

21009

16th of December, 2016.

Colliers International
4 Glover Street
Ngauranga

Attention: David Powell
Emailed to: david.powell@colliers.com

Dear David,

**Re: 4 Glover Street, Ngauranga.
Preliminary Seismic Assessment using Initial Evaluation Procedure (IEP)**

We have completed a preliminary seismic assessment of the existing building at 4 Glover Street using the Initial Evaluation Procedure (IEP) assessment method and have found the following:

- Our assessment indicates that this building is **not earthquake prone**, with a seismic capacity in the range of **70-80% NBS** (70-80% New Building Standard). The building is considered to be seismic grade B in accordance with the New Zealand Society for Earthquake Engineering (NZSEE) guidelines. Our IEP assessment is attached.
- The main reasons for this IEP score is at the time of design an older loading code was in use. There is also a significant landslip risk next to the building, as landslips have been known to have occurred at the site in the past.
- In carrying out our IEP assessment, we have reviewed the available existing drawings that were obtained from Wellington City Council and inspected the interior and exterior of the building.
- With reference to the NZSEE building classification table (refer over) and based on our IEP assessment, the building is considered a low risk building and poses an acceptable risk of collapse during a major seismic event.

Further background on building strength classification and the IEP assessment process is given in the following.

Building Strength

The %NBS score is a measure of the seismic strength a building achieves as a percentage of the strength required for a new building designed to current codes.

A building that achieves less than **33%NBS** is referred to as *earthquake prone*. An *earthquake prone* building is considered to pose an unacceptable risk of collapse during a significant earthquake. The Building Act 2004 requires that *earthquake prone* buildings either be seismically strengthened or demolished. The Act also requires the local Territorial Authority to prepare an Earthquake Prone Building Policy that specifies a time frame in which an *earthquake prone* building must be either strengthened or demolished.

An *earthquake risk* building is defined as a building with between **33%** and **67%NBS**. An *earthquake risk* building is considered unlikely to collapse during a significant earthquake. However, research has indicated that an *earthquake risk* building could potentially be damaged to an extent that it is unusable after a significant earthquake and may also be uneconomical to repair.

It is recommended that an *earthquake prone* or *earthquake risk* building be strengthened to **100%NBS**. However, if this is not possible/practical the minimum recommended level of strengthening is **67%NBS**. Buildings strengthened to **67% NBS** and above are considered likely to have sufficient seismic capacity to be economical to repair following a design level earthquake. However, such buildings may still be unusable for a period until repairs are completed. There is still a possibility that a building which achieves greater than **67%NBS** could be damaged to an extent that is not economical to repair.

Table: NZSEE Building Classification Table

Description	Grade	Risk	%NBS	Existing Building Structural Performance	Improvement of Structural Performance	
					Legal Requirement	NZSEE Recommendation
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)	The Building Act sets no required level of structural improvement (unless change in use) This is for each TA to decide. Improvement is not limited to 34%NBS.	100%NBS desirable. Improvement should achieve at least 67%NBS
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended		Not recommended. Acceptable only in exceptional circumstances
HighRiskBuilding	D or E	High	33 or lower	Unacceptable (Improvement required under Act)	Unacceptable	Unacceptable

IEP Assessment Process

We have used the Initial Evaluation Procedure (IEP) that was developed by the New Zealand Society for Earthquake Engineers (NZSEE) to estimate the seismic capacity of this building.

The IEP assessment is a qualitative assessment method that was developed as a quick and cost effective way to assess the capacity of a building. This assessment does not rely on detailed calculations and it is not as accurate as a detailed assessment. The IEP assessment gives an indication of seismic capacity.

Limitations

The contents of this letter and attached report are intended for use by our client only and although we understand it may be viewed by other parties, we take no responsibility for it being relied upon by any other party.

The IEP assessment has been prepared based on available documentation and has included internal and external inspections. However, it has not been possible to inspect and verify every aspect of this building.

This assessment of the superstructure at 4 Glover Street is limited to consideration of Section B1-Structure of the New Zealand Building Code (NZBC), and no assessment of the compliance requirements of other sections of the NZBC has been undertaken. No comment is made of secondary building elements including internal partitions, cladding, suspended ceilings, seismic restraint of heavy items and services or other similar items.

Please do not hesitate to contact us to discuss anything further.

Yours Faithfully
Gabrielle Steer

Reviewed and approved by:
Ignatius Black (CPEng No. 259219)

A handwritten signature in black ink, appearing to read 'Gabi Steer'.A handwritten signature in blue ink, appearing to read 'I. P. Black'.

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