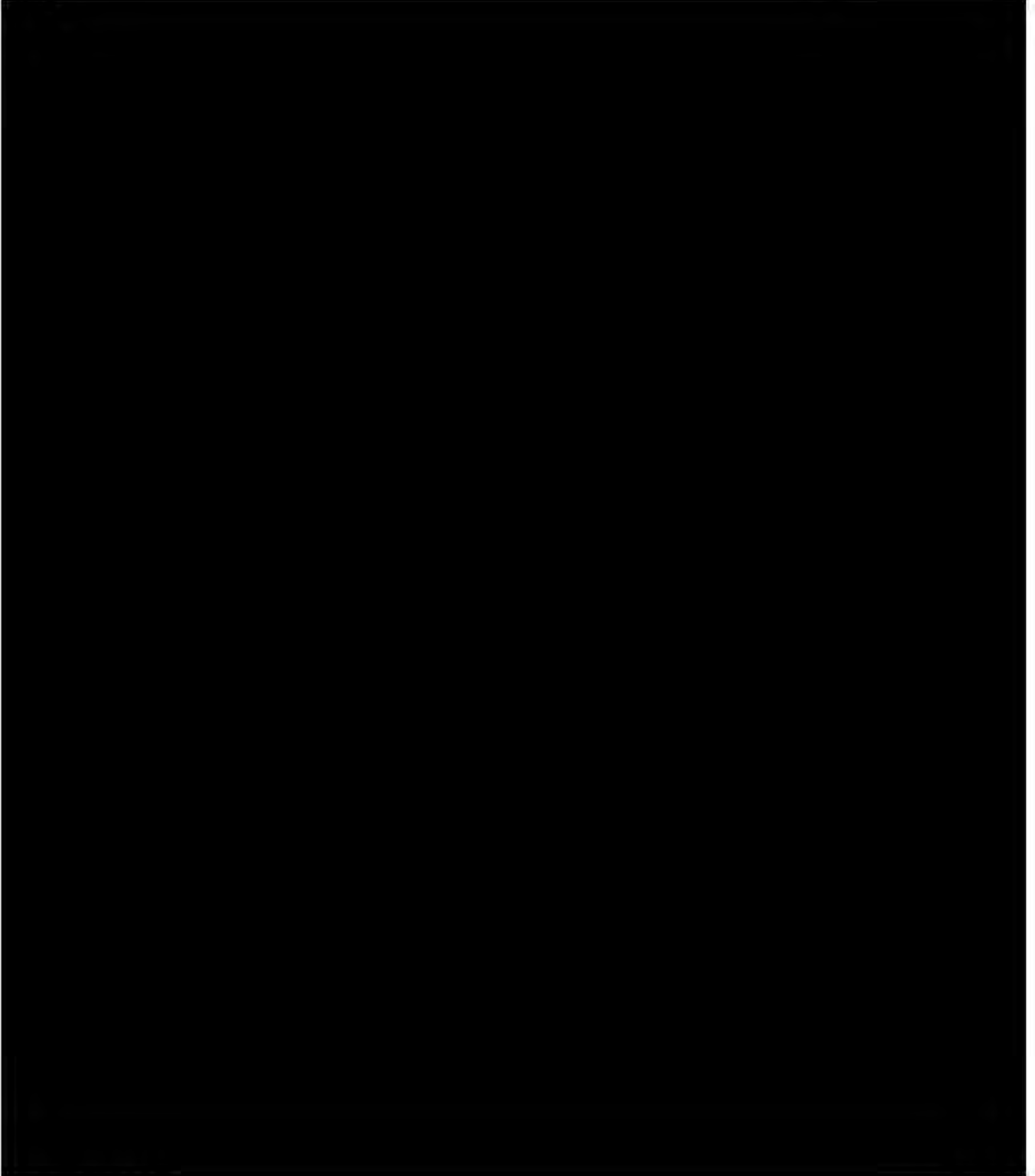


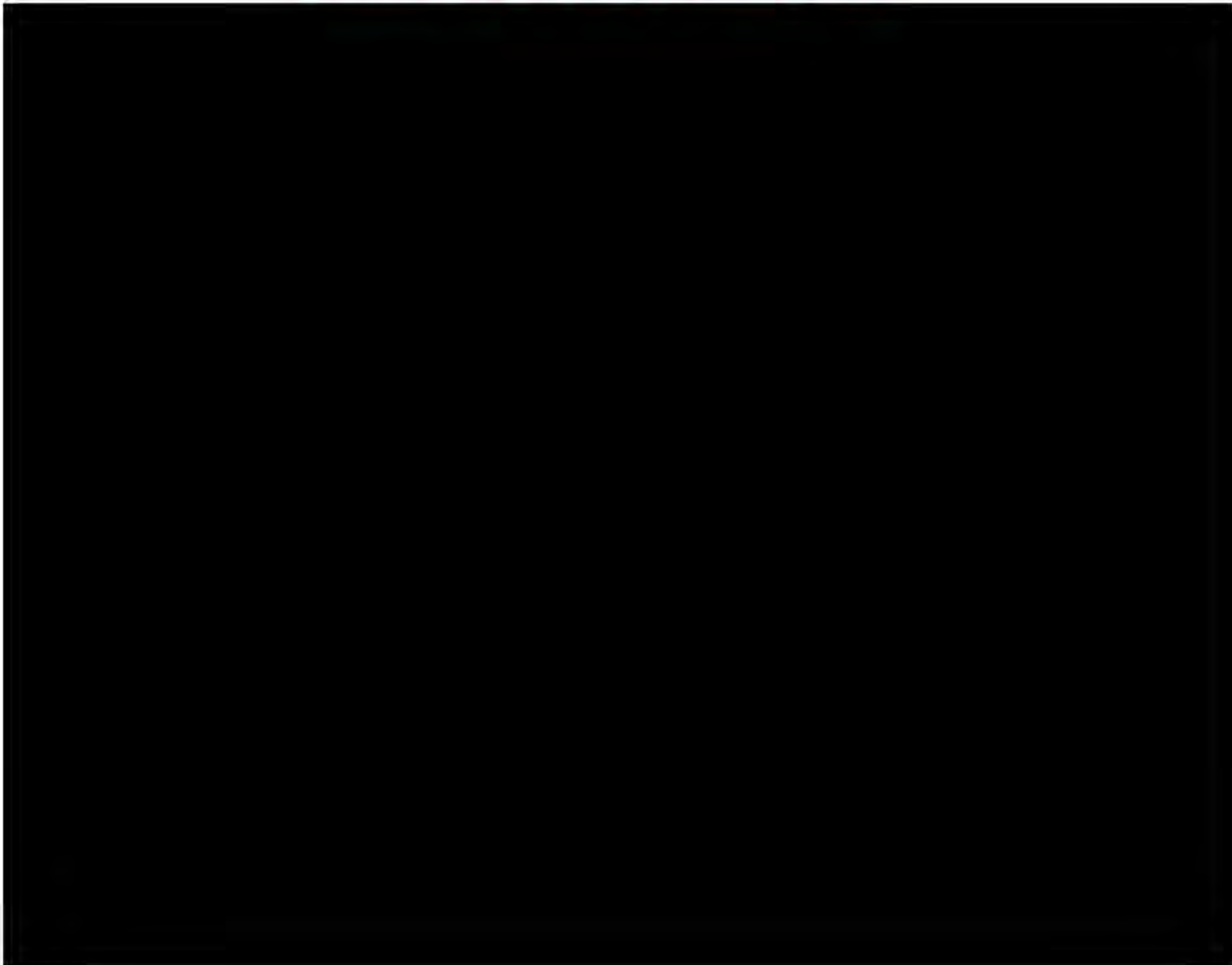
Unit 2



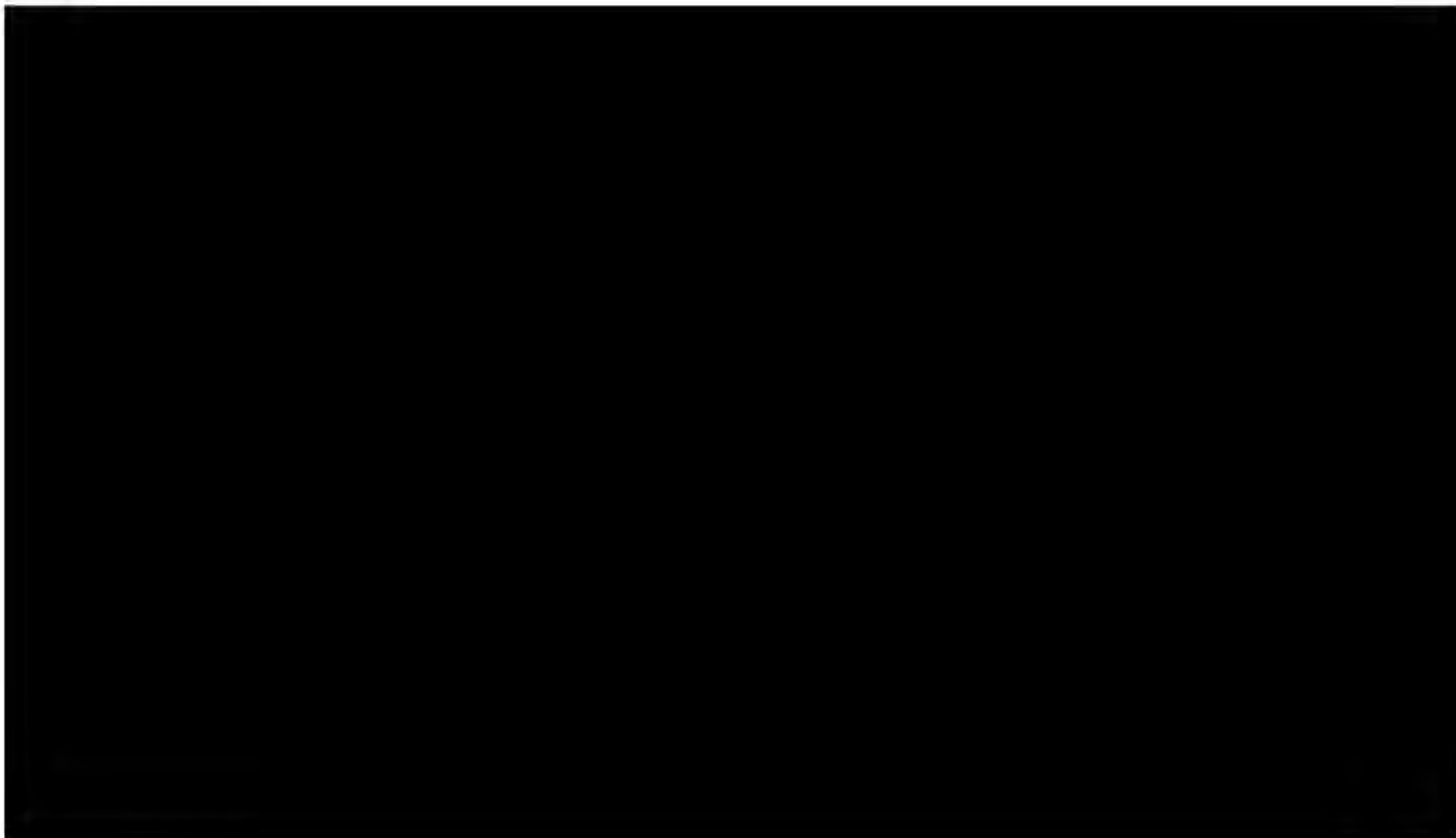


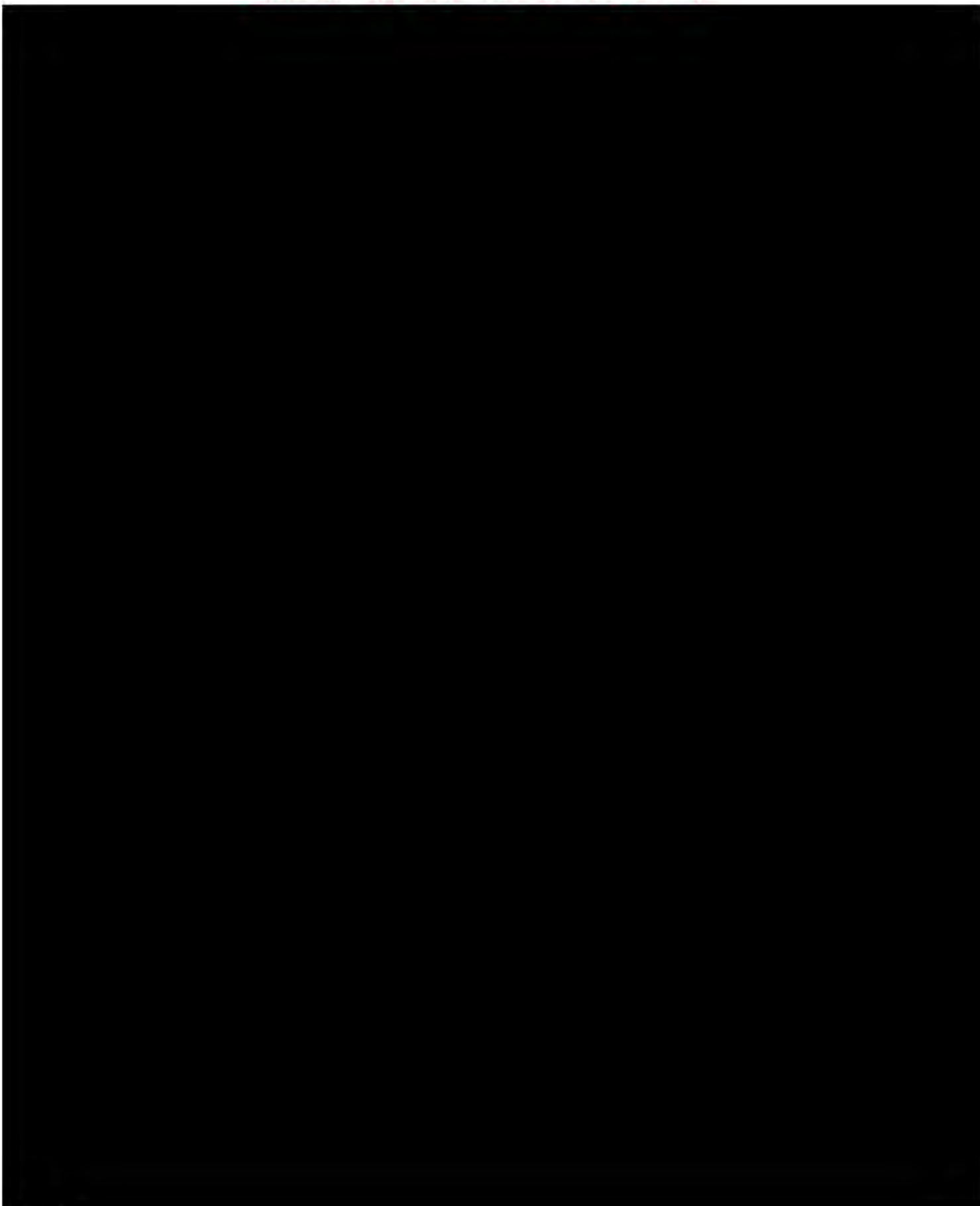
Unit 3





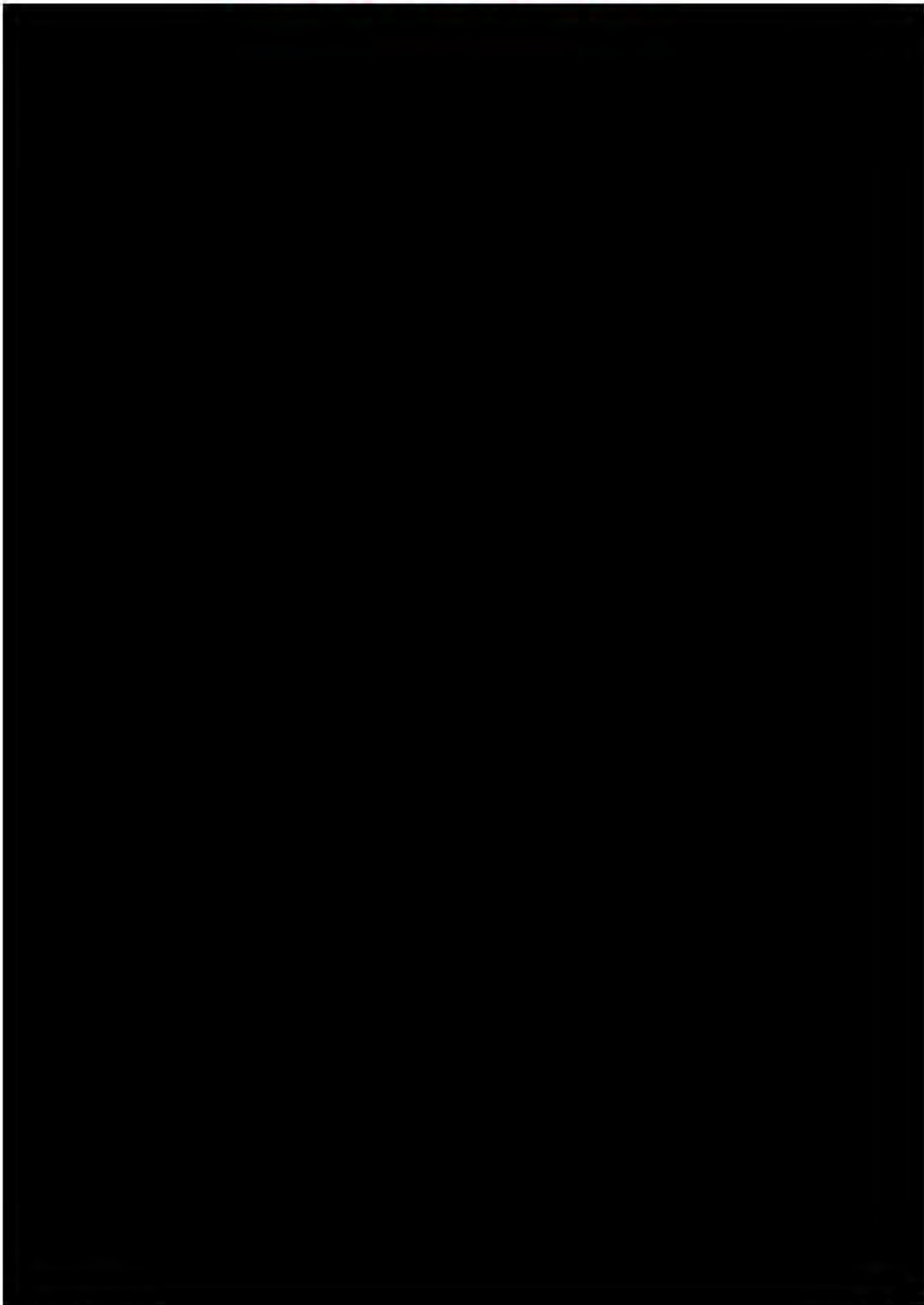
Unit4

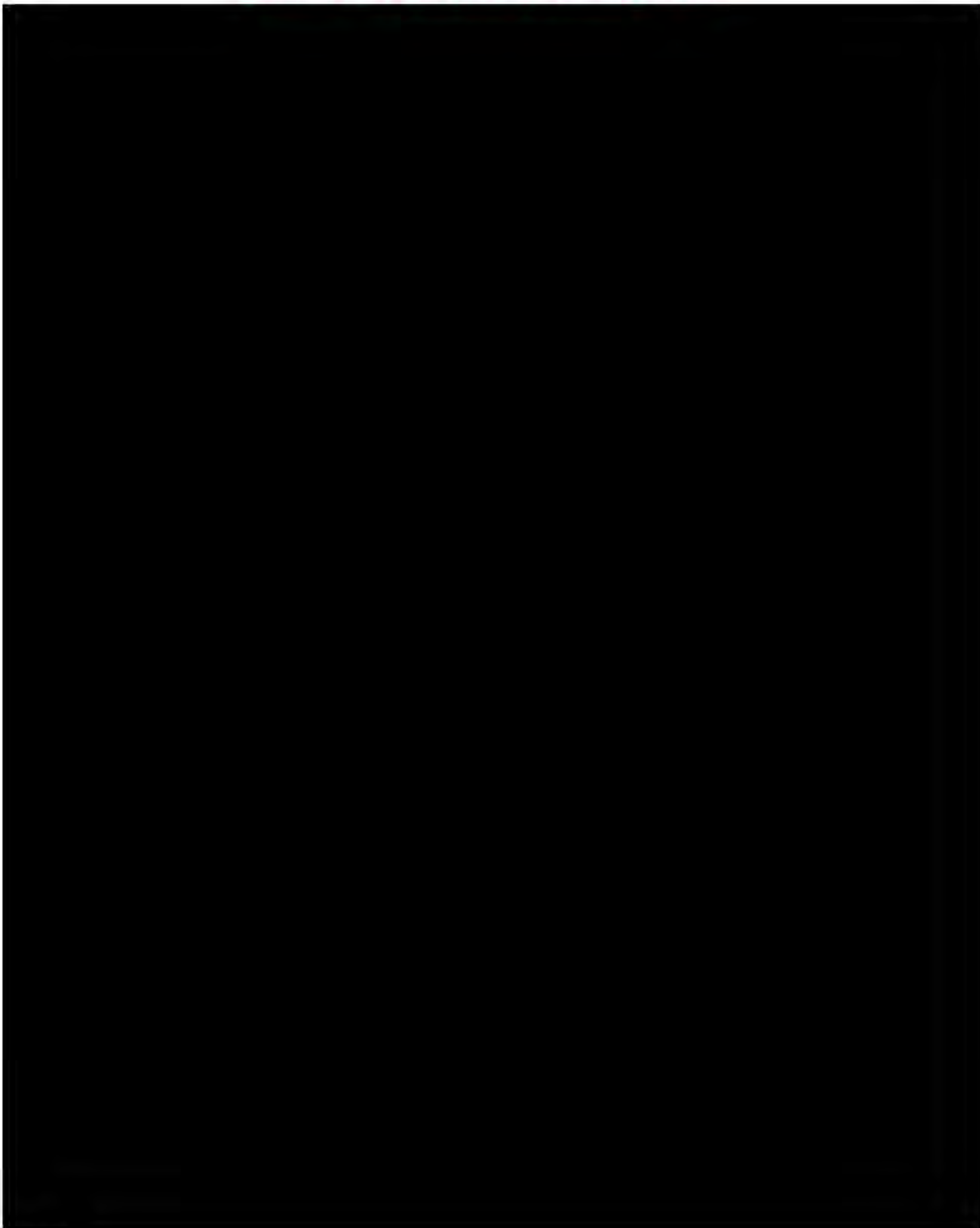




Unit 5







Unit 6

Exterior

Elevation (See main building sow)

Damage: No damage
Require Scaffolding? No

General Comments: bodycorp all under 1 claim number

Ground Floor - Kitchen (/ dining / lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	51.84 m2	27.00	1,399.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments:

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments: Carpet over concrete floor, 1 x hollow door, painted walls and ceiling

Ground Floor - Bathroom (/ laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	22.08 m2	27.00	596.16
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (Bed 1 left of hallway)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	30.72 m2	27.00	829.44
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

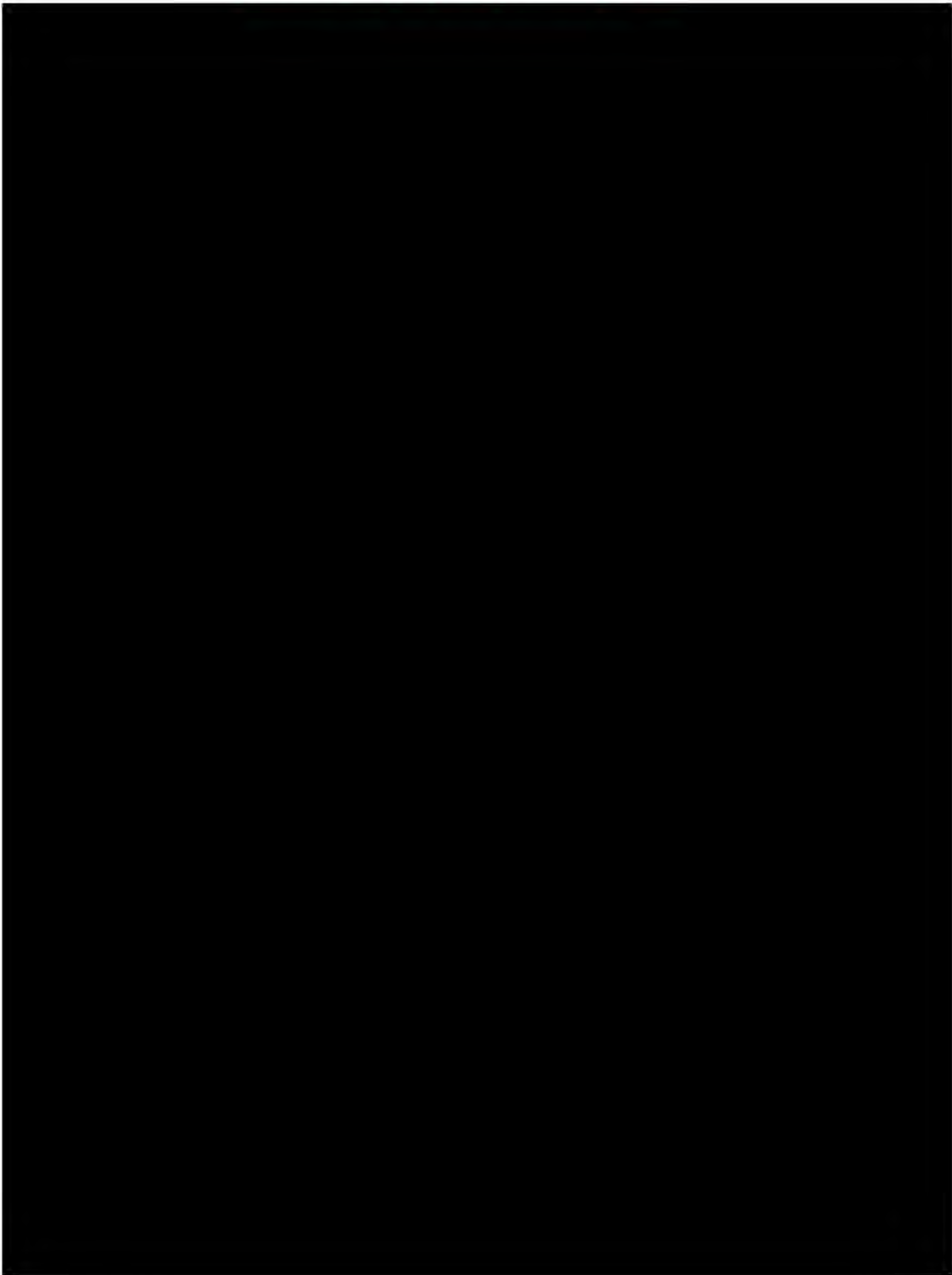
Ground Floor - Bedroom (Right end of hall)

Damage: No damage

Require Scaffolding? No

General Comments: concrete floor carpet over, painted walls and ceiling, 1 x aluminium window ,

Unit 7



Main building**Exterior****Roof (Iron)**

Damage: No damage
Require Scaffolding? No
General Comments: long run corrugated iron painted 44.8 lm long x 6.7 m wide, roof pitched on a 20 degree gable roof

Foundations (Concrete)

Damage: No damage
Require Scaffolding? No
General Comments: Concrete footings and floor 300.16 m2

Elevation (North wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	2.60 l/m	30.00	78.00
			Cosmetic damage			
			Paint wall	16.75 m2	29.00	485.75

General Comments: 6.7 lm long x 2.5 m high painted concrete block wall

Elevation (South wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	1.40 l/m	30.00	42.00
			Cosmetic damage			
			Paint wall	16.75 m2	29.00	485.75

General Comments: 6.7 lm long x 2.5 m high painted concrete block wall

Elevation (West wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	3.70 l/m	30.00	111.00
			Cosmetic damage			
			Paint wall	112.00 m2	29.00	3,248.00

General Comments: 44.8 lm long x 2.5 m high painted block wall

Elevation (East wall)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	2.60 l/m	30.00	78.00
			Cosmetic damage			
			Paint wall	112.00 m2	29.00	3,248.00

General Comments: 44.8 x 2.5 m high painted concrete block wall

Elevation (North wall / level 1)

Damage: Earthquake damage**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Concrete	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	0.72 m2	65.00	46.80
			Cracking			
			Paint wall	16.75 m2	29.00	485.75

General Comments: 6.7 lm long x 2.5 m high painted stucco over concrete block wall**Elevation (South wall / level 1)****Damage:** Earthquake damage**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Concrete	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	1.12 m2	65.00	72.80
			Cracking			
			Paint wall	16.75 m2	29.00	485.75

General Comments: 6.7 lm long x 2.5 m high painted stucco over concrete block wall**Elevation (West wall / level 1)****Damage:** Earthquake damage**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Concrete	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	4.32 m2	65.00	280.80
			Cracking			
			Paint wall	85.75 m2	29.00	2,486.75

General Comments: 34.3 lm long x 2.5 m high painted stucco over concrete block wall**Elevation (East wall / level 1)****Damage:** Earthquake damage**Require Scaffolding?** Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Stucco	Concrete	Cracking			
			Grind out, epoxy fill and repair stucco to affected area	17.00 m2	65.00	1,105.00
			Cracking			
			Paint wall	85.75 m2	29.00	2,486.75

General Comments: 34.3 lm long x 2.5 m high painted stucco over concrete block wall

Ground Floor - Room (Other) (Garage # 6)

Damage: No damage
Require Scaffolding? No
General Comments: Concrete floor ,unpainted concrete block walls and ceiling, 1 x painted tiltadoor

First Floor - Room (Other) (Units 2,4,6,7 see sow)

Damage: No damage
Require Scaffolding? No
General Comments: see individual unit sows

Garage**Exterior****Roof (Iron)**

Damage: No damage
Require Scaffolding? No
General Comments: single pitched 7 degree painted corrugated roof 4.9 x 3.1

Foundations (Concrete)

Damage: No damage
Require Scaffolding? No
General Comments: Concrete footings and floor 4.9 x 3.1

Elevation (North wall)

Damage: No damage
Require Scaffolding? No
General Comments: 3.1 lm long x 2.4 m high painted concrete block wall, 1 x painted tiltadoor

Elevation (South wall)

Damage: No damage
Require Scaffolding? No
General Comments: 3.1 lm long x 2.4 m high painted concrete block wall

Elevation (West wall)

Damage: No damage
Require Scaffolding? No
General Comments: 4.9 lm long x 2.4 m high painted concrete block wall

Elevation (East wall)

Damage: No damage
Require Scaffolding? No
General Comments: 4.9 lm long x 2.4 m high painted concrete block wall

Fees**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	5,220.00

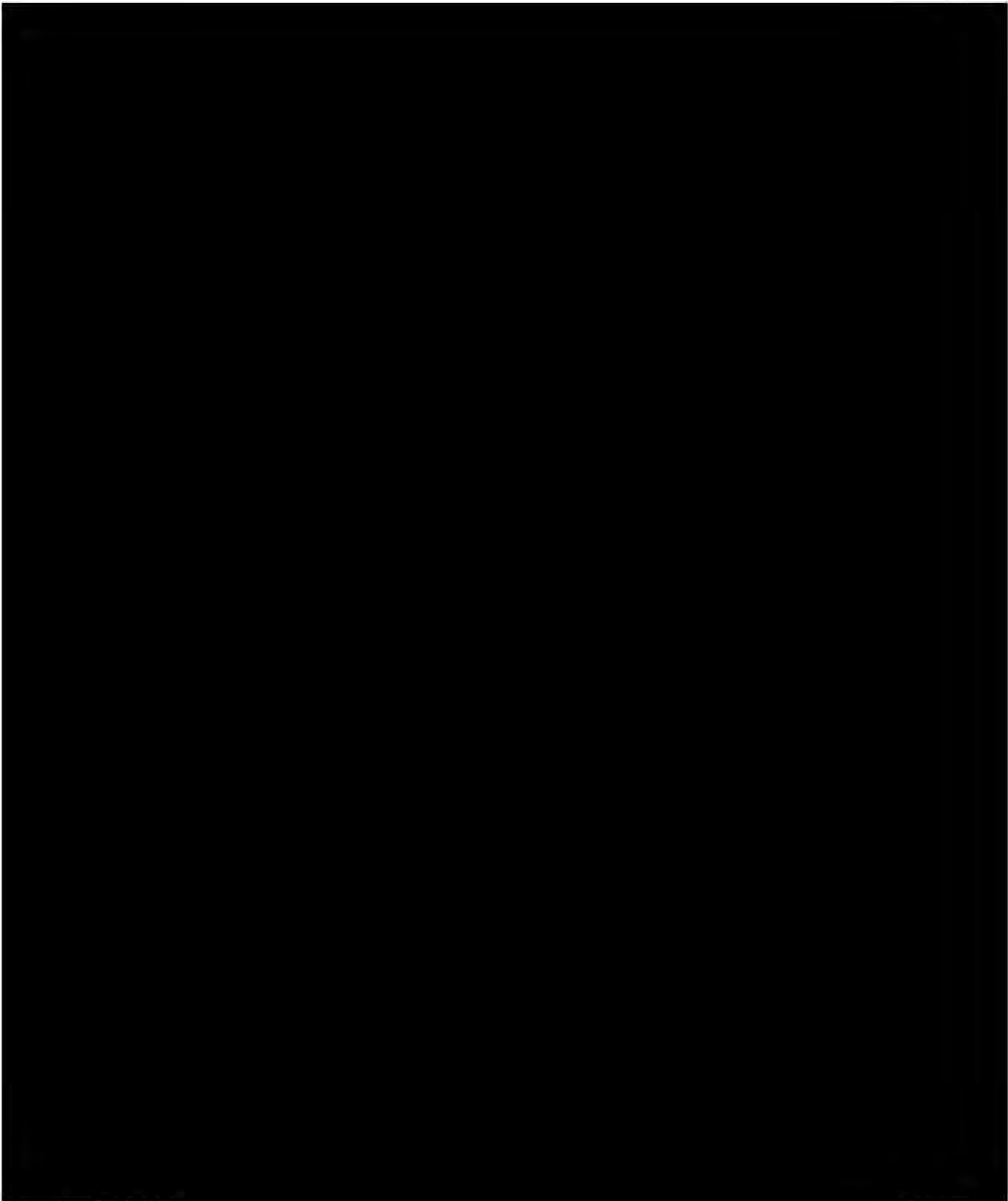
Overheads

Name	Estimate
Preliminary and general	2,776.83
Margin	4,270.72
GST	7,046.69

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00



Unit 6

Name	Description	Estimate
Exterior	Elevation (See main building sow)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Bathroom (/ laundry)	596.16
	Bedroom (Bed 1 left of hallway)	829.44
	Bedroom (Right end of hall)	0.00
	Hallway	0.00
	Kitchen (/ dining / lounge)	1,399.68
		2,825.28
		2,825.28

Main building

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

File Notes

Date Created: 29/10/2011 08:57
Created : Clarke, Jeffrey
Subject: Configuration
Note: Units 2, 4, 6 and 7 are on first floor.
Units 1, 3, 5 on ground floor.
Next Action:

Date Created: 29/10/2011 12:50
Created : Clarke, Jeffrey
Subject: Assessment
Note: A two storey late 70's, seven(2 bdrm)ownership units with 6 internal garage and one stand alone garage.
Light weight roof, structural concret balock walls and concrete floors to both leves. Top storey cladding is stucco over cement sheet, painted.
Minor cracking to exterior, interior cosmetic redecoration.

Existing damage in some units due to flooding. Not eq related.
Unit 2 not inspected internally on instruction from Claimant.
Next Action:

Date Created: 02/11/2011 02:57
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 02/11/2011
Note: COMET sent to EQR on 02/11/2011
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:1-7/33 TORRENS ROAD, CHRISTCHURCH CITY, CHRISTCHURCH
To:1-7/33 TORRENS ROAD, MIDDLETON, CHRISTCHURCH
Next Action:

Urgent Works Items

MS-SF0405

CLM/2011/178624 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/178624	Hub Zone	Body Corporate
Contractor Name	Renovation Excellence	Supervisor	James Abernethy
Property Address	1-7/33 TORRENS ROAD, MIDDLETON	Main Contact Name	SHARRYN PIDGEON
Customer name	BODY CORP 38532	Customer Email	[REDACTED]
Home Phone	[REDACTED]	Mobile Phone	[REDACTED]
Created By	Jennifer Mcgregor (EQR)	Form Completed	31/05/2013 08:31:35 a.m.

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

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	Papercopy on file and changes saved to W:drive. Will be uploaded to Aconex when job completed			

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

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

EQR Contracts Supervisor:

James Abernethy

19/11/2012

Name

Signature

Date

EQC Representative:

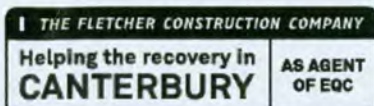
As per file

31/05/2013

Name

Signature

Date



Scope Change Summary

Claim No	2011/178624	Contractor	Renovation Excellence Ltd
Body Corp Number:	38532	Supervisor	James Abernethy
Unit Owner Details:	Rona & Mark Bond	Date	19/11/2012
Address:	U6/33 Torrens Road	EQC	Guy Puke-Mason
Contact re work	[REDACTED]		

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

Room	No. of Walls	Ceiling	Floor	Photo Number	Amendments to 2011 scope
Kitchen/dining /lounge 6.4x4.4x2.4h	✓	✓	✓		WALL COVERING: Painted lining paper - 51.84m2 Add: Remove, dispose and replace lining paper - 10.56m2. ✓ Add: Paint wall - 51.84m2 ✓ Delete: Rake out, plaster and paint - 51.84m2 ✓
Bedroom 1 left of hallway 2.9x3.5x2.4	✓				CEILING: Stippled gib - 10.15m2 Add: Plaster repair - 2hrs ✓ Add: Paint ceiling - 10.15m2 ✓



Scope Change Summary

Claim No	2011/178624	Contractor	Renovation Excellence Ltd
Body Corp Number:	38532	Supervisor	James Abernethy
Unit Owner Details:	Sharryn Pidgeon	Date	19/11/2012
Address:	U1 -U7/33 Torrens Road Exterior	EQC	Guy Puke-Mason
Contact re work	[REDACTED]		

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

Room	No. of Walls	Ceiling	Floor	Photo Number	Amendments to 2011 scope
		✓	✓		ALL EXTERIOR ELEVATIONS:
South elevation FF 10.0x2.5h	1				WALL CLADDING: Painted stucco – 25m2 Add: Paint with elastomeric paint – 25m2 ✓ Delete: Grind out, epoxy fill and repair stucco – 1.12m2 ✓ Delete: Paint wall – 16.75m2 ✓ SCAFFOLD: Add: Erect and dismantle – 50m2 to GF and FF
West Elevation FF 34.3x2.5h					WALL CLADDING: Painted stucco – 85.75m2 Add: Paint with elastomeric paint – 85.75m2 ✓ Delete: Grind out, epoxy fill and repair stucco – 4.32m2 ✓ SCAFFOLD: Add: Erect and dismantle - 171.5m2
East Elevation FF 40.3x2.5h					WALL CLADDING: Painted stucco – 100.75m2 Add: Paint with elastomeric paint – 100.75m2 ✓ Delete: Grind out, epoxy fill and repair stucco - 17m2 ✓ Delete: Paint wall – 85.75m2 ✓
West Wall Elevation 44.8x2.5h					WALL FRAMING: Painted block – 112.00m2 Add: Paint with elastomeric paint – 112.0m2 ✓ Delete: Grind out and re-mortar – 3.7m2 ✓ Delete: Paint wall: - 112.0m2 ✓
East Wall Elevation 50.8x2.5h					WALL FRAMING: Painted block: 127m2 Add: Paint with elastomeric paint – 127m2 ✓ Delete: Grind out and re-mortar - 2.6m2 ✓ Delete: Paint wall - 112m2 ✓ SCAFFOLD: Add: Erect and dismantle – 127m2 GF & FF

SINCE 1, 3, 6, 24, 5, 7

Full

EQC Claim Assessment

Address 1-7/33 TORRENS ROAD, CHRISTCHURCH CITY, **EQC Claim Number** CLM/2011/178624
CHRISTCHURCH, 8024

Hazards **EQC Assessor (L,F)** Clarke, Jeffrey

Inspection Date 29-Oct-2011 **Placard** No Sticker **EQC Estimator (L,F)** Polley, Mark

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
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PIDGEON SHARRYN				
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Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
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Water Supply	Town Connection, Plastic	50 m
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Sewerage	Town Connection, PVC Pipe	50 m
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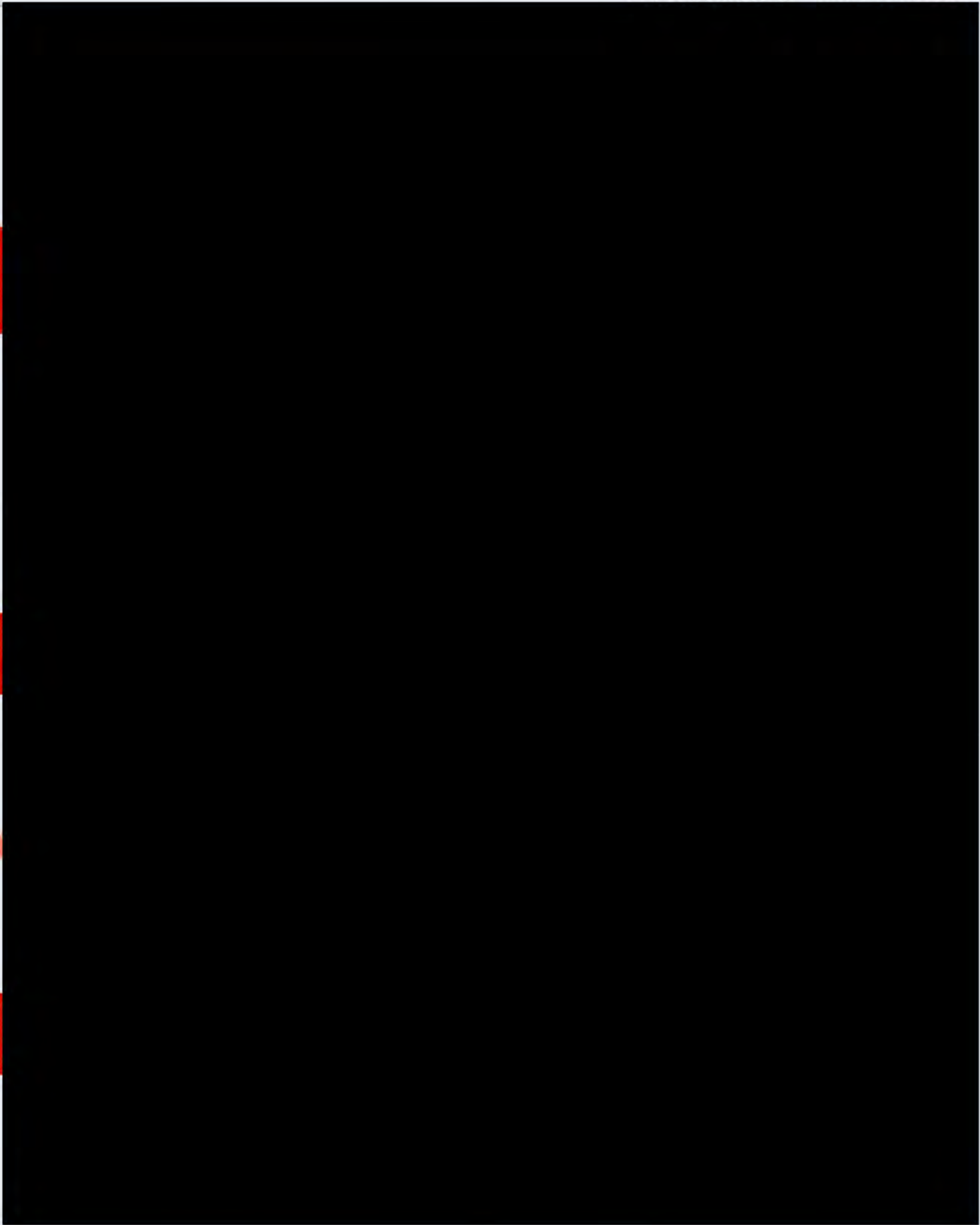
Property Detail - Site

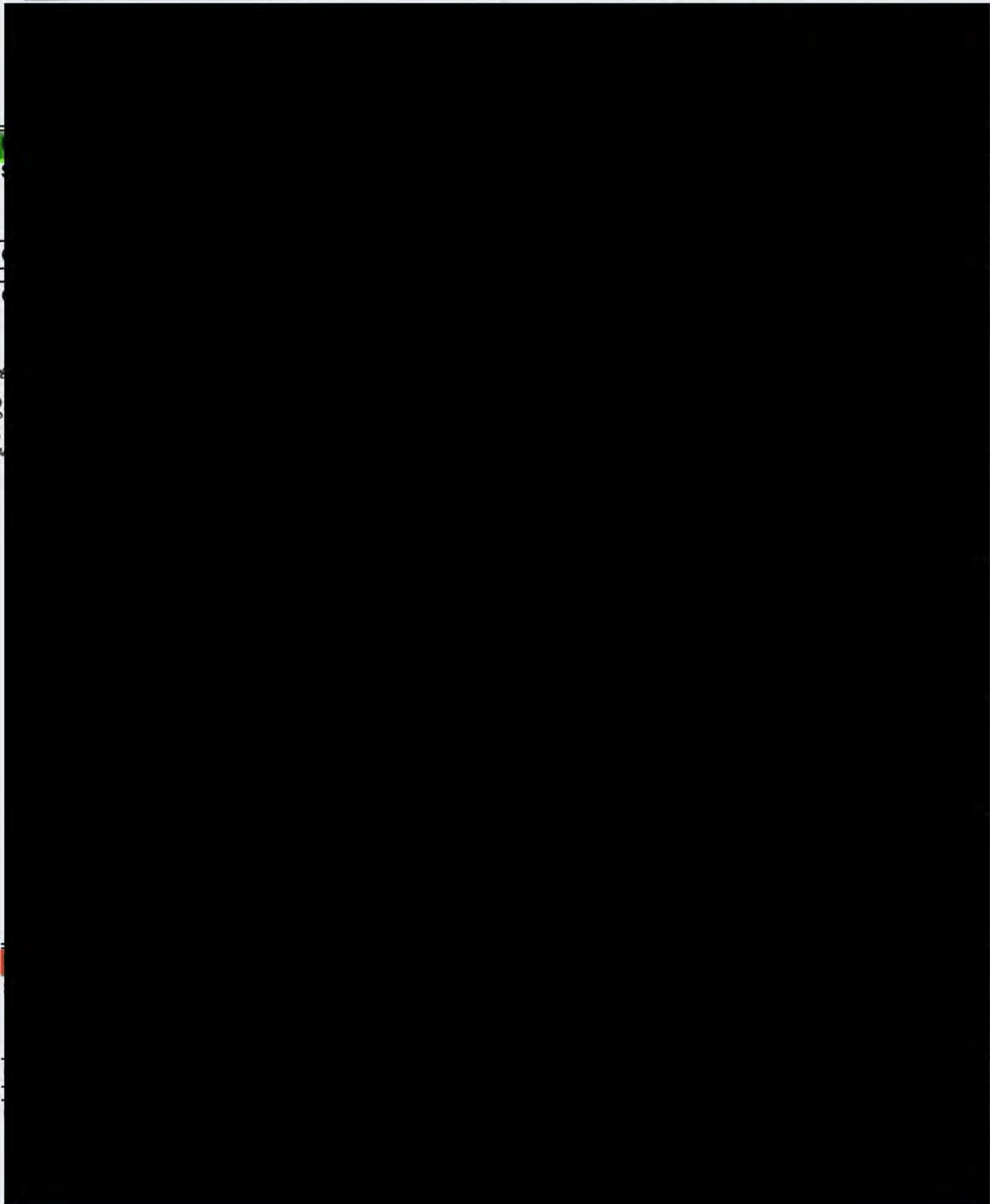
Element	Description / Damage / Repair Strategy	Measure
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Main Access	Drive, Concrete	270 m2
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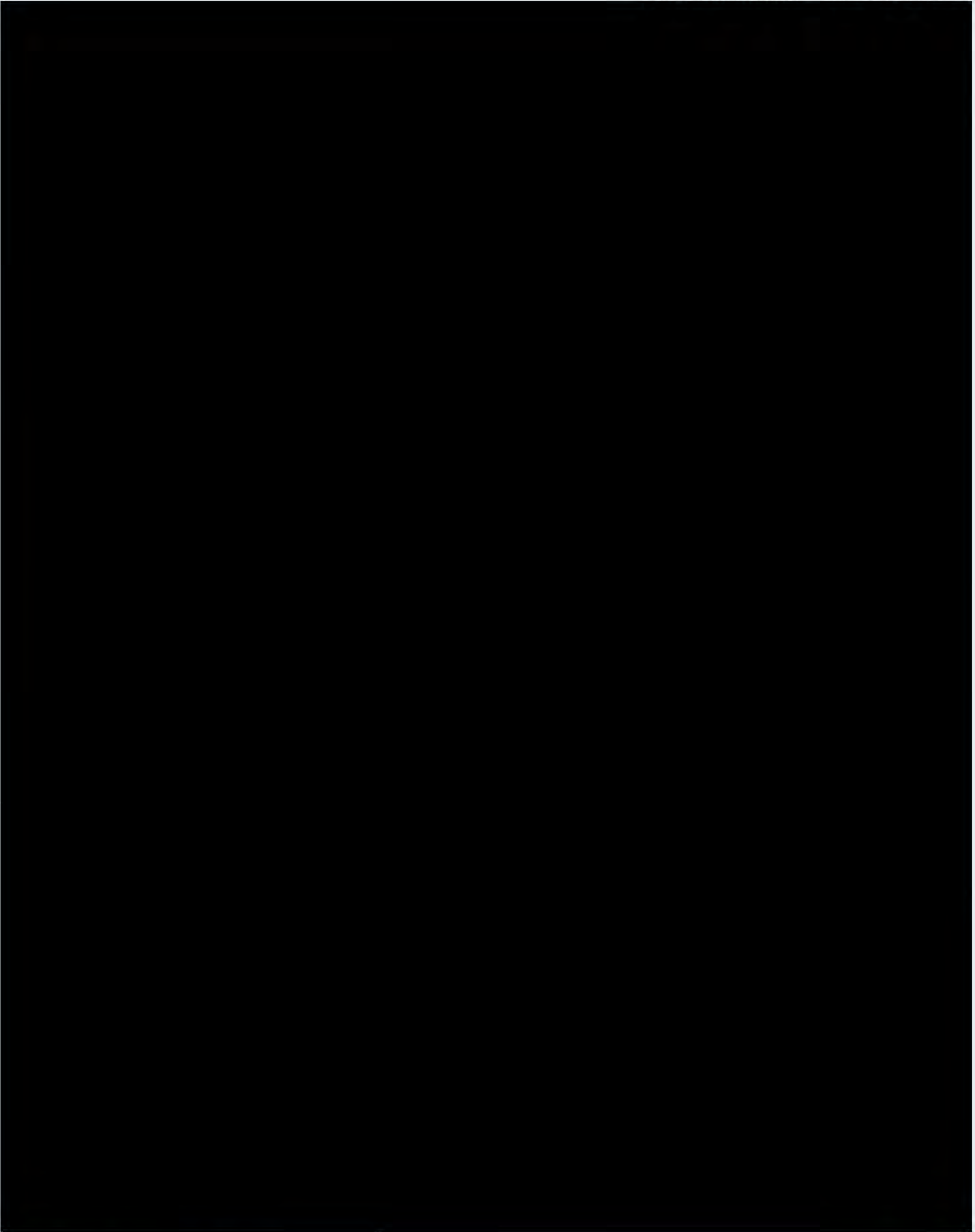
Land	Exposed, Soil	1002 m2
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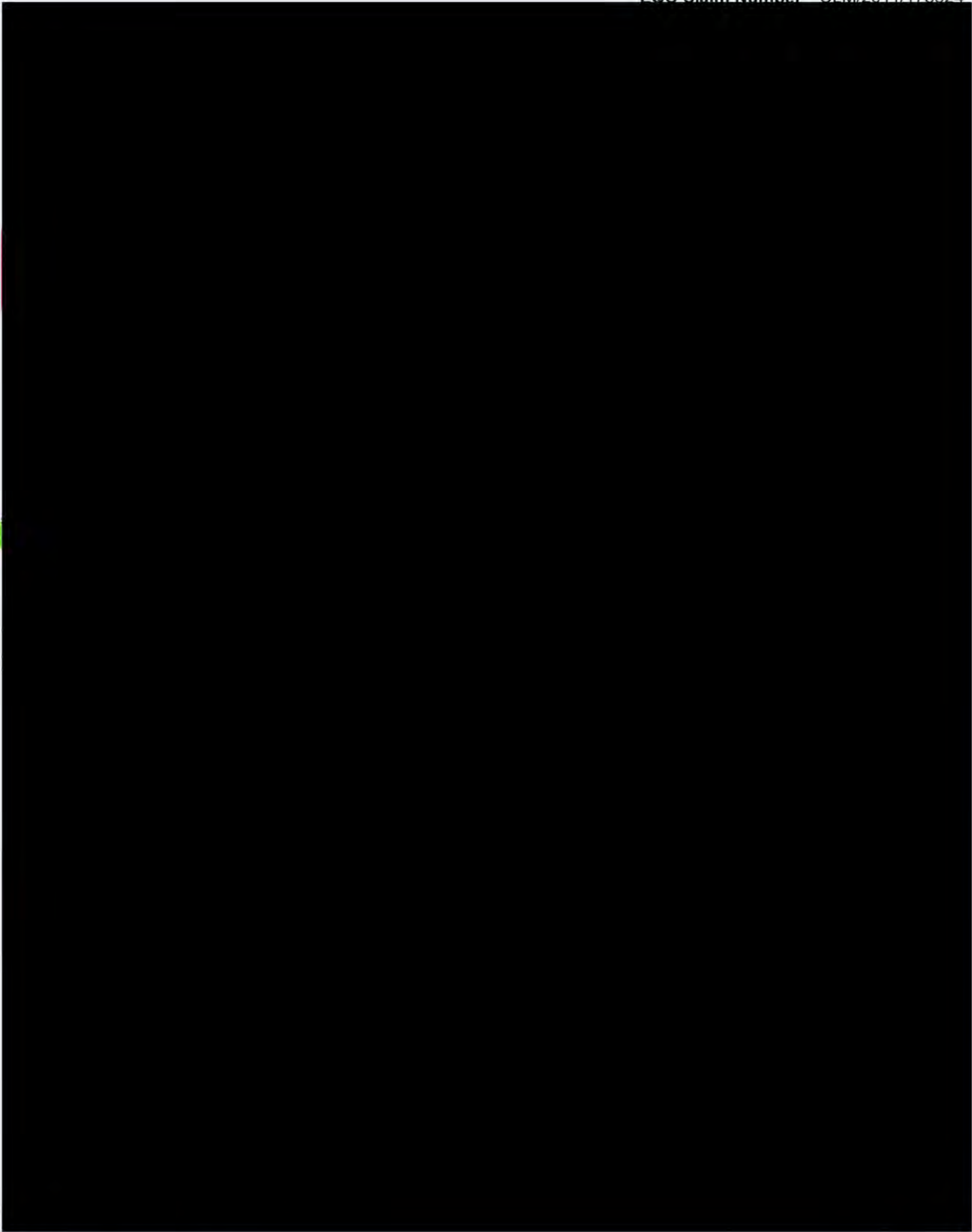
Land	Exposed, Soil	300.16 m2
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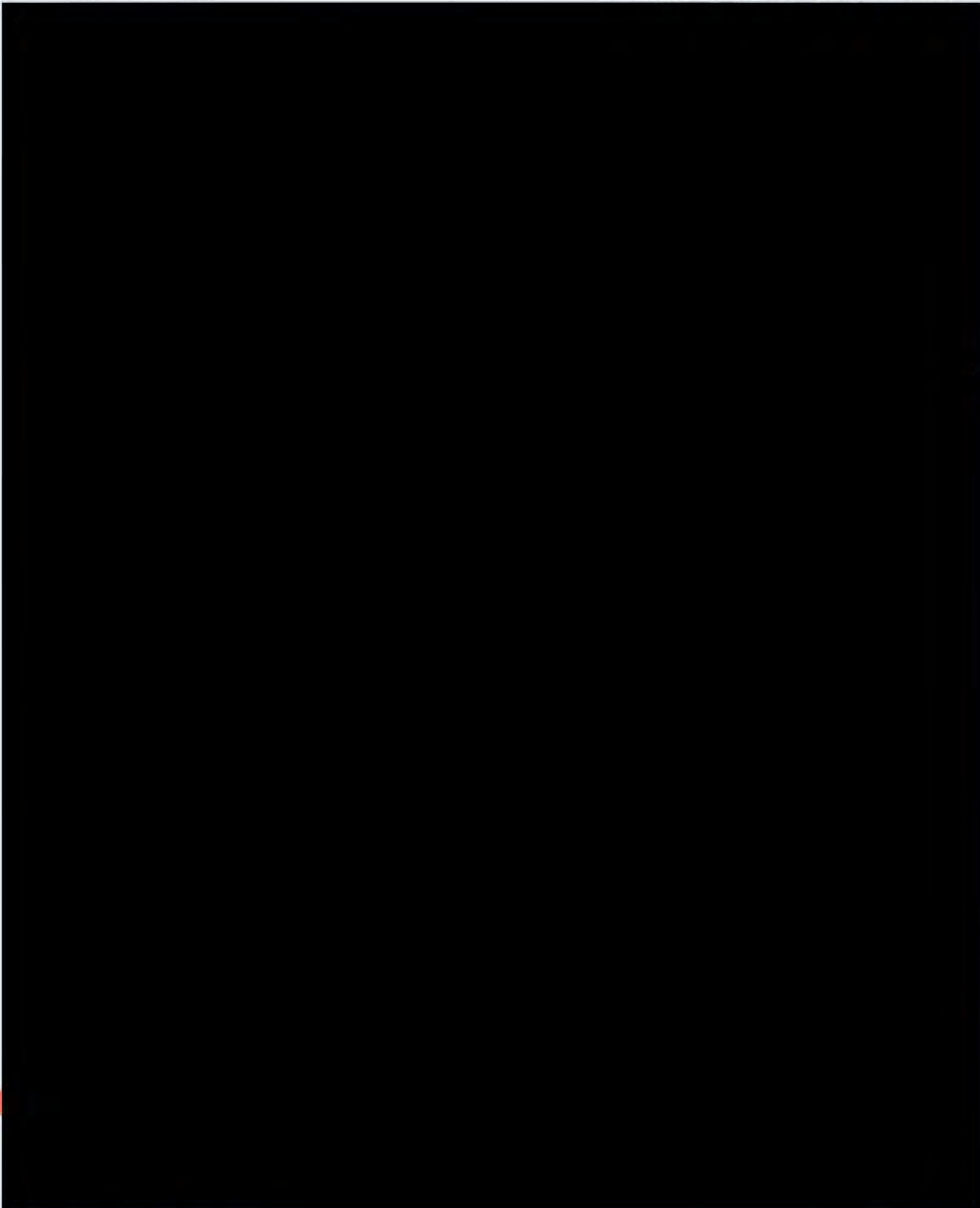


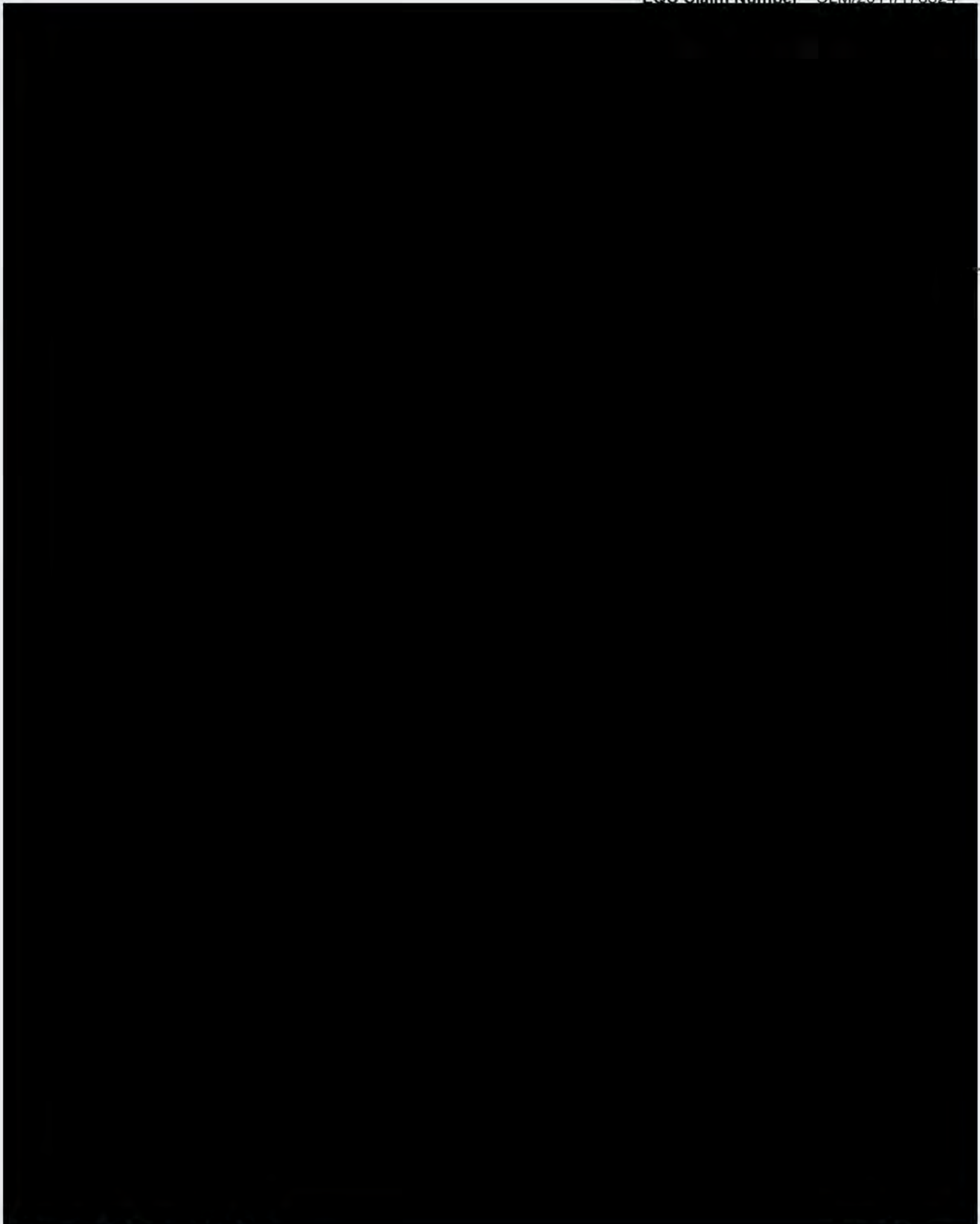
EQC Claim Number CLM/2011/178624

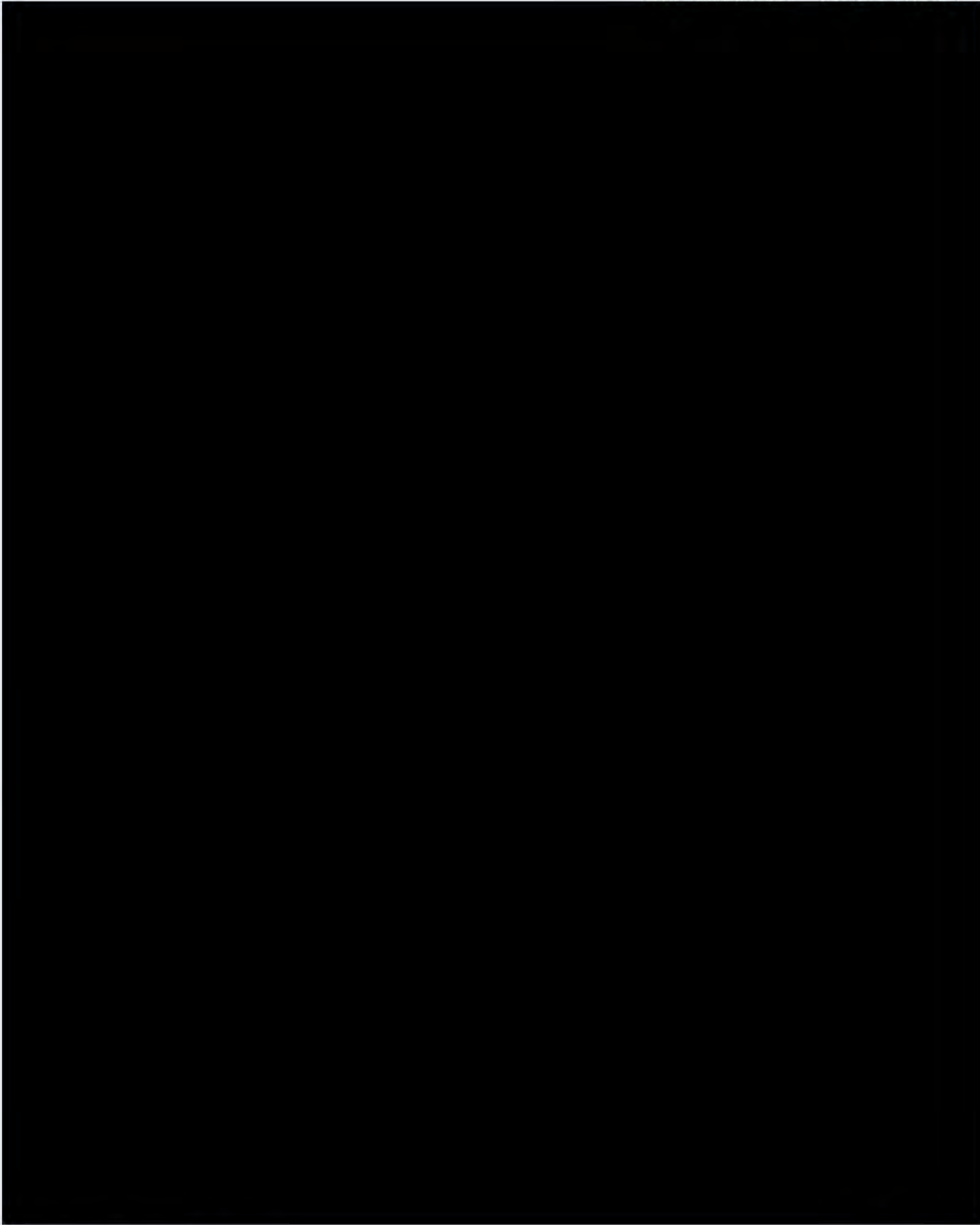




EQC Claim Number CLM/2011/178624







UNIT 6

Age 1961 - 1980

Area 55.4m²

Footprint Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
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Elevation (See main building sow)

Comments: bodycorp all under 1 claim number**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen / dining / lounge (L=6.4m W=4.4m H=2.4m)

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

Floor Concrete, Carpet (28.16 m²)

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

Ceiling Gib, Stipple (28.16 m²)Wall covering Gib, Paint (51.84 m²)

Cosmetic damage

Rake out, plaster and paint

RDR UP

4.4 x 2.4

Paint 51.84

51.84 m²

Work top Kitchen work top, Stainless (4.00 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

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

Room - Additional Notes:**Hallway (L=2.4m W=0.8m H=2.4m)****Room - Comments:** Carpet over concrete floor, 1 x hollow door, painted walls and ceiling**Room - Additional Notes:****Bathroom / laundry (L=2.5m W=2.1m H=2.4m)**

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

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Vinyl (5.25 m²)Shower Cubical shower unit, Acrylic shower (1.00 m²)Wall covering Gib, Paint (22.08 m²)

Cosmetic damage

Rake out, plaster and paint

22.08 m²Ceiling Gib, Stipple (5.25 m²)

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

Toilet Standard, Standard Spec (1.00 Item)

Room - Additional Notes:

U6

EQC Claim Number CLM/2011/178624

Bedroom Bed 1 left of hallway (L=2.9m W=3.5m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)
Floor	Concrete, Carpet (10.15 m2)
Wall covering	Gib, Paint (30.72 m2)
	Cosmetic damage
	Rake out, plaster and paint 30.72 m2
Ceiling	Gib, Stipple (10.15 m2) <i>10.15 m2</i>
Door (Internal)	Single Hollow Core, MDF (1.00 No of) <i>C: Plaster Repair 2hrs + Paint 1hr</i>

Room - Additional Notes:

Bedroom Right end of hall (L=2.5m W=3.4m H=2.4m)

Room - Comments: concrete floor carpet over, painted walls and ceiling, 1 x aluminium window ,

Room - Additional Notes:

✓

MAIN BUILDING Age 1961 - 1980 Area 209.5m2 Footprint Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (South wall / level 1)	<i>SCAFF 10.0 x 5.0 GF+PF</i>	
Wall cladding	Stucco, Concrete (16.75 m2) <i>PAINTED</i> Cracking	
	Grind out, epoxy fill and repair stucco to affected area	1.12 m2
	Paint wall <i>ELASTO PWE</i>	16.75 m2

Comments: 6.7 m long x 2.5 m high painted stucco over concrete block wall

Element	Description / Damage / Repair Strategy	Measure
Elevation (West wall / level 1)	<i>SCAFF. 34.3 x 5.0 - GF+PF</i>	
Wall cladding	Stucco, Concrete (85.75 m2) Cracking	
	Grind out, epoxy fill and repair stucco to affected area	4.32 m2
	Paint wall <i>ELASTO PWE</i>	85.75 m2

Comments: 34.3 m long x 2.5 m high painted stucco over concrete block wall

Element	Description / Damage / Repair Strategy	Measure
Elevation (East wall / level 1)		
Wall cladding	Stucco, Concrete (13.72 m2)	

EQC Claim Number CLM/2011/178624

Cracking

Grind out, epoxy fill and repair stucco to affected area 17 m2

40.3 x 2.54

Paint wall ELASTIC PWE 85.75 m2

Comments: 34.3 lm long x 2.5 m high painted stucco over concrete block wall

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

Wall framing Block, Concrete (112.00 m2)

Cosmetic damage

Grind out and re-mortar 2.7 m

Paint wall ELASTIC PWE 112 m2 CHECK PT.

Comments: 44.8 lm long x 2.5 m high painted block wall

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

Wall framing Block, Concrete (112.00 m2)

Cosmetic damage

Grind out and re-mortar 2.8 m

Paint wall ELASTIC PWE 112 m2 CHECK PT.

50.8 x 2.54

Comments: 44.8 x 2.5 m, high painted concrete block wall

Element	Description / Damage / Repair Strategy	Measure
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Elevation (North wall / level 1)

Wall cladding Stucco, Concrete (16.75 m2)

Cracking

Grind out, epoxy fill and repair stucco to affected area 0.72 m2

Paint wall ELASTIC PWE 16.75 m2

10.0 x 2.54

Comments: 6.7 lm long x 2.5 m high painted stucco over concrete block wall

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

Wall framing Block, Concrete (16.75 m2)

Cosmetic damage

Grind out and epoxy fill cracks PWE 2.6 m

Paint wall ELASTIC PWE 16.75 m2

10.0 x 2.5

Comments: 6.7 lm long x 2.5 m high painted concrete block wall

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

Elevation (South wall)

Wall framing Block, Concrete (16.75 m2)

Cosmetic damage

Grind out and re-mortar 1.4 m

Paint wall ELASTIC PWE 16.75 m2

10.0

Comments: 6.7 lm long x 2.5 m high painted concrete block wall

Element	Description / Damage / Repair Strategy	Measure
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Foundations (Concrete)

Comments: Concrete footings and floor 300.16 m2

EQC Claim Number CLM/2011/178624

Element	Description / Damage / Repair Strategy	Measure
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Roof (Iron)

Comments: long run corrugated iron painted 44.8 lm long x 6.7 m wide, roof pitched on a 20 degree gable roof

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Room (Other) Garage # 6 (L=6.2m W=2.7m H=2.6m)

Room - Comments: Concrete floor ,unpainted concrete block walls and ceiling, 1 x painted tiltadoor

Room - Additional Notes:

✓

First Floor

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

Room (Other) Units 2,4,6,7 see sow (L=9.1m W=6.7m H=2.4m)

Room - Comments: see individual unit sows

Room - Additional Notes:

GARAGE	Age	1961 - 1980	Area	13.3m ²	Footprint	Rectangular
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Structure

EQC Claim Number CLM/2011/178624

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

Comments: 4.9 lm long x 2.4 m high painted concrete block wall

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

Comments: 3.1 lm long x 2.4 m high painted concrete block wall, 1 x painted tiltadoor

Element	Description / Damage / Repair Strategy	Measure
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Elevation (South wall) ✓

Comments: 3.1 lm long x 2.4 m high painted concrete block wall

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

Elevation (West wall) ✓

Comments: 4.9 lm long x 2.4 m high painted concrete block wall

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

Foundations (Concrete) ✓

Comments: Concrete footings and floor 4.9 x 3.1

Element	Description / Damage / Repair Strategy	Measure
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Roof (Iron) ✓

Comments: single pitched 7 degree painted corrugated roof 4.9 x 3.1

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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End Of Assessment

BC CLAIM NO.	2011/178624	BC PHONE:	
BODY CORP:	38532	BC MOB:	
BC CONTACT	SHARRYN PIDGEON	INSPECTION DATE:	29/10/2011
PRINCIPLE ADDRESS:	1-7/33 TORRENS RD, CHRISTCHURCH 8024		
EQR SUPERVISOR:	JAMES ABERNETHY	EST. DURATION	
CONTRACTOR:	RENVOATION EXCELLENCE	ACCREDITATION #	411

INTERNAL UNIT SUMMARY

UNIT NO.	FULL NAME/ TITLE	EQC CLAIM NUMBER	2011	2011 S/C	TOTAL \$	
1			\$2,083.06	\$2,647.62	\$4,730.68	
2			\$0.00	\$4,650.03	\$4,650.03	
3			\$2,771.86	\$125.00	\$2,896.86	
4			\$2,197.04	\$1,118.80	\$3,315.84	
5			\$1,894.58	\$730.74	\$2,625.32	
6			\$1,422.96	\$1,752.62	\$3,175.58	
7			\$2,357.15	\$4,718.23	\$7,075.38	
8			\$0.00	\$15,765.00	\$15,765.00	
9			\$0.00	\$0.00	\$0.00	
10			\$0.00	\$0.00	\$0.00	
11			\$0.00	\$0.00	\$0.00	
12			\$0.00	\$0.00	\$0.00	
13			\$0.00	\$0.00	\$0.00	
14			\$0.00	\$0.00	\$0.00	
15			\$0.00	\$0.00	\$0.00	
16			\$0.00	\$0.00	\$0.00	
17			\$0.00	\$0.00	\$0.00	
18			\$0.00	\$0.00	\$0.00	
19			\$0.00	\$0.00	\$0.00	
20			\$0.00	\$0.00	\$0.00	
21			\$0.00	\$0.00	\$0.00	
22			\$0.00	\$0.00	\$0.00	
23			\$0.00	\$0.00	\$0.00	
24			\$0.00	\$0.00	\$0.00	
25			\$0.00	\$0.00	\$0.00	
26			\$0.00	\$0.00	\$0.00	
27			\$0.00	\$0.00	\$0.00	
28			\$0.00	\$0.00	\$0.00	
29			\$0.00	\$0.00	\$0.00	
30			\$0.00	\$0.00	\$0.00	
31			\$0.00	\$0.00	\$0.00	
32			\$0.00	\$0.00	\$0.00	
33			\$0.00	\$0.00	\$0.00	
34			\$0.00	\$0.00	\$0.00	
35			\$0.00	\$0.00	\$0.00	
			TOTAL \$	\$12,726.65	\$31,508.02	\$44,234.68

SUMMARY	2011	2011 S/C	TOTAL \$
PRELIMINARIES & GENERAL			\$15,186.00
TOTAL \$			\$15,186.00

CUMMULATIVE VALUE	2011	2011 S/C	TOTAL \$
SUB TOTAL INC. P&G AND PROFIT	\$27,912.65	\$31,508.02	\$59,420.68
GST	\$4,186.90	\$4,726.20	\$8,913.10
TOTAL \$	\$32,099.55	\$36,234.23	\$68,333.78

CONTRACTOR SUPPLIED RATES CONTRACTOR SUPPLIED RATES

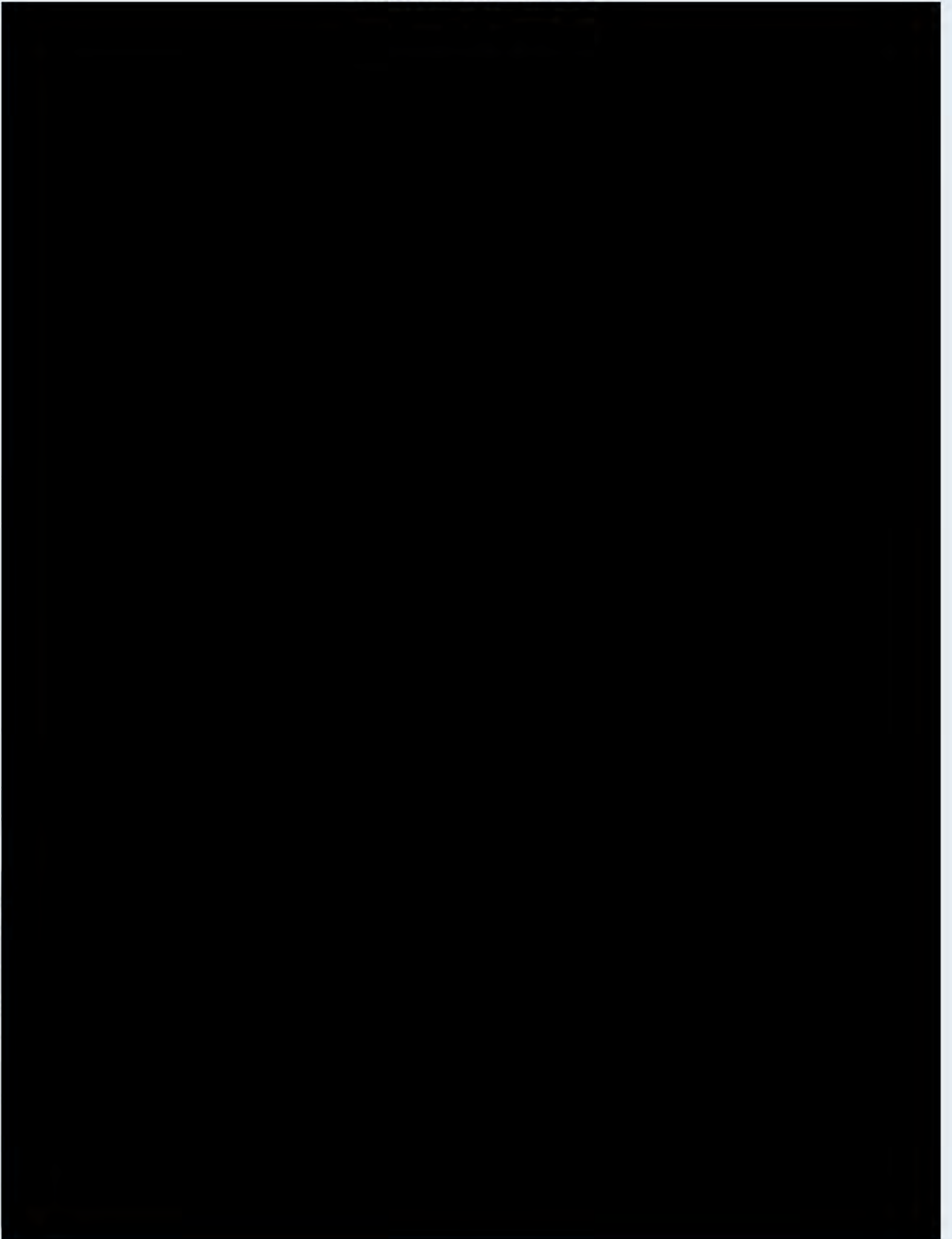
PRELIMINARIES & GENERAL		\$
	SUPERVISION (20 days @ \$90/day)	\$ 1,800.00
	DAILY CLEAN (20 days @ \$45/day)	\$ 900.00
	SCOPING TIME/ QUOTATION PRODUCTION \$45 PER HR	\$ 225.00
	FLOOR PROTECTION	\$ 1,350.00
	SCAFFOLD - TO BE QUOTED/ PRICE AGREED WITH QS	\$ 9,761.00
	SKIP/ DUMPING	\$ 400.00
	CONTENTS MOVEMENT FEE \$45/h	\$ 750.00
	HIAB - CRAINE - TO BE QUOTED	
	OTHER	
	TOTAL:	\$15,186.00

CODED INTERNAL AREAS - CONTRACTOR PROVIDED RATES		
CODE	ITEM DESCRIPTION	\$/ M²
1	PAINT INTERNAL WALLS	\$19.40
2	PAINT INTERNAL CEILINGS	\$21.60
3	RAKE OUT, PLASTER & PAINT/ GAP FILL & PAINT	\$26.95
4	REMOVE, DISPOSE, REPLACE GIB (13MM), STOP & UNDERCOAT & PAINT	\$122.20
5	REMOVE, DISPOSE, REPLACE GIB (13MM), STOP, HANG LINING PAPER/ WALL PAINT	\$135.20
6	REMOVE, RAKE OUT, PLASTER, SUPPLY & REPLACE WALLPAPER (\$65 PER ROLL)	\$65.00
7	REMOVE, SUPPLY, REPLACE LINING PAPER AND PAINT	\$65.00
8	REMOVE, SUPPLY, REPLACE LINING PAPER	\$40.50
9	REMOVE, DISPOSE, REPLACE GIB & RE-STIPPLE	\$128.00

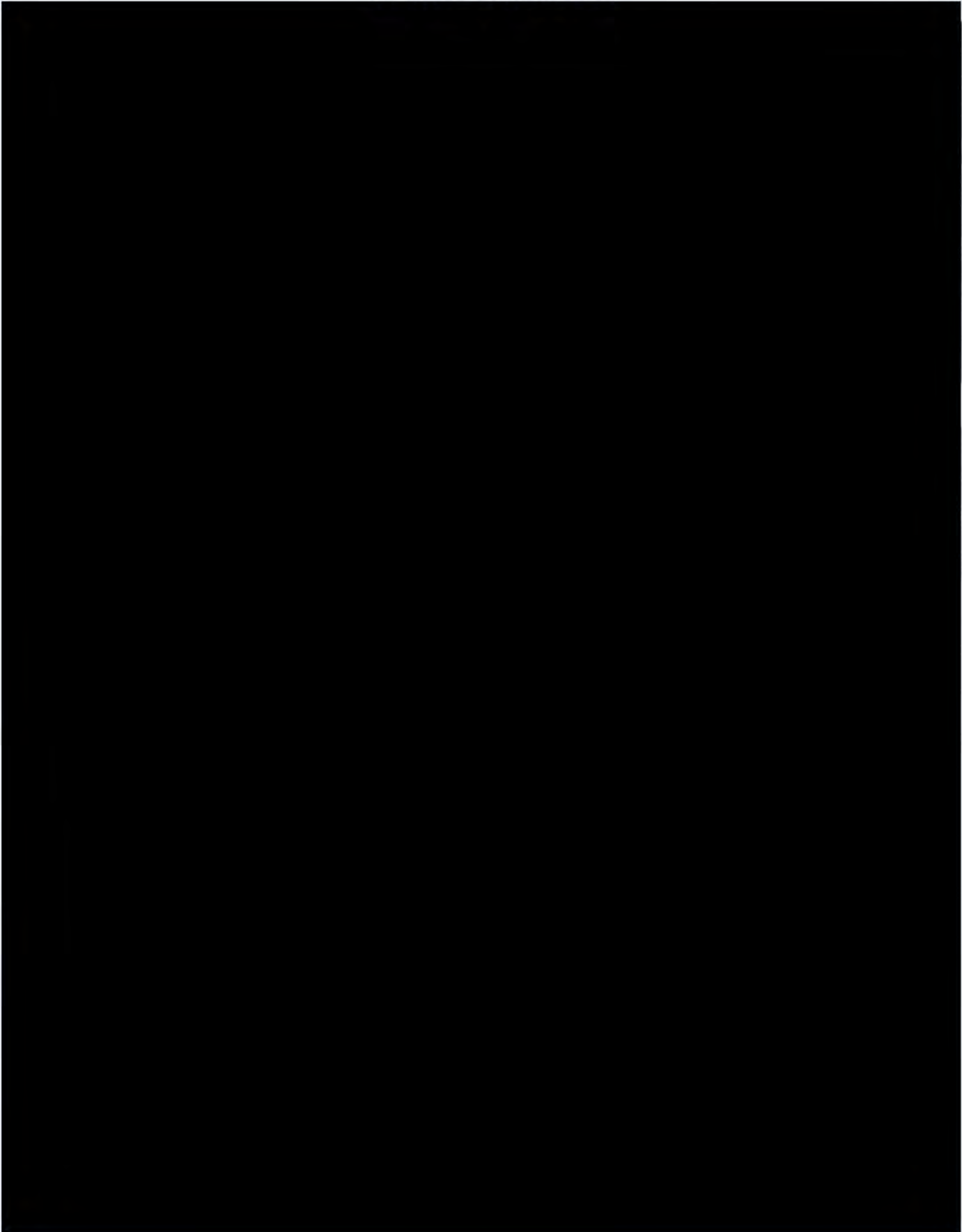
UNCODED REPAIR STRATEGIES - CONTRACTOR PROVIDED RATES		
CODE	ITEM DESCRIPTION	\$
10	RAKE OUT & STOP / GAP FILL CRACKS TO INTERNAL SURFACES -PER M	\$12.00
11	EPOXY AND FILL CRACKS IN FLOOR ≤ 5MM WIDE - PER M	\$150.00
12	LIFT & RELAY EXISTING CARPET - PER M2	\$13.20
13	GAP FILL AND PAINT JAMBS/ SILLS - PER M	\$13.00
14	REALIGN DOOR - ITEM	\$90.00
15	REPAINT TOTAL DOOR SURROUND - ITEM	\$46.00
16	REMOVE, DISPOSE AND REPLACE VINYL - PER M2	\$104.00
17	GAP FILL AND PAINT TRIMS - PER M	\$12.50
18	EASE & REPAINT DOOR	\$180.00
19	SOLID PLASTER REPAIR TO RING FOUNDATION - PER M2	\$82.00
20	PAINT FOUNDATIONS - PER M2	\$36.00
21	SKIM COAT INTERNAL WALLS TO LEVEL 4 FINISH -PER M2	\$10.00
22	PAINT CONCRETE FLOOR - M2	\$35.00

UNCODED EXTERNAL REPAIR STRATEGIES - CONTRACTOR PROVIDED RATES		
CODE	ITEM DESCRIPTION	\$
23	WALL CLADDING - GRIND OUT AND REPOINT MORTAR - PER M	\$44.00
24	WALL CLADDING - RELAY AND REBED LOOSE BRICKS - PER M2	\$102.00
25	WALL CLADDING - RELAY AND REBED LOOSE CILL BRICKS - PER M	\$77.00
26	WALL CLADDING - PAINT WALL - ELASTOMATIC PAINT - PER M2	\$30.00
27	ROOF COVERING - REPOINT RIDGE CAPPING - PER M	\$44.00
28	REMOVE , DISPOSE & REPLACE ROOF TILES (CONC) - PER M2	\$90.00
29	REMOVE CEMENT SHEET & REPLACE CEMENT SHEET - PER M2	\$179.00
30	REMOVE, DISPOSE AND REPLACE CONC BLOCK VEENER - PER M2	\$160.00
31	TOTAL FAILURE - REMOVE, DISPOSE & REPLACE BRICKS - PER M2	\$180.00

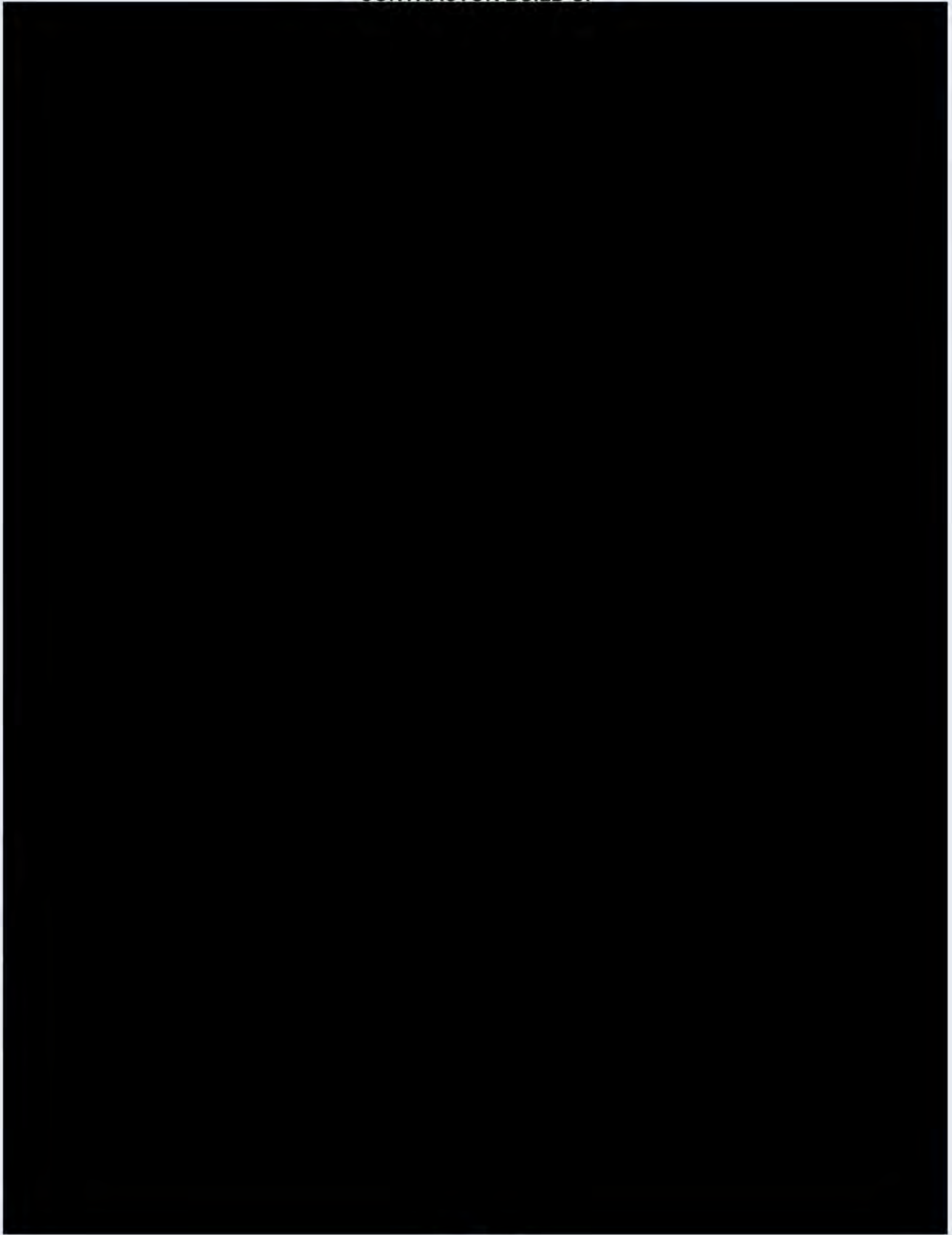
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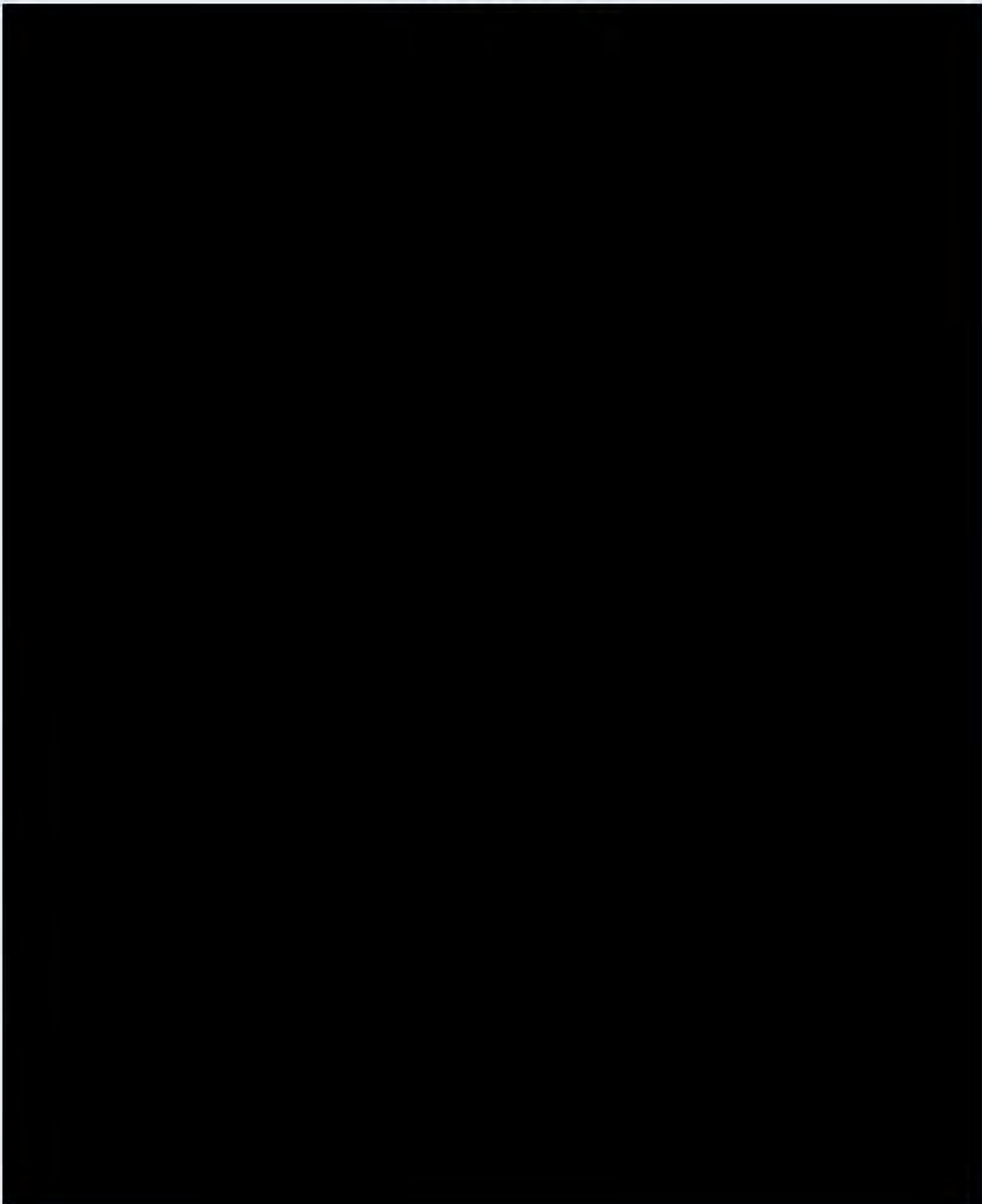
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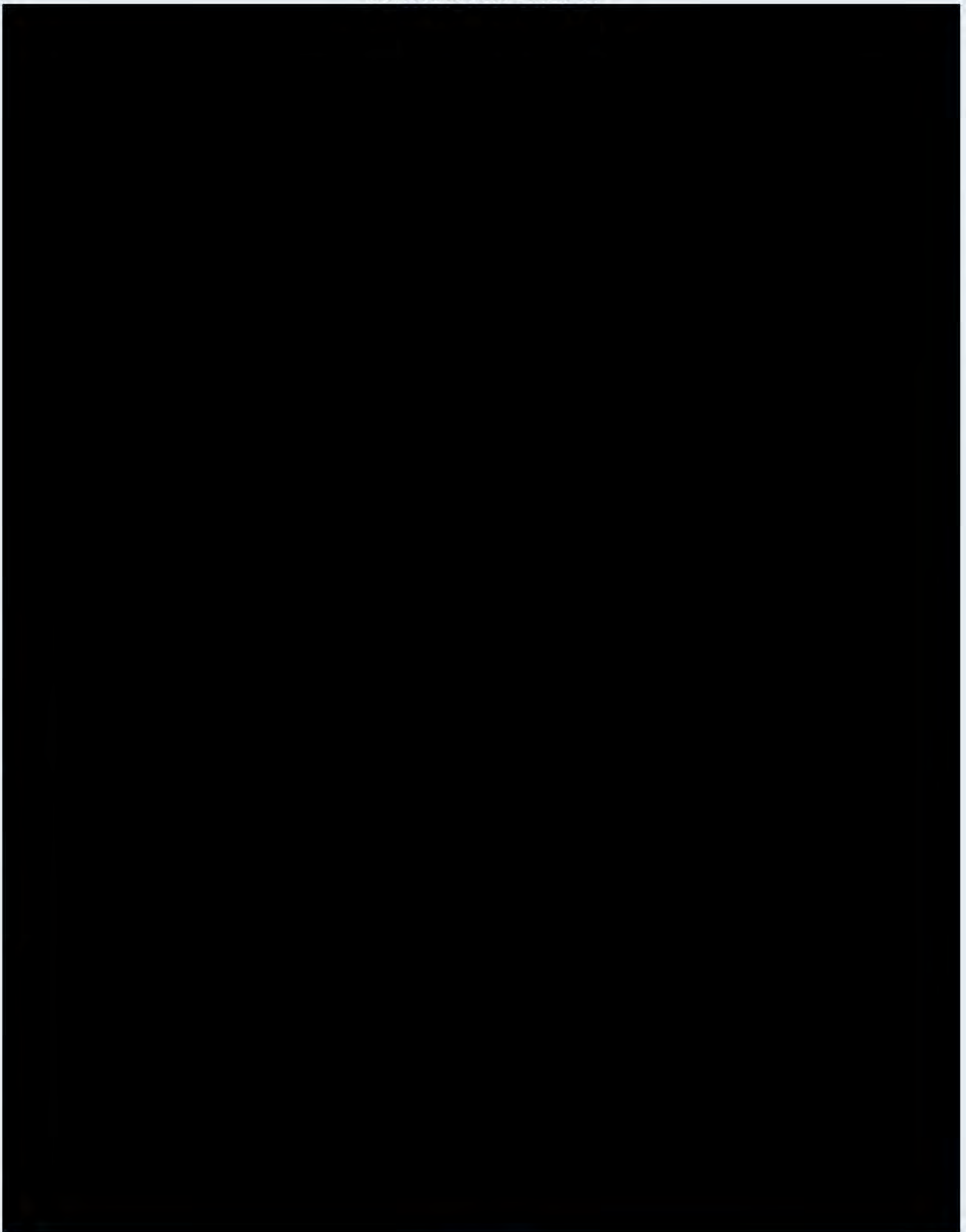
PAGE 1 - UNIT 2
CONTRACTOR BUILD UP



**PAGE 2 - UNIT 2
CONTRACTOR BUILD UP**

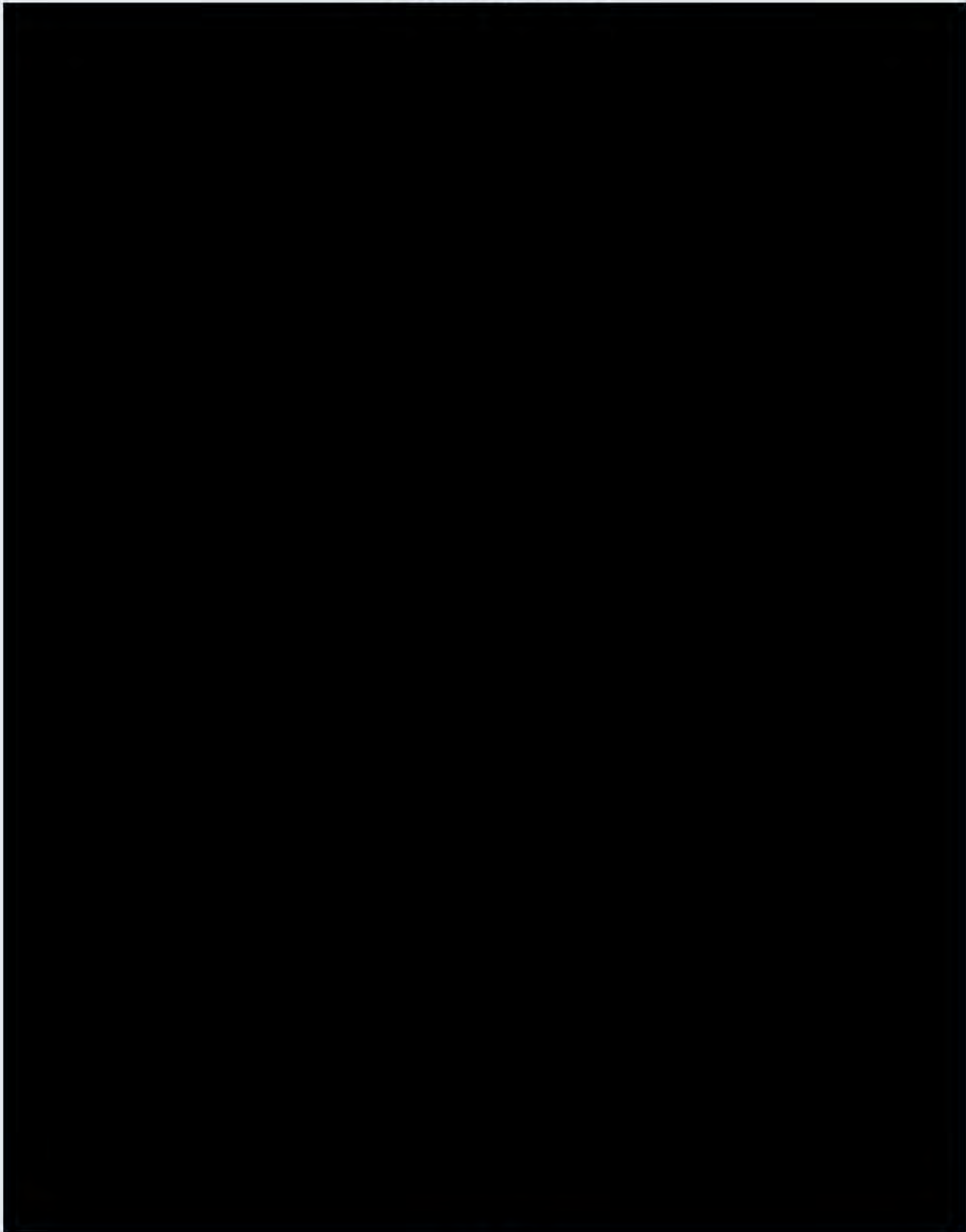


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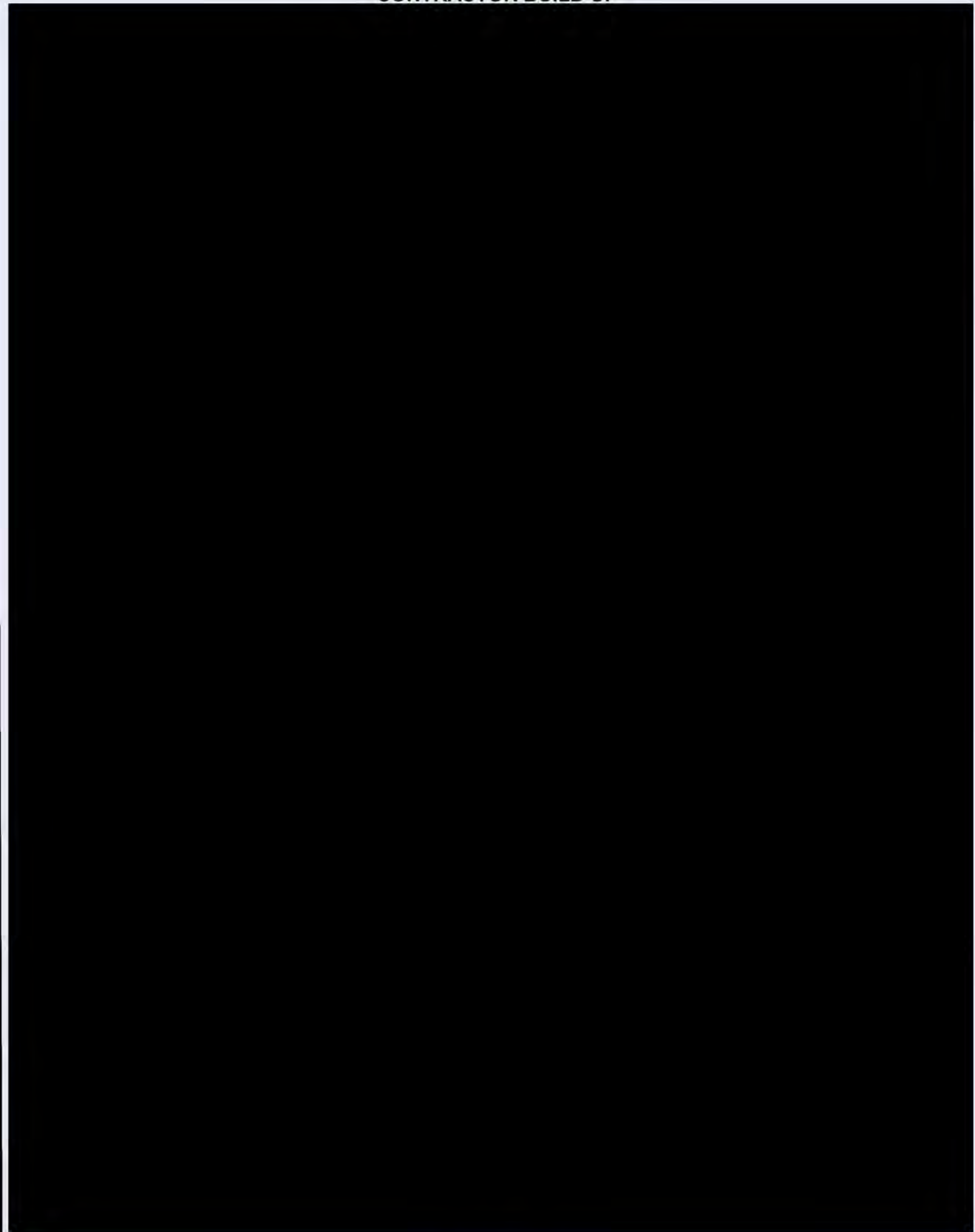
PAGE 2 - UNIT 3
CONTRACTOR BUILD UP

**PAGE 1 - UNIT 4
CONTRACTOR BUILD UP**

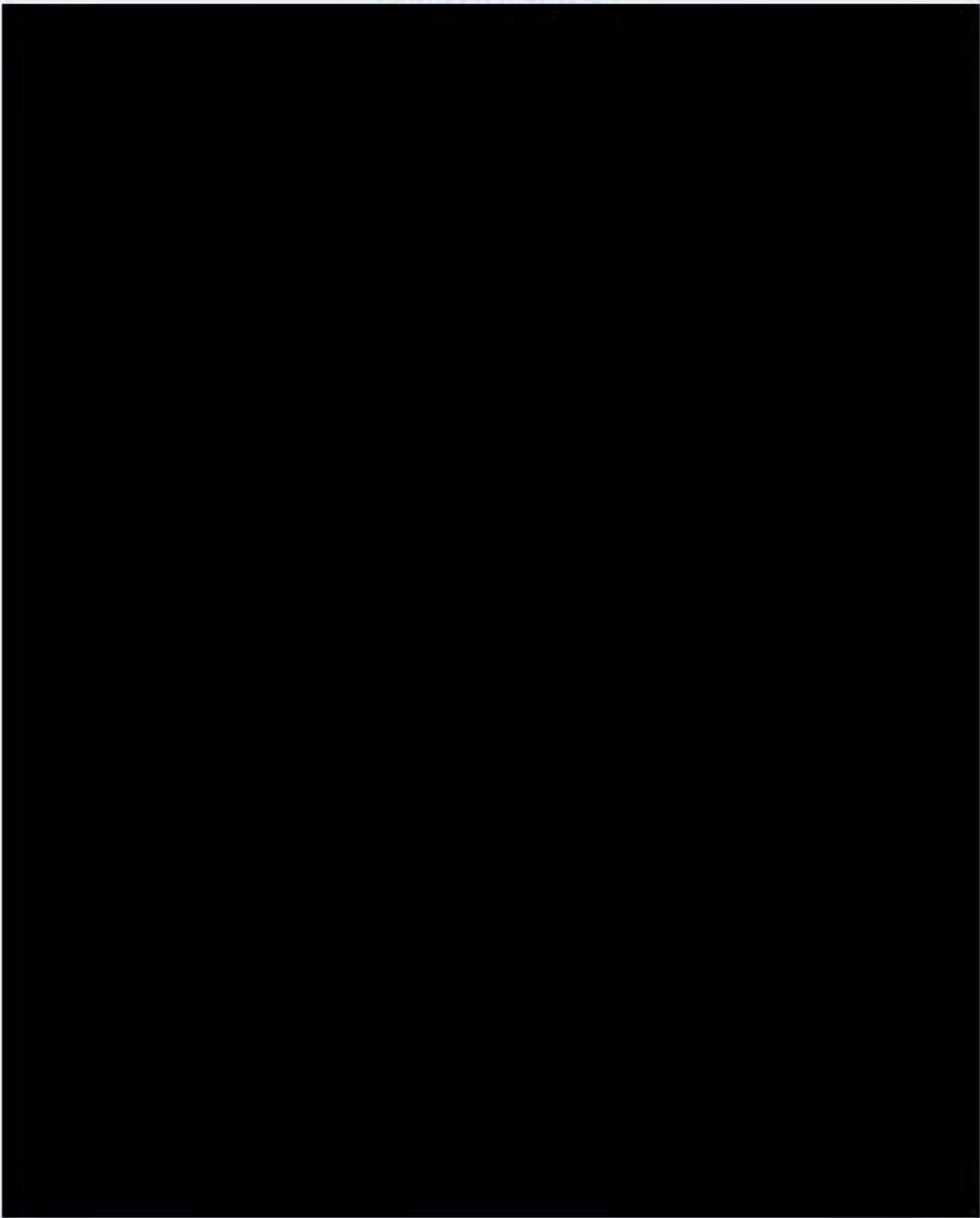


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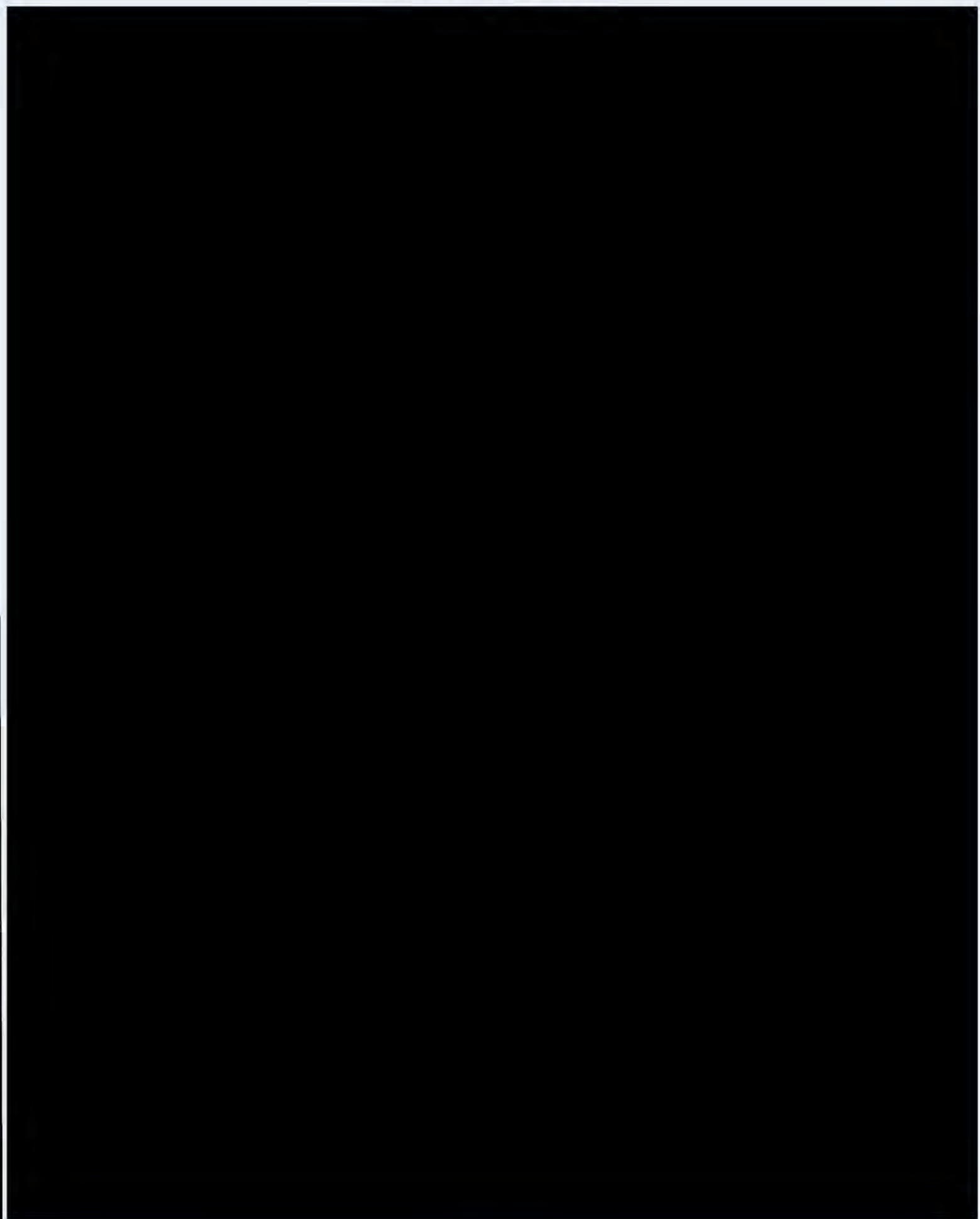
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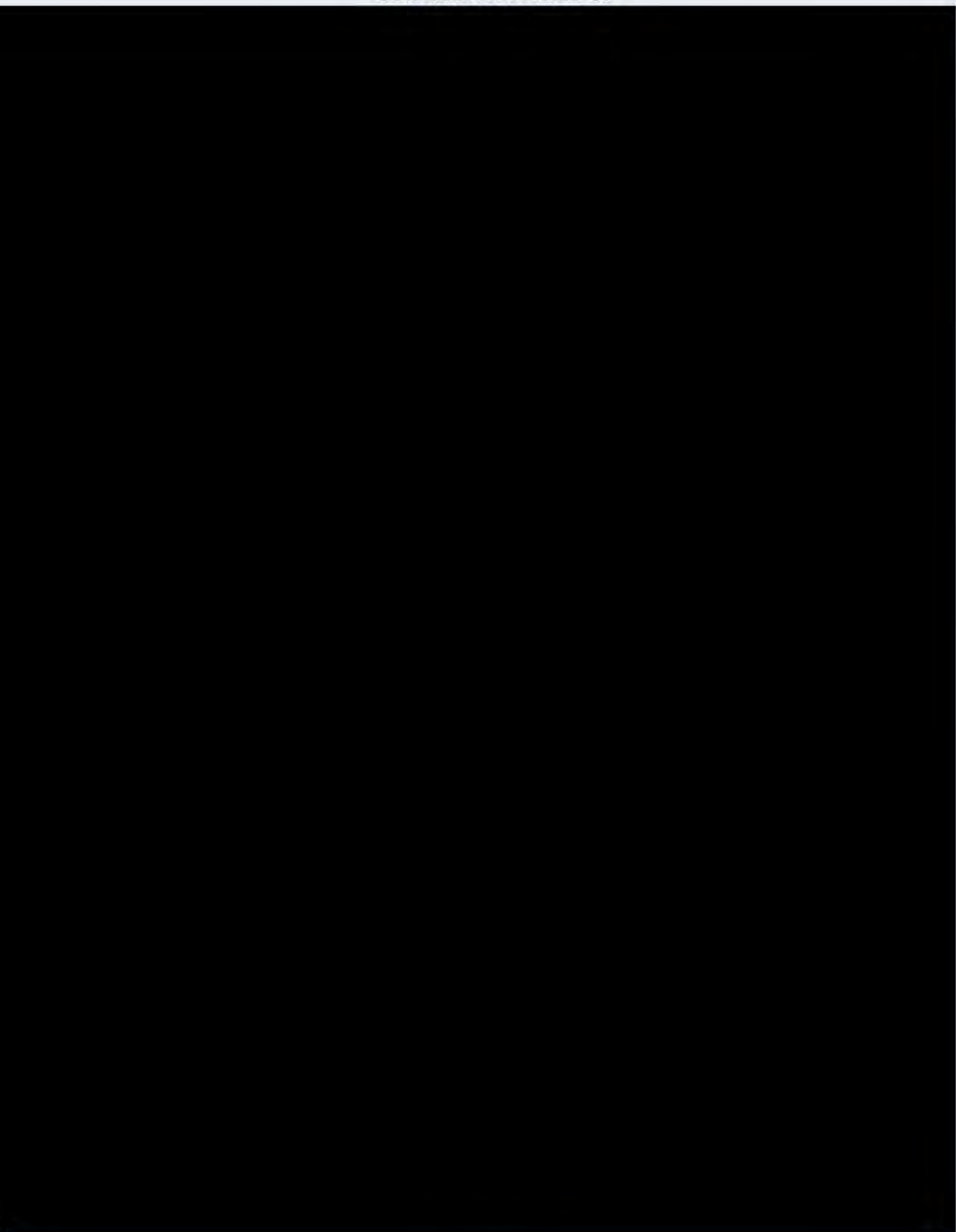
**PAGE 2 - UNIT 5
CONTRACTOR BUILD UP**



PAGE 3 - UNIT 5
CONTRACTOR BUILD UP



**PAGE 1 - UNIT 7
CONTRACTOR BUILD UP**



ORDER NUMBER

E Q W 2 0 2 0 9

Please quote on all invoices, correspondences



WORKS ORDER

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

TO : Renovation Excellence

Craig Wilson

021 164 6075

EQRC0411

Authorised by: Michael Sullivan

Date : 15 January 2013

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE	HUB NUMBER	HUB CODE
15 January 2013	James Abernethy	027 704 8785	E020	18

EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN – the scope of works shall not be increased or varied in any material manner without Fletcher construction's prior consent	EST. TIME (WKS)
	To carry out scoped works	
2011/178624	1-7 / 33 Torrens Road	
	As per EQC 2011 scope and scope changes as noted	
	By the Supervisor	
Pricing (excl GST)	\$59,420.58 ✓	
Agreed fixed price	\$68,333.67 ✓	

On behalf of Fletcher Construction3


 15/01/2013

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission

FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION

Your Works Order, Ref EQW20209, for the property located at Units 1-7, 33 Torrens Road, is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref Scope Change Summary dated 19/11/2012), Your Quotation dated 20/12/2012 and any additional information or documents noted in the additional information column below.

Prior to commencement of **any** works on site you must ensure that you have submitted, and subsequently had approved, by the relevant EQR Supervisor a Site Specific Safety Plan. No additional private work is to be undertaken. Fletcher EQR reserve the right to immediately terminate the contract and remove from the whole EQR project any Contractor found working on any site without this approval.

All works carried out by yourselves or any designated sub-contractor you might engage shall comply with all current Building, Statutory and Local Authority regulatory requirements, current codes of practice and good standards of workmanship. EQC and Fletcher EQR employ zero tolerance in relation to fraud and will terminate and prosecute offenders.

While it is not your responsibility for the obtaining of relevant building consents, it is your responsibility to ensure that any required Consents are in place (either with Fletchers or the relevant appointed Consultant) prior to commencing work.

The Contract price stated within the Works order is deemed to be a fully inclusive price to undertake all work detailed within the full Approved EQC Scope of Works. No addition to the contract price will be entertained unless additional works are identified and **approved in writing**. "Credits must be issued for any work agreed not to be undertaken (for whatever reason)".

Any works deemed additional to the original order must be backed up with a variation order (as the Contractor has no authority to vary the scope), issued only by a QS member of the Fletchers team. This Variation number needs to be referenced when invoicing for works. Any variation issued by any other person will **not** be deemed valid and will subsequently be refused for any application for payment.

This Document is to be used as an addition to the Standard Short Form Agreement **not** as a replacement. Any contradiction found between the 2 documents, the Standard Short Form Agreement will take precedence.

Cleaning

The Contractor is responsible for keeping the site that they are working on clean throughout their works. Cleaning up i.e. removing waste materials resulting from executing their trade process, and removing surplus materials to the next area as building proceeds, is the contractors' responsibility.

Additional Information

(These items are deemed to be considered part of the Works order and are included/excluded as necessary from the order)

1. Landcheck
2. Scope Change Summary written by James Abernethy
3. EQC File Note written by Guy Puke-Mason, confirming the above scope changes.

Signed: 

Name: Michael Sullivan

Date: Tuesday, 15 January 2013

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

Contract: Renovation Excellence~
Location: 33 Torrens Road, Units 1-7 - 2011/178624~
Principal: EQC~

Practical Completion

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

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

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on 30.05.2013~.

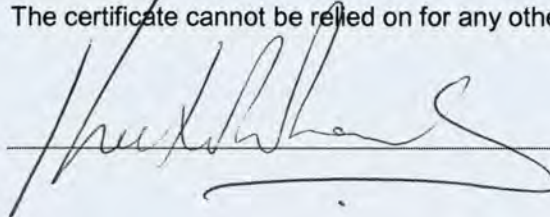
The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of Ninety days~.

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:



31-05-13
(Date signed)

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2	0	1	1	1	7	8	6	2	4
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Property Address: 33 TORRENS RD UNIT 1-7
 MIDDLETON
 CHCH

Date: 30/05/13
Hub: BODY CORP
Contracts Supervisor: KEITH BRADLEY

Property Contact Name:

Contractor Details: RENOVATION EXCELLENCE LTD
Accreditation No: 411

Contact details: Ph. (1) 021 681974 Ph. (2)
 email RENOVATION.EXCELLENCE@HOTMAIL.COM

Original Contract Value	(Ex GST)	\$59420,58
Variations	(Ex GST)	\$1136.78
Final Contract Value	(Ex GST)	\$60557.36
Less Previous Payments	(Ex GST)	\$45000.00
GST Amount		\$2355.45
Amount for Final payment	(Including GST)	\$17912.81

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

Contract Start Date:**Contract Finish Date:**

Signature of Contractor:	Date:
SCOTT WILSON	30/5/13
Print Name	
Signature of Contracts Supervisor:	Date:
Print Name	
Signature of Quantity Surveyor:	Date:
Print Name	

Released under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010084005	1-7/33 TORRENS ROAD, MIDDLETON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Renovation Excellence ***** (S657)		Property F2'd By:	EQR\EmilyP	F2 Completed Date:	18-05-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\EmilyP	F3 Completed Date:	18-05-2016

Adjustments												
EQC Claim Number + Address		Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
					Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/178624	1-7/33 TORRENS ROAD	E020	F3	0	30,782.60	30,782.60	0.00	32,234.36	32,234.36	0.00	60,146.96	60,146.96
Property Total				0	30,782.60	30,782.60	0.00	32,234.36	32,234.36	0.00	60,146.96	60,146.96

Assignments											
EQC Claim Number + Address		Assignment		Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified		
CC + Hub Status											
CLM/2011/178624	1-7/33 TORRENS ROAD	Substantive Works - Primary		CLOSED OUT-Renovation Excellence ***** (S657)	COMPLETIONS	59,420.58	14	60,146.96	60,146.96		
	Transmitted To Hub -> Claim File Review Complete			DEFECTS PERIOD STARTED 30/05/2013	EBV-02324						
Property Total						59,420.58	14	60,146.96	60,146.96		

No Works Orders on this Property

Released under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010084005	1-7/33 TORRENS ROAD, MIDDLETON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Renovation Excellence ***** (S657)		Property F2'd By:	EQR\EmilyP	F2 Completed Date:	18-05-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\EmilyP	F3 Completed Date:	18-05-2016

Claims / Certs / Payables

S657 CLOSED OUT-Renovation Excellence *****												
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/178624	Subst OB	Substantive Works	13	EQR\MichaelS	\$0.00	18-Apr-2013	\$27,912.60					
CLM/2011/178624	Subst BV	Scope Addition	13	EQR\MichaelS	\$14,420.58	18-Apr-2013	\$17,087.40					
CLM/2011/178624	Subst BV	Scope Addition	15	EQR\MichaelR	\$0.00	13-Jun-2013	\$14,420.58					
CLM/2011/178624	Subst BV	Variation	15	EQR\MichaelR	\$0.00	13-Jun-2013	\$726.38					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/178624	Subst OB	Substantive Works	13	EQR\MichaelS	\$0.00	18-Apr-2013	\$27,912.60	Inv 130415				
CLM/2011/178624	Subst BV	Scope Addition	13	EQR\MichaelS	\$0.00	18-Apr-2013	\$17,087.40	Inv 130415				
CLM/2011/178624	Subst BV	Scope Addition	15	EQR\MichaelR	\$0.00	13-Jun-2013	\$14,420.58	# BC FNL				
CLM/2011/178624	Subst BV	Variation	15	EQR\MichaelR	\$0.00	13-Jun-2013	\$726.38	# BC FNL				
S657	CLOSED OUT-Renovation Excellence ***** Total						Claims	\$60,146.96	Certs	\$60,146.96	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/2011/178624			Creditors Invoices	EQ1305009LB-05	5156	17-Apr-2013	\$1,700.00	00003721				
CLM/2011/178624			Creditors Invoices	EQ1305018TU-32	5261	08-May-2013	\$1,170.00	00003787				
M000	Materials Total						Claims	\$0.00	Certs	\$0.00	Payables	\$2,870.00

Property Total		Claims	\$60,146.96	Certs	\$60,146.96	Payables	\$2,870.00
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No Open Complaints / Remedial Issues on this Property

Released under the Official Information Act 1982
EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator	
2010084005	1-7/33 TORRENS ROAD, MIDDLETON		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	CLOSED OUT-Renovation Excellence ***** (S657)		Property F2'd By:	EQR\EmilyP	F2 Completed Date: 18-05-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	EQR\EmilyP	F3 Completed Date: 18-05-2016

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/178624	Construction Completion Inspection	Body Corporate	08/07/2014
CLM/2011/178624	Final Account Agreement	Body Corporate	08/07/2014
CLM/2011/178624	Construction Completion Inspection	Body Corporate	08/07/2014
CLM/2011/178624	Practical Completion Certificate (PCC)	Body Corporate	08/07/2014
CLM/2011/178624	Construction Completion Inspection	Body Corporate	30/05/2013

Property Total **Finalisation Documents Present: 5**

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/178624	1-7/33 TORRENS ROAD	Yes	Positive

Property Total **Number of Claims: 1**

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S657 CLOSED OUT-Renovation Excellence *****	No longer wishes to work	EQRC0411	Main Contractor	Substantive Works

Property Total **Number of Contractors: 1**

