

3 May 2024

Our Reference: 220402

Molesworth House Body Corporate,
c-o Bronwen Stewart
101 Molesworth Street
Wellington

Email: bronwen1250@gmail.com

Subject: 101 Molesworth House Seismic Status and Solutions

Dear Members of the Molesworth House Body Corporate,

I am writing to provide a summary of the work undertaken by Miyamoto regarding the seismic assessment and proposed strengthening scheme for Molesworth House. This letter aims to address recent inquiries from real estate agents regarding the building's seismic status, ensuring all owners are informed of the current situation.

Miyamoto was contracted by the Molesworth House Body Corporate to conduct a Seismic Assessment and develop a High-Level Concept Strengthening plan for the building. Initially, Miyamoto conducted a standard seismic analysis, which yielded a seismic rating of 40% NBS (New Building Standard). Subsequently, we suggested that a more comprehensive analysis, specifically a Non-linear Time History analysis, could potentially improve the results. Upon discussion with the Body Corporate Chair, it was agreed to proceed with issuing the Detailed Seismic Assessment Report based on the initial analysis, deferring further discussion on the advanced analysis to a later stage.

The Detailed Seismic Assessment Report was completed and issued in June 2023, confirming the 40% NBS rating. In September 2023, a meeting was held with Body Corporate representatives Bronwen Stewart and Jeremy Burrows to discuss the current seismic status and the recommended next steps.

During the meeting, Miyamoto highlighted the following key points:

1. The current static analysis resulted in a seismic rating of 40% NBS.
2. Miyamoto recommended conducting a more sophisticated Non-linear Time History Analysis, anticipating that this approach would lead to a higher NBS rating and necessitate limited strengthening measures.
3. Based on Miyamoto's expertise, it was anticipated that the advanced analysis could potentially elevate the seismic rating to approximately 70% NBS, with the strengthening works primarily focusing on reinforcing the concrete beams on the top floor using FRP (Fibre-reinforced plastic).
4. It was emphasised that this assessment was at a high -level conceptual stage, and further design phases would be necessary to provide further certainty as to the precise scope of strengthening required.

We are confident that the above summary provides clarity on the current situation. We are more than willing to arrange a meeting with Body Corporate Members to address any questions they may have.

Your sincerely



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Director

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