

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The documents within the Earthquake Recovery Documentation section, encompass all works completed under the Canterbury Home Repair Programme (CHRP). These contain assessments, contractor quotes, work orders and sign offs.

16 December 2024

Lynne Harrison
257 Cathedral Road, Gore Bay,
Cheviot 7383

Kia ora Lynne,

Information request – CLM/2011/193540 - 257 Cathedral Road, Domett, 7383

Thank you for your information request received on 19 November 2024. You asked for all NHC claims and associated paperwork in relation to 257 Cathedral Road. Your request has been considered under the Official Information Act (OIA) and/or Privacy Act (PA).

The enclosed response contains claim information for the below claim numbers associated to the requested property:

- CLM/2011/193540 (managed repair and remedial work)
- CLM/2010/112896 (cash settled)
- CLM/2016/025976 (settled by insurer)

Please refer to the claim summary dividers within this response to confirm how the above claims were managed.

Documentation has not been provided for claim CLM/2002/000278 for the below reason:

- Claim was withdrawn

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,



Eilish Cartysquires
OIA Advisor

~~EQC~~ Property Overview Report 1982

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator
2010112896	257 CATHEDRAL ROAD, GORE BAY		F3 - Complete & Finalised	Some Finalisation has taken place
Main Contractor:	CLOSED OUT-Colourways Limited ***** (SA34)	Property F2'd By:	Suzanne Loach	F2 Completed Date: 12-03-2015
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation F3 Completed Date: 07-05-2015

Adjustments

EQC Claim Number + Address	Project Status	Unmapped Adjnt Lines	Total OB	Original Budget Allocated	Unallocated	Total BV	Budget Variation Allocated	Unallocated	Gross Claimed	Gross Certified
CLM/2011/193540 257 CATHEDRAL ROAD	E008 F3	0	10,023.12	10,023.12	0.00	21,834.81	21,834.81	0.00	31,857.93	31,857.93
Property Total		0	10,023.12	10,023.12	0.00	21,834.81	21,834.81	0.00	31,857.93	31,857.93

Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2011/193540	257 CATHEDRAL ROAD	Substantive Works - Primary	CLOSED OUT-Colourways Limited ***** (SA34)	COMPLETIONS	34,393.93	14	31,857.93	31,857.93
Transmitted To Hub -> Claim File Review Complete								
4/11/13 CONTRACTOR COMPLETE 27/9/13 - VO APPROVED BY EQC - CLEAN - 28/11/13								
Property Total					34,393.93	14	31,857.93	31,857.93

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/193540	E008-00867	Substantive Works - Primary - 07-Mar-2012	CLOSED OUT-Colourways Limited ***** (SA34)	COMPLETIONS	Iain Doody	Issued	23/09/2013	34,393.93
Property Total								34,393.93

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator					
2010112896	257 CATHEDRAL ROAD, GORE BAY		F3 - Complete & Finalised	Some Finalisation has taken place					
Main Contractor:	CLOSED OUT-Colourways Limited ***** (SA34)		Property F2'd By:	Suzanne Loach					
Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation					
F2 Completed Date: 12-03-2015									
F3 Completed Date: 07-05-2015									
Claims / Certs / Payables									
SA34	CLOSED OUT-Colourways Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/193540	Subst OB	Substantive Works	117	EQRLaind	\$0.00	09-Oct-2013	\$11,226.12		
CLM/2011/193540	Subst BV	Scope Addition	117	EQRLaind	\$0.00	09-Oct-2013	\$23,167.81		
CLM/2011/193540	Subst BV	Scope Addition	117	EQRLaind	\$0.00	09-Oct-2013	-\$1,720.00		
CLM/2011/193540	Subst OB	Substantive Works	129	EQRLainsleys	\$0.00	10-Apr-2014	-\$1,203.00		
CLM/2011/193540	Subst BV	Variation	129	EQRLainsleys	\$0.00	10-Apr-2014	\$387.00		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/193540	Subst OB	Substantive Works	58	EQRLaind	\$0.00	09-Oct-2013	\$11,226.12		
CLM/2011/193540	Subst BV	Scope Addition	58	EQRLaind	\$0.00	09-Oct-2013	\$23,167.81		
CLM/2011/193540	Subst BV	Scope Addition	58	EQRLaind	\$0.00	09-Oct-2013	-\$1,720.00	193540	
CLM/2011/193540	Subst OB	Substantive Works	73	EQRLainsleys	\$0.00	10-Apr-2014	-\$1,203.00	2011/193540	
CLM/2011/193540	Subst BV	Variation	73	EQRLainsleys	\$0.00	10-Apr-2014	\$387.00	2011/193540	
SA34	CLOSED OUT-Colourways Limited ***** Total				Claims		\$31,857.93 Certs	\$31,857.93 Payables	\$0.00
Property Total					Claims		\$31,857.93 Certs	\$31,857.93 Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

EQC Full Assessment Report

Claim Number: CLM/2011/193540
Claimant: COLIN HARRISON
Property Address: 257 CATHEDRAL ROAD
 GORE BAY
 CHEVIOT 7383

Assessment Date: 30/11/2011 13:17
Assessor: Tohill, Mike
Estimator: Coleman, Liam
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	COLIN, HARRISON	03 3198667	021 1362077	03 3198667	

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
FMG (Farmers Mutual)	Dwelling	5940664	Yes	

Insurance Details - Added in COMET

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

Residential policy that covers full property including part that operates as private B&B. FMG has agreed to cover costs in BB redecoration part. The previous assessment didn't cover the B&B component.

Renewal date 1/5/2012

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: Long sealed driveway from Cathedral Road down hill to house. Level asphalt driveway to garage and entry. Driveway is exclusive, approx 400 metres.

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	Post 1980	Rectangular	395.12
Garage	1	Standard	Post 1980	Rectangular	54.75

EQR Property Overview Report 1982

Company

Fletcher EQR (division of FCC) as agent for EQC

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator
2010112896	257 CATHEDRAL ROAD, GORE BAY		F3 - Complete & Finalised	Some Finalisation has taken place
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Cont Managing Hub:	Pages	Not Vulnerable	Property F3'd By:	System Generated Finalisation
				F2 Completed Date: 12-03-2015
				F3 Completed Date: 07-05-2015

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/193540	Practical Completion Certificate (PCC)	Rangiora Hub	09/10/2013
CLM/2011/193540	Final Account Agreement	Rangiora Hub	12/03/2015
CLM/2011/193540	Construction Completion Inspection	Rangiora Hub	03/10/2013
CLM/2011/193540	Final Account Agreement	Rangiora Hub	15/04/2014
CLM/2011/193540	Construction Completion Inspection	Rangiora Hub	08/10/2013
CLM/2011/193540	Defects Liability Certificate	Rangiora Hub	30/04/2014

Property Total	Finalisation Documents Present:	6
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No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/193540	257 CATHEDRAL ROAD	No	<NOT SPECIFIED>
Property Total			Number of Claims: 1
Contractors			

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SA34	CLOSED OUT-Colourways Limited *****	Accredited	EQRC0977	Main Contractor
				Substantive Works
Property Total				Number of Contractors: 1

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: Minor damage to driveway

Services

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

General Comments: All services are operating well.

Main Building

Exterior

Elevation (East, 40x5.5m both levels, rockcote over block and stained cedar weatherboard)

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Shrinkage cracking to rockcote over structural block on all elevations
General Comments:

Elevation (West, 40x5.5m both levels, rockcote over block and stained cedar weatherboard)

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Shrinkage cracking to rockcote over block on all elevations

General Comments:

Elevation (North, 12.7x4.8m, stained cedar weatherboard)

Damage: No damage
Require Scaffolding? No

General Comments:

Elevation (South, 12.7x5.5m, rockcote over block)

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Shrinkage cracking to the rockcote over block

General Comments:

Foundations (Concrete slab)

Damage: No damage
Require Scaffolding? No

General Comments:

Roof (Framed, rolled metal)

Damage: No damage
Require Scaffolding? No
General Comments: most ceilings inside are scillion styled with no roof cavity

Ground Floor - Kitchen (East, open plan with dining and living)

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)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	Impact damage			

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Floor	Concrete	Carpet	Remove, dispose and replace tiles	1.00 m2	170.00	170.00
Kitchen joinery	Medium Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range (Free standing oven)	Electric	High spec Gas	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	65.41 m2	24.00	1,569.84
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Stone	No Earthquake Damage			

General Comments: Cathedral ceilings, stud height 2.5 to 3.8 m

Three tile cracking, customer has spare tiles

Ground Floor - Dining Room (Northeast, opens to living & kitchen)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Timber	T and G	No Earthquake Damage			
Door (Internal)	Double glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	92.80 m2	24.00	2,227.10
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Window	Bay Window	Pane double glazed	No Earthquake Damage			

General Comments: cathedral ceilings 3.3 to 4.8 m

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	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.00 m2	27.00	1,188.00
Window	Aluminium Fixed	Pane double glazed	No Earthquake Damage			

General Comments:

Ground Floor - Living (West & north aspect)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Timber	T and G	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Gas	Open fire	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	43.75 m2	24.00	1,050.00
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: 2.5 to 3.8 m

Cathedral ceilings

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Ground Floor - Internal Garage (Garage 1, south end of house with external access, structural block walls, aluminum window, glass panel/ aluminum door, sectional timber garage door)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway (Short internal hall from foyer to dining/kitchen)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Entry (Entry & Foyer)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Door (External)	Other	Timber	No Earthquake Damage			
Door (Internal)	Double glass panel door	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	0.25 m2	170.00	42.50
Skylight	Other	Timber	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	77.28 m2	27.00	2,086.56

General Comments: Raked gib linked ceilings, cracking at corners of doorways. Exclude formal entry behind double glass doors - no damage
Customer had spare tiles to match

Ground Floor - Internal Garage (Garage 2, internal access garage, structural block walls, 2x aluminum window, sectional timber garage door)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Minor cracking to block that corresponds with cracking on the outside of wall that has been repaired before earthquakes.

General Comments:

Ground Floor - Laundry (Access through garage 2, tile floors, gib walls and ceiling, solid core door, aluminum window, aluminum glass panel door, laminate bench with stainless tub)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Room (Other) (Sewing room, access through garage 2, carpet, gib walls and ceiling, solid core door, aluminum glass panel door)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Hallway (From entry south to bedrooms, master & bed 2, painted gib walls & ceilings, carpet over concrete floor)

Damage: No damage

Require Scaffolding? No

General Comments: Painted gib walls & ceilings, carpet over concrete. Width from 1.2 to 1.7 m

Ground Floor - Entry (second entry to stairwell, tile floors, gib walls and ceiling, solid core glass panel door,)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (Master bedroom, east,)

Damage: Earthquake damage

Require Scaffolding? No

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Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	78.66 m2	24.00	1,887.89

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: Ceiling is gib lined cathedral style, part 2.4 stud to entry of room from hall

Ground Floor - Bathroom (Second right down bedroom hallway from entry, tile floors, gib walls and ceiling, solid core door, aluminum window, tile/glass panel shower, spa bath, single vanity, wall hung toilet)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Gib damage around door is fro door slamming

General Comments:

Ground Floor - Walk In Wardrobe (Master bedroom, painted gib walls & ceilings, carpet, no window, racks & shelving)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (Bedroom 1, large bedroom with kitchenettes, southern end of house)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	31.95 m2	27.00	862.65
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	78.88 m2	27.00	2,129.76
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

First Floor - En Suite (En suite to bedroom 1, east aspect, tile floors, gib walls and ceiling, solid core door, aluminum window, wall hung toilet, glass/tile shower, single vanity)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - En Suite (Ensuite to bedroom 2, tile floors, gib walls and ceiling, solid core door, aluminum window, wall hung toilet, glass/tile shower, single vanity)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (Bedroom 2, west aspect)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	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, plaster and paint	72.52 m2	27.00	1,958.04
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

First Floor - Hallway (Central hallway at 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, plaster and paint	36.42 m2	27.00	983.34

General Comments:**Ground Floor - En Suite (Master en suite)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Vanity Double	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Solid Core	Timber	No Earthquake Damage			
Floor	Concrete	Tiles	Impact damage			
			Remove, dispose and replace tiles	0.03 m2	170.00	5.10
Shower	Glass shower	Acrylic shower	No Earthquake Damage			
Toilet	Wall hung	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Customer has spare tiles to match

Ceiling crack not earthquake

Ground Floor - Bedroom (Bedroom3, 1st right down bedroom hallway from entry, carpet floors, gib walls and ceiling, solid core door, aluminum window)**Damage:** No damage**Require Scaffolding?** No**General Comments:****Garage****Exterior****Elevation (North, 9x3m light steel clad, steel framed garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (South, 9x3m light steel clad, steel framed garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (East, 6x3m light steel clad, steel framed garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Elevation (West, 6x3m light steel clad, steel framed garage)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Roof (Steel framed with coloursteel cladding)****Damage:** No damage

Require Scaffolding? No

General Comments:

Foundations (Dirt floors with structural block foundations)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Internal Garage (Steel framed with light steel cladding, no garage door)

Damage: No damage

Require Scaffolding? No

General Comments:

Fees

Fees

Name	Duration	Estimate
Scaffold hire - Mobile single lift aluminium	2.00	300.00
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,292.86
Margin	1,793.36
GST	2,959.05

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, 40x5.5m both levels, rockcote over block and stained cedar weatherboard)	0.00
	Roof (Framed, rolled metal)	0.00
	Elevation (North, 12.7x4.8m, stained cedar weatherboard)	0.00
	Elevation (South, 12.7x5.5m, rockcote over block)	0.00
	Elevation (West, 40x5.5m both levels, rockcote over block and stained cedar weatherboard)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bedroom (Bedroom 1, large bedroom with kitchenettes, southern end of house)	2,992.41
	Bedroom (Bedroom 2, west aspect)	1,958.04
	En Suite (En suite to bedroom 1, east aspect, tile floors, gib walls and ceiling, solid core door, aluminum window, wall hung toilet, glass/tile shower, single vanity)	0.00
	En Suite (Ensuite to bedroom 2, tile floors, gib walls and ceiling, solid core door, aluminum window, wall hung toilet, glass/tile shower, single vanity)	0.00
	Hallway (Central hallway at top of stairs)	983.34
		5,933.79

Ground Floor	Bathroom (Second right down bedroom hallway from entry, tile floors, gib walls and ceiling, solid core door, aluminum window, tile/glass panel shower, spa bath, single vanity, wall hung toilet)	0.00
	Bedroom (Bedroom3, 1st right down bedroom hallway from entry, carpet floors, gib walls and ceiling, solid core door, aluminum window)	0.00
	Bedroom (Master bedroom, east,)	1,887.89
	Dining Room (Northeast, opens to living & kitchen)	2,227.10
	En Suite (Master en suite)	5.10
	Entry (Entry & Foyer)	2,129.06
	Entry (second entry to stairwell, tile floors, gib walls and ceiling, solid core glass panel door,)	0.00
	Hallway (From entry south to bedrooms, master & bed 2, painted gib walls & ceilings, carpet over concrete floor)	0.00
	Hallway (Short internal hall from foyer to dining/kitchen)	0.00
	Internal Garage (Garage 1, south end of house with external access, structural block walls, aluminum window, glass panel/ aluminum door, sectional timber garage door)	0.00
	Internal Garage (Garage 2, internal access garage, structural block walls, 2x aluminum window, sectional timber garage door)	0.00
	Kitchen (East, open plan with dining and living)	1,739.84
	Laundry (Access through garage 2, tile floors, gib walls and ceiling, solid core door, aluminum window, aluminum glass panel door, laminate bench with stainless tub)	0.00
	Living (West & north aspect)	1,050.00
	Room (Other) (Sewing room, access through garage 2, carpet, gib walls and ceiling, solid core door, aluminum glass panel door)	0.00
	Stairwell	1,188.00
	Walk In Wardrobe (Master bedroom, painted gib walls & ceilings, carpet, no window, racks & shelving)	0.00
		10,226.99

16,160.78

Garage

Released Under the Official Information Act 1982

Name	Description	Estimate
Exterior	Foundations (Dirt floors with structural block foundations)	0.00
	Elevation (East, 6x3m light steel clad, steel framed garage)	0.00
	Elevation (North, 9x3m light steel clad, steel framed garage)	0.00
	Elevation (South, 9x3m light steel clad, steel framed garage)	0.00
	Roof (Steel framed with coloursteel cladding)	0.00
	Elevation (West, 6x3m light steel clad, steel framed garage)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Internal Garage (Steel framed with light steel cladding, no garage door)	0.00
		0.00

		0.00
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Fees

Description	Estimate
Scaffold hire - Mobile single lift aluminium	300.00
Small Job Fee	180.00
	480.00

Overheads

Description	Estimate
Preliminary and general	1,292.86
Margin	1,793.36
GST	2,959.05
	6,045.28
Total Estimate	22,686.06

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)

- 2010/112896

File Notes

Date Created:	30/11/2011 10:41
Created :	Tohill, Mike
Subject:	Overview
Note:	The property consists of a two level four bedroom dwelling with attached triple garage and separate double garage built circa 2004 on a rural residential site overlooking Gore bay with total land area of 2.5 hectares. Large dwelling of superior design and construction, concrete slab foundations, concrete floor above garage, timber flooring. Walls are part concrete block and timber frame clad in Rockcote plaster system over backing board material, part cedar weatherboard. Roof is long run coloursteel over timber truss, window joinery is aluminium and gib linings throughout. Heating is mixture of gas and reticulated diesel radiator. Very well presented throughout. Private residential dwelling with B&B component. Damage is minor with some gib cracking to kitchen,living, dining and some bedrooms. Repair will be in the low end of PMO repair category. Assessed on 26/1/2011 and settlement of \$2,937.33 paid at end of January. No repairs have been completed before February or June. Owner occupied.
Next Action:	
Date Created:	22/02/2012 02:54
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 22/02/2012
Note:	COMET sent to EQR on 22/02/2012
Next Action:	

Urgent Works Items

Scope of Works



Customer: COLIN HARRISON

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 257 CATHEDRAL ROAD, GORE BAY, CHEVIOT 7383 on 30/11/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 25000.00 m2)		
Land (Under dwelling - Soil - 450.00 m2)		
Main Access (Drive - Concrete - 2000.00 m2)		

Services

Element	Damage	Repair
Sewerage (Septic Tank - PVC Pipe - 50.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 400.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (East, 40x5.5m both levels, rockcote over block and stained cedar weatherboard)

Element	Damage	Repair
No Damage		

Elevation (West, 40x5.5m both levels, rockcote over block and stained cedar weatherboard)

Element	Damage	Repair
No Damage		

Elevation (North, 12.7x4.8m, stained cedar weatherboard)

Element	Damage	Repair
No Damage		

Elevation (South, 12.7x5.5m, rockcote over block)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (Framed, rolled metal)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Kitchen (East, open plan with dining and living)**

Room Size: 5.35 x 5.20 = 27.82 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.10 m

Element	Damage	Repair	
Ceiling (T and G - T and G - 27.82 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 27.82 m2)	Impact damage	Remove, dispose and replace tiles	1.00 m2
Kitchen joinery (Medium Spec - Timber - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - High spec Gas - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 65.41 m2)	Cosmetic damage	Paint wall	65.41 m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Stone - 8.00 l/m)	No Earthquake Damage		

Ground Floor - Dining Room (Northeast, opens to living & kitchen)

Room Size: 6.00 x 8.06 = 48.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.30 m

Element	Damage	Repair	
Ceiling (Timber - T and G - 48.36 m2)	No Earthquake Damage		
Door (Internal) (Double glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 48.36 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 92.80 m2)	Cosmetic damage	Paint wall	92.80 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Window (Bay Window - Pane double glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Stairwell

Room Size: 2.90 x 2.10 = 6.09 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 6.09 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 6.09 m2)	No Earthquake Damage		
Handrails (Bar - Timber - 5.20 l/m)	No Earthquake Damage		
Stairs (Internal) (Box - MDF - 5.20 l/m)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.00 m2)	Cosmetic damage	Rake out, plaster and paint	44.00 m2
Window (Aluminium Fixed - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Living (West & north aspect)

Room Size: 5.20 x 3.55 = 18.46 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.50 m

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Element	Damage	Repair	
Ceiling (Timber - T and G - 18.46 m2)	No Earthquake Damage		
Floor (Concrete - Carpet - 18.46 m2)	No Earthquake Damage		
Heating (Gas - Open fire - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 43.75 m2)	Cosmetic damage	Paint wall	43.75 m2
Window (Aluminium Awning - Pane double glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Internal Garage (Garage 1, south end of house with external access, structural block walls, aluminum window, glass panel/ aluminum door, sectional timber garage door)

Room Size: 4.80 x 4.80 = 23.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.10 m

Element	Damage	Repair
No Damage		

Ground Floor - Hallway (Short internal hall from foyer to dining/kitchen)

Room Size: 1.78 x 2.72 = 4.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
No Damage		

Ground Floor - Entry (Entry & Foyer)

Room Size: 3.00 x 8.28 = 24.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 4.20 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 24.84 m2)	No Earthquake Damage		
Door (External) (Bi Fold doors - Aluminium - 1.00 No of)	No Earthquake Damage		
Door (External) (Other - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Double glass panel door - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 24.84 m2)	Cosmetic damage	Remove, dispose and install tiles	0.25 m2
Skylight (Other - Timber - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 94.75 m2)	Cosmetic damage	Rake out, plaster and paint	77.28 m2

Ground Floor - Internal Garage (Garage 2, internal access garage, structural block walls, 2x aluminum window, sectional timber garage door)

Room Size: 6.00 x 9.00 = 54.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Laundry (Access through garage 2, tile floors, gib walls and ceiling, solid core door, aluminum window, aluminum glass panel door, laminate bench with stainless tub)

Room Size: 2.80 x 2.80 = 7.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
No Damage		

Ground Floor - Room (Other) (Sewing room, access through garage 2, carpet, gib walls and ceiling, solid core door, aluminum glass panel door)

Room Size: 3.60 x 4.10 = 14.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.70 m

Element	Damage	Repair
---------	--------	--------

No Damage

Ground Floor - Hallway (From entry south to bedrooms, master & bed 2, painted gib walls & ceilings, carpet over concrete floor)

Room Size: 1.45 x 6.41 = 9.29 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

Ground Floor - Entry (second entry to stairwell, tile floors, gib walls and ceiling, solid core glass panel door,)

Room Size: 2.60 x 5.30 = 13.78 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

Ground Floor - Bedroom (Master bedroom, east,)

Room Size: 4.61 x 6.02 = 27.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.70 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 27.75 m2)	No Earthquake Damage	
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 27.75 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 78.66 m2)	Cosmetic damage	Paint wall 78.66 m2
Window (Aluminium Awning - Pane single glazed - 4.00 No of)	No Earthquake Damage	

Ground Floor - Bathroom (Second right down bedroom hallway from entry, tile floors, gib walls and ceiling, solid core door, aluminum window, tile/glass panel shower, spa bath, single vanity, wall hung toilet)

Room Size: 1.90 x 4.00 = 7.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

Ground Floor - Walk In Wardrobe (Master bedroom, painted gib walls & ceilings, carpet, no window, racks & shelving)

Room Size: 1.90 x 2.07 = 3.93 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

First Floor - Bedroom (Bedroom 1, large bedroom with kitchenettes, southern end of house)

Room Size: 4.50 x 7.10 = 31.95 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 31.95 m2)	Cosmetic Damage	Rake out, plaster and paint 31.95 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 31.95 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 78.88 m2)	Cosmetic damage	Rake out, plaster and paint 78.88 m2
Window (Aluminium Awning - Pane double glazed - 3.00 No of)	No Earthquake Damage	

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First Floor - En Suite (En suite to bedroom 1, east aspect, tile floors, gib walls and ceiling, solid core door, aluminum window, wall hung toilet, glass/tile shower, single vanity)

Room Size: 3.00 x 2.00 = 6.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

First Floor - En Suite (Ensuite to bedroom 2, tile floors, gib walls and ceiling, solid core door, aluminum window, wall hung toilet, glass/tile shower, single vanity)

Room Size: 2.10 x 2.00 = 4.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

No Damage

First Floor - Bedroom (Bedroom 2, west aspect)

Room Size: 5.20 x 4.60 = 23.92 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.70 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 23.92 m2)	No Earthquake Damage	
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 23.92 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 72.52 m2)	Cosmetic damage	Rake out, plaster and paint 72.52 m2
Window (Aluminium Awning - Pane double glazed - 3.00 No of)	No Earthquake Damage	

First Floor - Hallway (Central hallway at top of stairs)

Room Size: 1.00 x 4.10 = 4.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.60 m

Element	Damage	Repair
---------	--------	--------

Ceiling (Gib - Paint - 4.10 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Chipboard - Carpet - 4.10 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 36.72 m2)	Cosmetic damage	Rake out, plaster and paint 36.42 m2

Ground Floor - En Suite (Master en suite)

Room Size: 2.65 x 2.80 = 7.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
---------	--------	--------

Bathroom Sink (Vanity Double - Standard specification - 1.00 item)	No Earthquake Damage	
Ceiling (Gib - Paint - 7.42 m2)	No Earthquake Damage	
Door (Internal) (Single Solid Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 7.42 m2)	Impact damage	Remove, dispose and replace tiles 0.03 m2
Shower (Glass shower - Acrylic shower - 1.00 m2)	No Earthquake Damage	
Toilet (Wall hung - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 26.16 m2)	No Earthquake Damage	

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Window (Aluminium Awning - Pane double glazed - 2.00 No of) No Earthquake Damage

Ground Floor - Bedroom (Bedroom3, 1st right down bedroom hallway from entry, carpet floors, gib walls and ceiling, solid core door, aluminum window)

Room Size: $3.95 \times 4.10 = 16.20$ (length(m) x width(m) = Area Size(m²))

Stud Height: 3.00 m

Element	Damage	Repair
No Damage		

Garage

Exterior

Elevation (North, 9x3m light steel clad, steel framed garage)

Element	Damage	Repair
No Damage		

Elevation (South, 9x3m light steel clad, steel framed garage)

Element	Damage	Repair
No Damage		

Elevation (East, 6x3m light steel clad, steel framed garage)

Element	Damage	Repair
No Damage		

Elevation (West, 6x3m light steel clad, steel framed garage)

Element	Damage	Repair
No Damage		

Roof (Steel framed with coloursteel cladding)

Element	Damage	Repair
No Damage		

Foundations (Dirt floors with structural block foundations)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Internal Garage (Steel framed with light steel cladding, no garage door)

Room Size: $9.00 \times 6.00 = 54.00$ (length(m) x width(m) = Area Size(m²))

Stud Height: 3.00 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
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Template Contract Quote

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ADD COMPANY LOGO
HERE

Claim No:	2011/193540	Contractor	Colourways Limited
Claimant:	Colin Harrison	Address:	11 Pine Ave Waikuku Beach
Site Location:	257 Cathedral Road Gore Bay	Accreditation No:	
EQR Supervisor:		Contractor Phone:	
		GST No:	
Date:	10/07/2013	Total Price (Incl. GST)	\$38,690.75

The EQR Scope of Works Summary should be read in conjunction with the EQC Scope of Works Assessment. The works described in the above mentioned documents covers the full scope of work for the property and will be covered in this quotation.

We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge:			0	-	-		
			0	-	-		
					-		
					-		
					-		
Dining Room: Wall Covering			0	-	-		
	ARS Rake Plaster Paint		70	30.00			2,100.00
					-		
					-		
Kitchen: Wall Covering Work Top			0	-	-		
	ARS Rake Plaster Paint		35	30.00			1,050.00
	AS Per EQC Scope		1	#####	100.00		
					-	100.00	
Living West Wall Covering					-		
	ARS Rake Plaster Paint		43.75	30.00			1,312.50
					-		
					-		
Bedroom 1: Master Wall Covering Ceiling			0	-	-		
					-		
	ARS Rake Plaster Paint		78.66	30.00			2,359.80
	ARS Rake Plaster Paint		3.5	30.00			105.00
Bedroom 2: Wall Covering			0	-	-		
	As Per EQC Scope		0	30.00	-		
					-		
					-		
Bedroom 3: Ceiling			0	-	-		
	ARS Rake Plaster Paint		38	30.00			1,140.00
					-		
					-		

Contract Quotation Released Under the Official Information Act 1982

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:					-		
					-		
					-		
					-		
					-		
Bedroom 5:					-		
					-		
					-		
					-		
					-		
Ensuite:					-		
Floor	As Per EQC Scope		-	100.00	-		
Ceiling	ARS Rake Plaster Paint		7.42	30.00			222.60
Wall Covering	ARS Rake Plaster Paint		14.00	30.00			420.00
					-		
Bathroom 2			-	-	-		
Ceiling	ARS Rake Plaster Paint		7.50	30.00			225.00
Wall Covering	ARS Rake Plaster Paint		12.00	30.00			360.00
					-		
Bathroom 2:			-	-	-		
			-	-	-		
					-		
					-		
					-		
Toilet 1:					-		
					-		
					-		
					-		
					-		
Toilet 2:					-		
					-		
					-		
					-		
					-		
Office/Study:					-		
					-		
					-		
					-		
					-		
Rumpus:					-		
					-		
					-		
					-		
					-		

Contract Quotation

DD COMPANY LOGO HEI

Address: 257 Cathedral Road Gore Bay

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry:					-		
					-		
Wall Covering	As Per EQC Scope		77.28	30.00	2,318.40		
					-		
					-	2,318.40	
Hallway:			-	-	-		
Wall Covering	ARS Paint		36.00	19.00			684.00
Ceiling	ARS Rake Plaster Paint		9.00	30.00			270.00
					-		
					-		
Hallway Central					-		
Wall Covering	As Per EQC Scope		36.42	30.00	1,092.60		
					-		
					-		
					-	1,092.60	
Laundry:			-	-	-		
					-		
					-		
					-		
					-		
					-		
Garage:					-		
					-		
					-		
					-		
					-		
					-		
Hallway Short			17.00	30.00	510.00		
					-		
					-		
					-		
					-		510.00
Other:					-		
					-		
					-		
					-		
					-		
Roof:					-		
					-		
					-		
					-		
					-		
					-		
External Walls: North					-		
					-		
					-		
					-		
					-		

Contract Quotation Released Under the Official Information Act 1982 SD1082 COMPANY LOGO HEI

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South					-		
					-		
					-		
					-		
					-	-	
External Walls: East					-		
					-		
					-		
					-		
					-	-	
External Walls: West					-		
					-		
					-		
					-		
					-	-	
Decks:					-		
					-		
					-		
					-		
					-	-	
Chimney Base:					-		
					-		
					-		
					-		
					-	-	
Chimney:					-		
					-		
					-		
					-		
					-	-	
Other					-		
					-		
					-		
					-		
					-	-	
Fireplace:					-		
					-		
					-		
					-		
					-	-	
Foundation:					-		
					-		
					-		
					-		
					-	-	

Contract Quotation Released Under the Official Information Act 1982 COMPANY LOGO HEI

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Plumber	Quote Attached		1.00	#####	1,634.00		
Electrician	Quote Attached		1.00	#####	1,720.00		
Tiler	Lift Tiles Travel Accommodation		-	800.00	-		
Tiler	Dumping Fees for Tiles Only		-	400.00	-		
					-	3,354.00	
Scaffolding			1.00	500.00	500.00		
					-		
Tiling	Quote Attached		1.00	#####	9,830.23		
					-		
					-	10,330.23	
Accommodation	8 Days x 7 People		250.00	8.00	2,000.00		
Meals	8 Days x 7 People		56.00	30.00	1,680.00		
Travel 2 Vans			2.00	200.00	400.00		
					-		
					-	4,080.00	
Furniture	Removal Wrapping & Tape		1.00	-	-		
Masking	Kitchen Travek x 2 Guys		1.00	-	-		
					-		
					-		
					-		
List P&G	Project Management		8.00	45.00	360.00		
	Builders Clean		1.00	400.00	400.00		
	Floor Protection		3.00	150.00	450.00		
	Rubbish		1.00	400.00	400.00		
					-	1,610.00	

Subtotal (excl. GST) **\$22,885.23**

\$ 10,758.90

Add 15% GST **\$3,432.78**

\$ 1,613.84

Total Incl. GST **\$26,318.01**

\$ 12,372.74

Grand Total with Scope Changes Ext GST **\$33,644.13**

Grand Total with Scope Changes Incl. GST **\$38,690.75**

Contract Quotation

Estimated time of Completion

Days 8

Start date

Finish Date

Signature of Contractor

Date 10/07/2013

Template Contract Quote

ADD COMPANY LOGO
HERE

Claim No:	2011/193540	Contractor	Colourways Limited
Claimant:	Colin Harrison	Address:	11 Pine Ave Waikuku Beach
Site Location:	257 Cathedral Road Gore Bay	Accreditation No:	
EQR Supervisor:		Contractor Phone:	
		GST No:	
Date:	10/07/2013	Total Price (Incl. GST)	\$42,407.98
The EQR Scope of Works Summary should be read in conjunction with the EQC Scope of Works Assessment. The works described in the above mentioned documents covers the full scope of work for the property and will be covered in this quotation.			
We confirm that only accredited suppliers as advised by Fletcher EQR and updated from time to time will be used to provide products, materials and services in the completion of these works.			

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Lounge:			0	-	-		
			0	-	-		
					-		
					-		
Dining Room:			0	-	-		
Wall Covering	ARS Rake Plaster Paint		70	30.00			2,100.00
					-		
					-		
Kitchen:			0	-	-		
Floor	As Per EQC Scope Tiles \$90m2		15	155.00	2,325.00		
Wall Covering	ARS Rake Plaster Paint		65.41	30.00			1,962.30
Work Top	AS Per EQC Scope		1	100.00	100.00		
					-	2,425.00	
Living West					-		
Wall Covering	ARS Rake Plaster Paint		43.75	30.00			1,312.50
					-		
					-		
Bedroom 1:			0	-	-		
Master					-		
Wall Covering	ARS Rake Plaster Paint		78.66	30.00			2,359.80
Ceiling	ARS Rake Plaster Paint	3.52	27.75	30.00			832.50
					-		
Bedroom 2:			0	-	-		
Wall Covering	As Per EQC Scope		75.52	30.00	2,265.60		
					-		
					-		
					-	2,265.60	
Bedroom 3:			0	-	-		
Ceiling	ARS Rake Plaster Paint		38	30.00			1,140.00
					-		
					-		
					-		

Contract Quotation Released Under the Official Information Act 1982

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Bedroom 4:					-		
					-		
					-		
					-		
					-		
Bedroom 5:					-		
					-		
					-		
					-		
					-		
Ensuite:					-		
Floor	As Per EQC Scope		0.03	100.00	100.00		
Ceiling	ARS Rake Plaster Paint		7.42	30.00			222.60
Wall Covering	ARS Rake Plaster Paint		14.00	30.00			420.00
					-	100.00	
Bathroom 2			-	-	-		
Ceiling	ARS Rake Plaster Paint		7.50	30.00			225.00
Wall Covering	ARS Rake Plaster Paint		12.00	30.00			360.00
					-		
					-		
Bathroom 2:			-	-	-		
			-	-	-		
					-		
					-		
					-		
Toilet 1:					-		
					-		
					-		
					-		
					-		
Toilet 2:					-		
					-		
					-		
					-		
					-		
Office/Study:					-		
					-		
					-		
					-		
					-		
Rumpus:					-		
					-		
					-		
					-		
					-		

Contract Quotation Released Under the Official Information Act 1982 COMPANY LOGO HERE

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Entry:					-		
Floor	As Per EQC Scope		24.84	155.00	3,850.20		
Wall Covering	As Per EQC Scope		77.28	30.00	2,318.40		
					-		
					-	5,168.60	
Hallway:			-	-	-		
Wall Covering	ARS Paint		36.00	30.00			1,080.00
Ceiling	ARS Rake Plaster Paint		9.00	30.00			270.00
					-		
					-	-	
Hallway Central					-		
Wall Covering	As Per EQC Scope		36.42	30.00	1,092.60		
					-		
					-		
					-	1,092.60	
Laundry:			-	-	-		
					-		
					-		
					-		
					-		
					-	-	
Garage:					-		
					-		
					-		
					-		
					-		
					-	-	
Conservatory:					-		
					-		
					-		
					-		
					-		
					-	-	
Other:					-		
					-		
					-		
					-		
					-		
					-	-	
Roof:					-		
					-		
					-		
					-		
					-		
					-	-	
External Walls:					-		
North					-		
					-		
					-		
					-		
					-	-	

Contract Quotation

Released Under the Official Information Act 1982

DI COMPANY LOGO HERE

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
External Walls: South					-		
					-		
					-		
					-		
					-		
External Walls: East					-		
					-		
					-		
					-		
					-		
External Walls: West					-		
					-		
					-		
					-		
					-		
Decks:					-		
					-		
					-		
					-		
					-		
Chimney Base:					-		
					-		
					-		
					-		
					-		
Chimney:					-		
					-		
					-		
					-		
					-		
Other					-		
					-		
					-		
					-		
					-		
Fireplace:					-		
					-		
					-		
					-		
					-		
Foundation:					-		
					-		
					-		
					-		
					-		

Contract Quotation Released Under the Official Information Act 1982 COMPANY LOGO HERE

Address: 257 Cathedral Road Gore Bay

Claim #: 2011/193540

Rooms	Description of Work/s	Dimension	Unit	\$ Rate	Contractors Quote	Room Total	Scope Change
Plumber	9 Radiator Heaters		1.00	2,000.00	2,000.00		
Electrician	Delete Reinstate Wall Lights Travel/Labour		1.00	1,800.00	1,800.00		
Tiler	Lift Tiles Travel Accommodation		1.00	800.00	800.00		
Tiler	Dumping Fees for Tiles Only		1.00	400.00	400.00		
					-	5,000.00	
Scaffolding			1.00	500.00	500.00		
					-		
					-		
					-	500.00	
Accommodation	8 Days x 7 People		250.00	8.00	2,000.00		
Meals	8 Days x 7 People		56.00	30.00	1,680.00		
Travel 2 Vans			2.00	200.00	400.00		
					-		
					-	4,080.00	
Furniture	Removal Wrapping & Tape		1.00	500.00	500.00		
Masking	Kitchen Travek x 2 Guys		1.00	1,000.00	1,000.00		
					-		
					-		
					-	1,500.00	
List P&G	Project Management		8.00	45.00	360.00		
	Builders Clean		1.00	400.00	400.00		
	Floor Protection		3.00	150.00	450.00		
	Rubbish		1.00	250.00	250.00		
					-	1,460.00	

Subtotal (excl. GST)	\$24,591.80	\$ 12,284.70
Add 15% GST	\$3,688.77	\$ 1,842.71
Total Incl. GST	\$28,280.57	\$ 14,127.41

Grand Total with Scope Changes Ext GST	\$36,876.50
Grand Total with Scope Changes Incl. GST	\$42,407.98

Contract Quotation

Estimated time of Completion

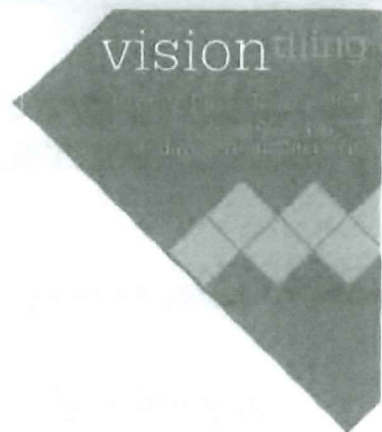
Days 8

Start date

Finish Date

Signature of Contractor

Date 10/07/2013



QUOTATION: 099

DATE: 30th July 2013

TO: Jason Cameron Colourways ltd

Site Address: *Harrison* 257 Cathedral Rd.
Mr and Mrs ~~Cole~~ Gore Bay

Lift; 39.87 @ \$55	\$2192.85
Lay: 39.87 @ \$65	\$2591.55
Supply; 39.87 + 10% 44sqm @ \$ 90sqm	\$3960.00
Brass tile trim 5 lengths @ \$80 Supply/Install	\$400.00

TOTAL EXCLUSIVE GST\$ 9144.40

GST\$ 1371 66

TOTAL INCLUSIVE GST \$10516.06

THANK-YOU FOR ALLOWING VISION TILING TO SUBMIT OUR QUOTATION





694 Lineside Road
PO Box 615
RANGIORA 7440

Telephone: 03 313 0000

Email: andrew@ncac.co.nz

Quotation To: *COLOURWAYS.*

Date: 12/08/2013

ngoldie@gmail.com

Page: 1

257 Cathedral Road.

Your Reference:

QTY.	DESCRIPTION	PRICE	TOTAL PRICE
	TO SUPPLY 2 DAYS LABOUR OF REGISTERED ELECTRICIAN INCLUDING TRAVEL. TO GORE BAY.		
This quotation is valid for 30 days.		SALE AMT. GST TOTAL AMT.	<i>\$1600 -</i> <i>\$240</i> <i>\$1840</i>

Paul Jackson Plumbing Services

PO Box 366

Rangiora 7440

Phone: (03) 313-8888 Mobile: (0274) 325-738

257 Cathedral Road.

Quotation

Bill to:

GST Reg. Number: 25-452-224

Colourways Ltd	Quote #.	762
PO Box 3015,	Date	12 Aug 13
Waikuku Beach.	PO #	Gore Bay
	Valid Until	12 Sep 13
	Business Identifier	

Summary. Proposed work at Gore Bay

Description	Amount
Disconnect radiators as required for earthquake repairs, refit at completion of painting, add inhibitor to system, bleed and recommision system.	1,520 00

Thank you for your business

Quote # 762	Net Amount	1,520 00
Valid Until 12 Sep 13	GST 15%	228.00
Bank Acct Number 02 0876 0003505 00.	Total Inc GST	1,748 00
Please enter invoice number as a reference when paying.	Amount Paid	0 00
	Total Due	1,748 00

Notes.



Works Order

Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9900
Facsimile 03 343 4167

To:
Colourways Limited
P.O. Box 3015
Waikuku Beach
North Canterbury 7448
Phone 03 312 2948
Email j-bcameron@xtra.co.nz

Order No E008-00867

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC0977
Contractor Code SA34

From:
Hub Rangiora Hub
Works Order Date 23-Sep-2013

Project Number E008

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/193540	257 CATHEDRAL ROAD, GORE BAY	01-Oct-2013	34,393.93
NZ Govt Goods and Services Tax is Not Included In This Total			Total Cost 34,393.93

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Iain Doody**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature 

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.

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

Variation to Works Order



Claim Number	2011/193540	Contractor Name	Colourways Limited
Customer Name	Colin Harrison	Supervisor	Roger Barron
Main Contact		Date	4-Nov-13
Property Address	257 Cathedral Road	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1

Completed by Contractor

Reason for Submitting a Variation

Revised costs for protection of kitchen

Item	Description	Quantity	Unit	Rate	Amount
1	Credit original costs	1	Sum	-\$ 1,500.00	-\$ 1,500.00
2	New costs for protection of kitchen units	1	Sum	\$ 297.00	\$ 297.00
Excludes GST					Total
					-\$ 1,203.00

Section 2

Completed by Contract Supervisor

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

Notes

Name Roger Barron

Date 4/11/2013

Signature

Section 4

Completed by Quantity Surveyor

Claimed \$ _____ Hub Name Rangiora
 Variation Total -\$ 1,203.00 Hub Number 5 E 008

Tax Invoice/Payment Claim No. _____

Name Iain Doody

Date 4/11/2013

Signature

Section 5

Completed by EQC Representative

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

Notes

APPROVED

Name BOB PUGH

Date 4/11/13

Signature

Variation to Works Order



Claim Number	2011/193540	Contractor Name	Colourways Limited
Customer Name	Colin Harrison	Supervisor	Roger Barron
Main Contact		Date	23-Sep-13
Property Address	257 Cathedral Road	Customer email	
Phone			

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1	Completed by Contractor
------------------	--------------------------------

Reason for Submitting a Variation
Credit Electrician

Item	Description	Quantity	Unit	Rate	Amount
1	Electrician not required	1	Sum	-\$ 1,720.00	-1,720.00
ENTERED					
Excludes GST					Total -1720.00

Section 2	Completed by Contract Supervisor
------------------	---

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

Notes

Name Roger Barron Date _____ Signature _____

Section 4	Completed by Quantity Surveyor
------------------	---------------------------------------

Claimed \$ _____ Hub Name Ranglora
 Variation Total -\$ 1,720.00 Hub Number 5 E 008

Tax Invoice/Payment Claim No _____

Name Iain Doody Date 25/09/2013 Signature [Signature]

Section 5	Completed by EQC Representative
------------------	--

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

Notes

Name Wayne Love Date 25/9/13 Signature [Signature]

CLM/2011/193540 - Construction Completion Inspection

Roger Barron

27/09/2013

Name

Signature

Date

MS-SF0702

CLM/2011/193540 - Construction Completion Inspection**Scope Meeting Record - Property Details**

Claim Number	CLM/2011/193540	Hub Zone	Rangiora Hub
Contractor Name	Colourways Limited	Supervisor	Roger Barron
Property Address	257 CATHEDRAL ROAD, GORE BAY	Main Contact Name	COLIN HARRISON
Customer name	LYNNE & COLIN HARRISON FAMILY TRUST	Customer Email	collieandlynne@clear.net.nz
Home Phone	03-319-8667	Mobile Phone	021 -136-2077
Date Started	03/10/2013 11:27:51 a.m.	Date Completed	03/10/2013 12:00:00 p.m.

Description of Works

As per EQC instruction

Defects

nil

Deferred Works

nil

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

Colourways

27/09/2013

Name

Signature

Date

Owner/Agent Signature:

Lynne Harrison

26/09/2013

Name

Signature

Date

Fletcher Construction Company Ltd - EQR:

Defects Liability Certificate

Claim Number	CLM/2011/193540		
Date of Completion	27/09/2013	Date defect period ends	26/12/2013
Property address	257 CATHEDRAL ROAD, GORE BAY		
Main contractor	Colourways Limited		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

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

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

- (a) the Defects Liability Period has ended; and
- (b) the Contractor has completed all minor omissions and corrected all minor defects referred to in rule 12.1; and
- (c) the Contractor has completed agreed deferred work.

This Certificate

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

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

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

This certificate cannot be relied on for any other purpose.

Contracts supervisor**Roger Barron****Date of issue** 30/04/2014

on behalf of Fletcher EQR acting as agent to EQC

MS-SF0505 Variation to Works Order



Claim Number	2011/193540	Contractor Name	Colourways Limited
Customer Name	Harrison	Supervisor	
Main Contact		Date	17/11/2013
Property Address	257 Cathedral Road	Customer email	
Phone		QS Name	

For all Variations please contact your Contract Supervisor before proceeding with any work. *This section must be filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.*

Section 1 Completed by Contractor

Reason for Submitting a Variation

Carpet Cleaning

Item	Description	Quantity	Unit	Rate	Amount
1	HOME OWNER NOT SATISFIED WITH BUILDERS CLEAN VARIATION TO DO COMMERCIAL CLEAN TO CARPETS \$387.00 LARGE AREA OF TILES WHERE UPLIFTER AND RELAID.	1		387	387
Total					387

###

Section 2 Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

Name Bcameron E. Barron Date 17/11/2013 Signature [Signature]

Section 3 Completed by EQC Representative

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

Notes

APPROVED

Name Bob Right Date 28/11/13 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ 387.00 Hub Name RANSIORA
 Variation Total \$ 387.00 Hub Number #05 E 008

Tax Invoice/Payment Claim No.

Name J. RASHAM Date 9/28/13 Signature [Signature]

Schedule E1

Contractor's advice of achieving Practical Completion

Contract:

- 2011/193540

Location:

- 257 CATHEDRAL RD.

Issued by

GORE BAY.

Contractor:

COLOURWAYS.

Preamble

The Contractor is required to notify the Principal at least 10 Working Days before the date that the Contractor considers that the Contractor will achieve Practical Completion of the Contract Works. The notice must detail any work the Contractor and the Principal have agreed to defer and the period of deferral.

To

Principal:

1

We advise that we consider that the Contract Works will qualify for Practical Completion on:

Date:

27TH SEPT. 2013.

Deferred parts of the Contract Works

In accordance with rule 12.1.1, the following are parts of the Contract Works that we have agreed to defer and the period of deferral.

Signed by/date:

[Signature]

27-9-13.
(Date signed)

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

Contract: - 2011/193540
Location: - 257 CATHEDRAL RD. GORE BAY.
Principal: - E.Q.C.

Practical Completion

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

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

the Contractor has fulfilled its obligations under the Contract.

This Certificate

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

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

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date:



27-9-13.
(Date signed)

MS-SF0702



CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/193540

Customer/Authorised Representative: COLIN HARRISON

Street Address: 257 CATHEDRAL RD GORE BAY.

Contractor: COLOURWAYS.



Description of Works AS PER EQC INSTRUCTION.

Defects

NIL.

Deferred Works

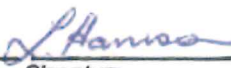
NIL.

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

Contractor Signature:

COLOURWAYS.  27-9-13
 Print Name Signature Date

Owner/Agent Signature:

Lynne Harrison  26-09-2013
 Print Name Signature Date

Fletcher Construction Company Ltd - EQR:

ROGER BARRON  27-9-13
 Print Name Signature Date

CONTRACTORS FINAL ACCOUNT AGREEMENT



Hub		Company	Colourways Ltd
Claim no	2011/193540	Address	11 Pine Avenue Waikuku Beach
Customer Name	Harrison	Phone	33122948
Site Address	257 Cathedral Road	Mobile	21348856
EQR Contracts Supervisor	J Cameron	Accreditation No	
Date	28/11/2013	GST	

(a) Original Contract Value \$ ~~29897.39~~ 34,393.93
 (b) Variations \$ ~~387.00~~ - 2,536.00
\$ 30,284.39 31,857.93

Final Contract Value \$ ~~30284.39~~ 31,857.93
 Less Previous Payments - \$ 32,673.93
\$ 30,284.39

Amount for Final payment \$ 30284.39 - 816.00

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

16/09/2013

Finish Date: 27/09/2013

Signature of Contr JCAMERON

D 28/11/2013

Signature of Supervisor: _____

Date: _____

Signature of Quantity Surveyor: _____

Date: 12 MAR 2015

Liam Mulligan

MS-SF0409



EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 193540

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

PROPERTY ADDRESS: 257 CATHEDRAL RD.

DATE 27-9-13.

PROPERTY CONTACT NAME: COLIN HARRISON.

HUB 5.

CONT. SUPERVISOR

CONTACT DETAILS: PH (1)

EMAIL:

R. BARRON.

PH (2)

CONTRACTOR: COLOURWAYS.

SITE SUPERVISOR NAME: JASON.

CONTACT DETAILS: PH.

EMAIL:

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

CRACK REPAIRS + PAINTING TO INTERIOR OF
DWELLING: KITCHEN FLOOR TILES + WALLS/
DINING WALLS/ STAIRWELL WALLS/ LIVING 'WEST'
WALLS/ ENTRY FLOOR + WALLS/ MASTERBED
CLOTHING + WALLS/ LBS FLOOR

Accordingly I have determined that this work is exempted under Schedule 1(.....) of the Building Act 2004

This assessment and record was completed by myself as an authorised agent of The Fletcher Construction Company Limited, acting under the delegated authority of the company to determine exempted work on behalf of the owner.

Provided to homeowner/agent Name)..... Date 27-9-13.
(provided to the property owner or his/her authorised agent on request only).

Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).

Note² Only work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.

Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).

Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.

Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)

Note⁷ This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.

Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).



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.



Claim No. CLM/2010/112896

31 January 2011

MR C HARRISON
257 CATHEDRAL ROAD
GORE BAY
CHEVIOT 7383

Dear Mr Harrison,

EQC has paid the following amount/s in relation to your claim:

Item	\$ Amount	\$ Excess	\$ Balance
Dwelling (as attached)	\$2,937.33	\$200.00	\$2,737.33
Total claim payments to date:			\$2,737.33

Total amount of this payment is \$2,737.33.

This Claim Settlement Advice letter supersedes all previous settlement advice.

If you have any questions or concerns, please advise EQC as soon as possible.

You should ensure that the payment/s made are used for the purpose of repair or replacement of damaged property so that any entitlements from your insurer are not jeopardised.

Be assured our intention is to make your claim settlement a smooth process, so if you have any concerns please contact the claims officer handling your claim by sending an email to claims@eqc.govt.nz or call our free phone number 0800 508 765.

Yours faithfully,

Luke Porritt
Claims Officer



Statement of Claim Checklist / Repair Strategy

Date: 19/1/2011

Author: STEPHEN BROCKIE

CLM/2010/112896

CA Harrison
257 CATHEDRAL ROAD
GORE BAY
CHEVIOT
H: 03-319-8667
W: 03-319-8667
M: 021-136-2077

LA: STEPHEN BROCKIE

Estimator: JOHN BOWER

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Lounge	Y	Y			PAINTED PLASTERBOARD WALLS. MINOR WALL CRACKING. 1-5 LINEAL MTS. RAKE OUT REPLASTER. REPAINT ALL 4 WALLS TO AN AREA OF 47.04 M ² .
Dining Room ALCOVE.	Y	Y		Y	PAINTED PLASTERBOARD WALLS. MINOR WALL CRACK. 200mm LINEAL. RAKE OUT REPLASTER. REPAINT TO AN AREA OF 24.96 M ² . GROUT CRACKING ALONG SKIRTING LINE. 5.2 LINEAL MTS. RAKE OUT + ACROUT. ALLOW FOR SCAFFOLD.
Kitchen	N				
SEWING Family Room	N				
Bedroom 1	N				
Ensuite	N				
Bedroom 2	N				
Bedroom 3	N/A				B+B ROOMS

SOC / Repair Strategy – Page 2

CA Harrison
 257 CATHEDRAL ROAD
 GORE BAY
 CHEVIOT
 H:03-319-8667
 W:03-319-8667
 M:021-136-2077

Room	Earthquake damage	Walls	Ceiling	Floor	
	Y/N	✓	✓	✓	
Bedroom 4	N/A				B+B ROOMS
Bathroom	N				TOILET IN BATHROOM
Toilet 1	N/A				
Toilet 2	N/A				
Office / Study	N/A				
Rumpus	N/A				
Entry / Hall(s)	N				
Stairwell	N				
Laundry	N				
INTERNAL Garage	N				
DINING Other ROOM	N				



CA Harrison
 257 CATHEDRAL ROAD
 GORE BAY
 CHEVIOT
 H:03-319-8667
 W:03-319-8667
 M:021-136-2077

SOC / Repair Strategy – Page 3

Item		Event Damage Y / N	
Roof		N	
EXTERNAL WALLS	North	N	
	South	N	
	East	N	
	West	N	
Decks		N	
2x CHIMNEY	Base	N	
	Ceiling Cavity	N	
	Above Roof	N	
	Fireplace	N	

CAH

.....
 (Initials)

CA Harrison
 257 CATHEDRAL ROAD
 GORE BAY
 CHEVIOT
 H: 03-319-8667
 W: 03-319-8667
 M: 021-136-2077

SOC / Repair Strategy – Page 4

Item	Event Damage	
	Y / N	
Foundations	N	
Piling	N/A	
Services	N	
Other Dwelling Items	N/A	
Outbuildings	N	WORKSHOP
Land & Retaining Walls (Discuss with Supervisor)	N	

Supplementary Notes:

INSPECTED - ALL ROOMS RELATING TO OWNER'S RESIDENTIAL COMPONENT OF DWELLING, CHIMNEYS, ON ROOF, EXTERIOR, IN CEILING.

NO STRUCTURAL DAMAGE.
 CONCRETE SLAB

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

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

Signature of Claimant:

Dated:

19/11/2011

CAH

(Initials)

NOTE: THIS FORM IS TO BE COMPLETED IN THE CLAIMANT'S PRESENCE.



Calculation Sheet

Office Use Only

Date: 19/1/2011

Author: JOHN BOWER

Claim No: 2010 / 112896

Claimant: C A HARRISON

Situation of Loss: 257 CATHEDRAL RD.
GORE BAY

LA: STEPHEN BROCKIE

Estimator: JOHN BOWER

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	STOPPER - RAKE OUT & FILL	HR				3	45	135
	- MATERIALS	EA				1	20	20
	PAINTER - SUPPLY & PAINT WALLS	m ²	19.6		2.4	47.04	20	940.80
Dining Room ALCOVE	STOPPER - RAKE OUT & FILL	HR				3	45	135
	- MATERIALS	EA				1	20	20
	PAINTER - SUPPLY & PAINT WALLS	m ²	5.2		4.8	24.96	20	499.20
	TILER - RAKE OUT & REGROUT	HR				4	55	220
	- MATERIALS	EA				1	30	30
	SCAFFOLDING ALLOWANCE	EA				1	150	150
Family Room								
Bedroom 1								
Ensuite								
Bedroom 2								
Bedroom 3								

Calculation Sheet – Page 2

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom								
Toilet 1								
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)								
Stairwell								
Laundry								
Garage								

CA Harrison

257 CATHEDRAL ROAD

GORE BAY

CHEVIOT

H: 03-319-8667

W: 03-319-8667

M: 021-136-2077

Calculation Sheet – Page 3

Sub total (Page 3)

CA HARRISON
 257 CATHEDRAL ROAD
 CORE BAY
 CHEVIOT
 H: 03-319-8667
 W: 03-319-8667
 M: 021-136-2077

Calculation Sheet – Page 4

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations								
Piling								
Services								
Other Dwelling Items								
Out-buildings								
Land and Retaining Walls								
Sub-total - Page 4								

	Sub total – Page 1:	2150
	Page 2:	
	Page 3:	
	Page 4:	
	+ P&G, Margin & GST Figure:	787.33
	TOTAL:	2937.33

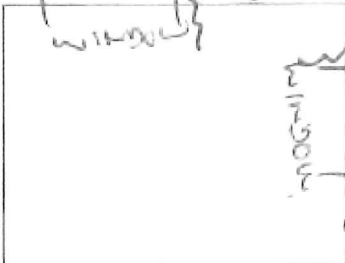
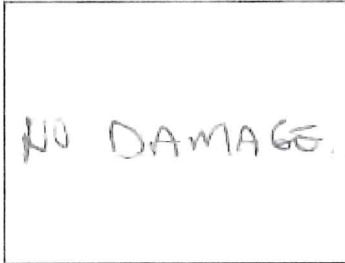
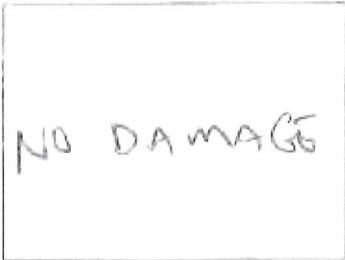
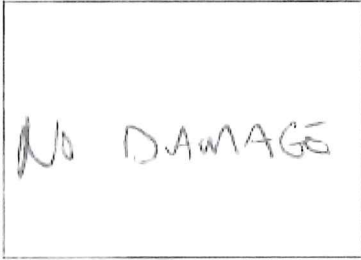
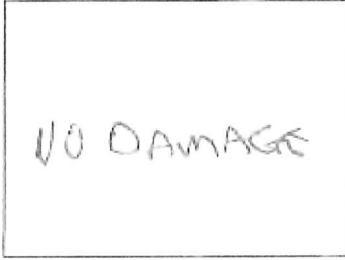
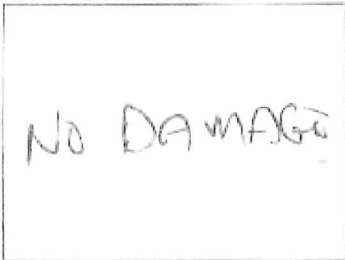
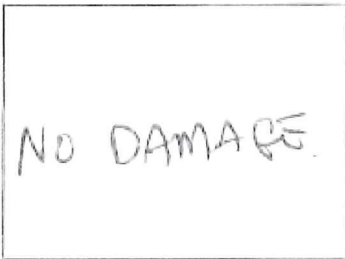
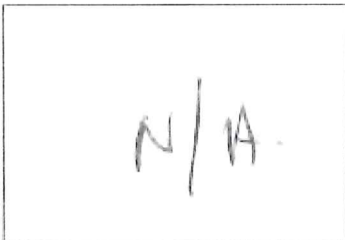
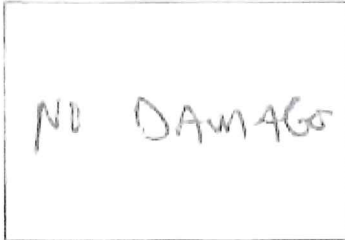
Greg Webley

Date: 19/1/2011

Claim Number: 2010/ 112896

Estimators Name: JOHN BOWER

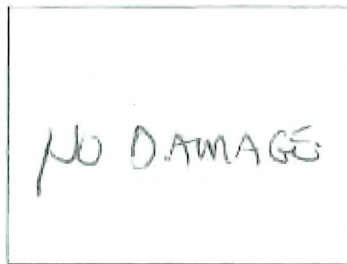
Dwelling Inspection Checklist: Show measurements indicate damage

 Lounge	 Dining Room	 Kitchen
 Family Room Sewing	 Bed 1	 Ensuite
 Bed 2	 Bed 3	 Bed 4
 Bathroom	 Toilet 1	 Toilet 2
 Office/Study	 Rumpus	 Entry/Hall(s)

Date: 19/11/2011

Claim Number: 2010/112896

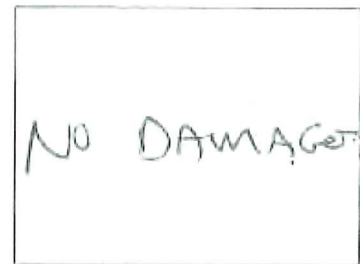
Estimators Name: JOHN BOWER



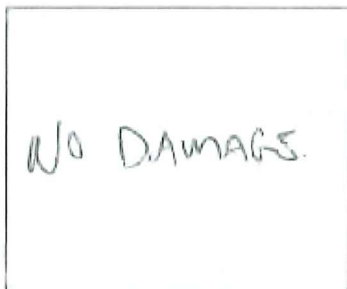
Stairwell



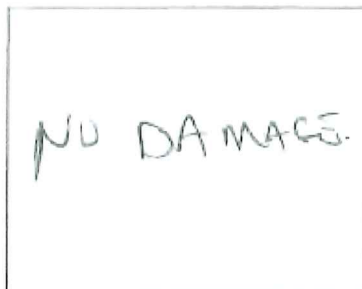
Laundry



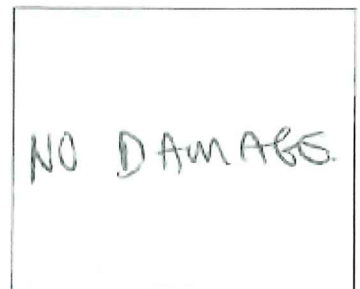
Outbuildings/Garage



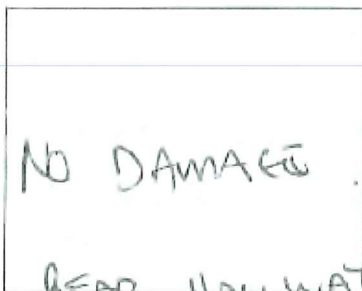
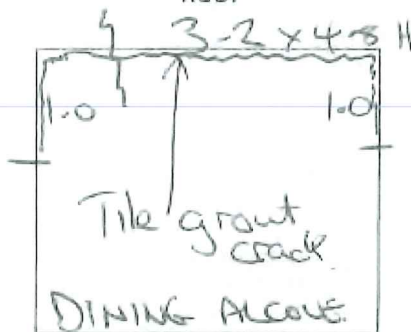
Roof



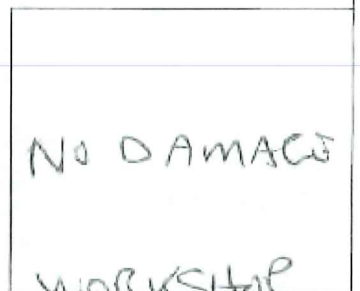
Foundation



Exterior



REAR HALLWAY



WORKSHOP



Legend

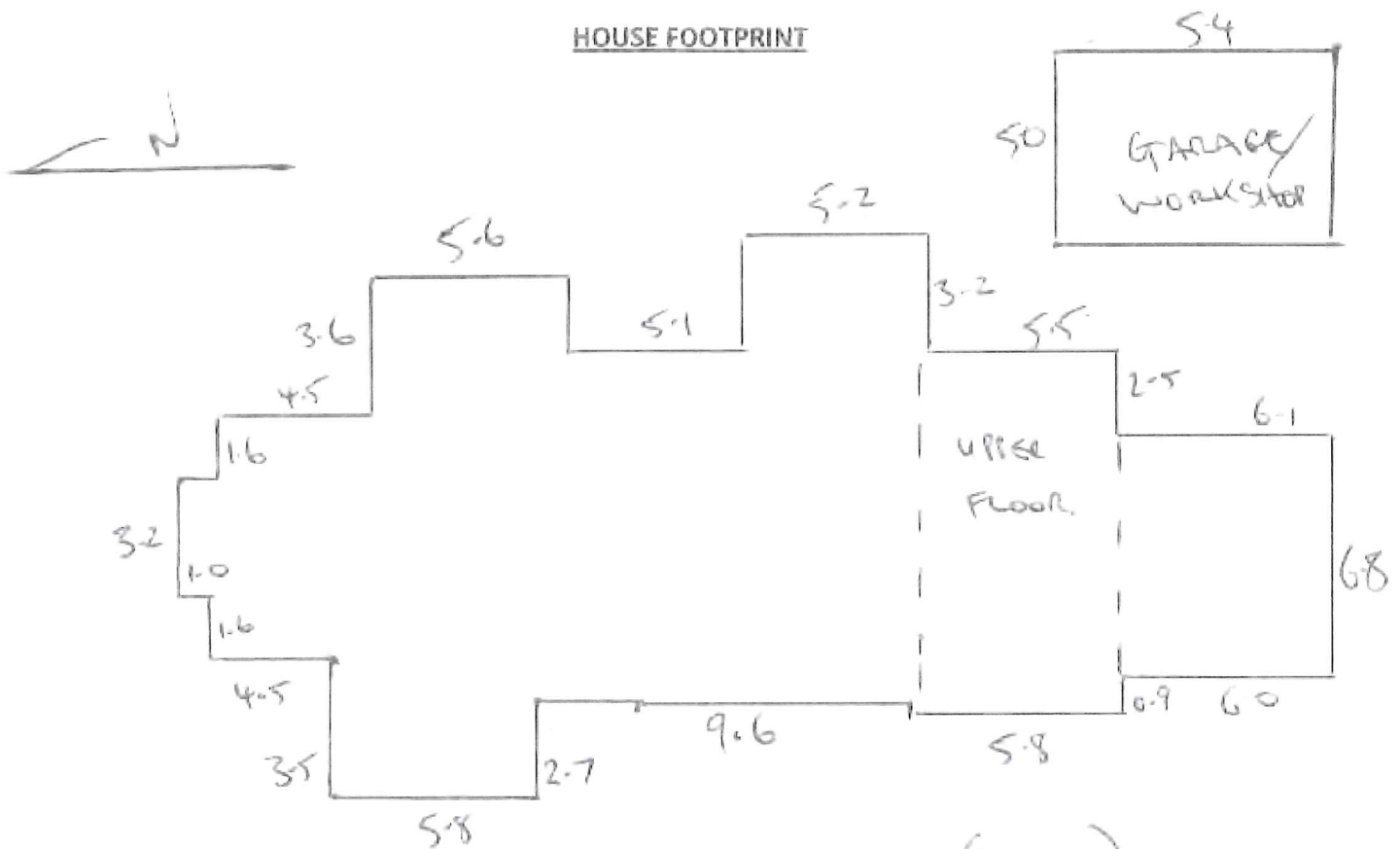
—	Crack to ceiling (show length)
W	Crack to wall (show length)
X	External damage
O	Foundation damage
+	Floor damage

Greg Webley

Date: 19/1/2011

Claim Number: 2010/112896

Estimators Name: JOHN BOWLER

HOUSE FOOTPRINT

385 m² + WORKSHOP 27 m² (412 m²)

Area m ² :	385 m ² + WORKSHOP 27 m ² (412 m ²)		
Stud Heights:	2.7 x EXPOSED SKILLION TO 4.8 m		
Wall Finish:	Wallpaper	Plastered	Paint finish
Other			
Services:	Specify damage:		
Chimneys:	Construction type: Height: Damage description: Above Roof Below Roof Total Repair		
Foundations Damage:	Timber Concrete Ring Concrete Slab Other (Specify): Minor Moderate Severe House moved off foundations?: Concrete slab cracked? Crack width: Crack length:		
Roof:	Framed + Trussed Type: Clay Tiles Concrete tiles Metal tiles Rolled Metal Other Damage:		
Cladding Type:	Weatherboard	Brick Veneer	Hardiplank Other

Solid PLASTER.

Greg Webley

Page 3 of 3

Initials)

Date 17/10/2017



First Report Over 30K

Dwelling

Insured	Lynne & Colin Harrison Family Trust
Item Details	Dwelling & Garage - 257 Cathedral Road
Situation of Loss	257 Cathedral Road, RD 3, Cheviot 7383,
Basis of Settlement	Full replacement
Excess	\$200

Claim Number	30027915
Sum Insured	
Date of Loss	14 Nov 2016
Reserve (excl gst)	\$41,000.00

Description

The insured risk is a two story dwelling - built 20 years ago- circa 350 m2- an area of the dwelling is used as a "Bed & Breakfast " (less than 50%) Concrete slab foundations - plaster coat system exterior and lightweight corrugated iron roof. The dwelling is in a well maintained condition.

Circumstances of Loss

The damage we have sighted has been caused as a result of the 14 November 2016 Earthquake

Nature and Extent of Loss

I have inspected the dwelling along with assessor Wayne Love and the damage is summarised below:

- 2 Bathrooms have a cracked shower tile and a leaking toilet
- The kickboards are water damaged as a result of the leaking toilet
- It is impossible to replace one tile only as the waterproof membrane underneath will be compromised upon removal, and we can not source matching tiles
- Shower troughs will also need to be replaced. The damage is not able to be sighted now, however if they are not already earthquake damaged, it is highly likely they will be damaged upon removal/deconstruction of current shower tiles
- A large amount of the windows have had their double glazing compromised - this has been confirmed by the glazier
- Kitchen area has suffered some minor cosmetic cracking to wall lining

Repairs/Settlement

I have prepared a scope of works using the tiling quotes form Ashworth Tiling & The Glass Guru - I have also allowed for a plumber, electrician and carpenter. Amount payable to the insured is \$46,277.70 net of the \$280.10 remaining EQC excess and inclusive of GST.

Recommendation/Policy Response

The property has sustained earthquake damage. I am satisfied this was caused by the 14 November 2016 Kaikoura Earthquake. I have therefore accepted the claim within the terms and conditions of the EQC act.

Current Position.

Claims to send settlement pack to the insured and arrange settlement.

Assessor FMG Claims Dept

Peer Reviewed

Peer Reviewer



Scope Of Work

Fax/Email	colleandlynne@clear.net.nz	Date	13/09/2017
Insured	Lynne & Colin Harrison	Contact #	021-021-13620
Address	257 Cathedral Road, RD 3, Cheviot 7383	Claim	30027915
Stud Height	24	FMG Excess	-

Interior	Bathroom										
Width	0.00	Length	0.00	Height	2.40			EQC			
Components	Scope of Works					Note	Unit of Measure	Qty	Cost per Unit	Composite Rate	
All Walls	Ashworth Tiling Quote					(2 bathrooms)	Quote	1	\$ -	\$ 11,712.00	\$ -
All Walls	remove and reinstate shower doors & walls 2 bathrooms					2 men - 20 hrs. includes travel time & mileage and minor parts - screws etc	Sum	1	\$ -	\$ 3,136.00	\$ -
All Walls	Remove and reinstate heated towel rails x 2 & fittings					1 man 16 hrs - includes travel/mileage	Sum	1	\$ -	\$ 1,450.00	\$ -
Toilet	Plumber- both bathrooms					1 man 20 hrs - includes travel/mileage	Sum	1	\$ -	\$ 1,736.00	\$ -
Hand Basin	carpender - cut new sheet of timber to fit vanity					2 men 8 hrs - includes travel and mileage	Sum	1	\$ -	\$ 1,288.00	\$ -
Hand Basin	Painter- sand and repaint vanity doors- 2 bathrooms					1 man 20hrs- includes travel & mileage - materials	Sum	1	\$ -	\$ 2,266.00	\$ -
Floor	New tile cost- 2 bathrooms					See Naturally Tiles quote	Quote	1	\$ -	\$ 3,843.84	\$ -

Interior	Window Repairs											
Width	0.00	Length	0.00	Height	2.40					EQC		
Components	Scope of Works					Note	Unit of Measure	Qty	Cost per Unit	Composite Rate		
All Walls	The Glass Gurus Quote						Quote	1	\$ -	\$ 14,200.00		\$ -

Interior	Kitchen										
Width	5.20	Length	5.40	Height	3.60				EQC		
Components	Scope of Works					Note	Unit of Measure	Qty	Cost per Unit	Composite Rate	
Wall 1	Rake out and stop						m	1	\$ 250.00	\$ 250.00	\$ -
Wall 1	Paint Wall						m2	19.44	\$ 30.00	\$ 583.20	\$ -

EQC Summary	
Total from Scope	\$ 40,485.04
plus: Builders Margin	
plus: P&G	
plus: Accommodation	

EQC	
Subtotal before Excess	\$ 40,485.04
Inc. GST	\$ 46,557.80
Less Excess	\$ 280.10
Final Total less Excess	\$ 46,277.70

EQC %'s and Margins	
Builders Margin	10.00%
P&G	8.00%
Accommodation	12.00%

FMG - Non EQC Summary	
Total from Scope	FMG
<i>plus:</i> Builders Margin	\$ -
<i>plus:</i> P&G	\$ -
<i>plus:</i> Accomodation	\$ -
	FMG
Subtotal before Excess	\$ -
Inc. GST	\$ -
Less Excess	-
Final Total less Excess	#VALUE!

FMG %'s and Margins	
Builders Margin	10.00%
P&G	8.00%
Accommodation	12.00%

17/10/2017

Mr C A & Mrs L & Mr R G Harrison
257 Cathedral Road
RD 3
Cheviot 7383



Dear The Trustees

FMG
FMG House, 55 The Square
PO Box 1943, Palmerston North Central, Palmerston North 4440
tel 0800 366 466 fax 0800 366 455
email contact@fmg.co.nz

EQC claim settlement

Your FMG claim number: 30027915
Your EQC claim number: CLM/2016/025976
Insured name: Lynne & Colin Harrison Family Trust
Damage address: 257 Cathedral Road, RD 3, Cheviot 7383

Following our assessment of your property, we can confirm there is evidence of damage to your residential building and contents as a direct result of the Kaikoura Earthquake. We are pleased to advise that your claim can now be settled.

Settlement

The table below outlines your settlement. FMG has calculated your claim settlement in accordance with the Earthquake Commission Act (EQC Act).

Item	Amount	Excess deducted (See Note 1)	Less payments already made (See Note 2)	Balance
Residential building	\$46,557.80	\$280.10	\$0.00	\$46,277.70
Contents	\$1,452.67	\$200.00	\$1,252.67	\$0.00
Total payment incl GST (if any)				\$46,277.70

Payment

Please advise us if you believe anything has been missed from your settlement. We also require you to provide written confirmation of the bank account name and number that you would like this payment to. If we have not heard from you within two weeks we will send your settlement by cheque.

By accepting this payment, you are agreeing that the claim information that you submitted in support of the EQC claim is true and accurate and that you have not withheld any material information. Please inform us if you become aware that the claim information you provided is no longer accurate, or you have new information.

Notes to Table

Note 1

Residential building and contents: For excess purposes, EQC treats residential building damage and contents damage as part of the same EQC claim where:

- the contents are in or on the same residential building; and
- the damage is caused by the same natural disaster.

In these cases, the excess deducted per EQC claim is the greater of:

- \$200 multiplied by the number of dwellings in the residential building; or
- 1% of the total amount payable for the residential building damage and the contents damage.

Note 2

This amount will include the cost of urgent works (if any) already paid or reimbursed by us to you or your tradesperson directly. Any other prior payments (e.g. interim payments) will also be included here. Any prior payments are shown net of any excess deducted at the time that the prior payment was made.

What to do with your payment

Residential building settlement

Your residential building settlement is based on the cost to repair or replace the damage to your residential building as the direct result of the Kaikoura Earthquake. The enclosed scope of works for your residential building shows the items of damage and the costs we've calculated will be required to repair them. The amount of the settlement does not exceed the relevant cap under the EQC Act.

Contents settlement

Your contents settlement is based on the cost to repair or replace the damage to your contents as the direct result of the Kaikoura Earthquake. This is detailed in the enclosed schedule of contents. The amount of the settlement does not exceed the relevant cap under the EQC Act.

The settlement payment is intended for the repair or replacement of damaged property. In some circumstances, any future EQC claims may be affected if your settlement payment is not used for this purpose.

We recommend that you proceed with your repair or replacement as soon as possible, to minimise the risk of inflation—increasing the cost of your repair or replacement.

The Ministry of Business, Innovation and Employment (MBIE) has put together a guide, which is designed to help you plan and manage the repair and/or rebuild of your residential building. You can find the guide "Rebuild with confidence – A guide for homeowners rebuilding after the Hurunui/Kaikoura Earthquake" on the MBIE website at <https://www.building.govt.nz/getting-started/your-rights-and-obligations/homeowner-rights-and-obligations/rebuild-with-confidence/>

Supporting documents

Enclosed are some documents, which explain how we've calculated your settlement amount. These documents are:

Residential building

- Scope of works, which shows the building damage and estimated costs of repairing it

How to contact us

If you have any questions regarding your settlement, please don't hesitate to contact us. You can send us an email at earthquake@fmg.co.nz with your claim number in the subject line. Alternatively, please call us on 0800 366 466.

Yours sincerely

Hine Walker
FMG Claims

Quotation

The Glass Gurus
2/176 Riverlaw Tce.
St Martins 8022
021 058 1149

Lynne and Collie Harrison, 257 Cathedral Rd, Gore bay

1/6/17 –

Deglaze and reglaze 31 broken and failed double glazed windows.

Reglazed insulating glass units (IGU's) are to the same high spec grey tinted glass as previously installed with argon gas, thermal spacer bars and thicker than standard glass. Glass must be toughened safety glass in a percentage of frames where safety codes require.

Quote also allows for

- removal and dumping of waste glass,
- scaffolding inside and outside
- travel costs
- accommodation for 4 men, one night
- cat hole
- rope and harness use on roof panels
- roof flashing removal and re-installation*

*Quote does not allow for roofing water proofing issues should they continue after re-instating flashing around rooflight frame after glass has been changed. Client has indicated it currently leaks at the time of quotation. The Glass Gurus Ltd will try to remedy when we swap the glass but if further work is required outside of normal glazing process, we will need to arrange further work with a roofing or building contractor. We can manage this for the client but work will be upon approval of a subsequent quote.

As the current glass is 25 years old there is a chance modern grey tint may differ slightly in appearance from the old tint. Where we are replacing all units in a frame this is not an issue but where we are replacing one or two this may look odd. If so, the old glass may need to be replaced also to achieve a uniform appearance. This is uncommon but if so will be at an additional cost to this quote.

\$13800

Price quoted is GST exclusive

Quotation

The Glass Gurus
2/176 Riverlaw Tce.
St Martins 8022
021 058 1149

Lynne and Collie Harrison, 257 Cathedral Rd, Gore bay

1/6/17 –

Deglaze and reglaze 31 broken and failed double glazed windows.

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Quote also allows for

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- scaffolding inside and outside
- travel costs
- accommodation for 4 men, one night
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\$14200

Price quoted is GST exclusive

Thanks

Tax Invoice

The Glass Gurus
31 Bretts Road
Christchurch 8052
021 058 1149
GST#: 115355546

Invoice #007

N a m e : C o l l i e a n d L y n n e

H a r r i s S o n

To:

30/5/17 -

Measure and quote for replacement double glazed units damaged in Kaikoura earthquake.

Travel - 260km @ .9km	\$234
-----------------------	-------

Labour 2 men - 7hrs @ \$80	\$560
----------------------------	-------

Subtotal \$794

GST

\$119.1

Total Due **\$913.1**

Direct Credit

Please pay into account
The Glass Gurus - 06 0821 0739611 00
\$913.1

HAACK CONSTRUCTION LTD

96A MIDDLE RENWICK ROAD

BLLENHEIM

7201

Phone : 03 5783703

TAX INVOICE

FMG Claims Department
PO Box 1943
PALMERSTON NORTH

Date : 16/06/2017
Order No : 30036956
Invoice # : 11547
Account : 1415
GST No : 102-137-302
Job Number : 13316

Description	Quantity	Rate	Total
MAKE SAFE AS INSTRUCTED			
RON & SUE SMALL - BLARICH STATION			
CLAIM NUMBER 30036956			
As Quoted	1.0000	2800.000	2800.00

Payment can be made direct to account no 03 0599 0304472 00 using
your account number as a reference

This is a PAYMENT CLAIM under the
'CONSTRUCTION CONTRACTS ACT 2002'
Payment due 10 DAYS following date of invoice

GST Exclusive	2800.00
Add GST	420.00
GST Inclusive	3220.00

Ashworth & Rye Ltd t/a
Ashworth Tiling
Email: fyffe@xtra.co.nz
Phone: 027 768 0468 AH: 03 319 6869

Quote to:

Colin & Lyn Harrison
257 Cathedral Heights
Gore Bay
Cheviot
Mr & Mrs Colin & Lynne Harrison

QUOTATION

Quote No	Date	Valid Until
10	06-Aug-17	05-Sep-17

Description	Qty	Price	Total
Estimation:	1	\$0.00	\$0.00
Demolition of 2 bathrooms at 257 Cathedral Height Gore Bay Cheviot -	1	\$1,440.00	\$1,440.00
Reclad with Aqua Gib	12	\$58.00	\$696.00
2 Shower Troughs 1 x 1m (Tile Depot)	2	\$881.00	\$1,762.00
Installation of shower troughs	4	\$50.00	\$200.00
Tiling of Bathroom No 1. Inclusive of Priming, Waterproofing, Adhesives, Grouts, Silicones, Trims 15.6m	1	\$1,950.00	\$1,950.00
Tiling of Bathroom No .2 Inclusive of Priming, Water proofing, Adhesives, Grouts, Silicones and Trim 17.6	1	\$2,112.00	\$2,112.00
Travel including my time 148 Km per day @\$1.20 per km	1	\$3,552.00	\$3,552.00

Sub Total	\$11,712.00
Plus GST	\$1,756.80
Total Quoted Amount	\$13,468.80

Thank you for your business!

Naturally Tiles Ltd.13 MANDEVILLE ST, RICCARTON, CHRISTCHURCH
PO BOX 9155TOWER JUNCTION
CHRISTCHURCH 8149

Phone : 03 343 0933

Fax : 03 343 0937

TAX INVOICE 65520

GST No. 65-222-043

Page No: 1

Invoice To:

Lynne Harrison

NEW ZEALAND

Deliver To:

Lynne Harrison

NEW ZEALAND

Order No :	Date : 28/09/2017	Account 2918	Reference Q346	Rep :Heather CAYFORD
Product Code	Description	Supplied	Rate	Total
QUINSVN118M	SUPERFICI20 FIORE PERLA 20x20 - bathroom floors x 2	10.56	139.00	1467.84
EDTP48430	EDILGRES LUX WHITE CAL 30X60 - shower walls , remainder to 1.2m x 2 bathrooms	24.00	99.00	2376.00

We welcome payments direct to our bank account.
Naturally Tiles Ltd, ANZ Riccarton, 01 0819 0178886 00

Freight	0.00
GST Exclusive	3843.84
GST	576.58
Rounding	0.00
TOTAL	4420.42

TERMS OF TRADE - PLEASE READ *NO CLAIMS AFTER INSTALLATION*****

On delivery, verify that the goods are as selected and that the shade, sizing and grading are acceptable. Claims regarding these issues cannot be accepted after fixing. Please note that shading and sizing may vary from batch to batch.

We require a 30% deposit on indent orders. The balance is required when the goods arrive into store. For indent orders \$500 or less, and for border pieces we require payment in full before shipment. If the goods are in stock full payment is required.

QUANTITIES: It is your responsibility to ensure you have enough tiles to complete your area. We cannot guarantee further supply of the same batch / product.

ESTIMATES: Quantities calculated by Naturally Tiles staff from plans or measurements given are our best estimate only and should be verified by an onsite measurement before tiling commences

Naturally Tiles will not accept responsibility for any tile surplus or shortfall and cannot accept returns on indent items.

RETURNS: A 20% handling fee applies to all returns. We will credit only full unopened boxes (minimum 3 boxes) within 30 days of purchase providing they are in saleable condition and accompanied by the original purchase invoice.
End of lines, sale items, damaged, opened, or partial boxes are not returnable.

STORAGE & FREIGHT: Once tiles arrive free storage is available for one month. As a courtesy we can arrange freight and delivery of your tiles however please note that the responsibility for getting your tiles to site lies with the transport company.

CREDIT POLICY: We will meet our commercial obligations under the Consumer Guarantees Act.

ACCEPTANCE: Payment indicates you agree to the terms & conditions above.

REMEDIAL DOCUMENTATION

The following documentation contains information relating to remedial claims against this property.

Remedial claims refer to concerns raised by homeowners following the settlement of their original Canterbury claim(s).

- NHC Toka Tū Ake settlement did not include all earthquake damage
- NHC Toka Tū Ake repair work or repair strategy hasn't or won't repair the earthquake damage to the standard required by the EQC Act
- NHC Toka Tū Ake wasn't or isn't sufficient to meet the reasonable costs of undertaking NHC Toka Tū Ake repair strategy



7 August 2020

Claim No. CLM/2011/193540

Lynne and Colin Harrison Family Trust
C/o Lynne and Colin Harrison
Domett 7383

EQC Claim Manager
Cameron Webb
CWebb@eqc.govt.nz
03 345 7631

Dear Lynne and Colin

Damage Location: 257 Cathedral Road, DOMETT, 7383

Your drainage settlement

I am pleased to confirm that the quote from Hurunui Drainage and Plumbing Ltd has been accepted and your cash settlement for drainage repairs will be **\$22,123.06** and detailed in the table below. This payment has been made to your bank account provided

Claim Number	Event Date	Claim Detail	EQC Entitlement	Excess Deducted*	Amount
CLM/2011/193540	22/02/2011	This Payment			
		Dwelling – drainage repair cost	\$21,684.40	\$216.84	\$21,467.56
		Assessment Invoice	\$655.50	n/a	\$655.50
		Total	\$22,339.90	\$216.84	\$22,123.06

**An excess is calculated at 1% of the amount of the building and contents costs, with a minimum of \$200 per claim*

Please check out the following page in regards to undertaking your drainage repairs and things you need to know. Should you have any questions please feel free to contact me to discuss.

Yours sincerely

Cameron Webb
Claim Manager



Your obligations under the Earthquake Commission Act 1993

By accepting this payment from us, you are agreeing that:

- The claim information you submitted was true and accurate.
- You have not withheld any material information.
- You will inform us if any information provided later becomes incorrect.
- You will provide any further information required for us to assess your claim.

What to do with your payment

It is important that the payment is used for the purpose of repair or replacement of damaged drains. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose. To help ensure you have cover in any future events, we recommend that you proceed with the work as soon as possible.

What to do if further earthquake damage is found or the repair strategy needs altering once work is underway

Occasionally further earthquake damage may be discovered while work is being done or other damage occurs as a result of the repair process. If this happens please let us know immediately.

What to do if you disagree with the determination of earthquake damage, the repair strategy or both

We have settled your claim based on the assessment and recommended repair strategy from Hurunui Drainage and Plumbing Ltd. Please contact us immediately if you do not agree with the repair strategy and have further information that supports an alternative repair strategy (such as a report from a qualified and registered drainlayer).

29th February 2024

Lynne & Colin Harrison Family Trust
C/- C A Harrison
257 Cathedral Road
RD 3
Cheviot, 7383

Your claim: CLM/2011/193540**Regarding damage at:** 257 Cathedral Road, Domett, 7383

Dear Colin

Cash settlement

On behalf of EQC, I would like to thank you for your continued patience while we worked through your claim.

We have reviewed the earthquake damage to your home, which is insured under The Earthquake Commission Act 1993 (the Act) and determined that the total cost of repairing the damage exceeds our statutory cap for at least one of the claim events.

As discussed, we will settle your outstanding claims by cash settlement. This has been calculated as follows.

Residential building repair cost summary

Claim detail	Claim cost (inclusive of GST)
Completed managed repair	\$36,636.62
Less costs affected by additional repair or workmanship*	-\$7,031.00
= Valid completed repairs (A)**	\$29,605.62
Cash settlements	\$0.00
Drainage cash settlements	\$21,684.40
Less costs affected by additional repair or workmanship*	-\$0.00
= Valid cash settlements (B)**	\$21,684.40
Total repair cost to date (A + B)	\$51,290.02
Cost of additional repair (C)	\$179,352.84
Total repair cost (A + B + C)	\$230,642.86

Maximum EQC entitlement per event (cap): \$115,000.00

Your total cash settlement amount across all events is **\$66,864.15** as summarised below.

IN CONFIDENCE-CUSTOMER

The total repair cost exceeds your maximum EQC entitlement, therefore costs must be apportioned to earthquake events. Your private insurer has been notified that the cost to repair your property exceeds your EQC entitlement.

Historic emergency work and clean heat costs are not included in the total repair cost above but can contribute towards the calculation of over cap status and excess deductions.

EQC has determined that the value of the repair cost has been apportioned to the following events:

Claim number	Date of loss (event)	Apportioned amount	Emergency works & clean heat	Total costs for this event	Under cap/ Over cap	Amount over cap \$
CLM/2010/112896	4/09/2010	\$2,937.33	\$0.00	\$2,937.33	Under	N/A
No claim lodged	22/02/2011	\$227,705.53	\$0.00	\$227,705.53	Over	\$112,705.53

Payment details (all amounts are inclusive of GST):

EQC can settle the apportioned amount of total damage to each event, in full, less any applicable excess. Excess is calculated at 1% of the amount of the total building and contents costs with a minimum of \$200 per claim.

Claim number	Event date	Claim detail	EQC entitlement	Excess deducted	Amount
CLM/2010/112896	4/09/2010	This payment			
		Total cost apportioned to this event	\$2,937.33	\$0.00	\$2,937.33
		Less valid completed repairs** apportioned to this event			-\$377.04
		This payment			\$2,560.29

Excess calculation: Sufficient excess paid on historical repairs.

Claim number	Event date	Claim detail	Maximum EQC entitlement	Excess deducted	Amount
Apportioned unclaimed event****	22/02/2011	This payment			
		Total cost apportioned to this event	\$115,000.00	\$0.00	\$115,000.00
		Less valid completed repairs** apportioned to this event			-\$29,228.58
		Less previous cash settlements from CLM/2011/193540 ***			-\$21,467.56
		This payment			\$64,303.86

Excess calculation: No excess applies to unclaimed events.

IN CONFIDENCE-CUSTOMER

Explanations

**Costs not contributing towards cap*

Where repairs were not completed to the standard repair under the Act and/or will be affected by the strategy required to repair the earthquake damage to your residential building, those repair costs are not taken into account in the overall settlement of your residential building claim(s).

***Valid completed repairs*

Repairs completed to the standard required under the Act and will not be affected by the work still to be done to complete the repair of earthquake damage to your residential building, have been taken into account in the overall settlement of your residential building claim(s).

****Previous cash settlements*

Cash settlement payment/s that haven't been used to carry out repairs; or where works have been completed, those works will not be affected by the work still to be done to complete the repair of earthquake damage to your residential building.

*****Apportioned unclaimed event*

Relates to damage that evidence held by EQC suggests was caused by an earthquake event for which you have not made a claim. Please be assured that apportionment has no impact on your final settlement and no excess is being applied to the event(s) that you have not claimed for. Otherwise, you have received a settlement for the unclaimed damage, as if you had made a claim.

Payment by electronic transfer

Payment/s totalling \$2,560.29 have been electronically transferred to the bank account you have specified.

Your obligations under The Earthquake Commission Act 1993

By accepting this payment from us, you are agreeing that:

- the claim information you submitted was true and accurate,
- you have not withheld any material information,
- you will inform us if any information provided later becomes incorrect, and
- you will provide any further information required for us to assess your claim.

What to do with your payment

It is important that this payment is used for the purpose of reinstatement of earthquake damaged property, as detailed in the attached settlement documentation dated 12 October 2023. Your future entitlement to EQC cover for this property may be affected if your payment is not used for this purpose. Please note that EQC may elect to pay any future settlements for claims you make for your property upon evidence of the agreed repairs being completed.

Please ensure you keep a record of all repairs completed in accordance with the settlement documentation including photos and costs incurred over the course of your repairs.

If you believe there are outstanding aspects of your claim, keep this payment(s) and I will work with you on any remaining aspects of your claim. Banking your claim settlement does not affect your current or any future entitlement(s).

IN CONFIDENCE-CUSTOMER

If you wish to discuss the above payment or would like any further information, please contact me directly by email or phone. My details are below. I am available between 8am to 4pm Monday to Friday.

Yours sincerely

Dianne Ryder

Dianne Ryder
Settlement Specialist
DRyder2@eqc.govt.nz

IN CONFIDENCE-CUSTOMER

Claim Number: CLM/2011/193540
Customer Name: LYNNE & COLIN HARRISON FAMILY TRUST
Damage Location: 257 Cathedral Road, Domett, 7383

FINAL

Calculating Costs

Doc Available	Ref	Date	Description	Type	Exposure (the "at-risk" Building)	Total Spent less CBE	Total Spent / inc. GST
Previously Completed Repair Costs (GR / HRP)							
Yes	2011/793540	25-Sep-2013	Goburways Ltd WO			\$94,393.93	\$38,555.02
Yes	2011/793540	05-Sep-2013	Goburways Ltd Credit VO			-\$1,700.00	-\$1,978.00
Yes	2011/793540	06-Nov-2013	Goburways Ltd Credit VO			-\$1,203.00	-\$1,383.45
Yes	2011/793540	28-Nov-2013	Goburways Ltd VO			\$387.00	\$445.05
Claim Handling Expenses (CHE)							
No	2011/793540	26-May-2020	Hurum Drainage Invoice 4445		\$578.70	CHE	\$665.50
Totals ex. GST						\$31,857.48	\$37,262.13

CASH SETTLEMENTS – ESTIMATOR TO CONFIRM

CASH SETTLEMENTS- ESTIMATOR TO CONFIRM							
Doc Available	Ref	Date	Description	Inclusive / Exclusive in Additional Repairs (see below)	Exposure: (Note: "Blank" = Building)	Total Spend less CHE	Total Spend Inc. GST
Cash settlements for Building Exposures EOC / EOR							
Yes	2010/112896	19-Jan-2011	Gilchit	Inclusive		\$2,554.20	\$2,937.33
				Exclusive		\$18,856.00	\$21,684.40
Yes	2017/793540	25-June-2020	Hurumui Drainage Quote			\$21,410.20	\$24,621.79
				Totals ex. GST			

ADDITIONAL REPAIRS

ADDITIONAL REPAIRS					
Dock Available	Ref	Date	Description	Type	Expense: (Note: "Blank" = Building)
				Total Spend less CHE	Total Spend inc. GST
Cost of Additional Repairs					
Yes	2011/193540	11-Nov-2023	Contractor Quote (GWSL provided by PMS not renewed by GCL)	\$155,958.09	\$170,352.48
			Totals ex. GST	\$155,958.09	\$170,352.48

<i>Subtotal</i>	\$209,227.12	Total payments
GST	\$31,384.07	
Total incl. GST	\$240,611.19	

Costs contributing towards cap	Costs not contributing towards cap	
Costs of the work completed to the residential building that was damaged by the fire.	Affected and/or Workman-ship Costs	Collective Total
"Solid works" i.e. point 4. of the operational instruction		
Previously Completed Repair Costs EQR / NRP	EQR / NRP	
\$20,280.02	\$6,113.91	
		\$34,393.93

Costs that contribute towards cap		Costs that do not contribute towards cap	
Not Underwritten	Underwritten and not affected	Underwritten but affected	
Cash settlement paid to customer and the repair works have not been undertaken,	Cash settlement paid to customer, repairs undertaken and not affected by new repair.	The cost of works completed to the residential building that need redoing because (a) insured earthquake damage and/or (b) a residential building is required to achieve EQCS repair standard ("affected works"), i.e. points 1 & 3 of the operational instruction	Collective Total
Cash settlements for Building Exposures: BOC / EOR			
\$0.00	\$0.00	\$2,354.20	\$2,354.20
\$0.00	\$18,856.00	\$0.00	\$18,856.00
\$0.00	\$18,856.00	\$2,554.20	\$21,410.20

Costs Contributing to Cap
Total additional repair cost
Cost of Additional Repairs
\$155,958.99
\$155,958.99

Total costs which must be borne by the land and water settlements which contribute + additional regional	Affected and/or Membership Costs	Land Cost	Collective Total
\$200,559.01	\$8,668.11	\$0.00	\$209,227.12
\$30,089.85	\$1,300.22	\$0.00	\$31,390.07
\$230,648.86	\$9,968.33	\$0.00	\$240,617.19

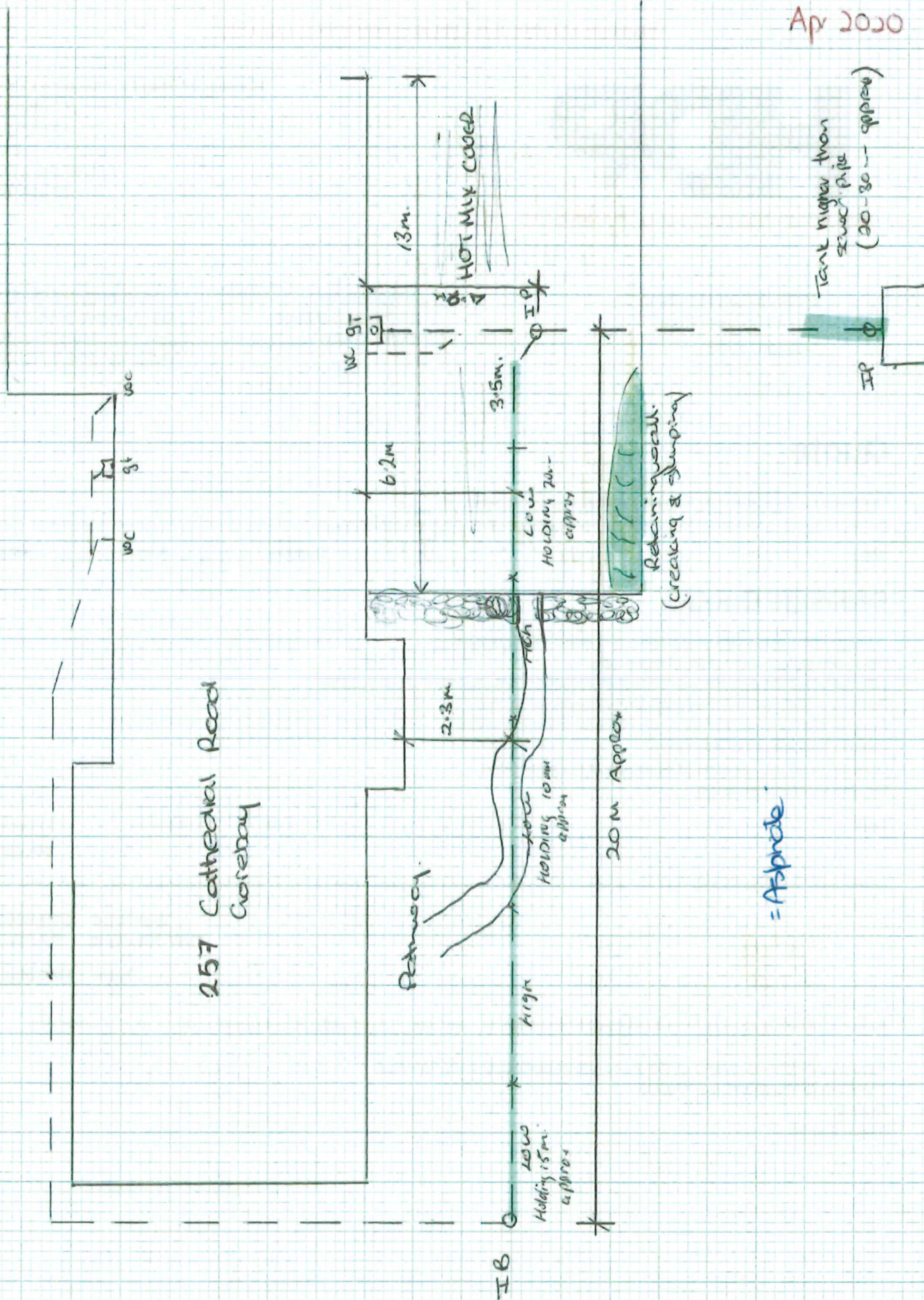
Apportionment calculation	
Completed repairs	\$36,636.62
Net Contributing towards Cap	\$7,031.00
Valid	\$29,605.62
Drainage	\$0.00
Cash Settlements	\$21,684.40
Addtional	\$179,352.84
Total	\$230,642.86

Released Under the Official Information Act 1982

[illegible]

Apr 2020

257 Cathedral Road Corebay



= Asprobe



Hurunui Drainage & Plumbing Limited

PO Box 139

AMBERLEY

7441

info@hdpltd.co.nz

03 314 9934

Colin & Lyn Harrison
257 Cathedral Road
Domett, 7383

Site Address
257 Cathedral Road
Domett, 7383

Job Number: HDPL-528
GST Number: 101477387
Quote Date: 26th May 2020
Valid Until: 25th Jun 2020

Quote

Thank you for the opportunity to quote the work at your property.

Name	Quantity	Price	Total
------	----------	-------	-------

Drainage Quote

Drainage quote based on investigation report dated 30th April 2020.

Dig up and replace approx 20m of sewer pipe.

Removal of asphalt and relay asphalt section including re-establishment of cracked area.

Removal of tiled path and relay (includes building/concrete cost).

Removal of shrubs and bushes (no allowance for re-establishment).

Removal and disposal of pipe/rubble.

Lowering invert and releveling of sewer pipe at the septic tank.

No allowance for landscaping.

Total	1.00	\$18,856.00	\$18,856.00
			\$18,856.00

Subtotal	\$18,856.00
GST Amount	\$2,828.40
Total	\$21,684.40

A deposit of 50% is payable 10 days before commencement of installation. The remaining 50% is payable within 7 days of completion.

If you should have any queries on the above, please contact us on 03 314 9934.

Thank you for the opportunity to quote.

Regards

Wayne Service



INVESTIGATION REPORT

Site Visit Date: 30th April 2020
Address: 257 Cathedral Road, Domett
Certified Drainlayer: Wayne Service

On the 30th April 2020 we visited the above property to undertake an assessment of the sewer drains and septic tank. As requested by the client, we found the following:

Sewer Drains

There was a section of drains across the front of the house where the drains are out of misalignment. These drains run under hotmix driveway which are also showing visible signs of cracking and slumping. This is also visible damage on the actual driveway. The section of drains damaged is approx. 20m. This is consistent with earthquake damage.

Septic Tank

It appears the septic tank has lifted upwards approx. 20-30mm. This is causing the inlet pipe to run backwards and thus holding fluid and waste. This is consistent with earthquake damage.

Repair Strategy

- Dig up and replace damaged section of sewer drains (approx. 20m).
- Expose sewer pipe at the septic tank and re-level and relay the sewer pipe.

Please feel free to ring us to discuss or obtain a quote for the suggested repair strategy.



Hurunui Drainage & Plumbing Limited

PO Box 139

AMBERLEY

7441

info@hdpltd.co.nz

03 314 9934

Colin & Lyn Harrison
257 Cathedral Road
Domett, 7383

Site Address
257 Cathedral Road
Domett, 7383

Job Number: HDPL-528
GST Number: 101477387
Quote Date: 25th Jun 2020
Valid Until: 25th Jul 2020

Quote

Thank you for the opportunity to quote the work at your property.

Name	Quantity	Total
------	----------	-------

Drainage Quote

Drainage quote based on investigation report dated 30th April 2020.

Dig up and replace approx 20m of sewer pipe.

Removal of asphalt and relay asphalt section including re-establishment of cracked area.

Removal of tiled path and relay (includes building/concrete cost).

Removal of shrubs and bushes (no allowance for re-establishment).

Removal and disposal of pipe/rubble.

Lowering invert and releveling of sewer pipe at the septic tank.

No allowance for landscaping.

Sewer Pipe (m)	20.00	\$1,300.00
Lowering invert and releveling sewer at the septic tank	1.00	\$1,335.00
Removal of leftover spill/earthenware pipes (skip hire)	1.00	\$1,500.00
Removal and relaying of tiled path	1.00	\$4,485.00
Removal of asphalt and reseal approx 80m2. Digout and replace 13 lineal meters of kerbing	1.00	\$7,820.00
Compaction of AP40 (10m) trench under the driveway	1.00	\$680.00
Removal of shrubs and bushes	1.00	\$150.00
Hino Truck Hire	2.00	\$440.00
Cable Location	1.00	\$300.00
Administration/Health & Safety	1.00	\$350.00
Travel	1.00	\$496.00
		\$18,856.00

Subtotal	\$18,856.00
GST Amount	\$2,828.40
Total	\$21,684.40

Released Under the Official Information Act 1982

Name

Quantity

Price

Total

A deposit of 50% is payable 10 days before commencement of installation. The remaining 50% is payable within 7 days of completion.

If you should have any queries on the above, please contact us on 03 314 9934.

Thank you for the opportunity to quote.

Regards

Wayne Service

Brook Dench Limited
32 Gammack Drive
Halswell
Christchurch 8025

Monday 9th May 2023



Re: Water damage to 257 Cathedral Road

To whom it may concern,

I have been engaged by Colin and Lynne Harrison to review a leaking balcony at their property at 257 Cathedral Road, Gore Bay, Cheviot.

I carried out a visual site inspection on March 30th 2023. I can confirm there is a leak in the upstairs balcony which has created water damage to the "sewing room" ceiling.

The cause of the leak is from 3 tiles which have all cracked in a straight line. The balcony tiles are directly fixed to the waterproofing membrane, which has caused the waterproofing membrane to rupture and let water ingress.

The balcony is constructed of timber framing, with a plywood substrate.

The plaster coating to the walls is a Light Hopper finish.

Repair recommendation

It is my recommendation to engage an Architect/Draftsman to carry out a design for the balcony to be replaced, using modern technics such as NuraJacks or a similar product. The works will require a Building Consent.

Balcony tiles, membrane and plywood substrate will need to be removed, so the timber framing can be checked for water damage.

The aluminium joinery may need to be removed and reinstalled, so the new waterproofing membrane can be applied sufficiently under the sill.

The water damaged ceiling area will need cut to be cut out and replaced with new gib and plastered, with entire ceiling painted.

A temporary hoarding will need to be constructed to keep the balcony area free from rain while the repair takes place

Attachments

I have attached preliminary costings which is an estimate at this stage, until an architect has carried out a design



Brook Dench
Licenced Builder Practitioner: BP124330
brookwdench@gmail.com
02040072138



DRAFT QUOTE

FMG Insurance

Date

12 Oct 2023

Expiry

11 Nov 2023

Quote Number

QU-0374

Reference

257 Cathedral Rd Rd3
Cheviot

GST Number

103-603-323

GUS McCURDY BUILDERS LTD

58 Bridge Rd, RD5

Rangiora 7475,

Ph 021 939 907

gusmccurdybuilders@xtra.co

.nz

Description	Quantity	Unit Price	Amount NZD
To Repair Failed EQC repairs			
Internal repairs			
Kitchen, living and sitting room			
Rake out cracks, prep and plaster and paint walls	127.00	35.00	4,445.00
Sewing Room ground floor			
RDR gib and stop to ceiling	3.60	98.90	356.04
RDR ceiling insulation	3.60	33.00	118.80
Square stop	4.00	12.00	48.00
Prep and paint ceiling	17.65	35.00	617.75
Prep and paint walls	45.90	35.00	1,606.50
Small Bedroom first floor			
Rack out and re tape junctions Prep and paint ceiling	27.30	35.00	955.50
Large bedroom first floor			
Rack out and re tape junctions prep and paint ceiling	33.60	35.00	1,176.00
Labour	55.00	70.00	3,850.00
Floor protection	208.90	5.00	1,044.50
Cleaners	1.00	1,000.00	1,000.00
Electrician	1.00	1,100.00	1,100.00

Released Under the Official Information Act 1982

Description	Quantity	Unit Price	Amount NZD
Mobile scaffold	1.00	750.00	750.00
Plant	4.00	60.00	240.00
Travel all trades	2448.00	1.20	2,937.60
Exterior			
To plaster and paint all exterior plastered areas of house only to plasters specifications	1.00	88,590.00	88,590.00
Scaffolding (two months only)	1.00	8,603.20	8,603.20
Labour	56.00	70.00	3,920.00
Electrical/heat pumps	1.00	2,500.00	2,500.00
Disel Tank remove and reinstall	1.00	600.00	600.00
Protection of plants/ landscaping	1.00	650.00	650.00
Tiled balcony			
Remove tiles and substrate, re frame fall towards drain with treated ply and tile slate	1.00	2,600.00	2,600.00
Tiler to water proof and tile with tile skirting	1.00	1,520.00	1,520.00
Tiles	1.00	660.00	660.00
Window Cleaner	1.00	900.00	900.00
Plant	4.00	60.00	240.00
Rubbish/skip	1.00	550.00	550.00
H&S	1.00	1,100.00	1,100.00
Travel all trades not including plasters	2448.00	1.20	2,937.60
P&G and Margin	1.00	20,342.49	20,342.49
Subtotal			155,958.98
TOTAL GST 15%			23,393.86
TOTAL NZD			179,352.84

Terms

Tag
No allowance for
Landscaping or replacement plants or trees
Replacing of substrate
Removal of balcony door
Storage container

Repair of roof or flashings

Replacement downpipes or flashings

section i

Brook Dench Ltd

Estimate

257 Cathedral Road, Gore Bay

Leaking Balcony

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
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1.00	PRELIMS & GENERAL	Total Section 1.00			\$ 13,706.00
1.01	Provide project management for the duration of the project 2 hr per day for 3 weeks	30	hr	75	\$ 2,250.00
1.02	Site foreman to manage site and sub contractors at site level	8	hr	75	\$ 600.00
1.03	Allow for delivering and unloading of materials	10	hr	75	\$ 750.00
1.04	Include for carrying out thorough cleaning of site upon completion of works and prior to occupation by the client.	30	m2	10	\$ 300.00
1.05	Carry out Health & Safety SSSP assessment of the site	1	nr		\$ 200.00
1.06	Provide floor protection to 2 rooms and stairs/hallway	40	m2	12	\$ 480.00
1.07	Site Signage	1	nr	80	\$ 80.00
1.08	Contract works Insurance (included in summary page)				\$ -
1.09	Scaffold/Edge protection including 3 weeks rental	1	nr	1200	\$ 1,200.00
1.10	Supply Poterloo for the duration of the works	3	weekly	250	\$ 750.00
1.11	Asbestos Testing	1	nr	250	\$ 250.00
1.12	Remove rubbish from site	1	nr	500	\$ 500.00
1.13	Vehicle from chch to Gore Bay for Builders 83cents 5 trips	0.8	per/km	1200	\$ 996.00
1.14	Labour travel hours Chch to Gore Bay 5 trips x 2 people	30	hr	75	\$ 2,250.00
1.15	Architect design fee and consent lodging	1	nr	2500	\$ 2,500.00
1.16	Council Consent fee	1	nr	600	\$ 600.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
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2.00	<u>BUILDING WORKS</u>	Total Section 2.00			\$ 7,890.00
2.01	Demolition - remove tiles, membrane and plywood substrate, cut back plaster cladding around balcony area, check timber for water damage	1	nr	1800	\$ 1,800.00
2.02	External door - remove/reinstall aluminium joinery and store onsite	1	nr	600	\$ 600.00
2.03	Timber joists/Framing - replace/treat any mould/fungi	1	nr	350	\$ 350.00
2.04	Insulation - replace wet pink batts	1	nr	220	\$ 220.00
2.05	Falls - check sufficient falls for rain water to disburse	1	nr	220	\$ 220.00
2.06	Plywood substrate - install 18mm treated plywood, fix with stainless steel screws and timber fillets to corners	1	lm	1800	\$ 1,800.00
2.07	External Plaster Substrate - install 10mm hardies substrate ready for plaster finish	1	lm	1200	\$ 1,200.00
2.08	Curtians - remove curtains in 2 rooms, store, and refit	2	nr	100	\$ 200.00
2.09	Temporary Hoarding - build timber frame and 10mm ply hoarding to close off balustrade area for rain protection	1	lm	1500	\$ 1,500.00

3.00	<u>Waterproofing</u>	Total Section 3.00			\$ 1,800.00
3.01	Butynol - installer to travel from chch to apply butynol membrane to balcony area, and install new overflow outlet	1	nr	1800	\$ 1,800.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
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3.02	<u>PAINTING/INTERIOR PLASTERING</u>	Total Section 4.00			\$ 2,300.00
3.03	Walls - Apply paint to surfaces	10	m2	35	\$ 350.00
3.04	Ceilings - Apply paint to surfaces	10	m2	35	\$ 350.00
3.05	Tape and Join - New gib areas	1	nr	800	\$ 600.00
3.06	Travel for Painter and Plasterer	5	nr	200	\$ 1,000.00

4.00	<u>DECKING SYSTEM</u>	Total Section 5.00			\$ 1,500.00
4.01	NuroJacks - Install NuraJack sytem	1	nr	1500	\$ 1,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
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5.00	<u>CLADDING</u>	Total Section 6.00			\$ 3,800.00
5.01	Exterior Plasterer to travel from chch to apply mesh render to match exisiting plaster finish, to balcony walls	1	nr	3800	\$ 3,800.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
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	SUMMARY		TOTAL	\$ 30,996.00
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[illegible]

House Exterior incorrect methodology						
Scope of Works	Note	Unit of Measure	Qty	Cost per Unit	Composite Rate	
Monolithic Systems- Rake out prepare replaster and paint - Stucco cement 21mm thick plaster to existing backing substrate, wood float or sponge finish including paint finish	As per quote	m2	1.00	\$ 88,590.00	\$	88,590.00
Removal of Debris from Site & Dumping including dump fees	Quote- Skip	sum	0.50	\$ 550.00	\$	275.00
Health and Safety Fees	Quote	sum	0.50	\$ 1,100.00	\$	550.00
Labour	Inc Project management	hours	56.00	\$ 70.00	\$	3,920.00
Protection of plants/ landscaping		m2	1.00	\$ 650.00	\$	650.00
Clean windows	Quote	sum	0.50	\$ 900.00	\$	450.00
Disconnect store reconnect heat pumps		EST	1.00	\$ 2,500.00	\$	2,500.00
Supply Scaffold - Erect & dismantle	2 month hire allowed	EST	1.00	\$ 8,603.20	\$	8,603.20
Plant	Quote	sum	4.00	\$ 60.00	\$	240.00
Mileage & Travel Time (single person per round trip)	QUOTE	SUM	1.00	\$ 2,937.60	\$	2,937.60
Diesel tank disconnect store reconnect	Quote	sum	1.00	\$ 600.00	\$	600.00
Margins and P&G Builders Margin P&G 10% 6%		Total from scope	\$ 109,315.80			
		Builders Margin	\$ 10,931.58			
		P&G	\$ 6,012.37			
		Sub Total 1	\$ 126,259.75			
		GST	\$ 18,938.96			
		Total	\$ 145,198.71			
		Excess				
		Final Total	\$ 145,198.71			

Dwelling kitchen dining living room										
Interior	Width	Length	Height	Scope of Works		Note	Unit of Measure	Qty	Composite Rate	
Components										
Interior Walls	Gib Stopping – tape, stop, and sand walls to a grade 4 paint finish						m2	127.00	\$ 35.00 \$ 4,445.00	
Interior	General Items Internal repairs									
Width	Length	Height	Scope of Works		Note	Unit of Measure	Qty	Cost per Unit	Composite Rate	
General	0.00	0.00	0.00	Labour		hours	16.00	\$ 70.00	\$ 1,120.00	
General	Floor Protect - per metre sq					m2	127.00	\$ 5.00	\$ 635.00	
General	Cleaners					sum	0.25	\$ 1,000.00	\$ 250.00	
Services Electrical	Electrician Disconnect reconnect where required					sum	3.50	\$ 110.00	\$ 385.00	
General	Scaffold - Internal / Mobile / Portable up to 3/M					sum	0.25	\$ 750.00	\$ 187.50	
General	Plant					sum	1.00	\$ 60.00	\$ 60.00	
General	Mileage & Travel Time					sum	816.00	\$ 1.20	\$ 979.20	
							Total from scope			\$ 3,616.70
							Builders Margin			\$ 361.67
							P&G			\$ 180.84
							Sub Total 1			\$ 4,159.21
							GST			\$ 623.88
							Total			\$ 4,783.09
							Excess			
							Final Total			\$ 4,783.09

Margins and P&G

Builders Margin10%
P&G5%

Exterior										Balcony off Upsairs Bed 1 missed EQ damage									
Width		Length		0.00		Height		782.00											
Components		Scope of Works								Note		Unit of Measure		Qty		Cost per Unit		Composite Rate	
Flooring		Remove tiles and substrate reframe deck with correct fall lay tiles								Quote		sum		1.00		\$ 2,600.00		\$ 2,600.00	
Flooring		Waterproof deck area								Quote		sum		1.00		\$ 1,520.00		\$ 1,520.00	
Flooring		Supply tiles								Quote		sum		1.00		\$ 660.00		\$ 660.00	
General		Clean windows								Quote		sum		0.50		\$ 900.00		\$ 450.00	
General		Removal of Debris from Site & Dumping including dump fees								Quote- Skip		sum		0.50		\$ 550.00		\$ 275.00	
General		Health and Safety Fees								Quote		sum		0.50		\$ 1,100.00		\$ 550.00	
General		Labour										sum		20.00		\$ 70.00		\$ 1,400.00	
General		Floor protect per sq m										sum		21.00		\$ 5.00		\$ 105.00	
General		Cleaners										sum		0.50		\$ 1,000.00		\$ 500.00	
General		Electrician Disconnect reconnect where required										hrs		3.50		\$ 110.00		\$ 385.00	
General		Scaffold - Internal / Mobile / Portable up to 3/M										sum		0.50		\$ 750.00		\$ 375.00	
Flooring		Plant								Quote		sum		2.00		\$ 60.00		\$ 120.00	
General		Mileage & Travel Time (single person per round trip)								QUOTE		SUM		816.00		\$ 1.20		\$ 979.20	
Interior										Sewing room damage from balcony above									
Width		Length		0.00		Height		0.00											
Components		Scope of Works								Note		Unit of Measure		Qty		Cost per Unit		Composite Rate	
Interior Ceilings		Plasterboard Combination - remove, supply and fit 13mm plasterboard, stop to level 4										m2		3.60		\$ 98.90		\$ 356.04	
Insulation		Insulation - Remove and replace ceiling insulation - R3.6 Fibreglass										m2		3.60		\$ 33.00		\$ 118.80	
Interior Ceilings		Gib Square Stopping - tape, stop, and sand ceilings to a grade 4 paint finish										m		4.00		\$ 12.00		\$ 48.00	
Interior Decorating		Ceilings - Prepare, seal and paint ceiling										m2		17.65		\$ 35.00		\$ 617.75	
Interior Decorating		Walls - Prepare, seal and paint walls										m2		45.90		\$ 35.00		\$ 1,606.50	
										Total Costs									
										Total from Scope									
										plus: Builders Margin									
										plus: P&G									
										Sub Total 1									
										GST									
										Sun Total 2									
										Excess									
										Final Total less Excess									
										\$ 16,751.17									

Margins & P&G's		
Builders Margin		10.00%
P&G		5.00%

\$ 12,666.29
\$ 1,266.63
\$ 633.31
\$ 14,566.23
\$ 2,184.94
\$ 16,751.17
\$ -
\$ 16,751.17

Margins & P&G's	
Builders Margin	10.00%
P&G	5.00%

Bedroom 1 bnb (small bedroom 1st floor)													
Interior	Width	0.00	Length	0.00	Height	0.00	Scope of Works		Note	Unit of Measure	Qty	Cost per Unit	Composite Rate
Components													
Interior Ceilings	Gib Stopping - tape, stop, and sand ceilings to a grade 4 paint finish												
Kitchen lounge large bedroom bnb (first Floor)													
Interior	Width	0.00	Length	0.00	Height	0.00	Scope of Works		Note	Unit of Measure	Qty	Cost per Unit	Composite Rate
Components													
Interior Ceilings	Gib Square Stopping - tape, stop, and sand ceilings to a grade 4 paint finish												
General Items Internal repairs													
Interior	Width	0.00	Length	0.00	Height	0.00	Scope of Works		Note	Unit of Measure	Qty	Cost per Unit	Composite Rate
Components													
General	Labour												
General	Floor Protect - per metre sq												
General	Cleaners												
Services Electrical	Electrician Disconnect reconnect where required												
General	Scaffold - Internal / Mobile / Portable up to 3/M												
General	Plant												
General	Mileage & Travel Time												
											Total from scope	\$	5,572.70
											Builders Margin	\$	557.27
											P&G	\$	278.64
											Sub Total 1	\$	6,408.61
											GST	\$	961.29
											Total	\$	7,369.90
											Excess		
											Final Total	\$	7,369.90

Margins and P&G

Builders Margin10%P&G5%

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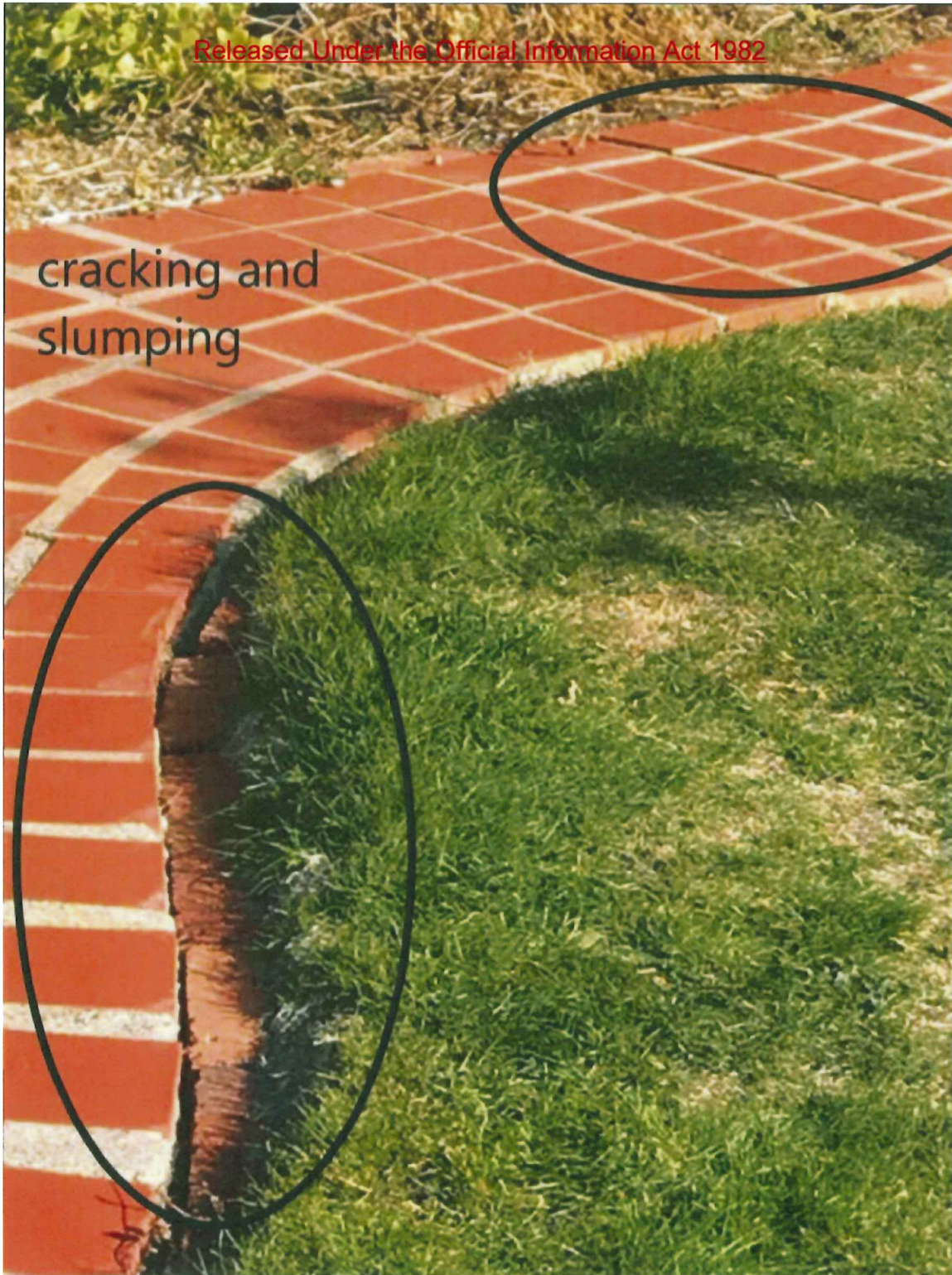




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cracking and
slumping



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telling backwards

