



harper

The Real Estate Collective

EQC Information

This information has been supplied by the vendor or the vendor's agents.

Accordingly, The Network (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law The Network Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein.

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.

EQC Full Assessment Report

Claim Number: CLM/2011/022688
Claimant: A OBRECHT
Property Address: 69 BOWER AVENUE
 NEW BRIGHTON
 CHRISTCHURCH 8083

Assessment Date: 28/07/2011 17:40
Assessor: Halligan, Steve
Estimator: Eady, Chris
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	A, OBRECHT				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AA Insurance (AA/SIS/Sun Direct)	Dwelling		Yes	
AA Insurance (AA/SIS/Sun Direct)	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
KIWIBANK

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: No 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	1935 - 1960	L Shape	174.68

Full Assessment

Site

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

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	Clay pipes	No Earthquake Damage			
Storm Water	Town Connection	Clay pipes	No Earthquake Damage			
Water Supply	Town Connection	Steel	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North size 15.5x2.5m. Under constructing ,cladding is fibre cement ,textured)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South Size 15.5x2.5. Under construction fiber cement cladding)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East Size 10.7x2.5. Under construction. Fiber cement cladding)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West Size 10.7x 2.5 Under construction. Fiber cement cladding)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Rolled iron on gable ,framed roof. Size 16.0x11.0)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Timber framed floor with concrete ring foundation with minor slumping and raised piles,access to sub floor is basic but ok)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	Floor has moved less than 100mm Install new pile	15.00 No of	195.00	2,925.00
Ring foundation	Load bearing	Concrete	Cracks to ring foundation Grind out and epoxy fill cracks	8.00 l/m	30.00	240.00
Slab foundation	Concrete Slab	Concrete	No Earthquake Damage			

General Comments:

Elevation (North up stairs Size 10.0x2.3. Under construction cladding is hardi plank)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South up stairs. Under construction. Size 10x2.3. Hardi plank)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East up stairs size 6.0x2.3. Under construction Hardi plank)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West up stairs Size 6.0x2.3. Hardi plank cladding)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Kitchen

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Dining Room

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Lounge

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	16.20 m2	34.00	550.80
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Bare floor boards	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Entry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			

Door (External)	SG Single	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Gib	Other	No Earthquake Damage			
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Re-seal around window frame	9.00 l/m	21.00	189.00

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Handrails	Bar	Timber				
Stairs (Internal)	Dog leg stair	MDF				
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	46.20 m2	34.00	1,570.80

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

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	13.86 m2	34.00	471.24
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	0.00 m2	66.00	0.00
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:**First Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:****First Floor - Bedroom (Bedroom 2 above kitchen.)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	Structural damage			
			Remove, dispose and replace particle floor	7.59 m2	100.00	759.00
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: Painted gib walls and ceiling.
Carpet on chipbd floor.
Hollow core door. D G aluminium window.

First Floor - Bedroom (Bedroom 3 Rear of house)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Office/Study

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
Preliminary and general	536.47
Margin	724.23
GST	1,194.98

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Elevation (East Size 10.7x2.5. Under construction. Fiber cement cladding)	0.00
	Elevation (East up stairs size 6.0x2.3. Under construction Hardi plank)	0.00
	Elevation (North size 15.5x2.5m. Under constructing ,cladding is fibre cement ,textured)	0.00
	Elevation (North up stairs Size 10.0x2.3. Under construction cladding is hardi plank)	0.00
	Roof (Rolled iron on gable ,framed roof. Size 16.0x11.0)	0.00
	Elevation (South Size 15.5x2.5. Under construction fiber cement cladding)	0.00
	Elevation (South up stairs. Under construction. Size 10x2.3. Hardi plank)	0.00
	Foundations (Timber framed floor with concrete ring foundation with minor slumping and raised piles,access to sub floor is basic but ok)	3,165.00
	Elevation (West Size 10.7x 2.5 Under construction. Fiber cement cladding)	0.00
	Elevation (West up stairs Size 6.0x2.3. Hardi plank cladding)	0.00
		3,165.00

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (Bedroom 2 above kitchen.)	759.00
	Bedroom (Bedroom 3 Rear of house)	0.00
	Bedroom (Master bedroom)	471.24
	Hallway	0.00
	Office/Study	0.00
		1,230.24
Ground Floor	Bathroom	0.00
	Bedroom	550.80
	Dining Room	0.00
	Entry	189.00
	Hallway	0.00
	Internal Garage	0.00
	Kitchen	0.00
	Laundry	0.00
	Lounge	0.00
	Stairwell	1,570.80
	Toilet	0.00
		2,310.60

3,540.84

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	536.47
Margin	724.23
GST	1,194.98
	2,455.68

Total Estimate

9,161.52

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	No	No access
On roof?	No	2 storey
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/096445

File Notes

Date Created:	28/07/2011 11:00
Created :	Eady, Chris
Subject:	69 bower ave
Note:	Two story large home on flat site. Home is originally built c1945 and has had a major extension to triple the size .home is under construction in every component ,some piles have moved and ring foundation cracking No liquefaction on site
Next Action:	
Date Created:	28/07/2011 14:20
Created :	Halligan, Steve
Subject:	Assessor note
Note:	Minor cosmetic cracking inside to walls and ceiling. The entire ground floor is being relined and upgraded and all walls were in an unfinished condition. Little damage on this floor. Upper level has minor cosmetic damage too.
Next Action:	

Urgent Works Items

Scope of Works



Customer: A OBRECHT

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 69 BOWER AVENUE, NEW BRIGHTON, CHRISTCHURCH 8083 on 28/07/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 140.00 m2)		
Land (Exposed - Soil - 370.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 20.00 l/m)	No Earthquake Damage	
Storm Water (Town Connection - Clay pipes - 20.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 20.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North size 15.5x2.5m. Under constructing ,cladding is fibre cement ,textured)

Element	Damage	Repair
No Damage		

Elevation (South Size 15.5x2.5. Under construction fiber cement cladding)

Element	Damage	Repair
No Damage		

Elevation (East Size 10.7x2.5. Under construction. Fiber cement cladding)

Element	Damage	Repair
No Damage		

Elevation (West Size 10.7x 2.5 Under construction. Fiber cement cladding)

Element	Damage	Repair
No Damage		

Roof (Rolled iron on gable ,framed roof. Size 16.0x11.0)

Element	Damage	Repair
No Damage		

Foundations (Timber framed floor with concrete ring foundation with minor slumping and raised piles,access to sub floor is basic but ok)

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	Floor has moved less than 100mm	Install new pile	15.00 No of
Ring foundation (Load bearing - Concrete - 50.40 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	8.00 l/m
Slab foundation (Concrete Slab - Concrete - 36.00 m2)	No Earthquake Damage		

Elevation (North up stairs Size 10.0x2.3. Under construction cladding is hardi plank)

Element	Damage	Repair
No Damage		

Elevation (South up stairs. Under construction. Size 10x2.3. Hardi plank)

Element	Damage	Repair
No Damage		

Elevation (East up stairs size 6.0x2.3. Under construction Hardi plank)

Element	Damage	Repair
No Damage		

Elevation (West up stairs Size 6.0x2.3. Hardi plank cladding)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen**

Room Size: 3.30 x 2.20 = 7.26 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Dining Room

Room Size: 3.20 x 4.40 = 14.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Lounge

Room Size: 3.30 x 6.50 = 21.45 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom

Room Size: 3.60 x 4.50 = 16.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 16.20 m2)	Cosmetic Damage	Gap fill and paint	16.20 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Bare floor boards - 16.20 m2)	No Earthquake Damage		

Wall covering (Gib - Paint - 38.88 m2) No Earthquake Damage
 Window (Aluminium Awning - Pane double glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Bathroom

Room Size: 2.50 x 2.70 = 6.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet

Room Size: 1.40 x 1.10 = 1.54 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Hallway

Room Size: 1.40 x 5.30 = 7.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Entry

Room Size: 2.20 x 1.80 = 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) (SG Single - Timber - 1.00 item)	No Earthquake Damage	Realign 1.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Concrete - 3.96 m2)	No Earthquake Damage	
Wall covering (Gib - Other - 19.20 m2)	No Earthquake Damage	
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Re-seal around window frame 9.00 l/m

Ground Floor - Internal Garage

Room Size: 6.20 x 6.00 = 37.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry

Room Size: 1.90 x 2.20 = 4.18 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Stairwell

Room Size: 0.90 x 4.60 = 4.14 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 4.14 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 4.14 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 1.20 l/m)			
Stairs (Internal) (Dog leg stair - MDF - 4.60 l/m)			
Wall covering (Gib - Paint - 46.20 m2)	Cosmetic damage	Rake out, plaster and paint	46.20 m2

First Floor - Hallway

Room Size: 0.90 x 6.30 = 5.67 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (Master bedroom)

Room Size: 4.20 x 3.30 = 13.86 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 13.86 m2)	Cosmetic Damage	Rake out, plaster and paint	13.86 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 13.86 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	0.00 m2
Wall covering (Gib - Paint - 36.00 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Bathroom

Room Size: 2.50 x 1.30 = 3.25 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (Bedroom 2 above kitchen.)

Room Size: 2.30 x 3.30 = 7.59 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.59 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 7.59 m2)	Structural damage	Remove, dispose and replace particle floor	7.59 m2
Wall covering (Gib - Paint - 26.88 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (Bedroom 3 Rear of house)

Room Size: 3.20 x 3.50 = 11.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Office/Study

Room Size: 2.00 x 1.80 = 3.60 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
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/2012/041632
Claimant: AIMEE OBRECHT
Property Address: 69 BOWER AVENUE
 NEW BRIGHTON
 CHRISTCHURCH 8083

Assessment Date: 08/02/2013 10:35
Assessor: Piercy, Hamish
Estimator: Lawler, Tony
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	AIMEE, OBRECHT				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AA Insurance / AA / SIS / Sun Direct (Vero)	Dwelling		Yes	
AA Insurance / AA / SIS / Sun Direct (Vero)	Dwelling		Yes	

Insurance Details - Added in COMET

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

Insurance Details - Comments

Annual renewal 14 Dec 2013

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
KIWIBANK

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	2	Standard	1935 - 1960	L Shape	62.05

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Ground Floor - Entry (Opens to hallway & stairwell)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Other	No Earthquake Damage			
Door (External)	Single solid Door	Aluminium	Cosmetic damage			
			Remove, install new hardware	1.00 No of	165.00	165.00
Floor	Concrete	Concrete	No Earthquake Damage			
Wall covering	Gib	Other	Cosmetic damage			
			Rake out and stop	1.00 l/m	10.00	10.00
Window	Aluminium Fixed	Pane double glazed	Broken glass			
			Remove and reglaze 4mm/4mm double glazed	0.63 m2	522.00	328.23

General Comments: Refit window seals, re-align exterior door, rake stop cracks to unpainted walls

Ground Floor - Toilet (Main)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Laminate	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.50 l/m	10.00	15.00
			Cosmetic damage			
			Paint wall	12.48 m2	24.00	299.52

General Comments: Cracking to walls

Ground Floor - Bathroom (Main)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic Corner	High specification with spa	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Other	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			

Floor	T&G	Laminate	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Skylight	Other	Timber	No Earthquake Damage			
Wall covering	Gib	Other	Cosmetic damage			
			Rake out and stop	2.00 l/m	10.00	20.00
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Cracking to walls, untainted but stopped gib

Ground Floor - Lounge (Opens to dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	T and G	T and G	No Earthquake Damage			
Door (External)	French doors	Aluminium	Cosmetic damage			
			Ease door	2.00 No of	90.00	180.00
Floor	T&G	T+G polished timber	Cosmetic damage			
			Grind off to floor level concrete fire foundation	400.00 \$	0.00	400.00
Heating	Electric	Heat pump	No Earthquake Damage			
Wall covering	Gib	Other	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Cathedral ceiling rising from 2.4m to 3.4, 2.9m used as average stud height. Grind off old concrete fire place foundation to floor level

First Floor - Bedroom (1 - Main, on right at top of stairs)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	14.19 m2	27.00	383.13
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	14.19 m2	66.00	936.54
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Cracking to ceiling, excessively squeaky floors

First Floor - Bedroom (3 - At back of house, Second on left from top of stairs)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.50 l/m	10.00	15.00
			Cosmetic damage			
			Paint wall	28.98 m2	24.00	695.52
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Cracking to walls

Fees

Fees

Name	Duration	Estimate
------	----------	----------

Overheads

Name	Estimate
Preliminary and general	275.84
Margin	372.38
GST	614.42

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Floor	Description	Estimate
First Floor	Bedroom (1 - Main, on right at top of stairs)	1,319.67
	Bedroom (3 - At back of house, Second on left from top of stairs)	710.52
		2,030.19
Ground Floor	Bathroom (Main)	20.00
	Entry (Opens to hallway & stairwell)	503.23
	Lounge (Opens to dining)	580.00
	Toilet (Main)	314.52
		1,417.75
		3,447.94

Fees

Description	Estimate
-------------	----------

Overheads

Description	Estimate
Preliminary and general	275.84
Margin	372.38
GST	614.42
	1,262.64
Total Estimate	4,710.58

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?	No	Two storey
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/096445
- 2011/022688

File Notes

Date Created:	08/02/2013 10:25
Created :	Piercy, Hamish
Subject:	Apportionment
Note:	This dwelling claim relates to the Dec 2011 event, this dwelling is a TC3 property and a full TC3 inspection has been carried out. New damage relates 100% to the Dec 2011 event
Next Action:	
Date Created:	08/02/2013 10:34
Created :	Piercy, Hamish
Subject:	Overview
Note:	This dwelling is originally a 1940's single level home but has been extended and renovated to two storeys with 4 bedrooms plus office & internal garage. The dwelling is built on a concrete ring foundations with concrete piles, exterior cladding is Hardie plank and roofing is rolled metal. The extension which includes the garage & laundry as well as front entrance to the stairwell is built on a concrete slab. The same exterior claddings apply. The dwelling is in the process of renovation to many areas and internal damage is cosmetic. Damage to the exterior is cosmetic but there are level issues with the house. This dwelling has been fully inspected as a TC3 property and this SOW must be used in conjunction with the Comet A SOW and TC3 foundation paperwork.
Next Action:	
Date Created:	08/02/2013 10:36
Created :	Piercy, Hamish
Subject:	Full inspection, partial assessment completed for new damage, to be used in conjunction with previous Comet A SOW & TC3 foundation information
Note:	This dwelling has been fully inspected and a partial assessment completed for rooms/elements with new damage. Where new damage has occurred in areas with previously recorded damage the room/element has been fully rescoped. Where no further damage is noted rooms/elements have not been re-scoped. Rooms or elements that were inaccurately recorded or previously missed have been scoped as inspected. This SOW is to be used in conjunction with the previous Comet A SOW & TC3 foundation information, not on its own.
Next Action:	

Urgent Works Items

Scope of Works



Customer: AIMEE OBRECHT

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 69 BOWER AVENUE, NEW BRIGHTON, CHRISTCHURCH 8083 on 8/02/2013

Site

Element	Damage	Repair
Land (Exposed - Soil - 370.00 m2)		
Land (Under dwelling - Soil - 192.00 m2)		
Main Access (Drive - Concrete - 100.00 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

Interior

Ground Floor - Entry (Opens to hallway & stairwell)

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 - Other - 3.96 m2)	No Earthquake Damage	
Door (External) (Single solid Door - Aluminium - 1.00 No of)	Cosmetic damage	Remove, install new hardware 1.00 No of
Floor (Concrete - Concrete - 3.96 m2)	No Earthquake Damage	
Wall covering (Gib - Other - 19.20 m2)	Cosmetic damage	Rake out and stop 1.00 l/m
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	Broken glass	Remove and reglaze 4mm/4mm double glazed 0.63 m2

Ground Floor - Toilet (Main)

Room Size: 1.15 x 1.45 = 1.67 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 1.67 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (T&G - Laminate - 1.67 m2)	No Earthquake Damage	

Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 12.48 m2)	Cosmetic damage	Rake out and stop	1.50 l/m
	Cosmetic damage	Paint wall	12.48 m2

Ground Floor - Bathroom (Main)

Room Size: 2.50 x 2.70 = 6.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic Corner - High specification with spa - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Other - 6.75 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Laminate - 6.75 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Skylight (Other - Timber - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Other - 24.96 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Lounge (Opens to dining)

Room Size: 3.30 x 6.60 = 21.78 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.90 m

Element	Damage	Repair	
Ceiling (T and G - T and G - 21.78 m2)	No Earthquake Damage		
Door (External) (French doors - Aluminium - 2.00 No of)	Cosmetic damage	Ease door	2.00 No of
Floor (T&G - T+G polished timber - 21.78 m2)	Cosmetic damage	Grind off to floor level concrete fire foundation	
Heating (Electric - Heat pump - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Other - 57.42 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (1 - Main, on right at top of stairs)

Room Size: 3.30 x 4.30 = 14.19 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.19 m2)	Cosmetic Damage	Rake out, plaster and paint	14.19 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 14.19 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	14.19 m2
Wall covering (Gib - Paint - 36.48 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		

First Floor - Bedroom (3 - At back of house, Second on left from top of stairs)

Room Size: 3.30 x 3.60 = 11.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.10 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 11.88 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 11.88 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.98 m2)	Cosmetic damage	Rake out and stop	1.50 l/m
	Cosmetic damage	Paint wall	28.98 m2
Window (Aluminium Awning - Pane double glazed - 1.00 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
-----------------------	---

EQC
EARTHQUAKE COMMISSION
Kōwhiriwhiri Rauwharua

Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	2 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

Line Items:						
Element :		Units	Qty	Rate	Cost	Sub Total
Services	Services to 69 Bower Avenue, New Brighton					
Services	Stormwater					
Stormwater	No Damage or issues raised by home owners at time of inspection 10.02.15 or noted on Comet A					
	Currently the property is devoid of guttering and downpipes and is not connected to stormwater					
Services	Sewerage					\$7,473.07
	Issues raised post site visit lead to this investigative work					
Sewerage	Repair costs per GN Brewer quote dated 11 April 2016	no	1.00	\$7,473.07	\$7,473.07	
	Quote price reduced to allow for the added P&G, margin and GST automatically added to SOW					
	But final figure equates to same total of GN Brewer quote exclusive of GST					
Services	Electrical Power					
Electrical power	No Damage or issues raised by home owners at time of inspection 10.02.15 or noted on Comet A					
	Note: Power is underground to dwelling					
Building Type	Main Dwelling - Foundations					
Floor	will be covered under individual rooms/elements					
Piles	Replace pile less than 6 under house	No	8.00	\$234.75	\$1,878.00	
Piles	Jack and pack piles (access under house)	No	37.00	\$132.75	\$4,911.75	
	This number also includes some packing of bearers off foundation wall					
Sub Floor	Remove dispose supply and install fixings	No	45.00	\$12.35	\$555.75	
Piles	wider concrete pad to 8 no piles 25mpa 600x600x300d	No	8.00	\$100.00	\$800.00	
Ring Foundation	Remove dispose supply and install section of ring foundation (stitch repair)	m	8.00	\$800.12	\$6,400.96	
	Claibre report didn't specify a amount, said an engineer could decide 2 Stepstone report said 5 Lm					
Ring Foundation	Solid plaster repair	m2	12.00	\$92.50	\$1,110.00	
Ring Foundation	Paint foundation	m2	22.68	\$40.40	\$916.27	
Ring Foundation	Grind out and epoxy cracks 0-5mm wide	m	24.00	\$120.00	\$2,880.00	
	EQC Comet originally 8 l/m but this was too little					
Deck	remove deck	m2	31.00	\$22.00	\$682.00	
	To gain access to perimeter ring foundation					
Deck	Supply install deck subframe and deck surface	m2	31.00	\$245.66	\$7,615.46	
	current deck not up to code so will require full rebuild (i.e. piles are not embedded in ground)					
Sub Floor	Replace vents type MKV-10 15,840mm ² vent net open area mm ² , Size = 330mm x 250mm x 44mm	no	17.00	\$14.80	\$251.60	
	Current vents have been reduced in size and may not meet current code which is 3500mm ² per 1m ²					
	The previous work may also have affected the structural integrity of the ring wall					
	Due to alterations to the dwelling this has also affected the sub floor ventilation by blocking off					
	vents to part of the Eastern elevation. Calculations show that their should be 17 x 15,840mm ² vents					
Sub Floor	Remove foil to sub floor in subfloor					
Sub Floor	Remove dispose supply and install tempered Hardboard to replace foil		80.00	\$147.63	\$11,810.40	
	Note since 1st July 2016 the use of foil insulation is banned					

* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week, Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.	Sub Total	\$47,285.26
	Preliminaries & General	\$3,782.82
	Margin	\$5,106.81
	SUB TOTAL (Excluding GST)	\$56,174.89



Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	3 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

Line Items:						
Element :		Units	Qty	Rate	Cost	Sub Total
Interior Room	Interior work to dwelling Ground floor					
Interior Room	Lounge 6.6 x 3.3 x 3.0h (open to dining room but a beam divides ceiling plane)					\$7,181.92
Ceiling	No Damage					
	<i>But bear in mind the area above the ceiling has evidence of fire damage which predates the EQ events</i>					
Floor	Remove dispose supply install T&G (PC Sum \$12.50/m)	m2	21.78	\$239.06	\$5,206.73	
Door Internal	Ease and paint door	No	1.00	\$202.75	\$202.75	
Door External	Re-align Door	No	2.00	\$98.75	\$197.50	
	<i>This allowance is to cover off any consequential issues as a result of re-levelling floor</i>					
Wall Covering	Rake out & stop plasterboard joint cracks (m)	m	2.40	\$9.00	\$21.60	
	<i>Customer has since the EQ's installed a double layer of plasterboard over top of the existing this may contravene the current building consent that applies to the building and also may not be to standard</i>					
Wall Covering	Paint wall	m2	59.40	\$21.10	\$1,253.34	
	<i>Note due to works by the owner various elements of this room are unfinished i.e. devoid of trims, narrow reveals</i>					
Heating	Remove and reinstall heat pump for other trades	No	1.00	\$300.00	\$300.00	
Window	No Damage					
Interior Room	Dining Room 4.3 x 3.1 x 3.0h open to Kitchen (open to Lounge but a beam divides ceiling plane)					\$773.87
Floor	Remove dispose supply install particle board	m2	8.14	\$95.07	\$773.87	
	<i>To enable access to the subfloor in particular the perimeter foundation which requires some releveling currently floor is in an unfinished state and mixture of T&G and particle board hence only particle board required</i>					
Ceiling	No Damage					
	<i>But bear in mind the area above the ceiling has evidence of fire damage which predates the EQ events</i>					
Wall Covering	Damaged, But not covered by the EQC					
	<i>Repaired by owner after the 2011 Canterbury Earthquake Services and painted still some unfinished areas</i>					
Window	No Damage					
All other Elements	No Damage					
Interior Room	Kitchen 3.4 x 2.4 x 2.4h open to adjoining Dining room					\$1,574.16
Floor	Remove dispose supply install laminate floor	m2	8.16	\$163.50	\$1,334.16	
	<i>subfloor can be access safely from Dining Room - vinyl planking damage from impact of items dislodged in EQ</i>					
Kitchen Joinery	Tradesman Required - Joiner	Hr	4.00	\$60.00	\$240.00	
	<i>Adjust and fit existing kickplates on kitchen joinery and repair D handle on pantry</i>					
Ceiling	No Damage					
	<i>Possible that the area above the ceiling has evidence of fire damage which predates the EQ events</i>					
Wall Covering	Damaged, But not covered by the EQC					
	<i>Repaired by owner after the 2011 Canterbury Earthquake Services and painted</i>					
Window	No Damage					
All other Elements	No Damage					

* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.	Sub Total	\$9,529.95
	Preliminaries & General	\$762.40
	Margin	\$1,029.23
	SUB TOTAL (Excluding GST)	\$11,321.58



Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	4 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

Line Items:

Element :		Units	Qty	Rate	Cost	Sub Total
Interior Room	Interior work to dwelling Ground floor - continued					
Interior Room	Ground Floor - Bedroom - 4.5 x 3.6 x 2.4h					\$937.72
Ceiling	Refix plasterboard to ceiling	m2	16.20	\$4.50	\$72.90	
Ceiling	Stopping to level 4 finish	m2	16.20	\$10.00	\$162.00	
	Ceiling is only a plasterboard stopped state					
Floor	Remove dispose supply install particle board	m2	5.26	\$95.07	\$500.07	
Wall Covering	No Damage					
Door Internal	Ease and paint door	No	1.00	\$202.75	\$202.75	
	Customer claims this door self closed but not apparent at inspection however have made allowance due to releve					
Window	Damaged, But not covered by the EQC					
	Seals have come loose inside double glazed panels this is not EQ related and the rubbers are very perished					
All other Elements	No Damage					
Interior Room	Ground Floor - Bathroom 2.7 x 2.5 x 2.4h					\$202.75
Floor	No Damage					
	But floor does need some re-levelling which can be achieved via access from adjoining Bedroom					
All other Elements	No Damage					
	Please note room's wall & ceilings has been re-gibbed and partially stopped					
Door Internal	Ease and paint door	No	1.00	\$202.75	\$202.75	
	Not damage but allowance that it is likely to be affected by floor relevening					
Interior Room	Ground Floor - Toilet 1.4 x 1.1 x 2.4h					\$394.80
Wall Covering	Rake out & stop plasterboard joint cracks & paint	m2	12.00	\$32.90	\$394.80	
Floor	Damaged, But not covered by the EQC					
	Floor has marks on it but no apparent sign or cause by Canterbury Earthquake sequence					
All other Elements	No Damage					
Interior Room	Ground Floor - Hallway 5.3 x 1.4 x 2.4h					
All Elements	No Damage					
	Please note room's wall & ceilings has been re-gibbed and partially stopped, devoid of architraves & skirting					
Interior Room	Ground Floor - Entry 2.2 x 1.8 x 2.4h (includes under stairs closet)					\$525.15
Door External	Tradesman Required - Carpenter	Hr	2.00	\$45.00	\$90.00	
	This is to allow to reseal around window/door frame and labour rate is higher than required to allow for materials					
Slab Foundation	Grind out and epoxy concrete floor cracks 8-12mm wide	m	1.80	\$241.75	\$435.15	
	This rate is to allow a construction expansion joint to be formed between the two footing types					
All other Elements	No Damage					
	Please note room's wall & ceilings has been re-gibbed and partially stopped, devoid of architraves & skirting					

* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.	Sub Total	\$2,060.42
	Preliminaries & General	\$164.83
	Margin	\$222.53
	SUB TOTAL (Excluding GST)	\$2,447.78



Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	5 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

Line Items:

Element :		Units	Qty	Rate	Cost	Sub Total
Interior Room	Interior work to dwelling Ground floor - continued					
Interior Room	Internal Garage 6.2 x 6.0 x 2.4h					\$2,698.75
Garage Door	Tradesman Required - Carpenter allowance to adjust sectional garage door	Hr	4.00	\$45.00	\$180.00	
Slab Foundation	Remove dispose supply install section of concrete slab to enable new sewer line to be run as per GN Brewer quote	m2	6.20	\$181.25	\$1,123.75	
Floor	Paint concrete floor, apply acid wash, etch primer and two top coats of epoxy two pot paint	m2	37.20	\$37.50	\$1,395.00	
All other Elements	No Damage					
Interior Room	Ground Floor - Laundry(off internal Garage) 2.2 x 1.9 x 2.4h					
Slab Foundation	Remove dispose supply install section of concrete slab to enable new sewer line to be run as per GN Brewer quote	m2	2.20	\$181.25	\$398.75	
Floor	Paint concrete floor, apply acid wash, etch primer and two top coats of epoxy two pot paint	m2	4.18	\$37.50	\$156.75	
Window	Calibre report recommends remove/refit window EQC disagrees with this as no associated corresponding damage within this room					
All Elements	No Damage					
Interior Room	Interior work to dwelling First floor					
Interior Room	Stairwell from Entry to first floor Hallway (4.0 x .9 x 4.2h)					\$7,649.30
Floor	Remove set aside and relay carpet	m2	10.00	\$20.00	\$200.00	
Stairs Internal	Glue blocks and screw treads / risers	m2	4.00	\$53.60	\$214.40	
Stairs Internal	Gap fill sand and paint stringers, treads or risers Paint stringers only, allowance is also to include selant to wall/stringer junction	m2	6.00	\$30.60	\$183.60	
Wall Covering	Remove dispose supply install plasterboard stop & paint	m2	46.20	\$123.50	\$5,705.70	
Scaffolding	Scaffolding internal stairwell	No	1.00	\$1,200.00	\$1,200.00	
Ceiling	Rake out and stop plasterboard joint cracks and paint	m2	4.00	\$36.40	\$145.60	
All other Elements	No Damage					
Interior Room	First Floor - Hallway 6.2 x .9 x 2.1h					\$897.60
Floor	Remove set aside and relay carpet	m2	5.58	\$20.00	\$111.60	
Floor	Re-fix chipboard flooring	m2	5.58	\$4.50	\$25.11	
Ceiling	Paint ceiling no apparent damage but walls are open plan from stairwell where repairs are being repair so hence paint strateg	m2	5.58	\$23.60	\$131.69	
Wall Covering	Paint wall no apparent damage but walls are open plan from stairwell where repairs are being repair so hence paint strateg	m2	29.82	\$21.10	\$629.20	
All other Elements	No Damage					
Trim	Paint trim	m	14.20	\$13.00	\$184.60	
Interior Room	Interior work to dwelling First floor continued on next page					

* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.	Sub Total	\$11,985.75
	Preliminaries & General	\$958.86
	Margin	\$1,294.46
	SUB TOTAL (Excluding GST)	\$14,239.07



Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	6 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

Line Items:

Element :		Units	Qty	Rate	Cost	Sub Total
Interior Room	Interior work to dwelling First floor continued on from previous page					
Interior Room	First Floor - Master Bedroom (facing Road) 4.2 x 3.3 x 2.4h					\$2,223.47
Ceiling	Rake out and stop plasterboard joint cracks and paint	m2	13.86	\$36.40	\$504.50	
Wall Covering	Rake out & stop plasterboard joint cracks & paint	m2	36.00	\$32.90	\$1,184.40	
Floor	Remove set aside and relay carpet	m2	13.86	\$20.00	\$277.20	
Floor	Re-fix chipboard flooring	m2	13.86	\$4.50	\$62.37	
Window	Damaged, But not covered by the EQC <i>Seals have come loose inside double glazed panels this is not EQ related and the rubbers are very perished</i>					
All other Elements	No Damage					
Trim	Paint trim	m	15.00	\$13.00	\$195.00	
Interior Room	First Floor - Bathroom 2.5 x 1.3 x 2.4h					
All Elements	No Damage					
Interior Room	First Floor - Office Study 2.0 x 1.8 x 2.0h					\$432.12
Ceiling	Paint ceiling	m2	3.60	\$23.60	\$84.96	
Wall Covering	Rake out & stop plasterboard joint cracks (m)	m	2.00	\$9.00	\$18.00	
Wall Covering	Paint wall	m2	15.60	\$21.10	\$329.16	
All other Elements	No Damage					
Interior Room	First Floor - Bedroom 3 rear of house last left off hallway 3.5 x 3.2 x 2.0h					\$1,146.04
Ceiling	Paint ceiling	m2	11.20	\$23.60	\$264.32	
Wall Covering	Rake out & stop plasterboard joint cracks & paint	m2	26.80	\$32.90	\$881.72	
All other Elements	No Damage					
Interior Room	First Floor - Bedroom 2 (above kitchen) last left off hallway 3.3 x 2.3 x 2.0h					\$365.08
Floor	Remove set aside and relay carpet	m2	7.59	\$20.00	\$151.80	
Floor	Re-fix chipboard flooring	m2	7.59	\$4.50	\$34.16	
All other Elements	No Damage					
Ceiling	Paint ceiling	m2	7.59	\$23.60	\$179.12	

<p>* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.</p>	Sub Total	\$4,166.71
	Preliminaries & General	\$333.34
	Margin	\$450.01
	SUB TOTAL (Excluding GST)	\$4,950.06



Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	7 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

Line Items:

Element :		Units	Qty	Rate	Cost	Sub Total
External Element	External Elements and Elevations					
External Element	North Ground floor elevation 15.5 x 2.5h					
Wall Cladding	Scrape out cracking to fibre cement sheet joints and apply approved jointing and plaster	m2	38.75	\$44.00	\$1,705.00	
Wall Cladding	Paint Textured wall	m2	38.75	\$27.25	\$1,055.94	
External Element	South Ground floor elevation 15.5 x 2.5H					
Wall Cladding	Repair cracks to texture coat and paint	m2	38.75	\$117.25	\$4,543.44	
Wall Cladding	Paint Textured wall	m2	38.75	\$27.25	\$1,055.94	
External Element	East Ground floor elevation 10.7 x 2.5h					
Wall Cladding	No Damage					
	Comet A scope dated 28/07/2011 noted wall "as under construction, cladding is fibre cement cladding"					
External Element	West Ground floor elevation 10.7 x 2.5h					
Wall Cladding	No Damage					
	Comet A scope dated 28/07/2011 noted wall "as under construction, cladding is fibre cement cladding"					
	Calibre report notes that the painting was undertaken after the CES and cracking is unlikely due to EQ sequence					
	It is difficult to ascertain from the customers what work they have done and also when that work was completed					
External Element	North First floor elevation 10.0 x 2.3h					\$2,958.39
Scaffolding	see p & G's page for this element					
Wall Cladding	Remove dispose supply and install weatherboard	m2	12.60	\$160.18	\$2,018.27	
Wall Cladding	Paint Textured wall	m2	34.50	\$27.25	\$940.13	
	Although only 3 weatherboards are broken I have allowed to paint the elevation facing the road & the area above the kitchen as well in addition to the damaged face					
	Comet A scope dated 28/07/2011 noted wall "as under construction, cladding is hardiplank"					
External Element	South First floor elevation 10.0 x 2.3h					
Wall Cladding	Paint Textured wall	m2	23.00	\$27.25	\$626.75	
External Element	East First floor elevation 6.0 x 2.3h					\$376.05
Wall Cladding	Paint Textured wall	m2	13.80	\$27.25	\$376.05	
	See note under North Elevation why this elevation is to be painted					
	Comet A scope dated 28/07/2011 noted wall "as under construction, cladding is hardiplank"					

<p>* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.</p>	Sub Total	\$12,321.51
	Preliminaries & General	\$985.72
	Margin	\$1,330.72
	SUB TOTAL (Excluding GST)	\$14,637.95



EQC
EARTHQUAKE COMMISSION
Kōwhiri Rauwharua

SOW TYPE	SCOPE OF WORKS DESCRIPTION
Dwelling Claim SOW	SOW created as a result of my site visit 10/02/2015 and engineers report by Calibre Consulting

<p>* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.</p>		
	Sub Total	\$639.20
	Preliminaries & General	\$51.14
	Margin	\$69.03
	SUB TOTAL (Excluding GST)	\$759.37

DRAFT

Scope of Works



Completed By:	Malcolm Clark	Claim Number:	2011 / 022688
Date:	06.09.2016	Customer Name:	Aimee Obrecht
Page	9 OF 9	Address:	69 Bower Avenue New Brighton Christchurch 8083

TOTALS PAGE :

Preliminaries And General Page

Preliminaries And General Total \$30,673.50

- Sub Total \$30,673.50

Scope Of Works Pages:

Scope Of Works Page 2	\$56,174.89
Scope Of Works Page 3	\$11,321.58
Scope Of Works Page 4	\$2,447.78
Scope Of Works Page 5	\$14,239.07
Scope Of Works Page 6	\$4,950.06
Scope Of Works Page 7	\$14,637.95
Scope Of Works Page 8	\$759.37

Scope Of Works Pages - Sub Total \$104,530.69

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Sub Total \$135,204.19

GST \$20,280.63

TOTAL \$155,484.82



Reprint

Expiry Date:
19/04/11

Customer Ref	Loc	Source	ALL PRICES EXCLUDE G.S.T. Date	Time	Salesperson	Account #
Jerry/Aimee Obrecht	169	call	20/03/11	12:03	Allan Pahl	CASHR
Ln.	Product No	Description	Qty	UOM	Nett Price	
1	3100260	FIBRE CEMENT FLAT SHT 7.5X2700X1200MM NOM	8	ST	82.58	
2	4514963	GIB BRACELINE SCREW 45X7 150BOX 15094	5	BX	19.55	
3	4459020	SELLEYS LIQUID NAILS LN 375M	6	CQ	6.08	

EARTHQUAKE COMMISSION
18 JUL 2011
WELLINGTON

Taxable Amt:	794.81
Plus GST :	119.22
Total:	914.04

All purchases are subject to the PlaceMakers Standard Terms of Trade - view at www.placemakers.co.nz :

2000-2001

Drainman**NZ LTD**

9 John Leith Place
Leithfield
Amberley 7481
Tel: 03 314 9950
Fax: 03 314 9956
Mob: 0275 406986

Email: drainmannz@extra.co.nz

Certified Registered Drainlayers

Amie O'Breach
69 Bower Ave,
New Brighton
Christchurch

Invoice Date: 28/04/2011
Invoice No: 00001243
GST Reg. No: 104-661-866
Your Reference: EQC/2011/022688

Tax Invoice

Description	Qty	Unit Price	Total
Job Date 15/4/11 Opened inspection point water blasted lines to clear.	1	\$100.00	\$100.00
Additional labour after 1st hr	0.5	\$60.00	\$30.00
Please Note Claims made by the client or by Drainman NZ Ltd on behalf of the client to EQC or their Insurers, are made on the proviso that should a claim be declined (in full or in part) then the client will make payment directly to Drainman NZ Ltd			
Total (Exc. GST)			\$130.00
GST Amount			\$19.50
Total (Inc. GST)			\$149.50

Payment terms are strictly 7 days from date of invoice.

Payment Details

Direct Credit ASB Bank 12-3149-0245499-00 Please include invoice number as reference.



Please detach and return with payment to:

Drainman NZ Ltd
9 John Leith Place
Leithfield
Amberley 7481



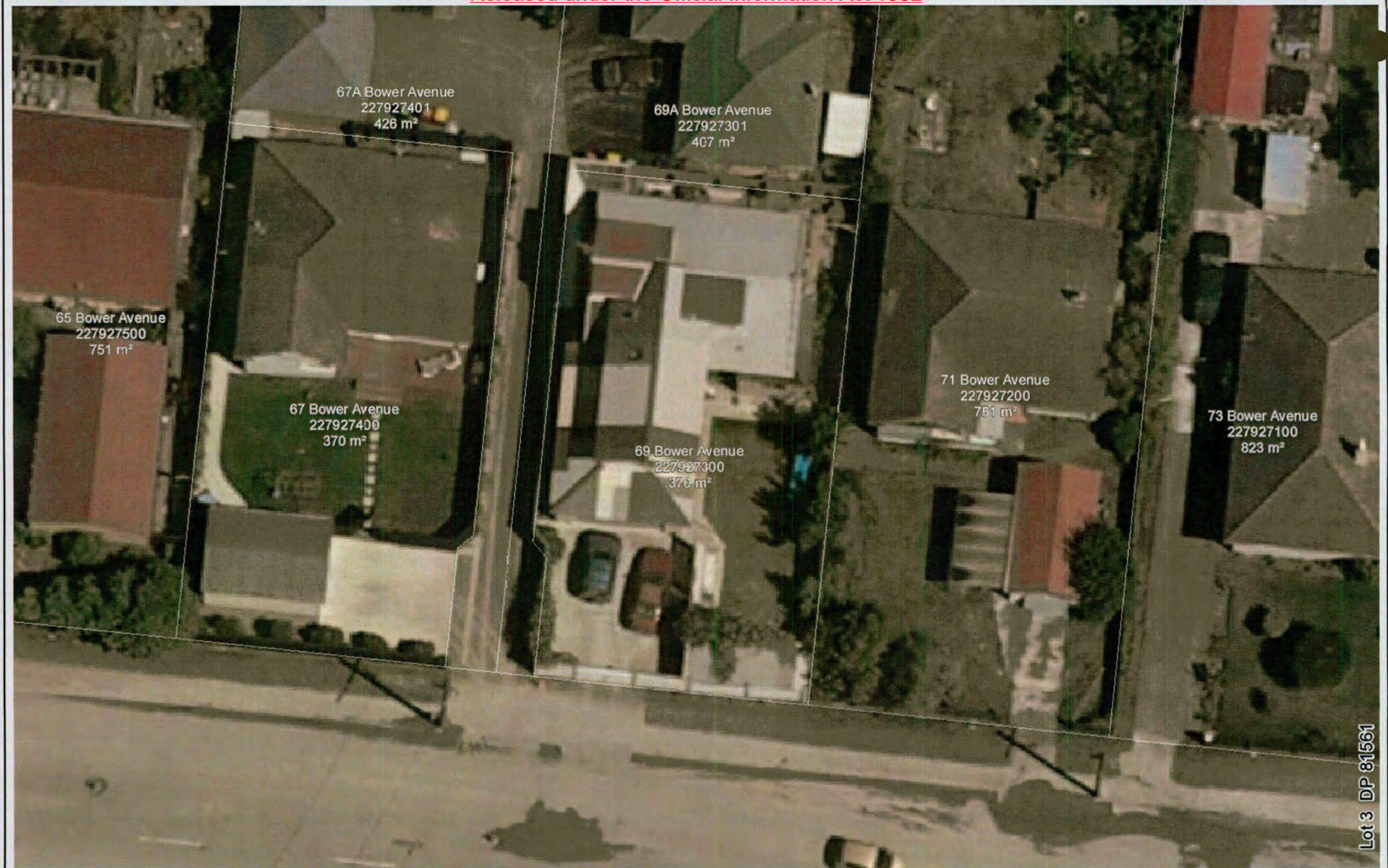
Payment received from:
Amie O'Breach

Invoice Amount: \$149.50
Invoice Date: 28/04/2011
Invoice No: 00001243

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



Notes:

A4 SCALE 1:250

0 2 4 6 8 10 (m)



Drawn by:

Date:



KŌHIRANGA RŌWHENUA
www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
NEW BRIGHTON, CHRISTCHURCH
(C115-016714) - 69 Bower Avenue

EQC Claim No: 201 _ /

Inspection Summary

EQC

Completed by:

Ian Wallace

Date:

27/06/13

dd / mm / yy

Page: 1 of 1


 C L M / 2 0 1 1 / 0 2 2 6 8 8
 AIMEE OBRECHT
 69 BOWER AVENUE
 NEW BRIGHTON
 CHRISTCHURCH

Time arrived at site:

11 : 00

Time left site:

11 : 20

Was an inspection carried out?:

Yes ☒ No ☐

Customer present:

Yes ☒ No ☐

Customer Name:

Jerry Obrecht

Access denied Loose dogs Other If other, please provide reason

If No inspection carried out, why not?:

☐ ☐ ☐

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? ☒ ☐
- Was any silt found under the dwelling? ☐ ☒

- 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:— m²Notional Land Damage Value @\$300/m² (Incl GST):

\$ —

CHECKED

Next action

Close land exposure

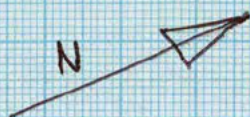
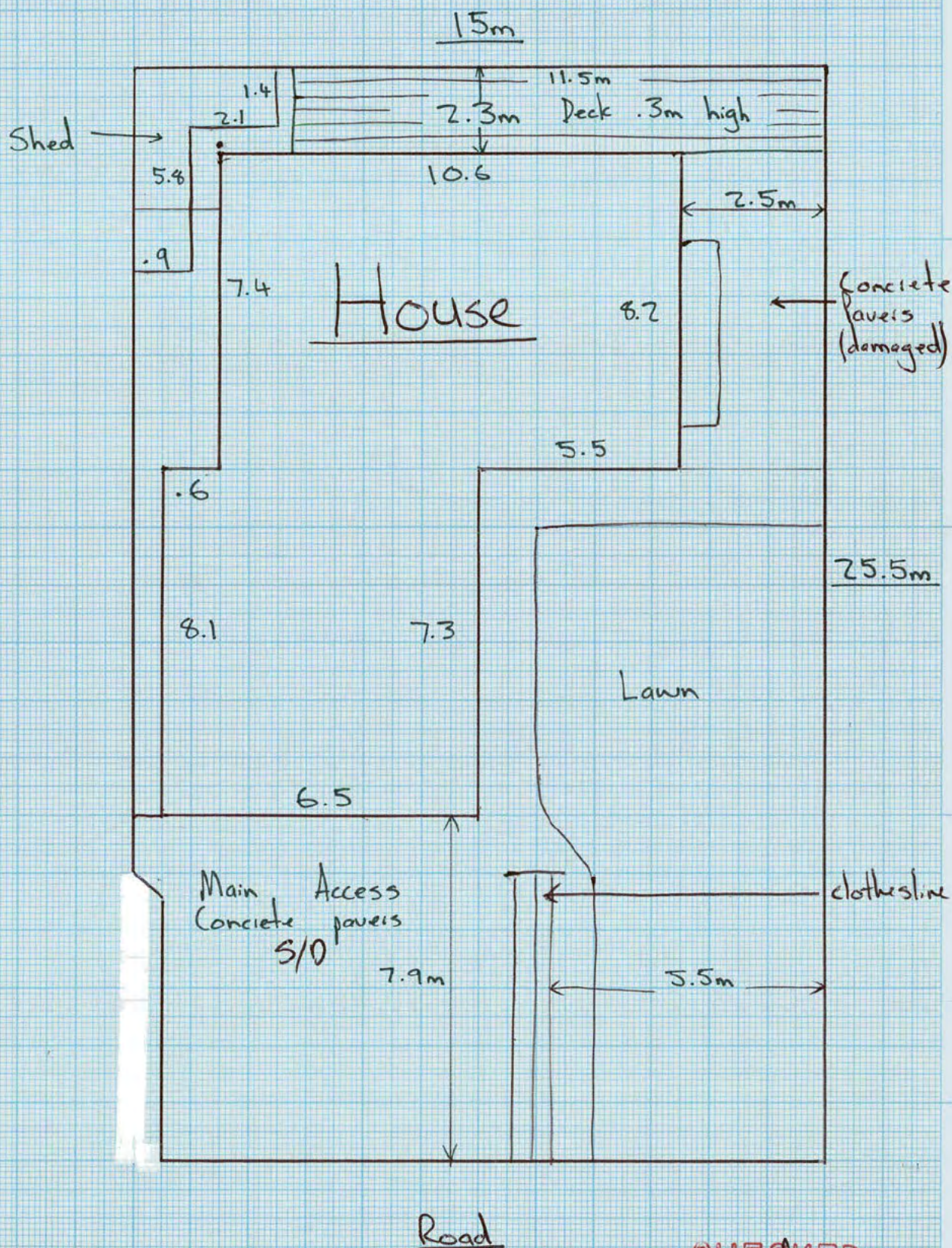




AIMEE OBRECHT
69 BOWER AVENUE
NEW BRIGHTON
CHRISTCHURCH

27/6/13 - Wayne Roberts

* Entire site covered by EQC



CHECKED

* Section Size 370m²



LM

1782722 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201 / Old: 201 /	Significant Risk to Safety: YES <input checked="" type="radio"/> NO
Claimant Name :		Engineer's Names : R Spafford S Ward
Claimants Address:	69 Bower Avenue New Brighton	Engineers E-mail: NOT REQ'D Date: 3/05 /2011 Team no: 25

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	<input checked="" type="radio"/> Earthquake	<input type="radio"/> Landslip	<input type="radio"/> Storm/Flood	<input type="radio"/> Other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable 3 - Home/Land moderately damaged & Habitable		2 - Home/Land seriously damaged but habitable <input checked="" type="radio"/> 4 - All other damage	
Is this natural Disaster Damage?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Is there an Imminent Risk of Loss?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
What happened? Claimant's story	Floor in old part of house undulating, separation (10mm) between new conc. slab extension + old piled section. No sand ejected on side.	

SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

General:	Refer Plan ~ Flat Site
----------	------------------------

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)		
Land damage observed:										Yes	No	Notes
(i) Lateral Spreading	<input checked="" type="radio"/> Not Observed	Spreading <100mm over property		Tilt > 5 degrees							<input checked="" type="radio"/>	Refer to the Potential Remedial Works page of this report
		Spreading >100mm over property		Vertical offset > 50 mm								
(i) Crust Thinning (TBC in office)		Crust thickness < 1.25 m		Crust < 80 % of original thickness								
(iii) Cracks	<input checked="" type="radio"/> Not Observed	Distribution:		Single crack	Multiple cracks							
		Crack Width:		>100mm	>100mm						<input checked="" type="radio"/>	
				<100mm	<100mm							
				<5mm	<5mm							
		Resulting from:		Lateral spreading	Liquefaction		Ground oscillation					
(iv) Undulating land	<input checked="" type="radio"/> Not Observed	Lawn: > 50 mm high		Lawn < 1 in 20 slope	Patio/Paths >10 mm high		Patio/Paths <1 in 100				<input checked="" type="radio"/>	
		Lawn < 50 mm high		Lawn > 1 in 20 slope	Patio/Paths <10 mm high		Patio/Paths > 1 in 100				<input checked="" type="radio"/>	
(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	<input checked="" type="radio"/> Not Observed	Observed within EQC covered land										
(vii) Localised settlement causing drainage issues	<input checked="" type="radio"/> Not Observed	Property no longer draining to road/public services										<input checked="" type="radio"/>
(viii) New Groundwater Springs	<input checked="" type="radio"/> Not Observed	Observed										<input checked="" type="radio"/>
(ix) Inundation of land with sand or silt	<input checked="" type="radio"/> Not Observed	Observed		Already Removed								<input checked="" type="radio"/>

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LIQUEFACTION/Flat land damage comments:

shaking, No Land damage, the movement and damage caused by

OTHER Flat land damage

None

Settlement resulting from:

Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Rotational Slip

Translational Slip

Ridge-venting

Other.....

Description:

Rockfall:

Source:

Upslope

Within property boundary

Downslope

Beyond property boundary

Description:

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk
(Y/N)Remediation
(TBC in office)

Refer to the Potential Remedial Works page of this report

Comments:

RETAINING WALL DAMAGE

Imminent risk
(Y/N)Remediation
(TBC in office)

Retaining wall damaged?

None

No. of walls damaged

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 of land within 8m of accessway/building

Other

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Refer to the Potential Remedial Works page of this report

Comments:

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)	Two storey, tin roof, combination conc. slab/conc. footing + piles. hardys fibre board/weather board.
---	--

BUILDING DAMAGE - GENERAL

Has the building been Damaged?	YES	NO	Minor hairline cracks in external cladding (stucco), <1mm cracks in conc. per. footing. See owner comments.
Is the Dwelling at Imminent Risk?	YES	NO	
Estimated Remedial Value?	TBC - (To be confirmed by Cost Estimator)		
Have any Appurtenant structures been damaged?	YES	NO	
Are any appurtenant 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:				
Type of damage to Dwelling:	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 :

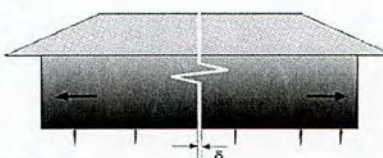
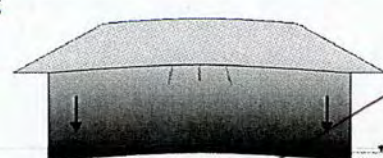
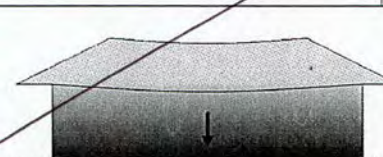
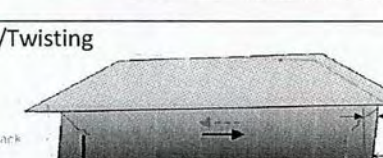
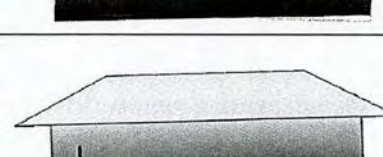
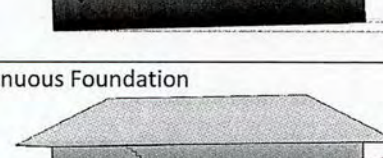
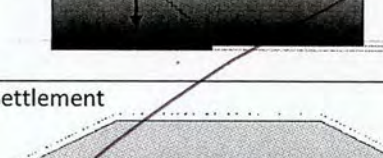
Minor cracks in concrete driveway, <10mm. No Land damage observed.

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

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:

- NO LAND DAMAGE ~
- NO REMEDIATION REQ.D
-
-
-

Additional information for cost estimation:

<u>Construction Issues</u>	<u>Easy</u>	<u>Moderate</u>	<u>Hard</u>	<u>N/A</u>
• 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:

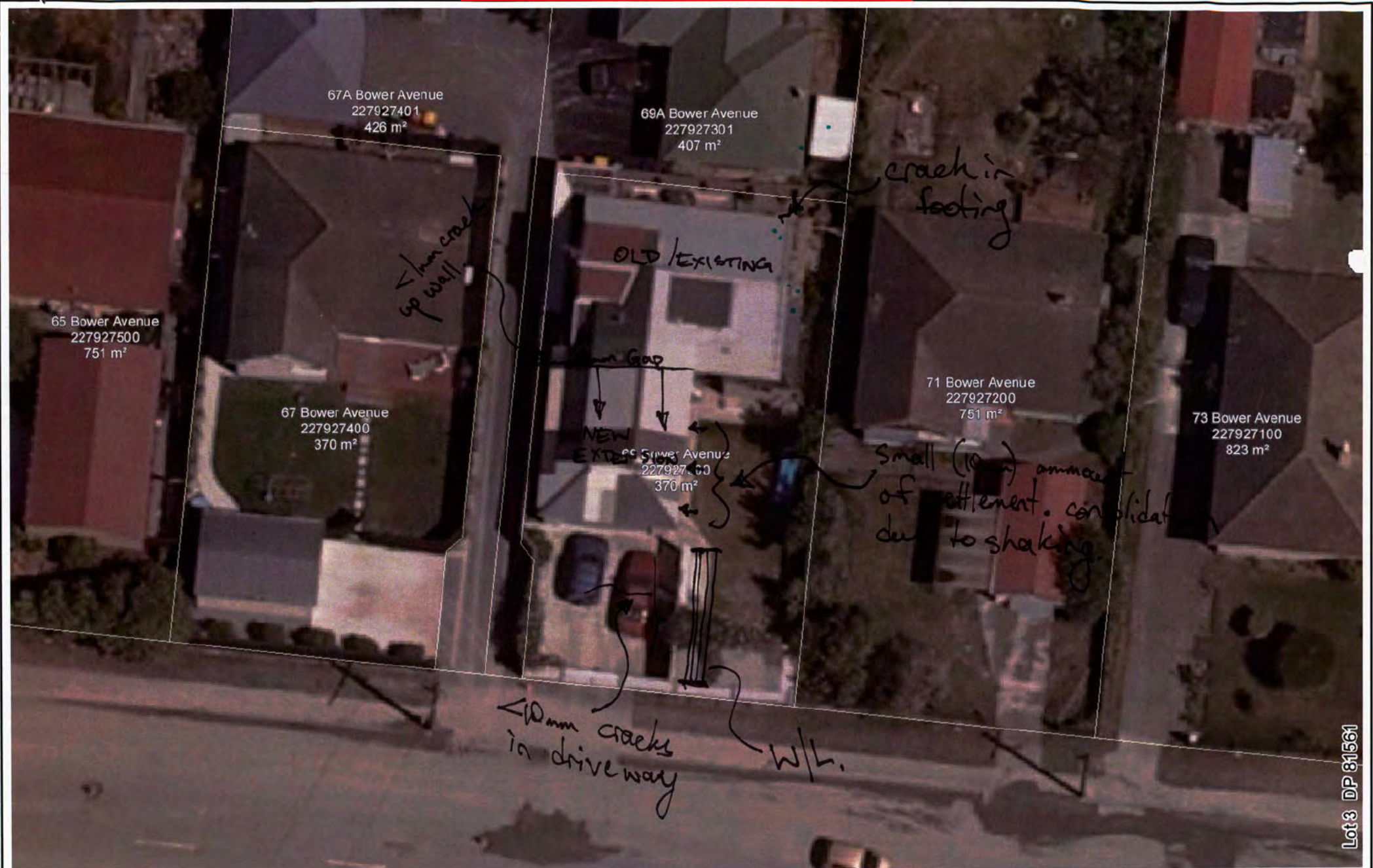
Engineering investigation, design and drawings	\$
Construction Observations and PS4	\$
Survey (if required)	\$
Building/Resource consents (if required)	\$
Project Management	\$
Construction of(as detailed above)	
(Cost to be determined by cost estimator)	\$ TBC
TOTAL non construction Costs (Excluding GST)	\$

The total construction cost estimates should be confirmed by a contractor or estimator.

Preliminary Summary Information (all costs excl GST)

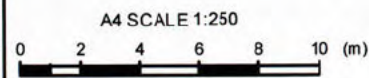
Is this Natural Disaster damage?	
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	
Area of Land at imminent risk Evacuation: Inundation:	
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	
Retaining Walls within 8m of Dwelling or Appurtenant Structure	
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.....	
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)	
Remedial Option: Description.....	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator



Lot 3 DP 81561

Notes:



Drawn by: *PS*
 Date: 31/05/11



22 FEB 2011 - EARTHQUAKE
 NEW BRIGHTON, CHRISTCHURCH
 (C115-016714) - 69 Bower Avenue

EQC Claim No: 201 _ /



Increased Liquefaction Vulnerability (ILV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	69 BOWER AVENUE, NEW BRIGHTON, CHRISTCHURCH 8083
Property ID (QPID)	1782722
Master claim number	CLM/2011/022688
Date	01 October 2015

Engineering assessment

This ILV engineering assessment identifies that the Property	DOES meet the engineering criteria for ILV land damage
--	--

Introduction

This report sets out the engineering results for the individual property above (the Property) to determine whether Increased Liquefaction Vulnerability (ILV) land damage has occurred as the direct result of the Canterbury earthquake sequence.

ILV land damage refers to the physical change to residential land as a result of ground surface

subsidence from the 2010 - 2011 Canterbury earthquake sequence, which materially increased the vulnerability of that land to liquefaction damage in future earthquakes.

More information on ILV can be found on the Earthquake Commission (EQC) website (www.eqc.govt.nz/ILV).

ILV engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the ILV engineering assessment of the Property in accordance with the ILV Assessment Methodology. This methodology is set out in the report titled Canterbury Earthquake Sequence: Increased Liquefaction Vulnerability Assessment Methodology (T+T, 2015).

A copy of this report is available on the EQC website (www.eqc.govt.nz/ILV).

The ILV Assessment Methodology is designed to consider whether, on the balance of probabilities, two engineering criteria are met for the Property. The engineering criteria are as follows:

Engineering Criterion 1	The residential land has <i>material</i> vulnerability to liquefaction damage after the Canterbury earthquake sequence; and
Engineering Criterion 2	The vulnerability to liquefaction damage of the residential land in future earthquakes has <i>materially</i> increased as a result of ground surface subsidence of the land caused by the Canterbury earthquake sequence.
The material vulnerability under Criterion 1 and the material increase in vulnerability under Criterion 2, are each measured at up to 100 year return period levels of earthquake shaking.	

About the engineering criteria

Both engineering criteria must be met in order for a property to qualify as having ILV land damage.

To determine whether the Property meets the two engineering criteria, T+T has assessed the level of vulnerability to liquefaction and the change in vulnerability to liquefaction. The ILV Assessment Methodology report provides a comprehensive explanation of how this assessment was done. A brief outline is provided below.

Material liquefaction vulnerability is assessed by considering the likelihood of moderate-to-severe liquefaction related land damage at up to 100 year return period levels of earthquake shaking.

A material increase in liquefaction vulnerability is assessed by comparing the likelihood of liquefaction related land damage prior to the Canterbury earthquake sequence with the likelihood of liquefaction related land damage after the Canterbury earthquake sequence. The ILV Assessment Methodology report sets out what can be regarded as material in this context.

Liquefaction and land subsidence do not always result in ILV land damage. Whether or not ILV occurs will depend on the soil and groundwater conditions and the amount of ground surface subsidence.

ILV engineering assessment results

The results of the ILV engineering assessment for the Property are shown below:

Does the Property meet Criterion 1?	Yes
Does the Property meet Criterion 2?	Yes
Does the Property meet the engineering criteria for ILV land damage?	Yes

ILV engineering assessment approach

T+T has used the following inputs for the assessment of ILV land damage:

Ground surface levels	Ground surface levels, relative to sea level. These were derived from aerial LiDAR surveys of the Canterbury region undertaken between 2003 and 2008 and after each of the four main earthquakes in the Canterbury earthquake sequence. Ground surface subsidence is estimated by comparing ground surface levels after each of the four main earthquakes.
Groundwater levels	Groundwater levels throughout Canterbury.
Aerial photography	High resolution aerial photographs taken after each of the four main earthquakes in the Canterbury earthquake sequence.
Land performance observations	Observed land performance, including liquefaction due to the Canterbury earthquake sequence.
Earthquake shaking intensity	Peak Ground Acceleration (PGA) models, which estimate the level of earthquake shaking for each of the four main earthquakes in the Canterbury earthquake sequence.
Subsurface ground information	Soil composition and strength data obtained from extensive geotechnical investigations, including Cone Penetration Tests (CPTs), subsurface drilling, and laboratory tests. Geological maps, soil maps and other historical land use and drainage maps.

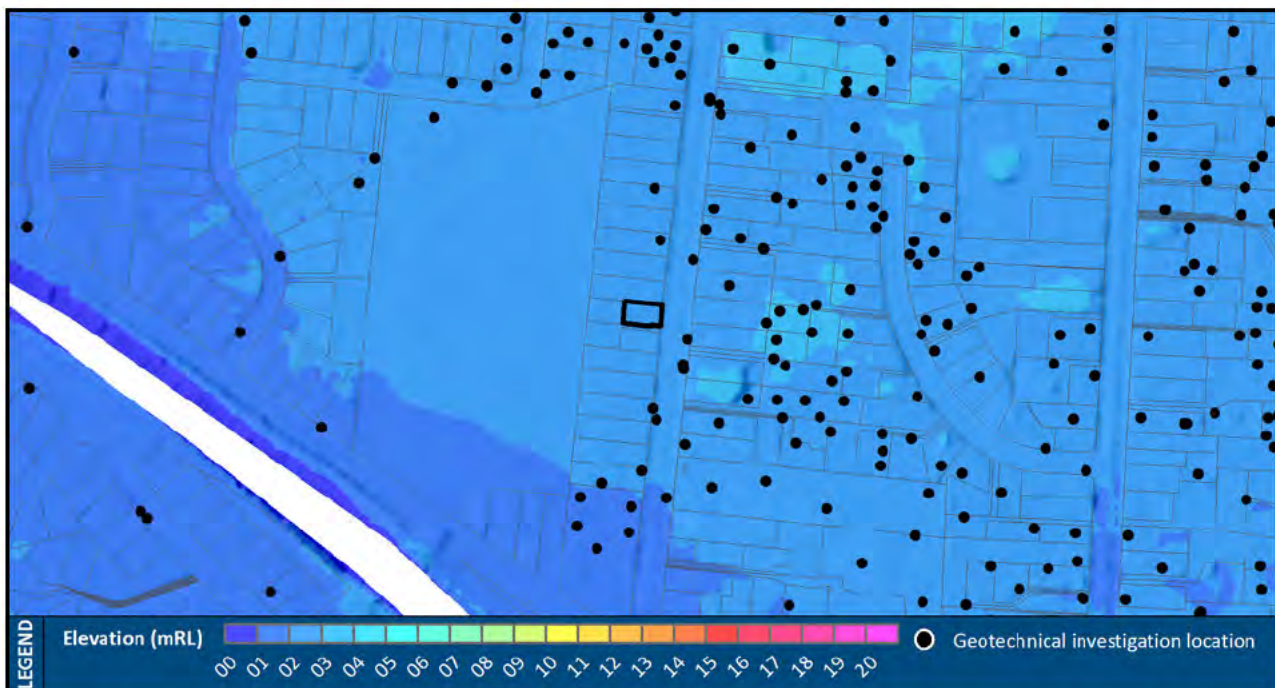
ILV engineering assessment maps

ILV engineering assessment maps are shown on the following pages.

On each of these maps, the Property is shown in the black border in the centre of the map.

An explanation is provided below each map.

The maps show key sources of information that T+T has used in assessing whether the ILV engineering criteria are met.

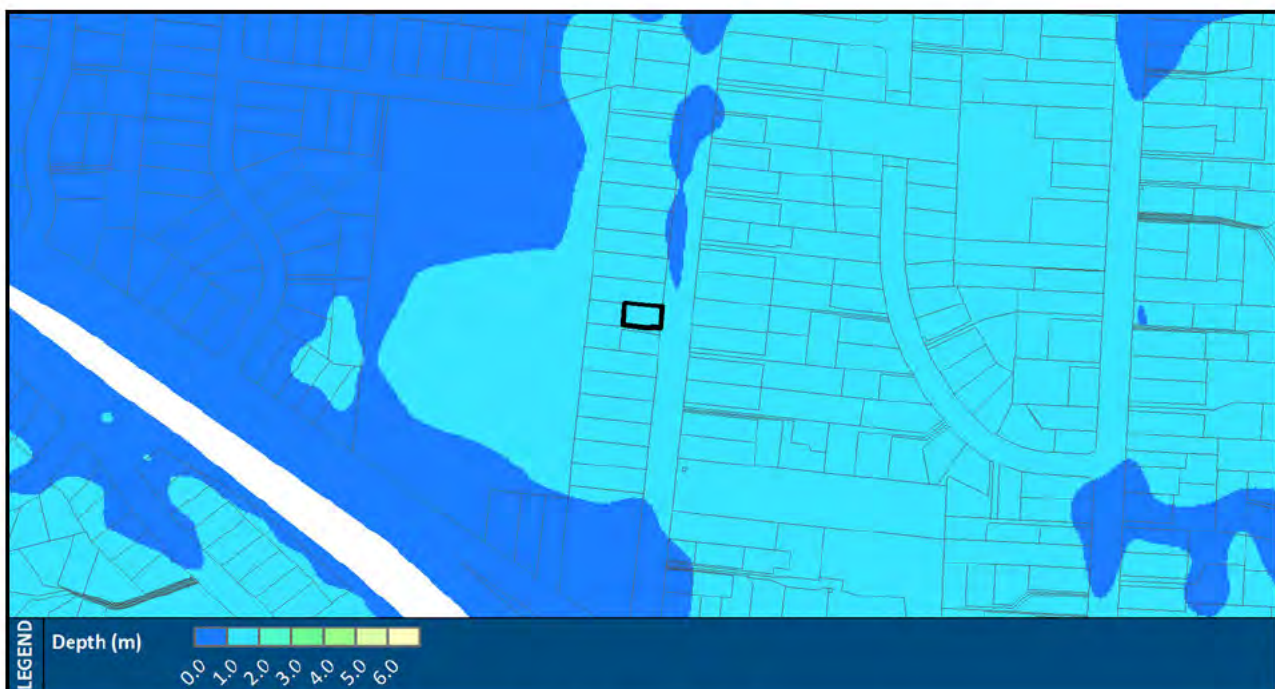


Map 1: Post Canterbury earthquake sequence ground surface elevation and geotechnical investigation locations

This map shows the ground surface elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The elevation shown is the height above mean sea level.

The black dots show the locations of geotechnical investigations. These comprise a combination of Cone Penetration Tests (CPTs), boreholes and laboratory tests.

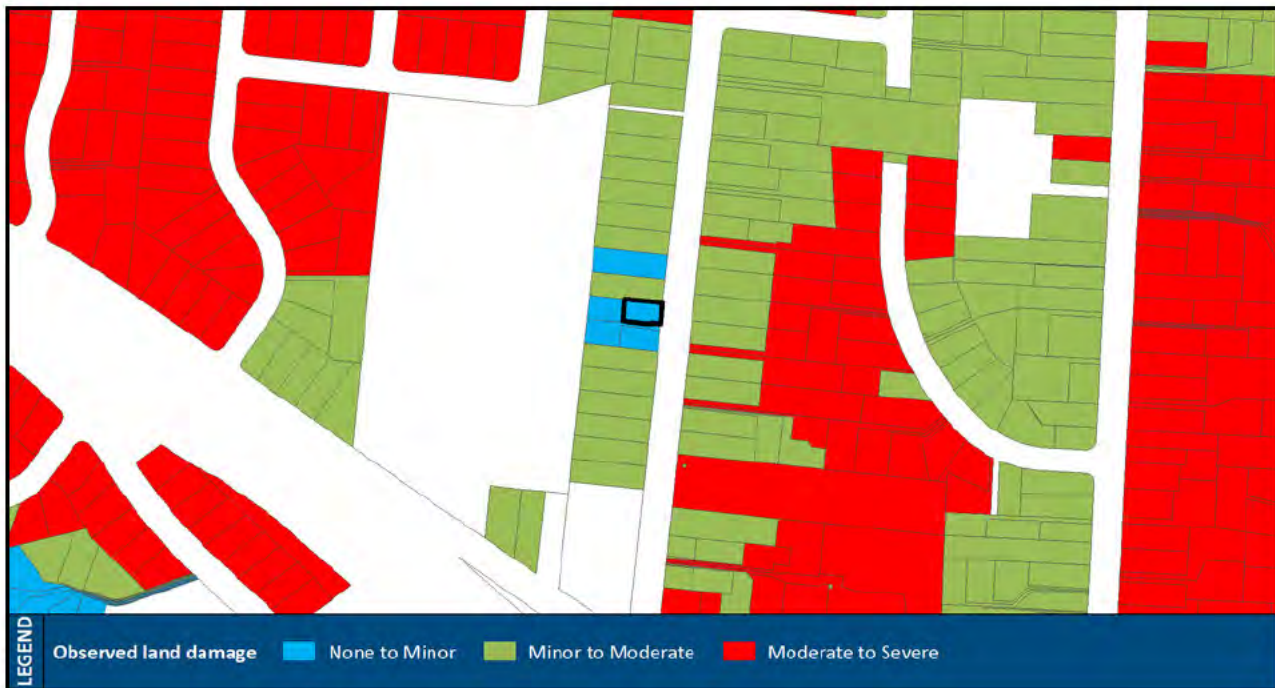
The ground surface elevation was measured using an aerial LiDAR survey, which involved scanning the ground surface from an aircraft. This post-earthquake ground surface elevation survey is a key input into the ILV engineering assessments.



Map 2: Post Canterbury earthquake sequence depth to groundwater

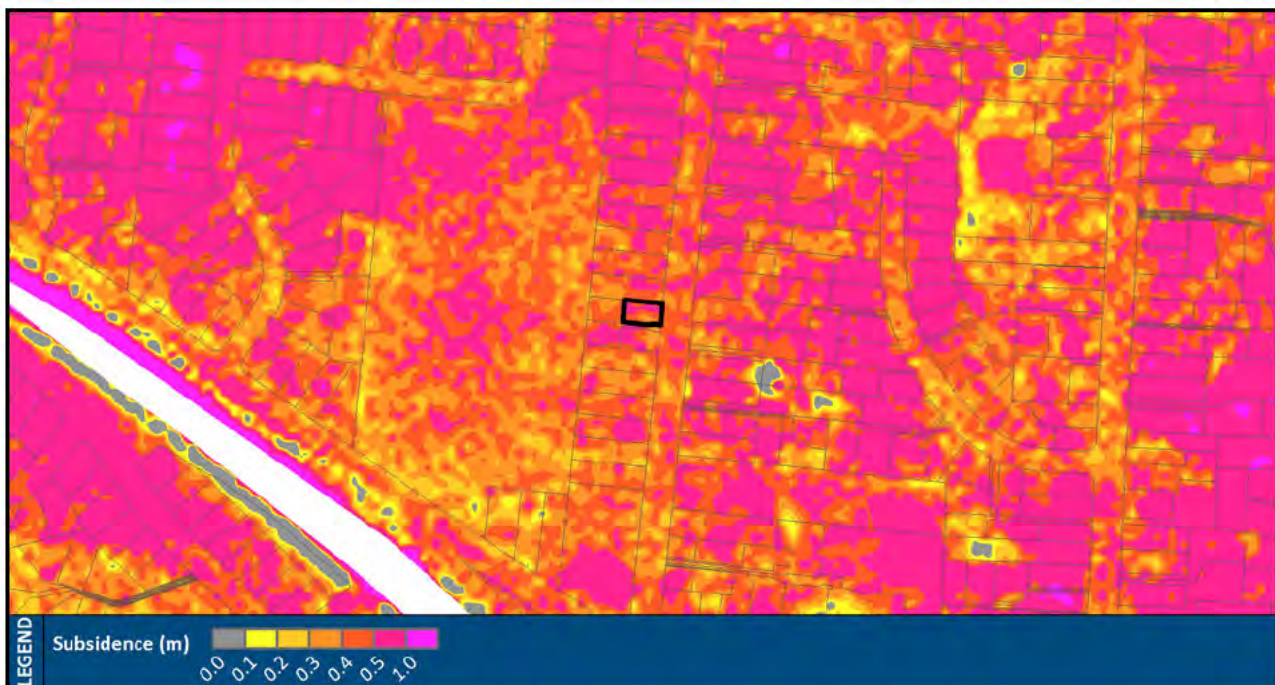
This map shows the median depth to groundwater below the ground surface after the Canterbury earthquake sequence.

Data from approximately 1,000 shallow groundwater monitoring wells have been used in the development of the groundwater model.



Map 3: Worst observed land damage due to the Canterbury earthquake sequence

This map shows the worst observed land damage recorded for the four main earthquakes during the Canterbury earthquake sequence. Descriptions of the observed land damage categories are: **None to Minor** – no observed liquefaction related land damage through to minor observed ground cracking but with no observed ejected liquefied material at the ground surface; **Minor to Moderate** – observed ground surface undulation and minor-to-moderate quantities of observed ejected liquefied material at the ground surface but with no observed lateral spreading; and **Moderate to Severe** – large quantities of observed ejected liquefied material at the ground surface and severe ground surface undulation and/or moderate-to-severe lateral spreading.



Map 4: Total ground surface subsidence due to the Canterbury earthquake sequence

This map shows the estimated total amount of ground subsidence as a result of the Canterbury earthquake sequence. Ground surface subsidence is estimated by comparing ground surface levels after each of the four main earthquakes. Adjustments have been made to the map to remove subsidence or uplift that is not as a result of the Canterbury earthquake sequence (e.g. man-made activities such as earthworks).

Further information

For more information about ILV land damage and the ILV engineering assessment, refer to the EQC website (www.eqc.govt.nz/ILV)

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand license.

Important notice: The maps in this report were created from data extracted from the Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com>), which were prepared and compiled

for EQC to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor have no liability for any use of the maps and data or for the consequences of any person relying on them in any way. This “important notice” must be reprinted wherever these maps or derivatives are reproduced.

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. T+T understands that EQC will provide this report to the EQC customer.

The ILV engineering assessment has been undertaken in accordance with EQC’s ILV Policy and the Canterbury Earthquake Sequence: Increased Liquefaction Vulnerability Assessment Methodology. Copies of these documents are available on the EQC website (www.eqc.govt.nz/ILV)