

11 March 2024

Peter Bucher

Sent by email to: PETEANDELLY@TRINITYNETWORK.CO.NZ

Kia ora Mr Bucher

Information request – CLM/2010/147266 - 50 Kent Lodge Avenue, Avonhead, Christchurch 8042

Thank you for your information request received on 17 February 2024. You asked for “Full EQC pack” in relation to 50 Kent Lodge Avenue. Your request has been considered under the Official Information Act (OIA).

Please find the enclosed documentation in response to your request.

The above EQC Toka Tū Ake claim was paid out. If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

Claim Numbers associated with the property	Settlement Status	Notes
CLM/2010/147266 **Master Claim	Cash settled	Dwelling

EQC Toka Tū Ake did not manage the repairs for this claim, therefore, I am unable to provide the repair documentation/sign off documents, as it does not exist as per section 18 (e) of the Official Information Act and section 53(a) of the Privacy Act.

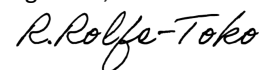
In accordance with the provisions of section 31A of the Earthquake Commission Act, I have included EQC Toka Tū Ake documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, as the real estate agent marketing the property you have an interest in understanding what assessments and repairs have been undertaken at the property.

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

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

If you believe anything specific is missing, or if you have questions about the claim and would like an explanation of the information provided, please contact us so we can discuss your requirements.

Ngā mihi,



Rebecca Rolfe-Toko
OIA Advisor

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

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: JANICE RICHARDSON

Assessment of Property at 50 KENT LODGE AVENUE, AVONHEAD, CHRISTCHURCH 8042 on 27/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 640.00 m2)		
Land (Under dwelling - Soil - 215.00 m2)		

Services

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

Main Building

Exterior

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Elevation (South first)

Element	Damage	Repair
No Damage		

Elevation (North first)

Element	Damage	Repair
No Damage		

Elevation (East First)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Summer Hill Stone - 39.84 m2)	Cracking	Grind out and repoint mortar	3.00 l/m
Wall framing (Timber Frame - Timber - 39.84 m2)	No Earthquake Damage		

Elevation (West first)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Summer Hill Stone - 39.84 m2)	Cracking	Grind out and repoint mortar	3.00 l/m
Wall framing (Timber Frame - Timber - 39.84 m2)	No Earthquake Damage		

Foundations (Concrete Slab)

Element	Damage	Repair
No Damage		

Roof (Metal Tile (decromastic))

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Internal Garage (Basement)**

Room Size: 7.60 x 8.80 = 66.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Stairwell (To basement garage)

Room Size: 0.90 x 1.50 = 1.35 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Toilet

Room Size: 1.30 x 1.00 = 1.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Laundry

Room Size: 1.80 x 2.20 = 3.96 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 3.96 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage	
Door (Internal) (Sliding - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 3.96 m2)	No Earthquake Damage	

Wall covering (Gib - Paint - 19.20 m2)	Cosmetic damage	Rake out, plaster and paint	19.20 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Kitchen (Dining combined)

Room Size: 4.20 x 7.50 = 31.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 31.50 m2)	Cosmetic Damage	Remove, dispose and replace wall paper - Paint	31.50 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 31.50 m2)	No Earthquake Damage		
Heating (Electric - Skope - 1.00 item)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 56.16 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

First Floor - Lounge

Room Size: 4.50 x 7.50 = 33.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 33.75 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	33.75 m2
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 33.75 m2)	No Earthquake Damage		
Heating (Electric - Skope - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 57.60 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Entry

Room Size: 1.20 x 5.90 = 7.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Hallway

Room Size: 1.20 x 5.90 = 7.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Bathroom

Room Size: 2.40 x 2.50 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Office/Study

Room Size: 3.00 x 3.50 = 10.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Bedroom (Opposite master)

Room Size: 3.60 x 3.70 = 13.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Bedroom (Master)

Room Size: 3.50 x 3.90 = 13.65 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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No Damage

First Floor - Bedroom (Opposite office)

Room Size: 3.30 x 3.50 = 11.55 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Built in wardrobe (Wardrobe - Laminate - 4.00 m2) No Earthquake Damage

Ceiling (Gib - Paint - 11.55 m2) Cosmetic Damage Rake out, plaster and paint 0.00 m2

Door (Internal) (Single Hollow Core - MDF - 1.00 No of) No Earthquake Damage

Floor (T&G - Carpet - 11.55 m2) No Earthquake Damage

Wall covering (Gib - Wallpaper - 32.64 m2) No Earthquake Damage

Window (Aluminium Awning - Pane single glazed - 2.00 No of) No Earthquake 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
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EQC Full Assessment Report

Claim Number: CLM/2010/147266
Claimant: JANICE RICHARDSON
Property Address: 50 KENT LODGE AVENUE
 AVONHEAD
 CHRISTCHURCH 8042

Assessment Date: 27/09/2011 08:49
Assessor: Wilson, Dave
Estimator: Armitage, Chris
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JANICE, RICHARDSON				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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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 hazards.
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	2	Standard	1961 - 1980	Rectangular	212.75

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete masonry 2.4x9.0
Metal tilt garage doors x 2

Elevation (North)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete masonry Retaining wall 2.4x9.0

Elevation (East)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete masonry Retaining wall 2.4x8.0

Elevation (West)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete masonry Retaining wall 2.4x8.0

Elevation (South first)

Damage: No damage

Require Scaffolding? No

General Comments: Summerhill Stone Veneer 9.0x2.4

Elevation (North first)

Damage: No damage

Require Scaffolding? No

General Comments: Summerhill Stone Veneer 9.0x2.4

Elevation (East First)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	3.00 l/m	50.00	150.00

Wall framing Timber Frame Timber No Earthquake Damage

General Comments: Summerhill Stone Veneer 16.6x2.4

Elevation (West first)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	3.00 l/m	50.00	150.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Summerhill Stone Veneer 16.6x2.4
Concrete Patio 7.4x1.5

Foundations (Concrete Slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Metal Tile (decromastic))

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Internal Garage (Basement)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Historical sheet join cracks to ceilings
Historical settlement cracks to concrete floor

General Comments: Concrete Floor
Painted block walls
Painted gib ceilings

Ground Floor - Stairwell (To basement garage)

Damage: No damage

Require Scaffolding? No

General Comments: Carpet on stairs
Painted gib walls & ceilings

First Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Ceiling, Gib, paint.
Floor, Concrete, vinyl
Wall, Gib, paint.

First Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Sliding	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	19.20 m2	27.00	518.40
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Kitchen (Dining combined)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	Cosmetic Damage			
			Remove, dispose and replace wall paper - Paint	31.50 m2	67.00	2,110.50

Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage
Floor	Concrete	Carpet	No Earthquake Damage
Heating	Electric	Skope	No Earthquake Damage
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage
Range Hood	Over Head	Standard spec	No Earthquake Damage
Wall covering	Gib	Wallpaper	No Earthquake Damage
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage
Work top	Kitchen work top	Laminate	No Earthquake Damage

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	33.75 m2	50.00	1,687.50

Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage
Floor	Concrete	Carpet	No Earthquake Damage
Heating	Electric	Skope	No Earthquake Damage
Wall covering	Gib	Wallpaper	No Earthquake Damage
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage

General Comments:**First Floor - Entry****Damage:** No damage**Require Scaffolding?** No**General Comments:** Ceiling, Gib, stipple
Floor, Concrete, carpet
Walls, Gib, Wall paper.**First Floor - Hallway****Damage:** No damage**Require Scaffolding?** No**General Comments:** Ceiling, Gib, paint.
Floor, T & G, carpet
Walls, Gib, wall paper.**First Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Office/Study****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bedroom (Opposite master)****Damage:** Damage but not earthquake related**Require Scaffolding?** No**Non Earthquake Notes:** Minor sheet join settlement cracks, above built in wardrobe.**General Comments:** Ceiling, Gib, wall paper
Floor, T & G, carpet
Walls, Gib, wall paper.**First Floor - Bedroom (Master)**

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (Opposite office)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	Laminate	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	0.00 m2	27.00	0.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Fees

Fees

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	369.31
Margin	498.57
GST	822.64

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete Slab)	0.00
	Elevation (East)	0.00
	Elevation (East first)	150.00
	Roof (Metal Tile (decromastic))	0.00
	Elevation (North)	0.00
	Elevation (North first)	0.00
	Elevation (South)	0.00
	Elevation (South first)	0.00
	Elevation (West)	0.00
	Elevation (West first)	150.00
		300.00

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (Master)	0.00
	Bedroom (Opposite master)	0.00
	Bedroom (Opposite office)	0.00
	Entry	0.00
	Hallway	0.00
	Kitchen (Dining combined)	2,110.50
	Laundry	518.40
	Lounge	1,687.50
	Office/Study	0.00
	Toilet	0.00
		4,316.40
Ground Floor	Internal Garage (Basement)	0.00
	Stairwell (To basement garage)	0.00
		0.00

4,316.40

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	369.31
Margin	498.57
GST	822.64
	1,690.53
Total Estimate	6,306.93

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 slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

File Notes

Date Created: 27/09/2011 09:05
Created : Wilson, Dave
Subject: Brief file over view.
Note:

Dwelling is habitable and weather tight. Dwelling is situated on a flat block of land. The dwelling exterior is brick veneer metal tiled roof. The dwelling is a two storey. The dwelling sits on a concrete slab, and has an interior garage. Interior damage, minor cosmetic cracking to walls and ceilings. Exterior damage , minor cracking to brick work. No content damage . No evidence of earth quake land damage or liquefaction. Claimant was present during the inspection. No visible earth quake damage to driveway or paths.

Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:50 KENT LODGE AVENUE, RUSSLEY, CHRISTCHURCH
To:50 KENT LODGE AVENUE, AVONHEAD, CHRISTCHURCH
Next Action:

Urgent Works Items