

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.

Released under the Official Information Act 1982
EQR Property Overview Report

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		
2010139145	1-6/53 BROCKWORTH PLACE, RICCARTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Constructa Limited ***** (S035)		Property F2'd By:	EQR\FrankW	F2 Completed Date:	08-10-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	EQR\DuncanB	F3 Completed Date:	01-11-2014

Adjustments											
				Original Budget			Budget Variation			Gross Claimed	Gross Certified
EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/118286 53 BROCKWORTH PLACE	E004	F3	0	40,813.24	40,813.24	0.00	98,887.64	98,887.64	0.00	139,700.88	139,700.88
Property Total			0	40,813.24	40,813.24	0.00	98,887.64	98,887.64	0.00	139,700.88	139,700.88

Assignments								
EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified	
CLM/2011/118286	53 BROCKWORTH PLACE	Substantive Works - Primary	CLOSED OUT-Constructa Limited ***** (S035)	COMPLETIONS	131,974.94	17	139,700.88	139,700.88
Transmitted To Hub -> Claim File Review Complete			6/10/14 _ FINALISING IN PROGRESS _ BJ -					
Property Total					131,974.94	17	139,700.88	139,700.88

Works Orders								
EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2011/118286	E004-01701	Substantive Works - Primary - 29-Jun-2012	CLOSED OUT-Constructa Limited ***** (S035)	COMPLETIONS	Mark Thompson	Issued	02/09/2013	131,974.94
Property Total								131,974.94

Released under the Official Information Act 1982

EQR Property Overview Report

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		
2010139145	1-6/53 BROCKWORTH PLACE, RICCARTON		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Constructa Limited ***** (S035)		Property F2'd By:	EQR\FrankW	F2 Completed Date:	08-10-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	EQR\DuncanB	F3 Completed Date:	01-11-2014

Claims / Certs / Payables

S035 CLOSED OUT-Constructa Limited *****												
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/118286	Subst OB	Substantive Works	122	EQR\StephenL	\$0.00	21-Nov-2013	\$40,813.24					
CLM/2011/118286	Subst BV	Scope Addition	122	EQR\StephenL	\$0.00	21-Nov-2013	\$91,161.70					
CLM/2011/118286	Subst BV	Variation	122	EQR\StephenL	\$0.00	21-Nov-2013	\$559.10					
CLM/2011/118286	Subst BV	Variation	122	EQR\StephenL	\$0.00	21-Nov-2013	\$3,088.80					
CLM/2011/118286	Subst BV	Variation	122	EQR\StephenL	\$0.00	21-Nov-2013	\$4,078.04					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/118286	Subst OB	Substantive Works	101	EQR\StephenL	\$0.00	21-Nov-2013	\$40,813.24	INV 3308				
CLM/2011/118286	Subst BV	Scope Addition	101	EQR\StephenL	\$0.00	21-Nov-2013	\$91,161.70	INV 3308				
CLM/2011/118286	Subst BV	Variation	101	EQR\StephenL	\$0.00	21-Nov-2013	\$559.10	INV 3308				
CLM/2011/118286	Subst BV	Variation	101	EQR\StephenL	\$0.00	21-Nov-2013	\$3,088.80	INV 3308				
CLM/2011/118286	Subst BV	Variation	101	EQR\StephenL	\$0.00	21-Nov-2013	\$4,078.04	INV 3308				
S035	CLOSED OUT-Constructa Limited ***** Total						Claims	\$139,700.88	Certs	\$139,700.88	Payables	\$0.00
Property Total							Claims	\$139,700.88	Certs	\$139,700.88	Payables	\$0.00

No Open Complaints / Remedial Issues on this Property

Released under the Official Information Act 1982

EQR Property Overview Report

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	
2010139145	1-6/53 BROCKWORTH PLACE, RICCARTON		F3 - Complete & Finalised	Some Finalisation has taken place	
Main Contractor:	CLOSED OUT-Constructa Limited ***** (S035)		Property F2'd By:	EQR\FrankW	F2 Completed Date: 08-10-2014
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	EQR\DuncanB	F3 Completed Date: 01-11-2014

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/118286	Final Account Agreement	Addington Hub	26/11/2013
CLM/2011/118286	Construction Completion Inspection	Addington Hub	26/11/2013
CLM/2011/118286	Practical Completion Certificate (PCC)	Addington Hub	27/11/2013
CLM/2011/118286	Defects Liability Certificate	Addington Hub	17/03/2014
CLM/2011/118286	Construction Completion Inspection	Addington Hub	27/11/2013

Property Total Finalisation Documents Present: 5

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/118286	53 BROCKWORTH PLACE	No	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S035 CLOSED OUT-Constructa Limited *****	Accredited	EQRC0118	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

Scope of Works



Customer: ELIZABETH TODHUNTER

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 1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011 on 2/12/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1150.00 m2)		
Land (Under dwelling - Soil - 250.00 m2)		
Main Access (Drive - Asphalt - 184.00 m2)	Damaged surface	Not covered by EQC 1.00 item

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage	

Flat 1

Exterior

Elevation (North ground floor 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (East ground floor 8.700 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (East first floor 2.500 by 7.500)

Element	Damage	Repair
Wall Cladding (Block Veneer - Concrete - 8.75 m2)	Damaged finish	Grind out and repoint mortar 2.20 l/m
Wall Cladding (Weatherboard - Timber - 7.75 m2)	No Earthquake Damage	
Wall framing (Block - Concrete - 18.75 m2)	Cosmetic damage	Grind out and re-mortar 0.80 l/m

Elevation (North first floor 6.600 by 2.500)

Element	Damage	Repair
Patio (Concrete - Concrete - 7.84 m2)	No Earthquake Damage	
Wall Cladding (Weatherboard - Timber - 7.75 m2)	No Earthquake Damage	
Wall Cladding (Block Veneer - Concrete - 9.00 m2)	Cracking	Remove and relay loose sill bricks 2.00 l/m
	Cracking	Paint wall 8.75 m2

Wall framing (Timber Frame - Timber - No Earthquake Damage
16.50 m2)

Elevation (West ground floor party wall 8.700 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (West first floor party wall 7.500 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (South ground floor 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (South first floor. 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (Corrugated coloursteel roof 15 degree pitch framed roof.)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Lounge (Combined with dining)

Room Size: 3.40 x 6.40 = 21.76 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 21.76 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 21.76 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 47.04 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Kitchen (Off lounge)

Room Size: 3.10 x 2.00 = 6.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Internal Garage (contains laundry)

Room Size: 3.00 x 6.00 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Bedroom (West side)

Room Size: 2.90 x 3.20 = 9.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Bedroom (East side)

Room Size: 3.30 x 4.00 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Toilet

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Lining paper / paint - 1.71 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	1.71 m2
	Cosmetic Damage	Paint Ceiling	1.71 m2

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

Floor (Chipboard - Vinyl - 1.71 m2)

Toilet (Standard - Standard Spec - 1.00 item)

Wall covering (Gib - Lining paper / paint - 9.60 m2)

Wall covering (Concrete - Paint - 3.84 m2)

Window (Aluminium Awning - Pane single glazed - 1.00 No of)

Window (Aluminium Awning - Pane single glazed - 1.00 No of)

Window (Aluminium Awning - Pane single glazed - 1.00 No of)

First Floor - Bathroom (contains shower)

Room Size: 0.90 x 2.40 = 2.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Paint - 2.16 m2)

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

Floor (Concrete - Vinyl - 2.16 m2)

Shower (Cubical shower unit - Base stainless - .81 m2)

Wall covering (Gib - Lining paper - 15.84 m2)

Wall covering (Gib - Lining paper - 15.84 m2)

Wall covering (Splashback - Seratone - 4.42 m2)

Window (Aluminium Awning - Pane single glazed - 1.00 No of)

First Floor - Room (Other) (Wash room opens to toilet and shower)

Room Size: 1.00 x 1.90 = 1.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Hallway (contains stairs)

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 5.00 m

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

No Damage

Flat 2

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

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

No Damage

Elevation (East first floor 7.500 by 2.500)

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

No Damage

Elevation (North ground floor 6.600 by 2.500)

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

No Damage

Elevation (North first floor. 6.600. By 2.500)

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

Patio (Concrete - Concrete - 7.84 m2)	Cracked surface	Grind out and epoxy fill concrete	3.00 l/m
---------------------------------------	-----------------	-----------------------------------	----------

Wall Cladding (Weatherboard - Timber - 7.75 m2)	No Earthquake Damage		
---	----------------------	--	--

Wall Cladding (Block Veneer - Concrete - 8.75 m2)	No Earthquake Damage		
---	----------------------	--	--

Wall framing (Timber Frame - Timber - 16.50 m2)	No Earthquake Damage		
---	----------------------	--	--

Elevation (West ground floor party wall 8.700 by 2.500)

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

No Damage

Elevation (West first floor party wall 7.500 by 2.500)

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

No Damage

Elevation (South ground floor. 6.600 by 2.500)

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

No Damage

Elevation (South first floor 6.600 by 2.500)

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

No Damage

Foundations (Concrete slab foundation)

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

No Damage

Roof (Corrugated coloursteel 15 degree pitch framed)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Internal Garage (Combined with laundry)

Room Size: 3.00 x 6.00 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Concrete - Paint - 18.00 m2)	No Earthquake Damage	
Floor (Concrete - Concrete - 18.00 m2)	No Earthquake Damage	
Garage door (Rolla Door Steel - Steel - 1.00 No of)	No Earthquake Damage	
Wall covering (Concrete - Paint - 33.60 m2)	Cosmetic damage	Grind out and re-mortar 1.50 l/m
	Cosmetic damage	Paint wall 33.60 m2
Wall covering (Gib - Paint - 9.60 m2)	Cosmetic damage	Rake out, plaster and paint 9.60 m2

Ground Floor - Lounge (Combined with dining)

Room Size: 3.50 x 6.40 = 22.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Kitchen

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
Ceiling (Gib - Lining paper / paint - 6.00 m2)	Cosmetic Damage	Paint Ceiling 6.00 m2
	Cosmetic Damage	Remove, dispose and replace lining paper 6.00 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 6.00 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - Timber - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Lining paper / paint - 24.00 m2)	Cosmetic damage	Remove, dispose and replace lining paper 24.00 m2
	Cosmetic damage	Paint wall 24.00 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Stainless - 1.60 l/m)	No Earthquake Damage	

First Floor - Hallway (Includes first floor stairwell and hall)

Room Size: 3.50 x 2.00 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Room (Other) (Washroom contains hand basin)

Room Size: 1.50 x 1.00 = 1.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Toilet (Off washroom)

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 1.71 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	1.71 m2
	Cosmetic Damage	Paint Ceiling	1.71 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.71 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 4.80 m2)	Cosmetic damage	Remove, dispose and replace lining paper	4.80 m2
	Cosmetic damage	Paint wall	4.80 m2
Wall covering (Concrete - Paint - 4.56 m2)	Cosmetic damage	Paint wall	4.56 m2
	Cosmetic damage	Gap fill cracks	2.00 l/m
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (East side)

Room Size: 3.20 x 2.50 = 8.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (West side)

Room Size: 3.00 x 3.60 = 10.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 10.80 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	10.80 m2
	Cosmetic Damage	Paint Ceiling	10.80 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 10.80 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 24.00 m2)	Cosmetic damage	Remove, dispose and replace lining paper	24.00 m2
	Cosmetic damage	Paint wall	24.00 m2
Wall covering (Concrete - Paint - 7.68 m2)	Cosmetic damage	Gap fill cracks	3.60 l/m
	Cosmetic damage	Paint wall	7.68 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom (Contains shower)

Room Size: 0.90 x 2.40 = 2.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Flat 3**Exterior****Elevation (East ground floor party wall 8.700 by 2.500)**

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

No Damage

Elevation (East first floor. 7.500 by 2.500)

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

No Damage

Elevation (North ground floor 6.600 by 2.500)

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

No Damage

Elevation (North first floor 6.600 by 2.500)

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

No Damage

Elevation (West ground floor party wall 8.700 by 2.500)

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

No Damage

Elevation (West first floor party wall 7.500 by 2.500)

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

No Damage

Elevation (South Ground floor 6.600 by 2.500)

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

Wall framing (Block - Concrete - 16.50 m2)	Cosmetic damage	Grind out and epoxy fill cracks	5.50 l/m
	Cosmetic damage	Paint wall	16.50 m2

Elevation (South first floor 6.600 by 2.500)

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

Wall framing (Block - Concrete - 16.50 m2)	Cosmetic damage	Grind out and re-mortar	5.00 l/m
	Cosmetic damage	Paint wall	16.50 m2

Foundations (Concrete slab)

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

No Damage

Roof (Corrugated coloursteel 15 degree pitch framed)

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

No Damage

Interior**Ground Floor - Internal Garage (Includes laundry)**

Room Size: 3.00 x 6.00 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.00 m2)	Cosmetic Damage	Rake out, plaster and paint	9.00 m2
Ceiling (Concrete - Concrete - 9.00 m2)	No Earthquake Damage		
Floor (Chipboard - Carpet - 18.00 m2)	No Earthquake Damage		
Garage door (Rolla Door Steel - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 28.80 m2)	Cosmetic damage	Rake out, plaster and paint	28.80 m2
Wall covering (Concrete - Paint - 14.40 m2)	No Earthquake Damage		

Ground Floor - Lounge (Includes stairwell)

Room Size: 3.00 x 6.00 = 18.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Kitchen (Off lounge)

Room Size: 3.20 x 1.90 = 6.08 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Softboard - Paint - 6.08 m2)	Pinex tiles to replace	Replace with gib painted
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 6.08 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - Timber - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 24.48 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Stainless - 1.60 l/m)	No Earthquake Damage	

First Floor - Bedroom (east)

Room Size: 0.90 x 3.22 = 2.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Bedroom (West)

Room Size: 3.30 x 4.00 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Toilet (off washroom)

Room Size: 0.90 x 1.90 = 1.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 1.71 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	1.71 m2
	Cosmetic Damage	Paint Ceiling	1.71 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.71 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 9.60 m2)	Cosmetic damage	Paint wall	9.60 m2
	Cosmetic damage	Remove, dispose and replace lining paper	9.60 m2
Wall covering (Concrete - Paint - 3.86 m2)	Cosmetic damage	Gap fill cracks	1.90 l/m
	Cosmetic damage	Paint wall	1.90 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom (Off washroom)

Room Size: 0.90 x 2.40 = 2.16 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Room (Other) (Washroom)

Room Size: 0.90 x 2.00 = 1.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

First Floor - Hallway (contains stairwell)

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 5.10 m

Element	Damage	Repair
No Damage		

Flat 4

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (East first floor party wall 7.500 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (North ground floor 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (North first floor 6.600 by 2.500)

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

No Damage

Elevation (West ground floor party wall 8.700 by 2.500)

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

No Damage

Elevation (West first floor party wall 7.500 by 2,500)

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

No Damage

Elevation (South Ground floor 6.600 by 2.500)

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

No Damage

Elevation (South first floor 6.600 by 2.500)

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

No Damage

Foundations (Concrete slab)

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

No Damage

Roof (Corrugated coloursteel)

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

No Damage

Interior

Ground Floor - Lounge

Room Size: 3.40 x 6.30 = 21.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Built in wardrobe (Hot water cupboard - MDF - No Earthquake Damage .42 m2)

Ceiling (Softboard - Softboard tiles - 21.42 m2)	Cosmetic Damage	Gap fill and paint trims	20.00 l/m
	Cosmetic Damage	Refix plasterboard	1.00 m2
	Cosmetic Damage	Gap fill and paint	21.42 m2

Door (Internal) (Concertina door - MDF - 2.00 No of) No Earthquake Damage

Floor (Concrete - Carpet - 21.42 m2)	Cosmetic damage	Clean carpet	21.42 m2
--------------------------------------	-----------------	--------------	----------

Heating (Electric - Heat pump - 1.00 item) No Earthquake Damage

Wall covering (Gib - Lining paper / paint - 23.28 m2) No Earthquake Damage

Wall covering (Masonry (concrete) - Paint - 23.28 m2) No Earthquake Damage

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Kitchen

Room Size: 1.80 x 2.90 = 5.22 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Softboard - Paint - 5.22 m2)	Cosmetic Damage	Gap fill and paint trims	10.00 l/m
---------------------------------------	-----------------	--------------------------	-----------

Door (External) (Single glass door - Timber - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	5.00 l/m
---	-----------------	----------------------------------	----------

Floor (Concrete - Vinyl - 5.22 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 11.28 m2)	No Earthquake Damage		
Wall covering (Masonry (concrete) - Paint - 11.28 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Work top (Kitchen work top - Stainless - 1.70 l/m)	No Earthquake Damage		

Ground Floor - Internal Garage (Includes laundry)

Room Size: 6.00 x 2.80 = 16.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.40 m2)	Cosmetic Damage	Rake out, plaster and paint	8.40 m2
Ceiling (Concrete - Paint - 8.40 m2)	No Earthquake Damage		
Floor (Concrete - Concrete - 16.80 m2)	No Earthquake Damage		
Garage door (Rolla Door Steel - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.12 m2)	Cosmetic damage	Rake out, plaster and paint	21.12 m2
Wall covering (Masonry (concrete) - Paint - 21.12 m2)	No Earthquake Damage		
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		

First Floor - Bedroom (North west)

Room Size: 3.40 x 4.30 = 14.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - MDF - .36 m2)	No Earthquake Damage		
Ceiling (Gib - Lining paper / paint - 14.62 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 14.62 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 26.64 m2)	Cosmetic damage	Remove, dispose and replace lining paper	26.63 m2
	Cosmetic damage	Paint wall	26.63 m2
Wall covering (Masonry (concrete) - Paint - 10.32 m2)	Cosmetic damage	Paint wall	10.31 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Broken glass	Remove and reglaze 4mm single	1.08 m2

First Floor - Bedroom (North east)

Room Size: 2.90 x 3.30 = 9.57 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - MDF - .35 m2)	No Earthquake Damage		
Ceiling (Gib - Lining paper / paint - 9.57 m2)	No Earthquake Damage		

Door (External) (Single glass door - Timber - No Earthquake Damage 1.00 No of)			
Door (Internal) (Single Hollow Core - MDF - Cosmetic damage 1.00 No of)	Ease and repaint door/varnish	1.00	No of
Door (Internal) (Cupboard Door - MDF - No Earthquake Damage 2.00 No of)			
Floor (Chipboard - Carpet - 9.57 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 21.84 m2)	Cosmetic damage	Remove, dispose and replace lining paper	21.84 m2
	Cosmetic damage	Paint wall	21.84 m2
Wall covering (Masonry (concrete) - Paint - 7.92 m2)	Cosmetic damage	Paint wall	7.92 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom

Room Size: 2.50 x 0.70 = 1.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.75 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 1.75 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Base stainless - .81 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 15.36 m2)	Cosmetic damage	Remove, dispose and replace lining paper	15.36 m2
	Cosmetic damage	Paint wall	15.36 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Room (Other) (Wash room outside toilet)

Room Size: 1.00 x 1.50 = 1.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 1.50 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 1.50 m2)	No Earthquake Damage		
Hand basin (Wall hung - Porcelain - 1.00 item)	Pulled off wall	Refix unit	1.00 item
Wall covering (Gib - Lining paper / paint - 12.00 m2)	No Earthquake Damage		

First Floor - Toilet

Room Size: 1.80 x 0.90 = 1.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 1.62 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - No Earthquake Damage 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.62 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 8.64 m2)	Cosmetic damage	Remove, dispose and replace lining paper	8.64 m2
	Cosmetic damage	Paint wall	8.64 m2

Wall covering (Masonry (concrete) - Paint - Cosmetic damage Paint wall 4.32 m2)

Window (Aluminium Awning - Obscure glass - No Earthquake Damage 1.00 No of)

First Floor - Hallway (Includes 1st floor stairwell)

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 7.00 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	7.00 m2
	Cosmetic Damage	Paint Ceiling	7.00 m2
Floor (Chipboard - Carpet - 7.00 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 20.40 m2)	Cosmetic damage	Remove, dispose and replace lining paper	20.40 m2
	Cosmetic damage	Paint wall	20.40 m2
Wall covering (Masonry (concrete) - Paint - 6.00 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Flat 5

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (East first floor party wall 7.500 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (North ground floor 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (North first floor 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (West ground floor party wall. 8.700 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (West first floor party wall 7.500 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (South ground floor 6.600 by 2.500)

Element	Damage	Repair
No Damage		

Elevation (South first floor. 6.600 by 2.500)

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

No Damage

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Roof (corrugated Coloursteel roof)

Element	Damage	Repair
No Damage		

Interior

Ground Floor - Kitchen

Room Size: 2.80 x 1.90 = 5.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Softboard - Softboard tiles - 5.32 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Vinyl - 5.32 m2)	No Earthquake Damage	
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage	
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 5.64 m2)	Cosmetic damage	Rake out, plaster and paint 5.64 m2
Wall covering (Masonry (concrete) - Paint - 5.64 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Stainless - 1.70 l/m)	No Earthquake Damage	

Ground Floor - Lounge

Room Size: 3.30 x 6.30 = 20.79 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Built in wardrobe (Hot water cupboard - MDF - .42 m2)	No Earthquake Damage	
Ceiling (Softboard - Softboard tiles - 20.79 m2)	No Earthquake Damage	
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage	
Door (Internal) (Cupboard Door - MDF - 2.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 20.79 m2)	No Earthquake Damage	
Stairs (Internal) (Box - MDF - 5.00 l/m)	No Earthquake Damage	
Wall covering (Gib - Paint - 23.04 m2)	Cosmetic damage	Remove, dispose and replace lining paper 23.04 m2
	Cosmetic damage	Paint wall 23.04 m2
Wall covering (Masonry (concrete) - Paint - 23.04 m2)	Cosmetic damage	Paint wall 23.04 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Ground Floor - Internal Garage

Room Size: 6.00 x 2.80 = 16.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Bathroom

Room Size: 2.50 x 0.70 = 1.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Toilet

Room Size: 1.80 x 0.90 = 1.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Paint - 1.62 m2) No Earthquake Damage

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

Floor (Chipboard - Vinyl - 1.62 m2) No Earthquake Damage

Toilet (Standard - Standard Spec - 1.00 item) No Earthquake Damage

Wall covering (Gib - Paint - 12.96 m2)	Cosmetic damage	Remove, dispose and replace lining paper	8.64 m2
--	-----------------	--	---------

	Cosmetic damage	Paint wall	8.64 m2
--	-----------------	------------	---------

Wall covering (Masonry (concrete) - Paint - 4.32 m2)	Cosmetic damage	Paint wall	4.32 m2
--	-----------------	------------	---------

Window (Aluminium Awning - Obscure glass - 1.00 No of) No Earthquake Damage

First Floor - Room (Other) (Wash room outside toilet)

Room Size: 1.50 x 1.00 = 1.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Gib - Paint - 1.50 m2) No Earthquake Damage

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

Floor (Chipboard - Vinyl - 1.50 m2) No Earthquake Damage

Hand basin (Wall hung - PVC - 1.00 item) No Earthquake Damage

Wall covering (Gib - Lining paper / paint - 12.00 m2)	Cosmetic damage	Remove, dispose and replace lining paper	12.00 m2
---	-----------------	--	----------

	Cosmetic damage	Paint wall	12.00 m2
--	-----------------	------------	----------

First Floor - Bedroom (north east)

Room Size: 3.30 x 4.00 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

First Floor - Bedroom (North west)

Room Size: 2.90 x 3.20 = 9.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Built in wardrobe (Wardrobe - MDF - .35 m2) No Earthquake Damage

Ceiling (Gib - Lining paper / paint - 9.28 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 No of)	Cosmetic damage	Reglaze broken glass 4mm	0.36 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Cupboard Door - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 9.28 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 21.60 m2)	Cosmetic damage	Remove, dispose and replace lining paper	21.59 m2
	Cosmetic damage	Paint wall	21.59 m2
Wall covering (Masonry (concrete) - Paint - 7.68 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Hallway (Includes first floor stairwell)

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Flat 6

Exterior

Elevation (East elevation ground floor. Party wall 8.700 by 2.500)

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

No Damage

Elevation (East first floor party wall 7.500 by 2.500)

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

No Damage

Elevation (North ground floor 6.600 by 2.500)

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

No Damage

Elevation (North first floor 6.600 by 2.500)

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

No Damage

Elevation (West ground floor party wall 8.700 by 2.500)

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

No Damage

Elevation (West First floor 7.500 by 2.500)

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

No Damage

Elevation (South ground floor 6.600 by 2.500)

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

No Damage

Elevation (South first floor 6.600 by 2.500)

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

No Damage

Foundations (Concrete slab)

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

No Damage

Roof (Corrugated coloursteel)

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

No Damage

Interior

Ground Floor - Kitchen

Room Size: 2.80 x 1.80 = 5.04 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Softboard - Softboard tiles - 5.04 m2) No Earthquake Damage

Door (External) (Single glass door - Timber - 1.00 No of) Cosmetic damage Paint jambs and trims 1.00 No of

Floor (Concrete - Vinyl - 5.04 m2) No Earthquake Damage

Kitchen joinery (Medium Spec - MDF - 1.00 item) No Earthquake Damage

Range (Free standing oven) (Electric - Standard Electric - 1.00 item) No Earthquake Damage

Wall covering (Gib - Lining paper / paint - 11.04 m2) Cosmetic damage Remove, dispose and replace lining paper 11.04 m2

Cosmetic damage Paint wall 11.04 m2

Wall covering (Masonry (concrete) - Paint - 11.04 m2) No Earthquake Damage

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Work top (Kitchen work top - Stainless - 1.70 l/m) No Earthquake Damage

Ground Floor - Lounge (includes stairwell)

Room Size: 3.40 x 6.30 = 21.42 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Softboard - Softboard tiles - 21.42 m2) No Earthquake Damage

Door (Internal) (Cupboard Door - MDF - 2.00 No of) No Earthquake Damage

Floor (Concrete - Carpet - 21.42 m2) No Earthquake Damage

Stairs (Internal) (Box - MDF - 5.00 l/m) Impact damage Gap fill and paint stringers 10.00 l/m

Wall covering (Gib - Lining paper / paint - 23.28 m2) No Earthquake Damage

Wall covering (Masonry (concrete) - Paint - 23.28 m2) No Earthquake Damage

Window (Aluminium Awning - Pane single glazed - 1.00 No of) No Earthquake Damage

Window (Timber medium - Pane single glazed - 1.00 No of) No Earthquake Damage

Ground Floor - Internal Garage (Includes laundry)

Room Size: 6.00 x 2.80 = 16.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 8.40 m2)	Cosmetic Damage	Rake out, plaster and paint	8.40 m2
Ceiling (Concrete - Paint - 8.40 m2)	No Earthquake Damage		
Floor (Concrete - Concrete - 16.80 m2)	No Earthquake Damage		
Garage door (Rolla Door Steel - Steel - 1.00 No of)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.12 m2)	Cosmetic damage	Rake out, plaster and paint	21.12 m2
Wall covering (Masonry (concrete) - Paint - 21.12 m2)	No Earthquake Damage		

First Floor - Toilet

Room Size: 1.80 x 0.90 = 1.62 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.62 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.62 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 8.64 m2)	Cosmetic damage	Remove, dispose and replace lining paper	8.64 m2
	Cosmetic damage	Paint wall	8.64 m2
Wall covering (Masonry (concrete) - Paint - 4.32 m2)	Cosmetic damage	Paint wall	4.32 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom

Room Size: 2.50 x 0.80 = 2.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 2.00 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	2.00 m2
	Cosmetic Damage	Paint Ceiling	2.00 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.00 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Base stainless - .81 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 15.84 m2)	Cosmetic damage	Remove, dispose and replace lining paper	15.84 m2
	Cosmetic damage	Paint wall	15.84 m2
Window (Aluminium Awning - Obscure glass - 1.00 No of)	No Earthquake Damage		

First Floor - Room (Other) (Wash room off toilet)

Room Size: 1.50 x 1.00 = 1.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 1.50 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 1.50 m2)	No Earthquake Damage		
Hand basin (Wall hung - Porcelain - 1.00 item)	No Earthquake Damage		

Wall covering (Gib - Lining paper / paint - 12.00 m2)	Cosmetic damage	Remove, dispose and replace lining paper	12.00 m2
	Cosmetic damage	Paint wall	12.00 m2

First Floor - Bedroom (north east)

Room Size: 3.20 x 2.90 = 9.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

First Floor - Bedroom (North west)

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

Stud Height: 2.40 m

Element	Damage	Repair	
Built in wardrobe (Wardrobe - MDF - .30 m2)	No Earthquake Damage		
Ceiling (Gib - Lining paper / paint - 14.19 m2)	No Earthquake Damage		
Door (External) (Single glass door - Timber - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Cupboard Door - MDF - 2.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 14.19 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 36.48 m2)	Cosmetic damage	Remove, dispose and replace lining paper	36.48 m2
	Cosmetic damage	Paint wall	36.48 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Hallway (Includes 1st floor of stairwell)

Room Size: 2.00 x 3.50 = 7.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 7.00 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	7.00 m2
	Cosmetic Damage	Paint Ceiling	7.00 m2
Floor (Chipboard - Carpet - 7.00 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 26.40 m2)	Cosmetic damage	Remove, dispose and replace lining paper	26.40 m2
	Cosmetic damage	Paint wall	26.40 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
-----------------------	--

EQC Full Assessment Report

Claim Number:	CLM/2011/118286	Assessment Date:	02/12/2011 16:21
Claimant:	ELIZABETH TODHUNTER	Assessor:	Meier, Shane
Property Address:	1-6/53 BROCKWORTH PLACE RICCARTON CHRISTCHURCH 8011	Estimator:	Murdoch, John
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	ELIZABETH, TODHUNTER				
Owner	TODHUNTER PROPERTIES				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Dwelling			

Insurance Details - Added in COMET

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

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

BANK OF NEW ZEALAND

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Flat 1	2	Standard	Post 1980	Rectangular	83.82
Flat 2	2	Standard	Post 1980	Rectangular	80.11
Flat 3	2	Standard	Post 1980	Rectangular	73.32
Flat 4	2	Standard	Post 1980	Rectangular	82.07
Flat 5	2	Standard	Post 1980	Rectangular	79.80
Flat 6	2	Standard	Post 1980	Rectangular	81.41

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	Asphalt	Damaged surface			
			Not covered by EQC	1.00 item	0.00	0.00

General Comments: Small liquefaction mounds under asphalt driveway

Services

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

General Comments: 6 separate units non block.

Flat 1

Exterior

Elevation (North ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: two levels concrete block to 2.500 then split concrete block veneer

Elevation (East ground floor 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block painted

Elevation (East first floor 2.500 by 7.500)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Block Veneer	Concrete	Damaged finish			
			Grind out and repoint mortar	2.20 l/m	50.00	110.00
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	0.80 l/m	30.00	24.00

General Comments: Painted split summerhill stone over timber veneer
Damage to sills .

Elevation (North first floor 6.600 by 2.500)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	No Earthquake Damage			
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall Cladding	Block Veneer	Concrete	Cracking			
			Remove and relay loose sill bricks	2.00 l/m	40.00	80.00
			Cracking			
			Paint wall	8.75 m2	29.00	253.75
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: split summerhill stone and vertical board panneling
Damage to window sill
Contains a 2.800 by 2.800 concrete patio deck
With no earthquake damage.

Elevation (West ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall

Elevation (West first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: summerhill stone over timber veneer

Elevation (South ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block

Elevation (South first floor. 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted split Summerhill stone

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: concrete slab very close to ground no visible sign if earthquake damage.

Roof (Corrugated coloursteel roof 15 degree pitch framed roof.)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Potentila leaking from vent pipes

General Comments: no visible damage but roofing has been rerailed recently gutter may have had leaf problems
Roof vent pipe need sealing.

Ground Floor - Lounge (Combined with dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
			No Earthquake Damage			

General Comments: pinex accoustic tile ceiling
Outer walls painted concrete block
Interior walls gib with lining paper painted
Floor carpet .
Area contains staircase to first floor
Heat pump to lounge.
No visible damage
The owner has repaired the front door after earthquake damage and the invoice has ben sent to EQC for payment
The agents phone number is 03 3287273 Sally Jock Vaughn , ph 027 348 8963 apparently the contractor has not been paid

Ground Floor - Kitchen (Off lounge)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Internal Garage (contains laundry)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete ceiling
And concrete block and gib wall
contains metal roller door no visible earthquake damage.

First Floor - Bedroom (West side)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (East side)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	1.71 m2	30.00	51.30
			Cosmetic Damage			
			Paint Ceiling	1.71 m2	24.00	41.04
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	9.60 m2	30.00	288.00
			Cosmetic damage			
			Paint wall	9.60 m2	24.00	230.40
Wall covering	Concrete	Paint	Cosmetic damage			
			Gap fill cracks	1.60 l/m	12.00	19.20
			Cosmetic damage			
			Paint wall	3.64 m2	24.00	87.36
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Ceiling - gib/lining paper and paint
Walls - gib/concrete block
Floor - vynal
One toilet
External window
Internal door
Cracking to ceiling and wall

First Floor - Bathroom (contains shower)

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	Concrete	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose and replace lining paper	15.84 m2	30.00	475.20
			Cosmetic damage			
			Paint wall	15.84 m2	24.00	380.16
Wall covering	Splashback	Seratone	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
General Comments: shower room contains only shower with laminex wall cladding to shower box Ceiling gib with lining laper panted Walls other than shower, gib with liningpaper painted Floor vynal Small cracks to walls						

First Floor - Room (Other) (Wash room opens to tcilet and shower)

Damage: No damage

Require Scaffolding? No

General Comments: room contains ceramic wash hand basin
Ceilings gip with lining paper painted
Walls gip with lining paper painted
Floors vynal

First Floor - Hallway (contains stairs)

Damage: No damage

Require Scaffolding? No

General Comments:

Flat 2

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block party wall

Elevation (East first floor 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: block party wall

Elevation (North ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block wall

Elevation (North first floor. 6.600. By 2.500)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	Cracked surface			
			Grind out and epoxy fill concrete	3.00 l/m	30.00	90.00
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall Cladding	Block Veneer	Concrete	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: summer hill stone and vertical timber cladding

Elevation (West ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block walls

Elevation (West first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall

Elevation (South ground floor. 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block

Elevation (South first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Summerhill stone painted block no visible damage

Foundations (Concrete slab foundation)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete slab foundation very close to ground no visible earthquake damage.

Roof (Corrugated coloursteel 15 degree pitch framed)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Butynol vally gutters prone to blocking obvious leaf problem which could cause overflowing.

General Comments: Framed roof well insulated no visible damage

Ground Floor - Internal Garage (Combined with laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Concrete	Paint	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Concrete	Paint	Cosmetic damage			
			Grind out and re-mortar	1.50 l/m	15.00	22.50
			Cosmetic damage			
			Paint wall	33.60 m2	24.00	806.40
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	9.60 m2	27.00	259.20

General Comments: Concrete block walls concrete ceiling
Light cracking to blockwork and wall

Ground Floor - Lounge (Combined with dining)

Damage: No damage

Require Scaffolding? No

General Comments: pinex accoustic ceiling tiles
Concrete block walls on party walls
Carpet to floor
Heat pump to lounge.

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Paint Ceiling	6.00 m2	24.00	144.00
			Cosmetic Damage			
			Remove, dispose and replace lining paper	6.00 m2	30.00	180.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	24.00 m2	30.00	720.00
			Cosmetic damage			
			Paint wall	24.00 m2	24.00	576.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: Cracks to ceiling and walls

First Floor - Hallway (Includes first floor stairwell and hall)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Room (Other) (Washroom contains hand basin)

Damage: No damage
Require Scaffolding? No
General Comments: Cieing gib painted
Walls gib painted
floors vynal .
Contains ceramic handbasin and formica splashback

First Floor - Toilet (Off washroom)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	1.71 m2	30.00	51.30
			Cosmetic Damage			
			Paint Ceiling	1.71 m2	24.00	41.04
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	4.80 m2	30.00	144.00
			Cosmetic damage			
			Paint wall	4.80 m2	24.00	115.20
Wall covering	Concrete	Paint	Cosmetic damage			
			Paint wall	4.56 m2	24.00	109.44
			Cosmetic damage			
			Gap fill cracks	2.00 l/m	12.00	24.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Cracks to walls and ceiling

First Floor - Bedroom (East side)

Damage: No damage
Require Scaffolding? No

General Comments:

First Floor - Bedroom (West side)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	10.80 m2	30.00	324.00
			Cosmetic Damage			
			Paint Ceiling	10.80 m2	24.00	259.20
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	24.00 m2	30.00	720.00
			Cosmetic damage			
			Paint wall	24.00 m2	24.00	576.00
Wall covering	Concrete	Paint	Cosmetic damage			
			Gap fill cracks	3.60 l/m	12.00	43.20
			Cosmetic damage			
			Paint wall	7.68 m2	24.00	184.32
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Cracks to walls and ceiling.

First Floor - Bathroom (Contains shower)

Damage: No damage

Require Scaffolding? No

General Comments: Shower room with serratone shower linings .900 by .900 with stainless steel shower tray

Flat 3

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall

Elevation (East first floor. 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block party wall

Elevation (North ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block

Elevation (North first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted summerhill stone and vertical timber cladding

Elevation (West ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block party wall

Elevation (West first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted split summerhill stone

Elevation (South Ground floor 6.600 by 2.500)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and epoxy fill cracks	5.50 l/m	30.00	165.00
			Cosmetic damage			
			Paint wall	16.50 m2	29.00	478.50

General Comments: concrete block

Elevation (South first floor 6.600 by 2.500)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Concrete	Cosmetic damage			
			Grind out and re-mortar	5.00 l/m	30.00	150.00
			Cosmetic damage			
			Paint wall	16.50 m2	29.00	478.50

General Comments: unpainted summerhill stone
Cracking up corners at wall intrsrse ctions

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: concrete slab foundation very close to ground no sign of earthquake damage

Roof (Corrugated coloursteel 15 degree pitch framed)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Buttnol vally gutter units prone to blocking

General Comments:

Ground Floor - Internal Garage (Includes laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	9.00 m2	27.00	243.00
Ceiling	Concrete	Concrete	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	28.80 m2	27.00	777.60
Wall covering	Concrete	Paint	No Earthquake Damage			

General Comments: Concrete block walls and gib painted walls .

Ground Floor - Lounge (Includes stairwell)

Damage: No damage

Require Scaffolding? No

General Comments: Ceiling - gib/lining paper and paint
Walls - gib/lining paper and paint and concrete block
Floor - carpet
External window
Stairs
Heat pump to lounge

Ground Floor - Kitchen (Off lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Pinex tiles to replace			
			Replace with gib painted	320.00 \$	0.00	320.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	Timber	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: Pinex accoustic tile ceiling with damage. The tiles have drpped and a row is loose

First Floor - Bedroom (east)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (West)

Damage: No damage

Require Scaffolding? No

General Comments: Ceiling - gib/lining paper and paint
Walls - gib/lining paper and paint and concrete block
Floor - carpet
External window and door to outdoor deck.

First Floor - Toilet (off washroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	1.71 m2	30.00	51.30
			Cosmetic Damage			
			Paint Ceiling	1.71 m2	24.00	41.04
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Paint wall	9.60 m2	24.00	230.40
			Cosmetic damage			
			Remove, dispose and replace lining paper	9.60 m2	30.00	288.00
Wall covering	Concrete	Paint	Cosmetic damage			
			Gap fill cracks	1.90 l/m	12.00	22.80
			Cosmetic damage			
			Paint wall	1.90 m2	24.00	45.60
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Ceiling - gib/lining paper and paint
Walls - gib/lining paper and paint and concrete block
Floor - vynal
External Window
With some new cracking To walls and ceiling

First Floor - Bathroom (Off washroom)

Damage: No damage

Require Scaffolding? No

General Comments: contains only a shower
Gib panted ceilings
Walls gib painted
Flor vynal

First Floor - Room (Other) (Washroom)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Deterioration of linings due to water damage from handbasin

General Comments: contains only a ceramic handbasin

First Floor - Hallway (contains stairwell)

Damage: No damage

Require Scaffolding? No

General Comments:

Flat 4

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall no visible damage

Elevation (East first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block

Elevation (North first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Combination of vertical painted timber and unpainted split summerhill stone
Contains a concrete patio deck 2.800 by 2.800 with no earthquake damage.

Elevation (West ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West first floor party wall 7.500 by 2,500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South Ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete blockparty wall

Elevation (South first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted split summerhil stone

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: concrete slab foundation very low to grond level no visible damage

Roof (Corrugated coloursteel)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Roofing has recently been refixed and sealed around lead head mails . New nailmseals have been added some vent pipes look like they have been leaking . A leaf prolem with gutters blocking .

General Comments: corrugated coloursteel .

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Hot water cupboard	MDF	No Earthquake Damage			
Ceiling	Softboard	Softboard tiles	Cosmetic Damage			
			Gap fill and paint trims	20.00 l/m	17.00	340.00
			Cosmetic Damage			
			Refix plasterboard	1.00 m2	3.50	3.50
			Cosmetic Damage			
			Gap fill and paint	21.42 m2	28.25	605.12
Door (Internal)	Concertina door	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	Cosmetic damage			
			Clean carpet	21.42 m2	15.00	321.30
Heating	Electric	Heat pump	No Earthquake Damage			

Wall covering	Gib	Lining paper / paint	No Earthquake Damage
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage

General Comments: Cracking around ceiling trim. Refix soft board ceiling tiles and paint ceiling. Minor liquefaction entered room from around door. Walls half gib, half blocks

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Paint	Cosmetic Damage			
			Gap fill and paint trims	10.00 l/m	17.00	170.00
Door (External)	Single glass door	Timber	Cosmetic damage			
			Gap fill and paint jambs / sills	5.00 l/m	13.00	65.00
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	12.00	72.00
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: Cracking around trim. Water damage to ceiling, not EQ related.

Ground Floor - Internal Garage (Includes laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	8.40 m2	27.00	226.80
Ceiling	Concrete	Paint	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	21.12 m2	27.00	570.24
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			
Wash tub	Single	Stainless Steel	No Earthquake Damage			

General Comments: Cracking to gib walls and ceiling. Walls and ceiling are half gib, half block.

First Floor - Bedroom (North west)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	No Earthquake Damage			
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
			No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	26.63 m2	30.00	798.90
			Cosmetic damage			
			Paint wall	26.63 m2	24.00	639.12

Wall covering	Masonry (concrete)	Paint	Cosmetic damage			
			Paint wall	10.31 m2	24.00	247.44
Window	Timber medium	Pane single glazed	Broken glass			
			Remove and reglaze 4mm single	1.08 m2	360.00	388.80

General Comments: 3 walls gib, 1 walls concrete block.
Cracks to gib walls, window and ease door.
Cupboard door hinge damaged, not EQ related

First Floor - Bedroom (North east)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	No Earthquake Damage			
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Door (Internal)	Cupboard Door	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	21.84 m2	30.00	655.20
			Cosmetic damage			
Wall covering	Masonry (concrete)	Paint	Paint wall	21.84 m2	24.00	524.16
			Cosmetic damage			
Wall covering	Masonry (concrete)	Paint	Paint wall	7.92 m2	24.00	190.06
			Cosmetic damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Cracks to gib walls, walls gib and concrete block.

First Floor - Bathroom

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			
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	15.36 m2	30.00	460.80
			Cosmetic damage			
Wall covering	Gib	Lining paper / paint	Paint wall	15.36 m2	24.00	368.64
			Cosmetic damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: cracks to gib walls. Shower walls are laminate with pre existing damage to bottom of wall (water damage). Ceiling has paint peeling, not EQ related.

First Floor - Room (Other) (Wash room outside toilet)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Hand basin	Wall hung	Porcelain	Pulled off wall			
			Refix unit	1.00 item	125.00	125.00
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			

General Comments: basin pulled from wall.

First Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	8.64 m2	30.00	259.20
			Cosmetic damage			
			Paint wall	8.64 m2	24.00	207.36
Wall covering	Masonry (concrete)	Paint	Cosmetic damage			
			Paint wall	4.32 m2	24.00	103.68
Window	Aluminium Awning	Obscure glass	No Earthquake Damage			

General Comments: cracks to gib walls, paint damage to block wall.

First Floor - Hallway (Includes 1st floor stairwell)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	7.00 m2	30.00	210.00
			Cosmetic Damage			
			Paint Ceiling	7.00 m2	24.00	168.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	20.40 m2	30.00	612.00
			Cosmetic damage			
			Paint wall	20.40 m2	24.00	489.60
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: cracks to gib walls and ceiling. Block wall no damage
Some pre existing damage to walls (water damage) not EQ related

Flat 5

Exterior

Elevation (East ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall

Elevation (East first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block party wall

Elevation (North ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block

Elevation (North first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block and vertical timber clagging . No damage contains a concrete patio 2.800 by 2.800 Over garage . Some very old cracks but no sign of earthquake damage.

Elevation (West ground floor party wall. 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Concrete block party wall

Elevation (West first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block party wall

Elevation (South ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted split summerhill stone

Elevation (South first floor. 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (corrugated Coloursteel roof)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Blocked gutter leaf problem it loks like the nailnhaeds have been recently sealed with caps and it appears as though the valley gutters have been recently refitted at this end of the building . Some nail heads look suspect and could leak .

General Comments: trussed roof

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	5.64 m2	27.00	152.28
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: cracks to gib walls, walls half concrete block, half gib

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Hot water cupboard	MDF	No Earthquake Damage			
Ceiling	Softboard	Softboard tiles	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Cupboard Door	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Stairs (Internal)	Box	MDF	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, dispose and replace lining paper	23.04 m2	30.00	691.20
			Cosmetic damage			
			Paint wall	23.04 m2	24.00	552.96
Wall covering	Masonry (concrete)	Paint	Cosmetic damage			
			Paint wall	23.04 m2	24.00	552.96
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: minor cracking to paintwork on block wall and around trim. Cracks to gib walls around staircase. Walls half gib, half concrete block.
Lounge has a hot pump
Staircase included
Heat pump to lounge fitted.

Ground Floor - Internal Garage

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Numerous old cracks and water damage to gib walls, old cracking to ceiling.
General Comments: Ceiling - gib/concrete block.
Walls - gib/concrete block
Floor - concrete
Garage door
Wash basin

First Floor - Bathroom

Damage: No damage
Require Scaffolding? No
General Comments: Ceiling - painted gib
Walls - gib/painted lining paper
Floor - vinyl
Shower
External window
Internal door

First Floor - Toilet

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	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Remove, dispose and replace lining paper	8.64 m2	30.00	259.20
			Cosmetic damage			
			Paint wall	8.64 m2	24.00	207.36
Wall covering	Masonry (concrete)	Paint	Cosmetic damage			
			Paint wall	4.32 m2	24.00	103.68
Window	Aluminium Awning	Obscure glass	No Earthquake Damage			

General Comments: Cracks to gib walls. 3 walls gib, one wall concrete block

First Floor - Room (Other) (Wash room outside toilet)

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	Vinyl	No Earthquake Damage			
Hand basin	Wall hung	PVC	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	12.00 m2	30.00	360.00
			Cosmetic damage			
			Paint wall	12.00 m2	24.00	288.00

General Comments: cracks to walls

First Floor - Bedroom (north east)

Damage: No damage

Require Scaffolding? No

General Comments: Ceiling - gib/lining paper and paint
Walls - gib/concrete block
Floor - carpet
External window
Internal door
Cupboard
External door

First Floor - Bedroom (North west)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	No Earthquake Damage			
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			
			Reglaze broken glass 4mm	0.36 m2	133.00	47.88
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Door (Internal)	Cupboard Door	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose and replace lining paper	21.59 m2	30.00	647.70
			Cosmetic damage			
			Paint wall	21.59 m2	24.00	518.16
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: cracks to walls and cracked window. 3 walls gib, one wall concrete block.

First Floor - Hallway (Includes first floor stairwell)

Damage: No damage

Require Scaffolding? No

General Comments: Ceiling - gib/lining paper and paint
Walls - gib/lining paper and paint and concrete block
Floor - carpet
External window
Stairs

Flat 6

Exterior

Elevation (East elevation ground floor. Party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (East first floor party wall 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: concrete block party wall no damage

Elevation (North ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (North first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: contains a concrete deck over the garage 2.800 by 2.800 no earthquake damage

Elevation (West ground floor party wall 8.700 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (West First floor 7.500 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments: Unpainted split summerhill stone

Elevation (South ground floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (South first floor 6.600 by 2.500)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments: concrete slab very close to ground level
No visible damage

Roof (Corrugated coloursteel)

Damage: Damage but not earthquake related

Require Scaffolding? No

Non Earthquake Notes: Have noticed a bucktet in the ceiling space under whatvappearsbto be a non earthquake leak .
On the roof many nail heads have been sealed . Possible need to refix the fastenings with sealant type fastenings.

General Comments:

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	No Earthquake Damage			
Door (External)	Single glass door	Timber	Cosmetic damage			
			Paint jambs and trims	1.00 No of	63.00	63.00
Floor	Concrete	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	11.04 m2	30.00	331.20
			Cosmetic damage			
			Paint wall	11.04 m2	24.00	264.96

Wall covering	Masonry (concrete)	Paint	No Earthquake Damage
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage
Work top	Kitchen work top	Stainless	No Earthquake Damage

General Comments: cracks to door surround, cracking to gib walls. Walls half gib, half blocks.

Ground Floor - Lounge (includes stairwell)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	No Earthquake Damage			
Door (Internal)	Cupboard Door	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Stairs (Internal)	Box	MDF	Impact damage			
			Gap fill and paint stringers	10.00 l/m	28.00	280.00
Wall covering	Gib	Lining paper / paint	No Earthquake Damage			
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: heat pump to lounge

Ground Floor - Internal Garage (Includes laundry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	8.40 m2	27.00	226.80
Ceiling	Concrete	Paint	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Rolla Door Steel	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	21.12 m2	27.00	570.24
Wall covering	Masonry (concrete)	Paint	No Earthquake Damage			

General Comments: cracks to gib walls and ceiling only. Walls and ceiling are half gib and half concrete block.

First Floor - Toilet

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	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	8.64 m2	30.00	259.20
			Cosmetic damage			
			Paint wall	8.64 m2	24.00	207.36
Wall covering	Masonry (concrete)	Paint	Cosmetic damage			
			Paint wall	4.32 m2	24.00	103.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: cracks to gib walls and corners around block walls. Toilet leaks, not EQ related, some minor wall damage not EQ related.

First Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	2.00 m2	30.00	60.00
			Cosmetic Damage			
			Paint Ceiling	2.00 m2	24.00	48.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	15.84 m2	30.00	475.20
			Cosmetic damage			
			Paint wall	15.84 m2	24.00	380.16
Window	Aluminium Awning	Obscure glass	No Earthquake Damage			

General Comments: cracks to walls and ceiling.

First Floor - Room (Other) (Wash room off toilet)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Hand basin	Wall hung	Porcelain	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	12.00 m2	30.00	360.00
			Cosmetic damage			
			Paint wall	12.00 m2	24.00	288.00

General Comments: cracks to walls

First Floor - Bedroom (north east)

Damage: No damage

Require Scaffolding? No

General Comments:

First Floor - Bedroom (North west)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built in wardrobe	Wardrobe	MDF	No Earthquake Damage			
Ceiling	Gib	Lining paper / paint	No Earthquake Damage			
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Door (Internal)	Cupboard Door	MDF	No Earthquake Damage			
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	36.48 m2	30.00	1,094.40
			Cosmetic damage			
			Paint wall	36.48 m2	24.00	875.52

Window Aluminium Awning Pane single glazed No Earthquake Damage

General Comments: cracks to walls

First Floor - Hallway (Includes 1st floor of stairwell)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper / paint	Cosmetic Damage			
			Remove, dispose and replace lining paper	7.00 m2	30.00	210.00
			Cosmetic Damage			
			Paint Ceiling	7.00 m2	24.00	168.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	26.40 m2	30.00	792.00
			Cosmetic damage			
			Paint wall	26.40 m2	24.00	633.60
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments: damaged ceiling, cracks to walls

Fees**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	4,084.58

Overheads

Name	Estimate
Preliminary and general	2,550.12
Margin	3,851.13
GST	6,354.36

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Flat 1

Name	Description	Estimate
Exterior	Elevation (East ground floor 8.700 by 2.500)	0.00
	Foundations (Concrete slab)	0.00
	Roof (Corrugated coloursteel roof 15 degree pitch framed roof.)	0.00
	Elevation (East first floor 2.500 by 7.500)	134.00
	Elevation (North first floor 6.600 by 2.500)	333.75
	Elevation (North ground floor 6.600 by 2.500)	0.00
	Elevation (South first floor. 6.600 by 2.500)	0.00
	Elevation (South ground floor 6.600 by 2.500)	0.00
	Elevation (West first floor party wall 7.500 by 2.500)	0.00
	Elevation (West ground floor party wall 8.700 by 2.500)	0.00
		467.75

Floor	Description	Estimate
First Floor	Bathroom (contains shower)	855.36
	Bedroom (East side)	0.00
	Bedroom (West side)	0.00
	Hallway (contains stairs)	0.00
	Room (Other) (Wash room opens to toilet and shower)	0.00
	Toilet	717.30
		1,572.66
Ground Floor	Internal Garage (contains laundry)	0.00
	Kitchen (Off lounge)	0.00
	Lounge (Combined with dining)	0.00
		0.00
		1,572.66

Flat 2

Name	Description	Estimate
Exterior	Foundations (Concrete slab foundation)	0.00
	Roof (Corrugated coloursteel 15 degree pitch framed)	0.00
	Elevation (East first floor 7.500 by 2.500)	0.00
	Elevation (East ground floor party wall 8.700 by 2.500)	0.00
	Elevation (North first floor. 6.600. By 2.500)	90.00
	Elevation (North ground floor 6.600 by 2.500)	0.00
	Elevation (South first floor 6.600 by 2.500)	0.00
	Elevation (South ground floor. 6.600 by 2.500)	0.00
	Elevation (West first floor party wall 7.500 by 2.500)	0.00
	Elevation (West ground floor party wall 8.700 by 2.500)	0.00
		90.00

Floor	Description	Estimate
First Floor	Bathroom (Contains shower)	0.00
	Bedroom (East side)	0.00
	Bedroom (West side)	2,106.72
	Hallway (Includes first floor stairwell and hall)	0.00

First Floor	Room (Other) (Washroom contains hand basin)	0.00
	Toilet (Off washroom)	484.98
		2,591.70
Ground Floor	Internal Garage (Combined with laundry)	1,088.10
	Kitchen	1,620.00
	Lounge (Combined with dining)	0.00
		2,708.10
		5,299.80

Flat 3

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (Corrugated coloursteel 15 degree pitch framed)	0.00
	Elevation (East first floor. 7.500 by 2.500)	0.00
	Elevation (East ground floor party wall 8.700 by 2.500)	0.00
	Elevation (North first floor 6.600 by 2.500)	0.00
	Elevation (North ground floor 6.600 by 2.500)	0.00
	Elevation (South first floor 6.600 by 2.500)	628.50
	Elevation (South Ground floor 6.600 by 2.500)	643.50
	Elevation (West first floor party wall 7.500 by 2.500)	0.00
	Elevation (West ground floor party wall 8.700 by 2.500)	0.00
		1,272.00

Floor	Description	Estimate
First Floor	Bathroom (Off washroom)	0.00
	Bedroom (east)	0.00
	Bedroom (West)	0.00
	Hallway (contains stairwell)	0.00
	Room (Other) (Washroom)	0.00
	Toilet (off washroom)	679.14
		679.14
Ground Floor	Internal Garage (Includes laundry)	1,020.60
	Kitchen (Off lounge)	320.00
	Lounge (Includes stairwell)	0.00
		1,340.60
		2,019.74

Flat 4

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (Corrugated coloursteel)	0.00
	Elevation (East first floor party wall 7.500 by 2.500)	0.00
	Elevation (East ground floor party wall 8.700 by 2.500)	0.00
	Elevation (North first floor 6.600 by 2.500)	0.00
	Elevation (North ground floor 6.600 by 2.500)	0.00
	Elevation (South first floor 6.600 by 2.500)	0.00
	Elevation (South Ground floor 6.600 by 2.500)	0.00
	Elevation (West first floor party wall 7.500 by 2,500)	0.00
	Elevation (West ground floor party wall 8.700 by 2.500)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bathroom	829.44
	Bedroom (North east)	1,499.42
	Bedroom (North west)	2,204.26
	Hallway (Includes 1st floor stairwell)	1,479.60
	Room (Other) (Wash room outside toilet)	125.00
	Toilet	570.24
		6,707.96
Ground Floor	Internal Garage (Includes laundry)	797.04
	Kitchen	307.00
	Lounge	1,269.92
		2,373.96
		9,081.91

Flat 5

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (corrugated Coloursteel roof)	0.00
	Elevation (East first floor party wall 7.500 by 2.500)	0.00
	Elevation (East ground floor party wall 8.700 by 2.500)	0.00
	Elevation (North first floor 6.600 by 2.500)	0.00
	Elevation (North ground floor 6.600 by 2.500)	0.00
	Elevation (South ground floor 6.600 by 2.500)	0.00
	Elevation (South first floor. 6.600 by 2.500)	0.00
	Elevation (West first floor party wall 7.500 by 2.500)	0.00
	Elevation (West ground floor party wall. 8.700 by 2.500)	0.00
		0.00

Floor	Description	Estimate
First Floor	Bathroom	0.00
	Bedroom (north east)	0.00
	Bedroom (North west)	1,213.74
	Hallway (Includes first floor stairwell)	0.00
	Room (Other) (Wash room outside toilet)	648.00
	Toilet	570.24
		2,431.98
Ground Floor	Internal Garage	0.00
	Kitchen	152.28
	Lounge	1,797.12
		1,949.40
		4,381.38

Flat 6

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (Corrugated coloursteel)	0.00
	Elevation (East elevation ground floor. Party wall 8.700 by 2.500)	0.00
	Elevation (East first floor party wall 7.500 by 2.500)	0.00
	Elevation (North first floor 6.600 by 2.500)	0.00
	Elevation (North ground floor 6.600 by 2.500)	0.00
	Elevation (South first floor 6.600 by 2.500)	0.00

Exterior	Elevation (South ground floor 6.600 by 2.500)	0.00
	Elevation (West First floor 7.500 by 2.500)	0.00
	Elevation (West ground floor party wall 8.700 by 2.500)	0.00

0.00

Floor	Description	Estimate
First Floor	Bathroom	963.36
	Bedroom (north east)	0.00
	Bedroom (North west)	1,969.92
	Hallway (Includes 1st floor of stairwell)	1,803.60
	Room (Other) (Wash room off toilet)	648.00
	Toilet	570.24
		5,955.12
Ground Floor	Internal Garage (Includes laundry)	797.04
	Kitchen	659.16
	Lounge (includes stairwell)	280.00
		1,736.20

7,691.32

Fees

Description	Estimate
Contents movement fee	4,084.58
	4,084.58

Overheads

Description	Estimate
Preliminary and general	2,550.12
Margin	3,851.13
GST	6,354.36
	12,755.61
Total Estimate	48,716.75

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?	Yes	Liquefaction on land cleaned prior to inspection. Small Liquefaction mounds under sealed bitumen driveway.
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	No	Unable to access roof space in unit one and unit 4
On roof?	Yes	
Under sub floor?	No	concrete slab.
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- Nil

File Notes

Date Created: 02/12/2011 14:15

Created : Murdoch, John

Subject: Full inspectio

Note: Habitable and watertight.
 With evidence of prevoius leaking throughout the block.
 A block of six two storied units built with concrete block basments and part concrete floor and timber joists at first floor level.
 The upper level is light timber construction between concrete block party walls.
 With painted summerhill stone cladding to the exterior . The roofing is light corrugated iron with a 15 degree pitch.
 The property has been recently been painted over summerhill stone and blockwork.
 Some evidence of old water problems throughout the block.
 Very light cosmetic damage on interior and exterior.
 Liquifaction on prperty see propert site notes.

The exterior walls have recently been painted.

Next Action:

Date Created: 02/05/2012 03:19

Created : Administrator, Alchemy

Subject: COMET sent to EQR on 02/05/2012

Note: COMET sent to EQR on 02/05/2012

Next Action:

Date Created: 28/08/2013 06:53

Created : Administrator, Alchemy

Subject: Assessment Address Changed

Note: From:53 BROCKWORTH PLACE, RICcarton, CHRISTchurch
 To:1-6/53 BROCKWORTH PLACE, RICcarton, CHRISTchurch

Next Action:

Urgent Works Items

CLM/2011/118286 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/118286	Hub Zone	Addington Hub
Contractor Name	Constructa Limited	Supervisor	Jason Pocock
Property Address	53 BROCKWORTH PLACE, RICCARTON	Main Contact Name	ELIZABETH TODHUNTER
Customer name	ELIZABETH TODHUNTER	Customer Email	
Home Phone		Mobile Phone	
Created By	Jason Pocock	Form Completed	18/01/2013 07:54:04 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	Exterior flat 1		cracks to soffits and joinery Paint soffits paint all windows paint elevations Allow scaffold to exterior	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Jason Pocock



18/01/2013

Name

Signature

Date

EQC Representative:

Doug Edwards



18/01/2013

Name

CHRIS KING

Signature

CHRIS KING

Date



CLM/2011/118286 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/118286	Hub Zone	Addington Hub
Contractor Name	Constructa Limited	Supervisor	Jason Pocock
Property Address	53 BROCKWORTH PLACE, RICCARTON	Main Contact Name	ELIZABETH TODHUNTER
Customer name	ELIZABETH TODHUNTER	Customer Email	
Home Phone		Mobile Phone	
Created By	Jason Pocock	Form Completed	18/01/2013 08:03:58 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

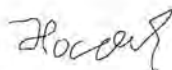
Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	Interior Flat 2			
	Lounge dining room		Cracks to walls and ceiling junctions Gap fill paint walls and ceiling	
	Kitchen		Cracks to window and door surround Gap fill paint both 10LM	
	Hallway		Dimension change Height is 5.1 split level stairwell Cracks to walls and ceiling allow painted lining papers Allow scaffold to levels	
	Exterior		Cracks to soffits and joinery Paint soffits paint all windows paint elevation Allow scaffold to exterior	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Jason Pocock



18/01/2013

Name

Signature

Date

EQC Representative:

Doug Edwards



18/01/2013

Name

CHRIS KING

Signature



Date

CLM/2011/118286 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/118286	Hub Zone	Addington Hub
Contractor Name	Constructa Limited	Supervisor	Jason Pocock
Property Address	53 BROCKWORTH PLACE, RICCARTON	Main Contact Name	ELIZABETH TODHUNTER
Customer name	ELIZABETH TODHUNTER	Customer Email	
Home Phone		Mobile Phone	
Created By	Jason Pocock	Form Completed	18/01/2013 08:17:10 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	brockworth flat 3			
	Lounge dining		Refix ceiling tiles 5M2 and paint ceiling	
	Kitchen		delete ceiling from scope as not EQ and is previously from water damage above	
	Stairwell Landing		Lining movement allow gap fill paint walls and ceiling Allow scaffold to split level stairwell	
	Bathroom		Cracks to walls and ceiling Allow painted lining papers to wall and ceiling	
	Washroom		Refit vanity Cracks to walls Allow painted lining paper	
	Bed east		Dimension change 3.2 x 4.5 Junction cracks to walls and ceiling Gap fill paint wall and ceiling	
	Bed west		Dimension change 2.8 x 3.2 Cracks to ceiling junction Gap fill paint ceiling Cracks to walls Allow painted lining paper and gap fill paint party wall	
	Exterior		reglaze entry door 1.2 x 0.7 toughened Cracks to soffits and joinery paint soffits paint all windows paint elevations Allow scaffold to exterior	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

MS-SF0405

CLM/2011/118286 - Scope Change Summary

Jason Pocock



18/01/2013

Name

Signature

Date

EQC Representative:

Doug edwards



18/01/2013

Name

CHRIS KING

Signature

CKE BQE

Date

MS-SF0405

CLM/2011/118286 - Scope Change Summary

Scope Change Summary- Property Details

Claim Number	CLM/2011/118286	Hub Zone	Addington Hub
Contractor Name	Constructa Limited	Supervisor	Jason Pocock
Property Address	53 BROCKWORTH PLACE, RICCARTON	Main Contact Name	ELIZABETH TODHUNTER
Customer name	ELIZABETH TODHUNTER	Customer Email	
Home Phone		Mobile Phone	
Created By	Jason Pocock	Form Completed	18/01/2013 08:24:13 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	53 brockworth flat 4			
	kitchen		Cracks to walls and ceiling junctions Gap fill paint walls and ceiling	
	Stairwell		Gap fill paint block wall 13M2 Allow scaffold to split level stairwell	
	toilet		Gap fill paint ceiling	
	Exterier		cracks to soffit and joinery Paint soffits Paint all windows paint elevations Allow scaffold to exterior	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Jason Pocock



18/01/2013

Name

Signature

Date

EQC Representative:

Doug Edwards

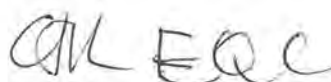


18/01/2013

Name

CHRIS KING

Signature



Date

CLM/2011/118286 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/118286	Hub Zone	Addington Hub
Contractor Name	Constructa Limited	Supervisor	Jason Pocock
Property Address	53 BROCKWORTH PLACE, RICCARTON	Main Contact Name	ELIZABETH TODHUNTER
Customer name	ELIZABETH TODHUNTER	Customer Email	
Home Phone		Mobile Phone	
Created By	Jason Pocock	Form Completed	18/01/2013 08:37:16 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	53 brockworth flat 5			
	Kitchen		Cracks to ceiling gap fill paint ceiling tiles junction crack allow gap fill paint block wall	
	Lounge		crack to large window allow reglaze 1.9 x 1.8 toughened Allow heat pump remove for other trades	
	Stairwell		Junction cracks gap fill paint walls and ceiling Allow scaffold to split levels	
	bathroom		Cracks to ceiling Gap fill paint ceiling	
	toilet		Cracks to Junction gap fill paint ceiling	
	Bed NW		Gap fill paint door jamb	
	bed east		Cracks to wall junction gap fill and paint walls	
	garage internal		cracks to blocks grind and point 6LM Cracks to wall and ceiling junctions gap fill paint walls and ceiling	
	Exterior		Cracks to soffits and joinery Paint soffits paint all windows paint elevations Allow scaffold to exterior	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

CLM/2011/118286 - Scope Change Summary

Scope Change Summary- Property Details			
Claim Number	CLM/2011/118286	Hub Zone	Addington Hub
Contractor Name	Constructa Limited	Supervisor	Jason Pocock
Property Address	53 BROCKWORTH PLACE, RICCARTON	Main Contact Name	ELIZABETH TODHUNTER
Customer name	ELIZABETH TODHUNTER	Customer Email	
Home Phone		Mobile Phone	
Created By	Jason Pocock	Form Completed	18/01/2013 08:48:07 a.m.

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that 'photos' are taken to assist with the E.Q.C approval of the scope changes

Type of Scope Change	Room (Dimensions)	Element	Changes to Original EQC Scope	E.Q.C Approval
	53 brock worth flat 6			
	Kitchen		Dimension Change to paint walls 6 x 2.4 Gaps to ceiling tiles gap fill paint ceiling 6 x 2 Sand gap fill paint window 2 x 1	
	Lounge		Gap fill paint ceiling tiles including scotia sand gap and paint window 2 x 1	
	Hall 1st floor stairwell		Allow sheet gib replacement allow scaffold split level stairwell Existing wall damage by light switch not EQ	
	Toilet		Cracks to ceiling junction Rake stop paint ceiling	
	washroom		Gap fill joinery to wall refit vanity to wall	
	exterior		cracks to soffits and joinery paint soffits paint all windows paint elevations Allow scaffold to exterior	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC assessment for EQC to review/approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor:

Jason Pocock



18/01/2013

Name

Signature

Date

EQC Representative:

Doug Edwards



18/01/2013

Name

CHRIS KING

Signature



Date

MS-SF0405



CLM/2011/118286 - Scope Change Summary

Jason Pocock

18/01/2013

Name

Signature

Date

EQC Representative:

Doug Edwards

18/01/2013

Name

CHRIS KING

Signature

CHK EQC

Date



CONSTRUCTA

Flat 1

[illegible]

Contract Quote



CONSTRUCTA

Address : 53 Brockworth Place, Riccarton

Claim no : CLM/2011/118286

Flat 2

[illegible]

Address : 53 Brockworth Place, Riccarton
Claim no : CLM/2011/118286
Flat 3

[illegible]

Contract Quote



CONSTRUCTA

Address : 53 Brockworth Place, Riccarton

Claim no : CLM/2011/118286

Flat 4

Lounge :	6.3x3.4x2.4h - Downstairs					
Floor	Clean Carpet	21.42	m2	15	321.30	
Ceiling	Refix Plasterboard	1	m2	20	20.00	
	Gap fill and Paint	24.42	m2	29.95	731.38	
	Gap fill and Paint Trims	20	m	15	300.00	
						1,372.68
Kitchen :	2.9x1.8x2.4h - Downstairs					
Window	Gap Fill and Paint Jambs/Sills	6	m	15	90.00	
Walls - Concrete	Gap fill and Paint	11.28	m2	47	530.16	
	Note: Replace corner quadrant					
Ceiling	Gap fill and Paint	5.22	m2	29.95		156.34
	Gap fill and Paint Trims	10	m	15	150.00	
						770.16
Bedroom 1 :	4.3x3.4x2.4h - Upstairs, North west					
Walls	Remove, Dispose and Replace Lining Paper	26.63	m2	45.6	1,214.33	
	Paint Wall	26.63	m2	19.4	516.62	
Walls - Concrete	Paint Wall	10.31	m2	35	360.85	
Door	Ease and Repaint Door	1	no	180	180.00	
Window	Remove and Reglaze 4mm Single	1.08	m2	360	388.80	
						2,660.60
Bedroom 2 :	3.3x2.9x2.4h - Upstairs, North east					
Walls	Remove, Dispose and Replace Lining Paper	21.84	m2	45.6	995.90	
	Paint Wall	21.84	m2	19.4	423.70	
Walls - Concrete	Paint Wall	7.92	m2	35	277.20	
Door	Ease and Repaint Door	1	no	180	180.00	
						1,876.80
Bathroom :	0.7x2.5x2.4h					
Walls	Remove, Dispose and Replace Lining Paper	15.36	m2	45.6	700.42	
	Paint Wall	15.36	m2	19.4	297.98	
						998.40
Toilet :						
Walls	Remove, Dispose and Replace Lining Paper	8.64	m2	45.6	393.98	
	Paint Wall	8.64	m2	19.4	167.62	
Walls - Concrete	Paint Wall	4.32	m2	35	151.20	
Ceiling	Gap fill and Paint	1.62	m2	29.95		48.52
						712.80
Hallway :	3.5x2.0x5.1h - Upstairs, Includes stairwell					
Walls	Remove, Dispose and Replace Lining Paper	20.4	m2	45.6	930.24	
	Paint Wall	20.4	m2	19.4	395.76	
Walls - Concrete	Gap fill and Paint	13	m2	47		611.00
Ceiling	Remove, Dispose and Replace Lining Paper	7	m2	43.4	303.80	
	Paint	7	m2	21.6	151.20	
Scaffolding	Internal scaffold	56.1	m2	28		1,570.80
						1,781.00
Internal Garage :	2.8x6.0x2.4h - Downstairs, Includes laundry					
Walls	Rake out, Plaster and Paint	21.12	m2	29.95	632.54	
Ceiling	Rake Out, Plaster and Paint	8.4	m2	29.95	251.58	
						884.12
Other :	1.5x1.0x2.4h - Washroom, Upstairs					
Hand Basin	Refix Unit	1	no	125	125.00	
						125.00
Exterior :						
Window	Gap Fill and Paint Jambs/Sills	45.6	m	15		684.00
Soffit	Paint Cracked Soffit	13.71	m2	35		479.85
Walls	Paint Wall - Exterior	147	m2	35		5,145.00
						0.00

Contract Quote



CONSTRUCTA

Address : Gap fill and Paint

Claim no : Gap fill and Paint

Flat 5

Lounge :	6.0x3.3x2.4h - Downstairs					
Heating	Remove and Replace Heatpump for Other Trades	1	no	240		240.00
Walls	Remove, Dispose and Replace Lining Paper	23.04	m2	45.6	1,050.62	
	Paint Wall	23.04	m2	19.4	446.98	
Walls - Concrete	Paint Wall	23.04	m2	35	806.40	
Window	Remove and Reglaze 4mm Toughened	3.42	m2	102		598.84
	(+small job fee \$250)				2,304.00	
Kitchen :	1.9x2.8x2.4h - Downstairs					
Walls	Rake out, Plaster and Paint	5.64	m2	29.95	168.92	
Walls - Concrete	Gap fill and paint	5.64	m2	47		265.08
Ceiling	Gap fill and Paint	5.32	m2	29.95		159.33
					168.92	
Bedroom 1 :	4.0x3.3x2.4h - Upstairs, North east					
Walls	Gap fill and Paint	35.04	m2	29.95		1,049.45
					0.00	
Bedroom 2 :	3.2x2.9x2.4h - Upstairs, North west					
Walls	Remove, Dispose and Replace Lining Paper	21.59	m2	45.6	984.50	
	Paint Wall	21.59	m2	19.4	418.85	
Door	Gap Fill and Paint Jambs/Sills	1	no	110		110.00
	Reglaze Broken Glass, 4mm	1	m2	102	102.00	
	Note: Frosted glass					
					1,505.35	
Bathroom :	0.7x2.5x2.4h - Upstairs					
Ceiling	Gap fill and Paint	1.75	m2	29.95	52.41	
					52.41	
Toilet :	0.9x1.8x2.4h - Upstairs					
Walls	Remove, Dispose and Replace Lining Paper	8.64	m2	45.6	393.98	
	Paint Wall	8.64	m2	19.4	167.62	
Walls - Concrete	Paint Wall	4.32	m2	35	151.20	
Ceiling	Gap fill and Paint	1.62	m2	29.95		48.52
					712.80	
Hallway :	3.5x2.0x5.1h - Upstairs, Includes stairwell					
Walls	Gap fill and Paint	56.1	m2	29.95		1,680.20
Scaffolding	Internal scaffold	56.1	m2	28		1,570.80
					0.00	
Internal Garage :	6.0x3.0x2.4h - Downstairs, Includes laundry					
Walls	Grind out and Repoint Mortar	6	m	44		264.00
	Gap fill and paint	42.24	m2	47		1,985.28
Ceiling	Gap fill and Paint	16.8	m2	29.95		503.16
					0.00	
Other :	1.0x1.5x2.4h - Washroom, Upstairs					
Walls	Paint Wall	12	m2	19.4	232.80	
					232.80	
Exterior :						
Window	Gap Fill and Paint Jambs/Sills	45.6	m	15		684.00
Soffit	Paint Cracked Soffit	14.69	m2	35		514.15
Walls	Paint Wall - Exterior	147	m2	35		5,145.00
					0.00	

Contract Quote



CONSTRUCTA

Address : 53 Brockworth Place, Riccarton

Claim no : CLM/2011/118286

Flat 6

Lounge :	6.3x3.4x2.4h - Downstairs, Includes stairwell					
Stairs (Internal)	Gap fill and Paint Stringers	10	m	28	280.00	
Ceiling	Gap fill and Paint	21.42	m2	29.95		641.53
	Note: Includes scotia					
Window	Gap Fill and Paint Jambs/Sills	6	m	15		90.00
					280.00	
Kitchen :	1.8x2.8x2.4h - Downstairs					
Walls	Remove, Dispose and Replace Lining Paper	11.04	m2	45.6	503.42	
	Paint	11.04	m2	19.4	214.18	
Walls - Concrete	Gap fill and paint	14.4	m2	47		676.80
Door	Gap Fill and Paint Jambs/Sills	1	no	110	110.00	
Ceiling	Gap fill and Paint	12	m2	29.95		359.40
Window	Gap Fill and Paint Jambs/Sills	5	m	15	75.00	
					902.60	
Bedroom 1 :	4.3x3.3x2.4h - Upstairs, North west					
Walls	Remove, Dispose and Replace Lining Paper	36.48	m2	45.6	1,663.49	
	Paint Wall	36.48	m2	19.4	707.71	
					2,371.20	
Bathroom :	0.8x2.5x2.4h - Upstairs					
Walls	Remove, Dispose and Replace Lining Paper	15.84	m2	45.6	722.30	
	Paint Wall	15.84	m2	19.4	307.30	
Ceiling	Remove, Dispose and Replace Lining Paper	2	m2	43.4	86.80	
	Paint	2	m2	21.6	43.20	
					1,159.60	
Toilet :	0.9x1.8x2.4h - Upstairs					
Walls	Remove, Dispose and Replace Lining Paper	8.64	m2	45.6	393.98	
	Paint Wall	8.64	m2	19.4	167.62	
Walls - Concrete	Paint walls - Concrete	4.32	m2	35	151.20	
Ceiling	Rake Out, Plaster and Paint	1.62	m2	29.95	48.52	
					761.32	
Hallway :	3.5x2.0x5.1h - Upstairs, Includes stairwell					
Scaffolding	Internal scaffold	56.1	m2	28		1,570.80
Ceiling	Remove, Dispose, Replace GIB, Stop and Undercoat	2.16	m2	99		213.84
	Note: One sheet of GIB					
Ceiling	Remove, Dispose and Replace Lining Paper	7	m2	43.4	303.80	
	Paint	7	m2	21.6	151.20	
					455.00	
Internal Garage :	2.8x6.0x2.4h - Includes laundry					
Walls	Rake out, Plaster and Paint	21.12	m2	29.95	632.54	
Ceiling	Rake Out, Plaster and Paint	8.4	m2	29.95	251.58	
					884.12	
Other :	1.0x1.5x2.4h - Washroom, Upstairs, Off toilet					
Walls	Remove, Dispose and Replace Lining Paper	12	m2	45.6	547.20	
	Paint Wall	12	m2	19.4	232.80	
Hand Basin	Refix Unit	1	no	125		125.00
	Gap fill to wall	1	Sum	10	1.00	10.00
					781.00	
Exterior :						
Window	Gap Fill and Paint Jambs/Sills	51.4	m	15		771.00
Soffit	Paint Cracked Soffit	19.17	m2	35		670.95
Walls	Paint Wall - Exterior	147	m2	35		5,145.00
					0.00	
					0.00	
					0.00	
					0.00	

Contract Quote



CONSTRUCTA

Address :

Paint

Claim no :

Paint Wall

						0.00	
						0.00	
						0.00	
						0.00	
						0.00	
						0.00	
						0.00	
Scaffolding :							
Scaffolding	Install and dismantle scaffolding	1	Sum	11803.5			11,803.50
	Weekly hire 6 weeks	6	Sum	1214.75			7,288.50
						0.00	
List P & G	Shift furniture & store in garage	1	No.	250.00	250.00		
	Floor Protection	502.8	m2	2.00	1,005.60		
	Daily Clean	40	days	45.00	1,800.00		
	Clean on completion	502.8	m2	2.50	1,257.00		
	Scoping	1	No.	150.00	150.00		
	Supervision/homeowner liason	40	days	45.00	1,800.00		
	Electrical isolation	1	No.	250.00	250.00		
						6,512.60	

Total (Excluding G.S.T.)	43,202.47	88,772.48
Add G.S.T. 15%	6480.37	13315.87
Total (Including G.S.T.)	49,682.84	102,088.35

Grand Total with Scope Changes Excl G.S.T.	131,974.95
Grand Total with Scope Changes Incl G.S.T.	151,771.19

Contract Quotation

Estimated time of Completion

Start date

Signature of Contractor

Days

Finish Date

Date _____

DL EOL

SKY HIGH SCAFFOLDING LTD

10 Charles Street
Kaiapoi
North Canterbury
New Zealand

Phone 03 327 2296
Fax 03 327 9063
e-mail hamishmonk@xtra.co.nz
Freephone 0800 4 795 444

TO: John Newson
Constructa Ltd

FROM: Hamish Monk
Sky High Scaffolding Ltd

DATE: 03/07/2013

SUBJECT: Scaffolding 53 Brockworth Place, Riccarton

Dear John

Thank you for the opportunity to quote for your scaffolding at 53 Brockworth Place, Riccarton

After visiting site, please find quote below,

Scaffold to allow access to all Exterior Elevations

Exterior Scaffolding	
Erection/Dismantle/Cartage:	\$10980.00
Rental:	\$1090.00 each week
Weekly Check:	\$40.00

All elevations/lifts complete with double handrails and kick boards on all elevations to meet new department of labour requirements.

All prices are net and exclude GST.
All scaffolds built to best practise guidelines for scaffolding.
All scaffolds meet department of labour requirements and include aculog safety register.

If I can be of any further assistance please don't hesitate to contact myself on 0800475944.
We look forward to working closely with yourself and Constructa Ltd on the above project.

Regards,

Hamish Monk.
Director.



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

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

To:
Constructa Limited
PO Box 8059
Christchurch 8011

Phone 339 6688
Email johnn@constructa.co.nz

Order No E004-01701

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number **EQRC0118**
Contractor Code **S035**

From:
Hub Addington Hub
Works Order Date 02-Sep-2013

Project Number E004

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

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2011/118286	53 BROCKWORTH PLACE, RICCARTON	26-Aug-2013	131,974.94
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 131,974.94

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 **Mark Thompson**
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.

MS-SF0505

Variation to Works Order



Claim Number	2011/118286	Contractor Name	Constructa
Customer Name	Todhunter	Supervisor	Jason Pocock
Main Contact	Liz	Date	16/09/2013
Property Address	3/53 Brockworth place	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

Variation to scope as instructed by Fletchers (Jason Pocock)

Item	Description	Quantity	Unit	Rate	Amount
	Lounge :				
1	Gapfill and paint walls	47.52	m2	\$29.95	\$1,423.22
2	Remove 4mm toughened glass (Due to size) and reglaze window	3.42	m2	\$531.00	\$1,816.02
3	Gapfill and paint window frame	8	m	\$15.00	\$120.00
	Kitchen :				
1	Gapfill and paint walls	24	m2	\$29.95	\$718.80
Total					\$4,078.04



Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

on pc photos (P)

Name Jason Pocock Date 17/9/13 Signature [Signature]

Section 3

Completed by EQC Representative

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

Notes

Name Chris King Date 15/10/2013 Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed \$4,078.04 Hub Name ADDINGTON

Variation Total \$4,078.04 Hub Number E

Tax Invoice/Payment Claim No.

Name STEPHEN LAWSON Date 7/10/13 Signature [Signature]

CHRS

MS-SF0505

Variation to Works Order



Claim Number	2011/118286	Contractor Name	Constructa
Customer Name	Todhunter	Supervisor	Jason Pocock
Main Contact	Liz	Date	16/09/2013
Property Address	2/53 Brockworth place	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

Variation to scope as instructed by Fletchers (Jason Pocock)

Item	Description	Quantity	Unit	Rate	Amount
	Bathroom :				
1	Rake and stop walls	1	m	\$10.00	\$10.00
2	Gapfill and paint walls	15.84	m2	\$29.95	\$474.41
3	Rake and stop ceiling	1	m	\$10.00	\$10.00
4	Gapfill and paint ceiling	2.16	m2	\$29.95	\$64.69
Total					\$559.10



Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

as per photos

Name Jason Pocock Date 17/9/13 Signature [Signature]

Section 3

Completed by EQC Representative

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

Notes

Name _____ Date _____ Signature _____

Section 4

Completed by Quantity Surveyor

Claimed \$ 559.10 Hub Name ADDINGTONVariation Total \$ 559.10 Hub Number _____ E _____

Tax Invoice/Payment Claim No. _____

Name STEPHEN LAWICK Date 23/9/13 Signature [Signature]

MS-SF0505

Variation to Works Order



Claim Number	2011/118286	Contractor Name	Constructa
Customer Name	Todhunter	Supervisor	Jason Pocock
Main Contact	Liz	Date	16/09/2013
Property Address	4/53 Brockworth place	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

Variation to scope as instructed by Fletchers (Jason Pocock)

Item	Description	Quantity	Unit	Rate	Amount
1	Lounge Remove, dispose, replace lining paper and paint walls	47.52	m2	\$65.00	\$3,088.80
Total					\$3,088.80



Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

Caused by liquid backflow coming @
up through carpet.
As per photos

Name Jason PocockDate 17/9/13Signature [Signature]

Section 3

Completed by EQC Representative

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☐ No ☒

Notes

Name R-F EASTGATEDate 20/1/13Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed

\$3,088.80

Hub Name

ADAMTON

Variation Total

\$3,088.80

Hub Number

E

Tax Invoice/Payment Claim No.

Name STEPHEN LAWCEDate 23/9/13Signature [Signature]

MS-SF0505

Variation to Works Order



Claim Number	2011/118286	Contractor Name	Constructa
Customer Name	Todhunter	Supervisor	Jason Pocock
Main Contact	Liz	Date	16/09/2013
Property Address	3/53 Brockworth place	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

Variation to scope as instructed by Fletchers (Jason Pocock)

Item	Description	Quantity	Unit	Rate	Amount
	Lounge :				
1	Gapfill and paint walls	47.52	m2	\$29.95	\$1,423.22
2	Remove 4mm toughened glass (Due to size) and reglaze window	3.42	m2	\$531.00	\$1,816.02
3	Gapfill and paint window frame	8	m	\$15.00	\$120.00
	Kitchen :				
1	Gapfill and paint walls	24	m2	\$29.95	\$718.80
Total					\$4,078.04



Section 2

Completed by Contract Supervisor

Work sighted Yes ☒ No ☐

Notes

as per photos (P)

Name Jason Pocock Date 17/11/13 Signature [Signature]

Section 3

Completed by EQC Representative

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

Notes

Name Chris King Date 15/10/2013 Signature [Signature]

Section 4

Completed by Quantity Surveyor

Claimed \$4,078.04 Hub Name ADDINGTONVariation Total \$4,078.04 Hub Number E

Tax Invoice/Payment Claim No.

Name STEPHEN LAWSON Date 7/10/13 Signature [Signature]

ECM ✓

Schedule **E4** **Defects Liability Certificate**Contract: *Constructa Ltd.*Claim Number: *2011-118286*Location: *63 Brockworth place.***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 Defects 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

The certificate cannot be relied on for any other purpose.

Signed by/date:

*Ahmad**13.3.14*
(Date signed)

MS-SF0702



CONSTRUCTION COMPLETION INSPECTION

Claim Number: 2011/118286

Customer/Authorised Representative: LIZ TODHUNTER

Street Address: 53 BROCKWORTH PLACE

Contractor: CONSTRUCTA

Description of Works

EQR SCOPE OF WORKS

Defects

Deferred Works

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:

LAURIE KNIGHTON

Print Name

Signature

Date

20/11/2013.

Owner/Agent Signature:

* E Todhunter

Print Name

Signature

Date

20/11/13.

Fletcher Construction Company Ltd - EQR:

Jason Pocock

Print Name

Signature

Date

20/11/13

MS-SF0702

**CONSTRUCTION COMPLETION INSPECTION**

Claim Number: 2011/118286

Customer/Authorised Representative: LIZ TODHUNTER

Street Address: 53 BLOCKWORTH PLACE

Contractor: CONSTRUCTA

Description of Works

EQR SCOPE OF WORKS

Defects**Deferred Works**

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:

LAURIE KNIGHTON

Print Name

Signature

Date

20/11/2013

Owner/Agent Signature:

* E Todhunter

Print Name

Signature

Date

* 20/11/13

Fletcher Construction Company Ltd - EQR:

Jason Pocock

Print Name

Signature

Date

20/11/13

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

Contract: ~ 2011/1182P6
 Location: ~ 53 Brockworth Place.
 Principal: ~ Fletcher EQR

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:

Alison

21/11/13
 (Date signed)

Contractor's Producer Statement for Construction PS3

Contract : CLM/2011/118286 - E004-01701
Location : 53 Brockworth Place,
Riccanton

Issued By
Contractor : Constructa Ltd
LBP Licence No EQRC0118

Preamble

the contractor is required to complete this Producer Statement for Construction PS3 within 5 days of the completion of the Contract Works and issue it to the Hub supervisor.

This Producer Statement will be relied upon to confirm that the Building Works has, to the best of the Contractors knowledge, been performed in compliance with the NZ Building Code.

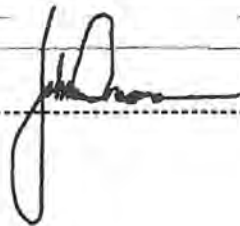
Statement I John Newson (name of LBP)

undertook or supervised the following building work and confirm that I am satisfied on reasonable grounds that the work performed is in compliance with the NZ Building Code and, where a building consent is applicable, in compliance with the Building Consent.

Description of work covered by this statement:

Claim Number : CLM/2011/118286
Earthquake remedial work as per EQC agreed scope.

Signed by/Date :



21/11/2013
(Date signed)

FINAL ACCOUNT AGREEMENT



All amount are GST EXCLUSIVE unless otherwise noted

Claimant	Elizabeth Todhunter	Company	Constructa Ltd
Claim no	CLM/2011/118286	Accreditation No :	EQRC0118
Site Address	53 Brockworth Place,	Mobile :	
	Riccarton	Hub :	Addington
Date	21/11/2013	EQR Site Supervisor :	Jason Pocock

Amounts:

Original Contract Value (excl. GST)	\$181,976.94
Plus Variation VO1 (excl. GST)	\$559.10
Plus Variation VO2 (excl. GST)	\$4,078.04
Plus Variation VO3 (excl. GST)	\$3,085.80
Plus Variation VO4 (excl. GST)	\$0.00
Final Contract Value (excl. GST)	\$139,700.88
Less Previous Payments (excl GST)	\$0.00
Amount for Final Payment (excl. GST)	\$139,700.88
Plus GST amount	\$20,955.13
Amount for Final payment (incl. GST)	\$160,656.01

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

Contract Start Date: 16/09/2013

Contract Finish Date: 21/11/2013

Contractor name: Constructa Ltd

Date: 21/11/2013

Signature :

OFFICE USE ONLY

Supervisor name :

Date:

Signature :

QS name :

Date:

Signature :



MS-SF0409

EXEMPT BUILDING WORK FILE RECORD

CLAIM NUMBER:

2011 118286

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: 53 Brockworth Pl

DATE 21/11/13

HUB addington

PROPERTY CONTACT NAME: Liz Toddhunter

CONT. SUPERVISOR

Jason Pocock

CONTACT DETAILS: PH.(1)

EMAIL:

PH.(2)

CONTRACTOR:

Constructa

SITE SUPERVISOR NAME:

Laurie Knighton

CONTACT DETAILS: PH.

EMAIL:

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

Minor Earthquake Work Carried Out

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).....
(provided to the property owner or his/her authorised agent on request only).

Date 21-11-13

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.

To

E.Q.C

Re- 53/F1 Brockworth Pl. CLM/2010/139145

BOURNE TO FIXIT

From

P.O. BOX 171 LYTTTELTON 8044

jockbourne@gmail.com

ph 027 348 8963

GST Reg. No.

Ref. O/N

Qty	Unit	Description	Unit Price	\$	c
		Re-place front door which is now unrepairable. Door is split and glass broken due to quake damage.			
		Door and glass		634	80
		Hinges - latch set		67	20
		Paint		28	00
		5 hrs @ \$45 per hr		225	00

Please direct debit to
account number
03-1700-0247228-002

TOTAL EXCLUSIVE GST \$

PLUS % GST \$

TOTAL INCLUSIVE GST \$

955.10

LAND DOCUMENTS

The following information contains documents relating to the land assessments that were either cash settled or declined:

The attached land document(s) help NHC Toka Tū Ake identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received

Inspection Summary

EQC

Completed by: H. DOWNSDate: 28.5.13 Page: 1 of 1
dd / mm / yy

CLM / 2011 / 118286

ELIZABETH TODHUNTER
53 BROCKWORTH PLACE
RICCARTON

CHURCH

H:

M:

Time arrived at site: 1400 Time left site: 1500 Was an inspection carried out? Yes ☒ No ☐Customer present: Yes ☒ No ☐ Customer Name: ELIZABETH TODHUNTERAccess denied ☐ Loose dogs ☐ Other ☐ If other, please provide reasonIf No inspection carried out, why not? ☐ ☐ ☐

Where an inspection has been conducted:

Yes No

Notes

- Any land damage under the main access way or other hard surfaces?	☒	☐	
- Were any bridges or culverts damaged within EQC Cover?	☐	☒	
- Were any retaining walls damaged within EQC Cover?	☐	☒	
- Is an engineer required?	☐	☒	
- Is a valuation required?	☐	☒	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	☐	☒	
- Has anything in this pack been escalated?	☐	☒	
- Customer has advised of invoices for emergency work?	☐	☒	
- Customer advised of next action?	☒	☐	<u>called owner</u>
- Was any silt found under the dwelling?	☐	☒	

- If there was nil damage, why was that? Building removed ☐ Building repairs have fixed ☐ No visible damage ☐- If a potential or actual 8/9 property, was the dwelling present? Building removed ☐ Building present ☐

Land Damage to Area A? If Yes, add details

Yes ☐ No ☒

Land Damage to Area B? If Yes, add details ASPHALT, CONCRETE

Yes ☒ No ☐

Land Damage to Area C? If Yes, add details C¹ - CONCRETE

Yes ☒ No ☐C² + C³ LAWNTotal m² of Damaged Land: 59.4 m²Notional Land Damage Value @\$300/m² (Incl GST):\$17,820.00Next action REFER TO DEVELOPER

CHECKED

DM





ELIZABETH TODHUNTER
53 BROCKWORTH PLACE
RICCARTON
CHRISTCHURCH
H
M

SITE - RISK ASSESSMENT

FLAT LAND

Claim N°: Date: 28.5.13 Time: 1400 HRS

Property Address:

Assessor Name: H. DOWNS ID No: 800 770

Estimator Name: B. O'NEALE ID No: 800 195

The minimum PPE to be worn by staff:

- Safety Footwear
- Hi Visibility Vest/ Jacket

Ensure the following items are available:

- EQC ID Tags must be displayed
- EQC cell phones to be carried on your person

Vehicle parked in a safe and suitable location? ☒ Y / ☐ N

Communication is available and working? ☒ Y / ☐ N

Access/egress and muster points? ☒ Y / ☐ N

An under floor inspection is required? Y / ☒ N

- ☒ iPad ☒ Cell Phone
☒ Plan in place with buddy ☒ Property Landline
☒ Access/Egress ☒ Muster Point

(If YES, answer questions in the box, if NO, go to last question)

If YES:

Under floor visual inspection only? Y / ☐ N

Entry to under floor required? Y / ☐ N

Assess the environment and select appropriate PPE for under floor inspections? Y / ☐ N

- ☐ 400mm clearance ground to bearer ☐ Buddy present (EQC staff)
☐ Manhole 450mm x 450mm ☐ Rescue Plan (Dial 111)
☐ Sufficient flow of oxygen
☐ Disposable Overalls ☐ Ear Plugs
☐ Glasses ☐ P2 Mask
☐ Safety Footwear ☐ Waterproof Gloves

Identify and record below specific 'Site Hazards' e.g. large holes/cracks, unstable retaining walls Y / ☒ N

Hazards: NIL

Comments: NIL

CHECKED
DM



Scope of Works

EQC

Completed by: Barry O'NealeDate: 28/5/13
dd / mm / yy

Page: 1 of 1



CLM / 2011 / 118286
ELIZABETH TODHUNTER
53 BROCKWORTH PLACE
RICCARTON
CHRISTCHURCH

Description: **Damage to Land**

Repair Strategy: Removal and/or import materials and labour to repair land

59.4 m²

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs					\$45	
Contaminated Spoil Removal	m ³					\$100	
Spoil Removal/Tip Fees (clean)	m ³					\$20	
Skip (4m ³)	each					\$190	
Materials	each						

NB A Small/Minor Works cost may only be applied when there is only land repair to the site/property; a total area of damage under 15m²; no further works required

Description - Supply and level hard fill	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Land Under Residential Buildings (Type 'A') – Supply and level hard fill	m ²					\$12	
Land Under Access way (Type 'B') – Supply and level hard fill	m ²	4	3	.1	12	\$12	144.00
Land Under Pavers/Patio/Concrete (Type 'C') – Supply and level hard fill	m ²	13	.8	.1	10.4	\$12	124.80
Land Under Lawn Areas (Type 'C') - Level and Seed	m ²	37	1	.1	37	\$10	370.00
Lateral Spread Cracks under 10mm but greater than 5mm	Lm					\$25	
Lateral Spread Cracks greater than 10mm	Lm					\$90	
Sub-total							638.80
P&G, Margin & GST (Figure x 1.3662)							233.92
Total							872.72

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week.

Cubic metre calculations must include length, breadth and depth figures.

Square metre calculations must include length and breadth figures.



V1.35, FEB 2013

CHECKED
DM



ELIZABETH TODHUNTER
53 BROCKWORTH PLACE
RICCARTON
CHRISTCHURCH

Legend Sheet

Complex Flat Land Claims



EARTHQUAKE COMMISSION

Kōmihana Rūwhenua

mant:

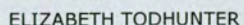
Date: 28.5.13

Author: H. Dawns

Item N°	Description/Construction	Length	Height/ Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access E D
B ¹	ASPHALT	4	3	.1	undulation under asphalt	12	12	/	/	E
C ¹	CONCRETE	13	.8	.1	undulation under PATH	10.4	10.4	/	/	F
C ²	LAWN	19	1	.1	undulating lawn	19	19	/	/	E
C ³	LAWN	6	3	.1	undulating lawn	18	18	/	/	E

CHECKED





53 BROCKWORTH PLACE

RICCARTON

CHRISTCHURCH

① $13 \times 8 \times 1$
undulating concrete

C2 $19x/x \cdot 1$
undulating lawn

C3 $6 \times 3 \times 1$
undulating lawn

(B1) $4 \times 3 \times 1$
undulating Asphalt

НОКТЯ

CHECKED *DM*



53 Brockworth Place, Riccarton

Complex QPID/Master Claim Summary Page

Overall Engineering Decision: Yes



Associated QPID Claim

QPID Address	QPID	Master Claim	Master Claim Address	Legal Description	Engineering status
1/53 Brockworth Pl, Riccarton	1774779	CLM/2011/118286	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011	FLAT 1 DP 42530 ON LOT 2 DP 26498	Yes
2/53 Brockworth Pl, Riccarton	1774780	CLM/2011/118286	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011	FLAT 2 DP 42530 ON LOT 2 DP 26498	Yes
3/53 Brockworth Pl, Riccarton	1774781	CLM/2011/118286	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011	FLAT 3 DP 42530 ON LOT 2 DP 26498	Yes
4/53 Brockworth Pl, Riccarton	1774782	CLM/2011/118286	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011	FLAT 4 DP 42530 ON LOT 2 DP 26498 HAVING SHARE IN 1032 M2	Yes
5/53 Brockworth Pl, Riccarton	1774783	CLM/2011/118286	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011	FLAT 5 DP 42530 ON LOT 2 DP 26498	Yes
6/53 Brockworth Pl, Riccarton	1774784	CLM/2011/118286	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011	FLAT 6 DP 42530 ON LOT 2 DP 26498	Yes



Increased Flooding Vulnerability (IFV) Engineering Assessment



Property details

Property address	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011
Property ID (QPID)	1774779
Master claim number	CLM/2011/118286
Date	17 December 2015
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

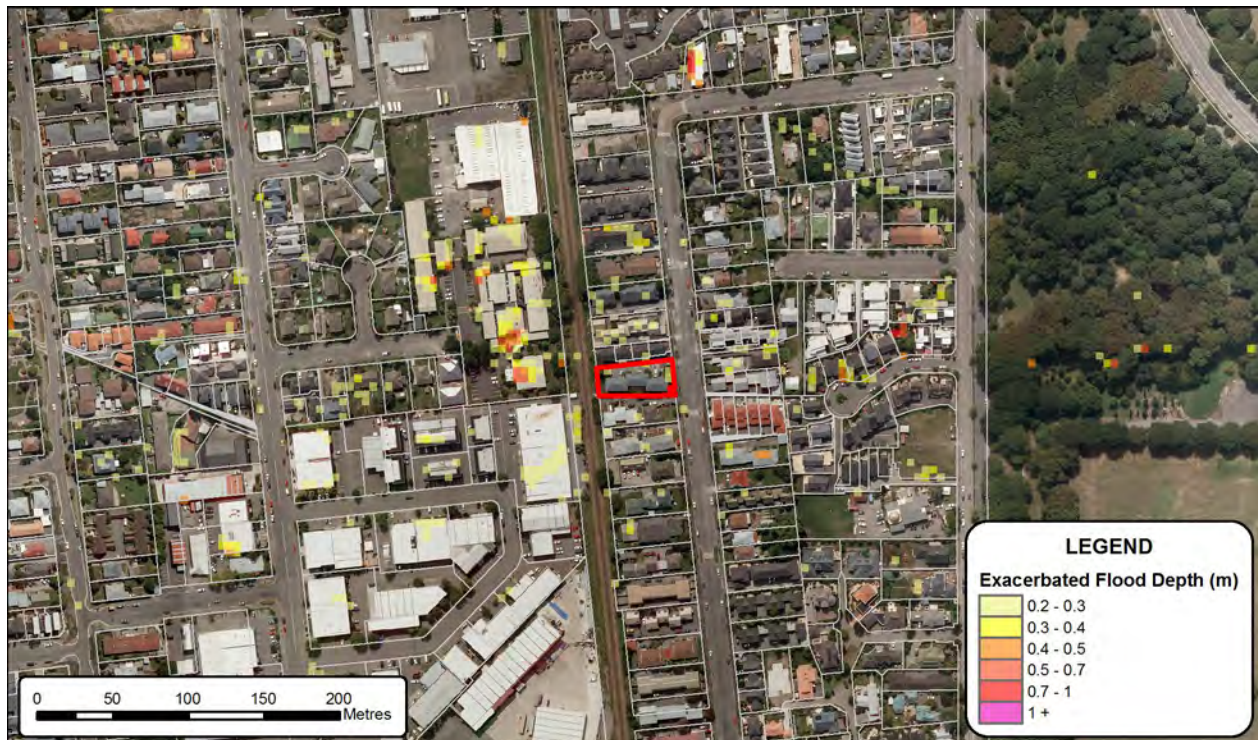
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

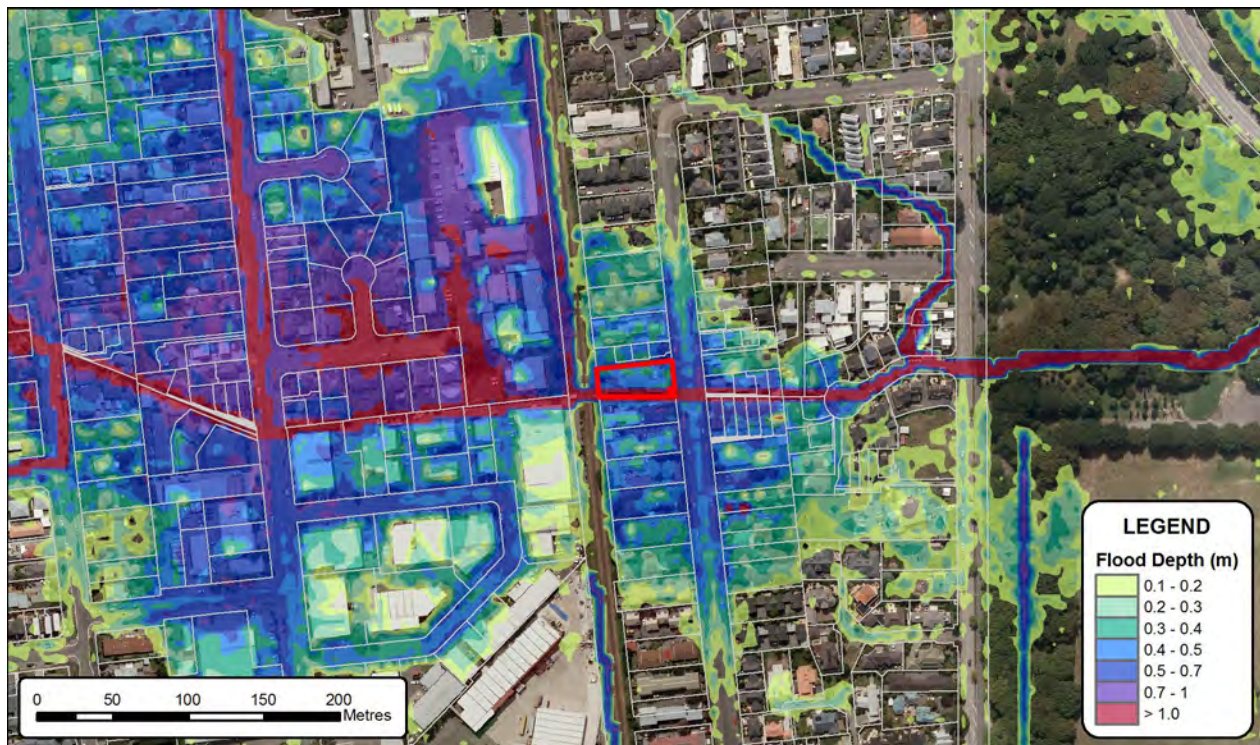
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

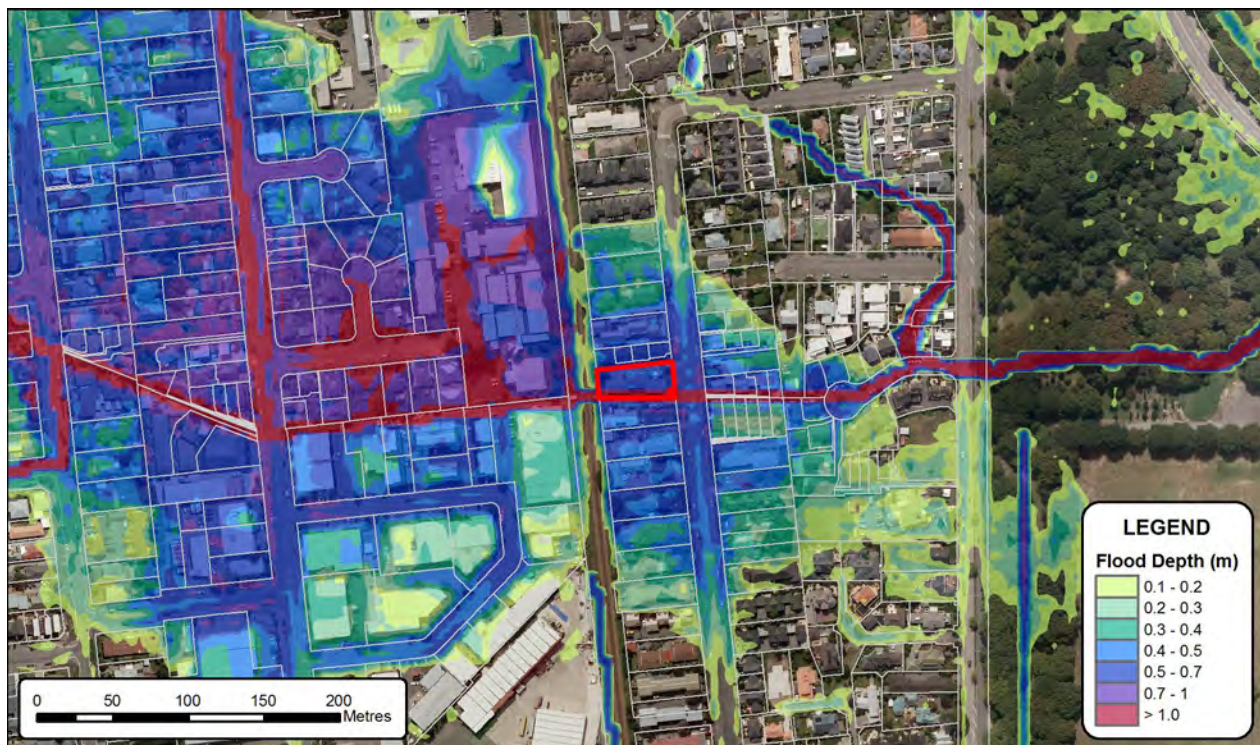
Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence



Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

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

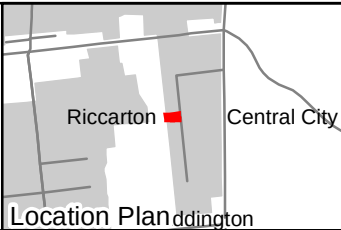
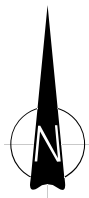
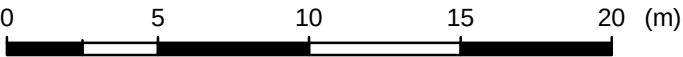
which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the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

QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

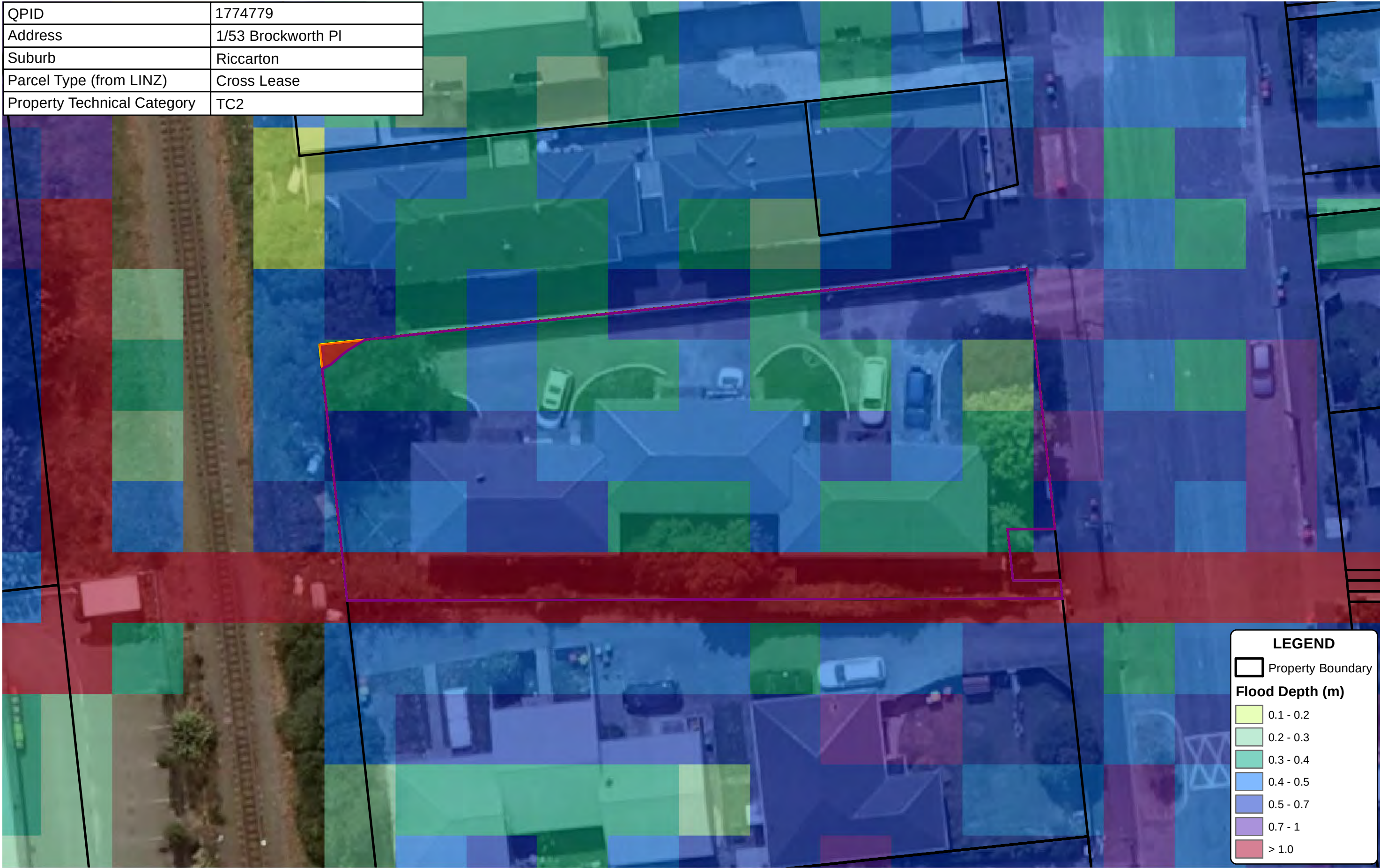


DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM053	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

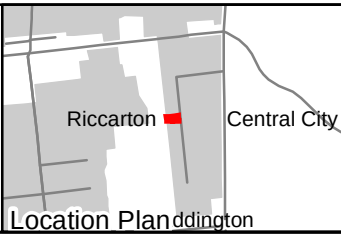
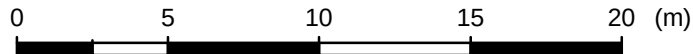
FIGURE No. **Figure 1** Rev. **1**

QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFIELD		
52010-150-FDM027		
SCALE (AT A3 SIZE)		
1:250		
Prepared by Tonkin & Taylor Ltd		
Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 2

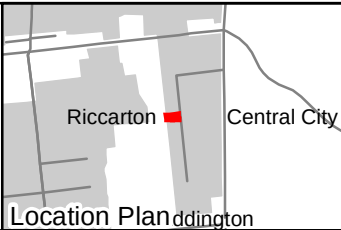
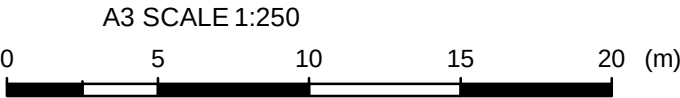
Rev. 1

QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

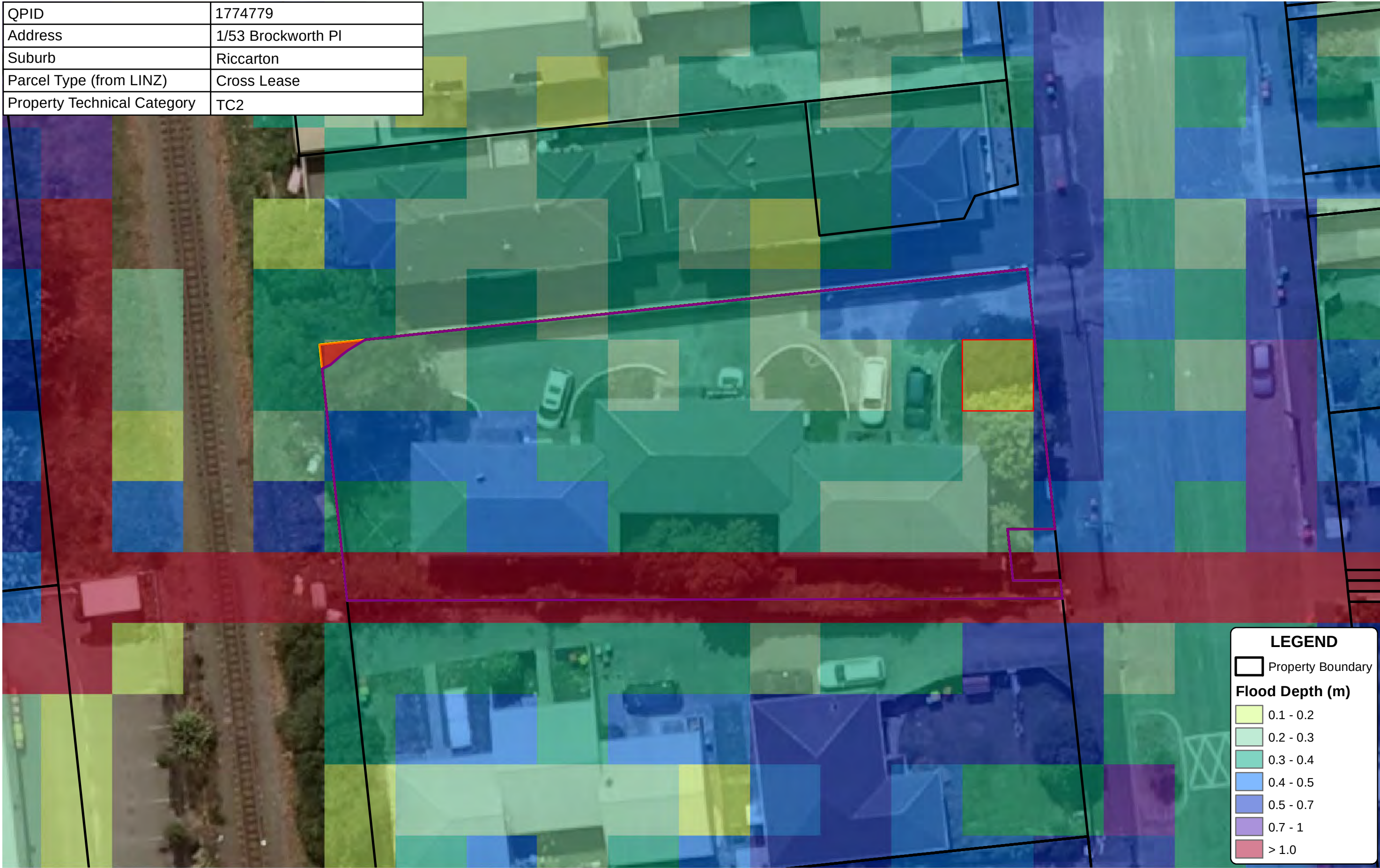


DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM029		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No.	Figure 3	Rev.	1
------------	----------	------	---

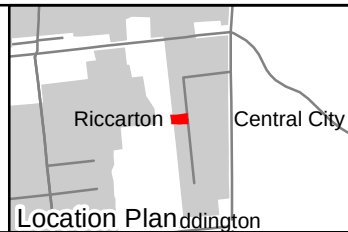
QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

0 5 10 15 20 (m)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

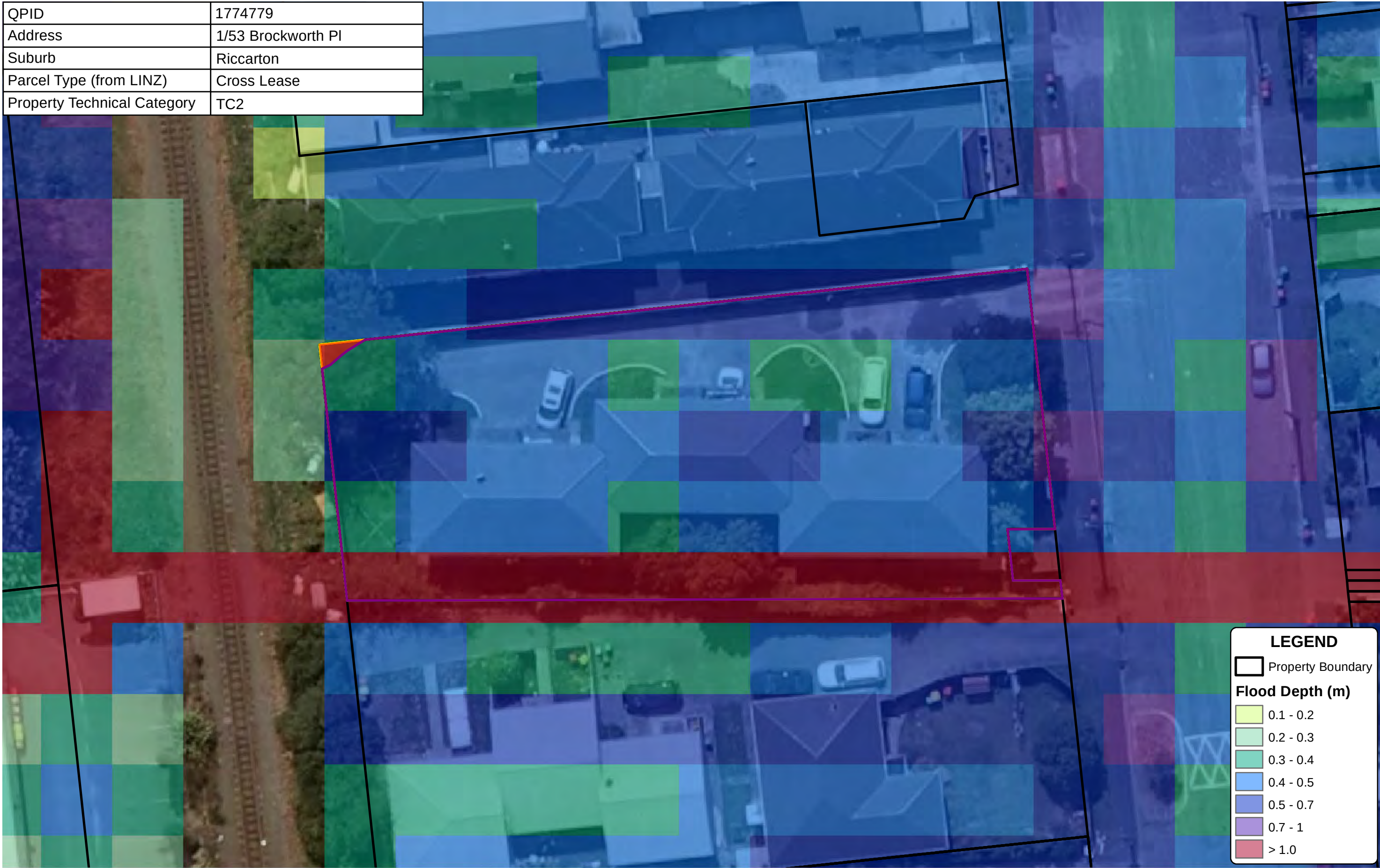
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No.

Figure 4

Rev. 1

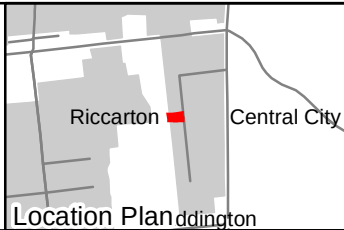
QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

0 5 10 15 20 (m)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

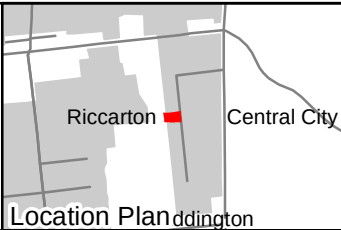
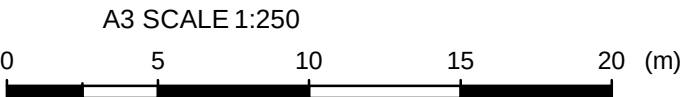
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No. **Figure 5** Rev. **1**

QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

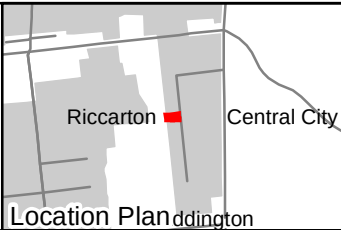
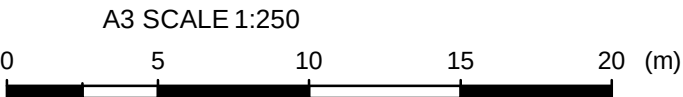
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 6

QPID	1774779
Address	1/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-3510
Property Address	1-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)
Claim number	2011/118286
Valuation Reference	22105/15300A
QPID	1774779
Claimant	Elizabeth Todhunter

1

Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 -2)

(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010? Y/N. If 'Y', est m2 or % area (optional).	Y						
Depth of Pre Sept 2010 quake flood (1%AEP) (m)		Y	0.3 - 0.7	0.2 - 0.7	0.3 - 0.7		
Depth of Post Dec 2011 flood (1% AEP) (m)		Y	0.4 - 1.0	0.4 - 1.0	0.4 - 0.7		
Exacerbated flood depth (1% AEP) (m)		N	0.1 - 0.2	0.1 - 0.3	0.1 - 0.3		
What is the change? What is obvious? (note all above are within the insured land)			Comment: Flooding pre quake including water into the unit. Post quake worse with deeper flooding.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	Y	Comment: In 2% event flooding pre quake and post quake. In 10% event very minimal flooding to common drive only, post quake water entering unit. Accordingly assess a change in frequency in 10% event.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	Y	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)

Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment: No
	Comment: Flooding pre quake with water entering the unit. Worse post quake. No frequency change in 2% event and although marginal in 10% event we have assessed a change given flooding occurred to yard pre quake and post quake flooding sees water enter the unit.

Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	5
Location code (Matrix Step 4)	1

Adjustment % 9.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$224,000	\$121,000	200	88

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area

Exacerbated Flood Risk Valuation

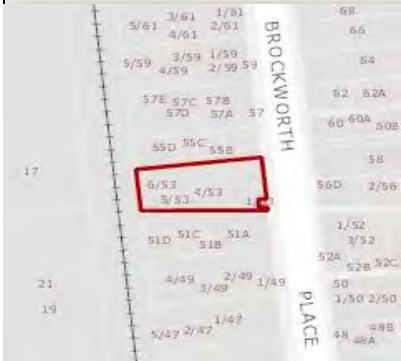
Valuation Calculation sheet

1-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)

Sale Range (Gross) :	Minimum	\$182,000	Maximum	\$245,000	Median	\$207,000	Average	\$210,000	Net Sale \$ / RV (2007)	
RV Range (2007) :	Minimum	\$199,000	Maximum	\$229,000	Median	\$224,000	Average	\$219,800	-7%	
Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age
2/61 Brockworth Place	Riccarton	\$199,000	\$207,000	\$202,000	14-Aug-09	1.5%	xlease	\$108,000	60	1970 - 1979
2/145B Clarence Street	Riccarton	\$218,000	\$201,000	\$196,000	3-Dec-09	-10.1%	xlease	\$162,000	64	1970 - 1979
4/11 Peverel Street	Riccarton	\$224,000	\$215,000	\$210,000	29-Mar-09	-6.3%	xlease	\$97,200	70	1970 - 1979
1/74 Picton Avenue	Riccarton	\$229,000	\$245,000	\$240,000	31-Mar-10	4.8%	xlease	\$140,000	93	1970 - 1979
4/9 Maxwell Street	Riccarton	\$229,000	\$182,000	\$179,000	1-Mar-09	-21.8%	xlease	\$121,000	70	1970 - 1979

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

												OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
												\$5,000	\$164,000	\$633	\$3,450
												\$10,000	\$160,000	\$484	\$3,141
												\$6,000	\$180,000	\$414	\$3,071
												\$10,000	\$180,000	\$591	\$2,634
												\$10,000	\$170,000	\$29	\$2,600
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	200 sq m
Insured land area	200 sq m
Dwelling area	88 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach

Rating values	1/08/2007
CV	\$224,000
LV	\$121,000
VI	\$103,000

CV Index	0.93
LV Index	1.40
Est Sep 2010 CV (Actual land area)	\$208,000
Plus Est chattels	\$5,000
Est Sep 2010 CV	\$213,000
Factor for uninsured land	0.20
Less adjustment uninsured land	\$0

Market Value - Pre Sep 2010 \$213,000

Method 2 - Dwelling Net Rate Approach

Area	Dwg Net rate	Value
Dwelling 88	\$600	\$53,000
OB and OI (If not in Dwelling rate)		\$7,000
Total VI		\$60,000
Insured Land Value 200		\$179,000
Market Value - incl chattels		\$239,000

Comment if unusual OB /OI

Market Value - Pre Sep 2010 \$239,000

Method 3 - Gross Rate Approach

Area	Gross rate	Value
Dwelling 88	\$2,750	\$242,000

Market Value - Pre Sep 2010 \$242,000

Method 4 - Indexed Sale Approach

Sale Date	
Sale Price	
% Adjustment	#N/A
Time Adjustment	#N/A

Market Value - Pre Sep 2010 #N/A

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT	\$240,000	Manual Adjustment
Less Adjustment	9.00%	\$21,600	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE		\$218,400	
DOV 1		\$21,600	

Reviewed By	Martin Winder
Date of review	24 November 2015
Reviewers Comment:	Agree with coding and comments. MW - agreed and final.
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	1-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)	
Claim number	2011/118286	
Claimant	Elizabeth Todhunter	
QPID	1774779	
Valuation Reference	22105/15300A	
Minimum lot value	\$179,000	
Minimum Lot size	200	
Actual land area	200	
Insured land area	200	
Pre Quake Value Sep 2010 - Insured land	\$240,000	
EQC remedial costs (Including enabling works) if available		
EQC remedial costs (Excluding enabling works) if available		
Diminution of Value	\$21,600	

Project Reference: MVL4000-3510
 Property ID (QPID): 1774779
 Date of Inspection: 23rd August 2015
 Date of Report: 26th November 2015

Earthquake Commission
 Canterbury Field Office
 PO Box 34-027
 Fendalton
 Christchurch 8540

Property address: 1-53 Brockworth Place, Riccarton (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
 for the Property as a result of Increased Flooding
 Vulnerability (IFV) land damage is:

\$21,600

Valuation Assessment – Increased Flooding Vulnerability impacted the Property’s market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



J L RADOVONICH - B COM (VPM) SPINZ (ANZIV)

REGISTERED VALUER

DIRECTOR



Increased Flooding Vulnerability (IFV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011
Property ID (QPID)	1774783
Master claim number	CLM/2011/118286
Date	17 December 2015
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

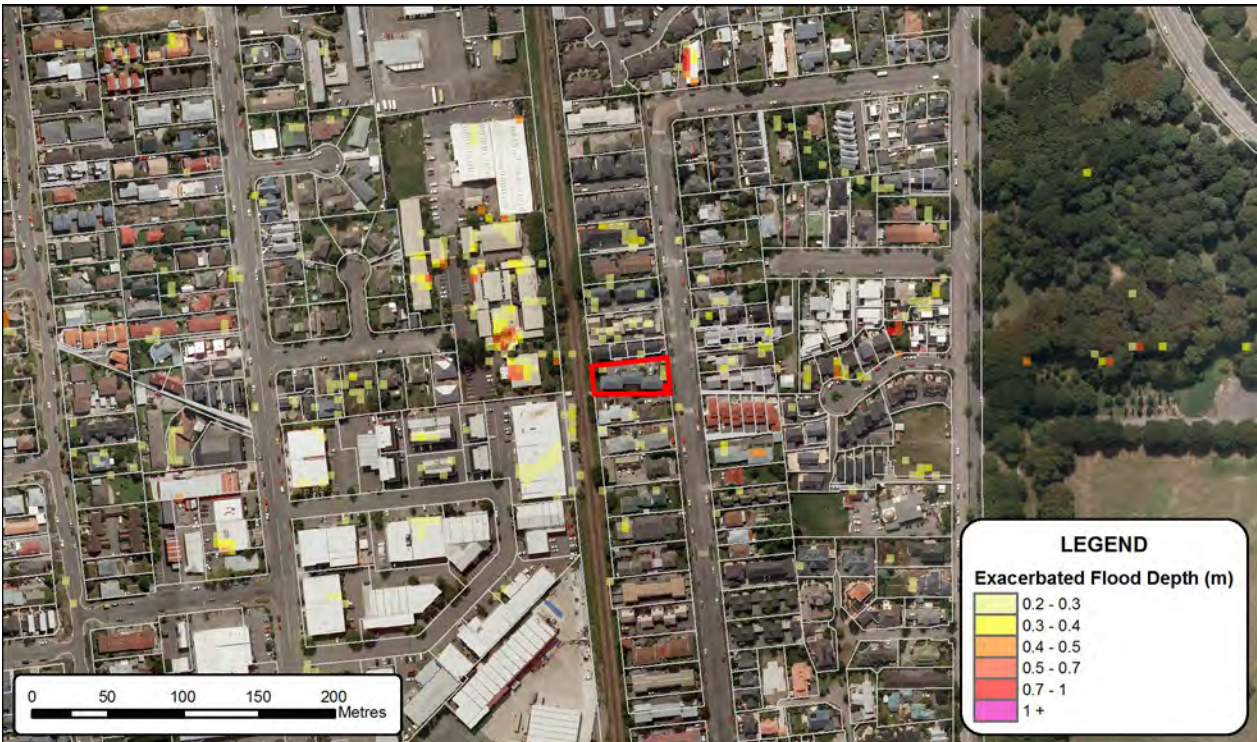
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

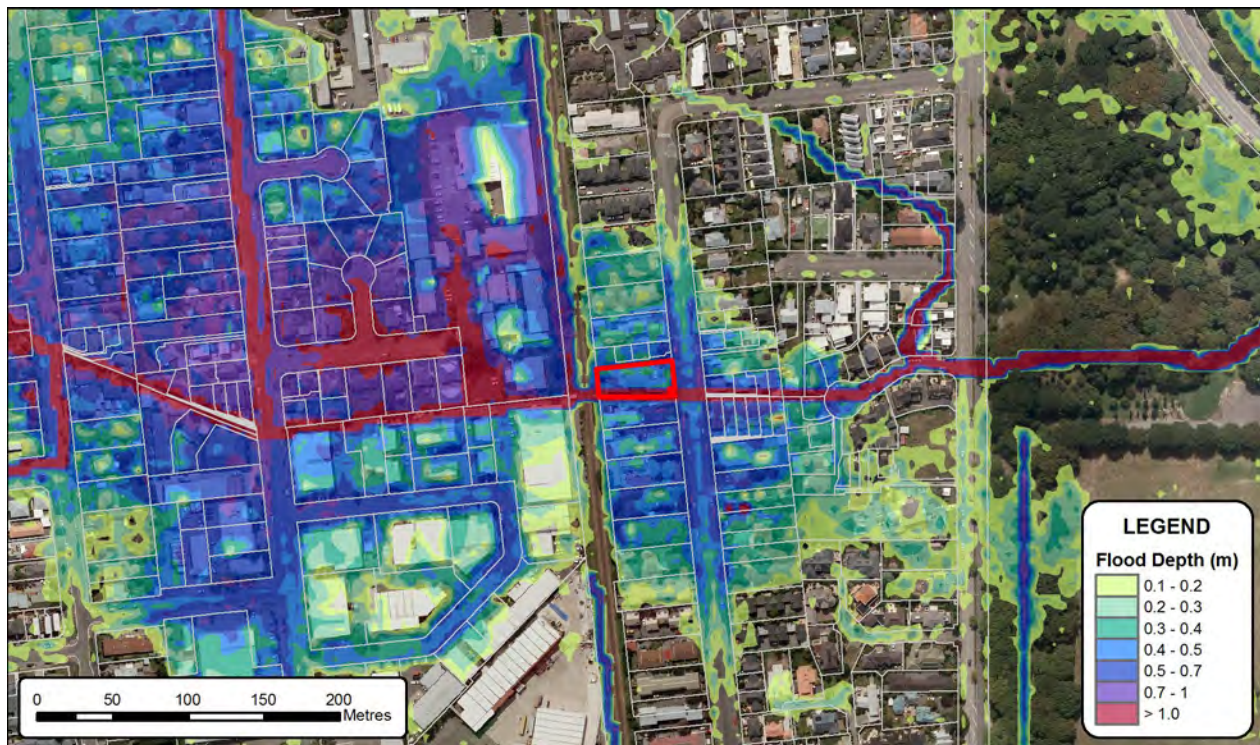
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

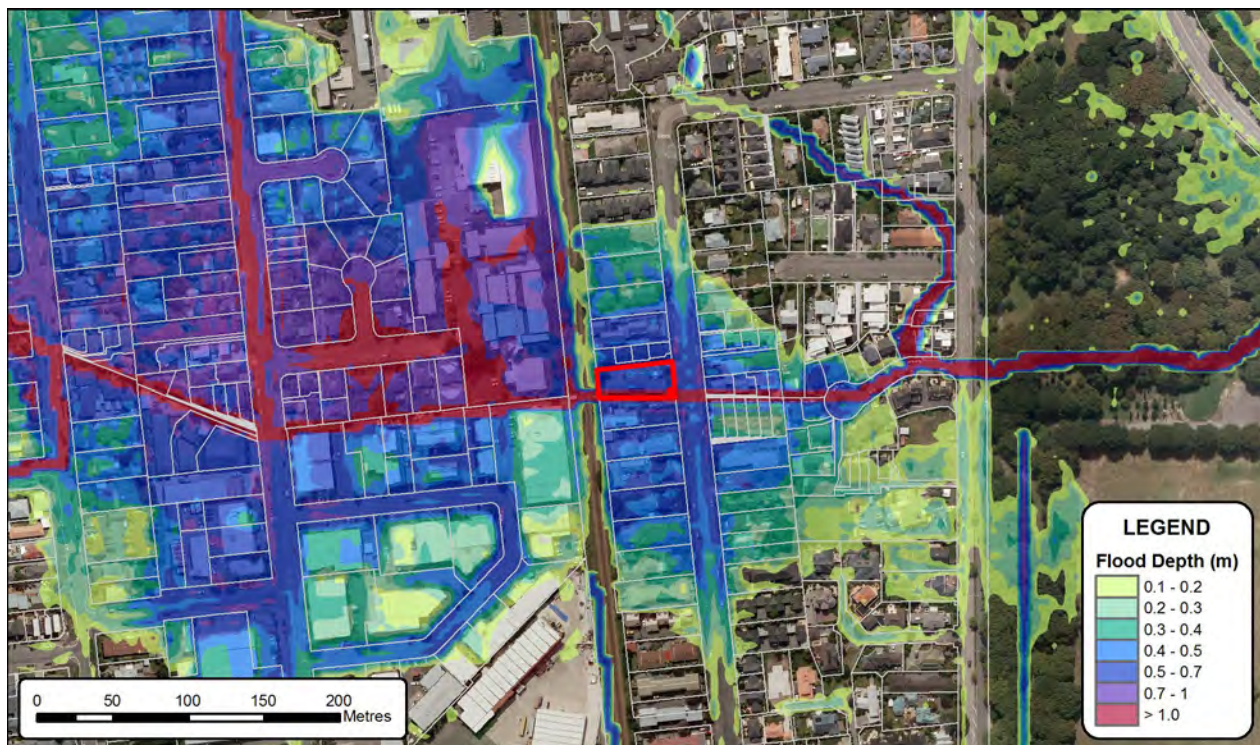
Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence



Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

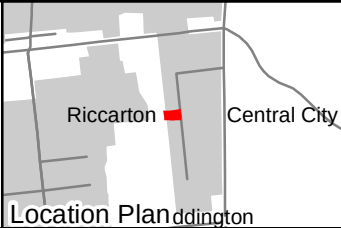
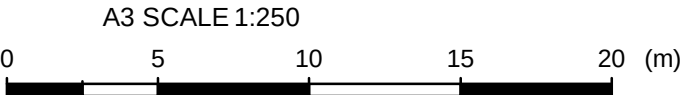
Important notice: The maps in this report were created from maps and/or data extracted from the Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbital.com>),

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

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



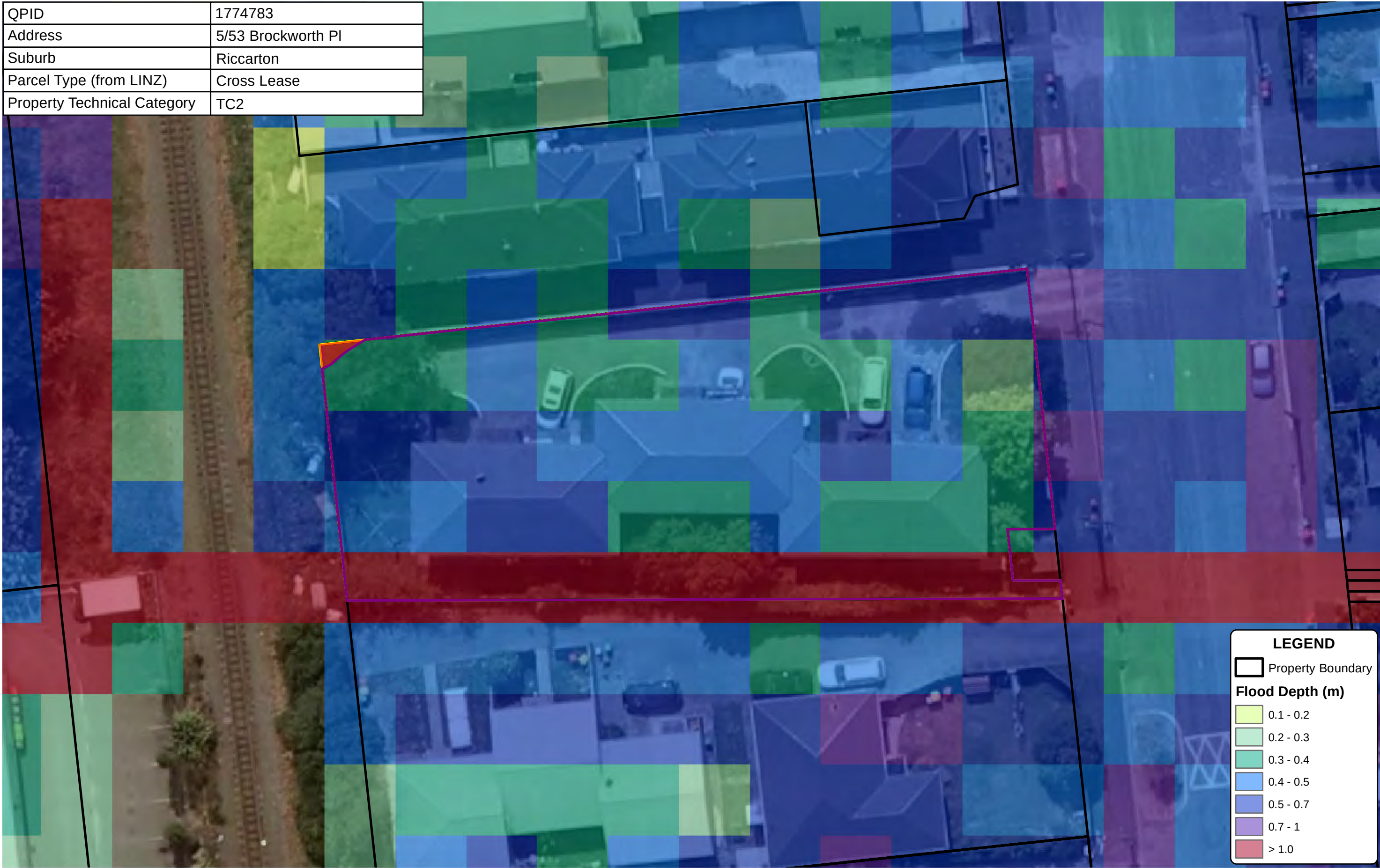
Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM053	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

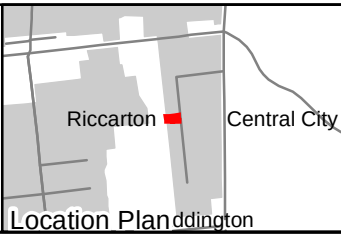
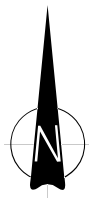
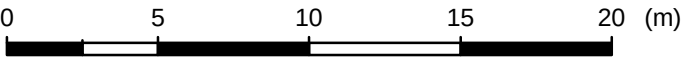
CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFIELD		
52010-150-FDM027		
SCALE (AT A3 SIZE)		
1:250		
Prepared by Tonkin & Taylor Ltd		
Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

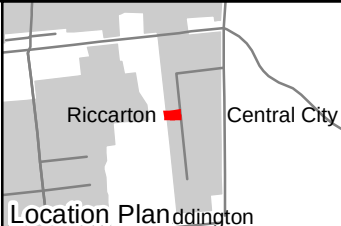
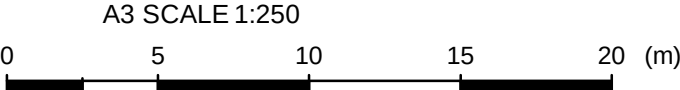
Figure 2

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM029		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

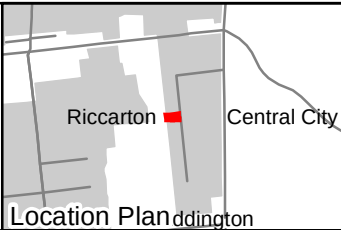
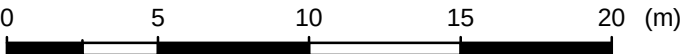
FIGURE No. Figure 3	Rev. 1
------------------------	-----------

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



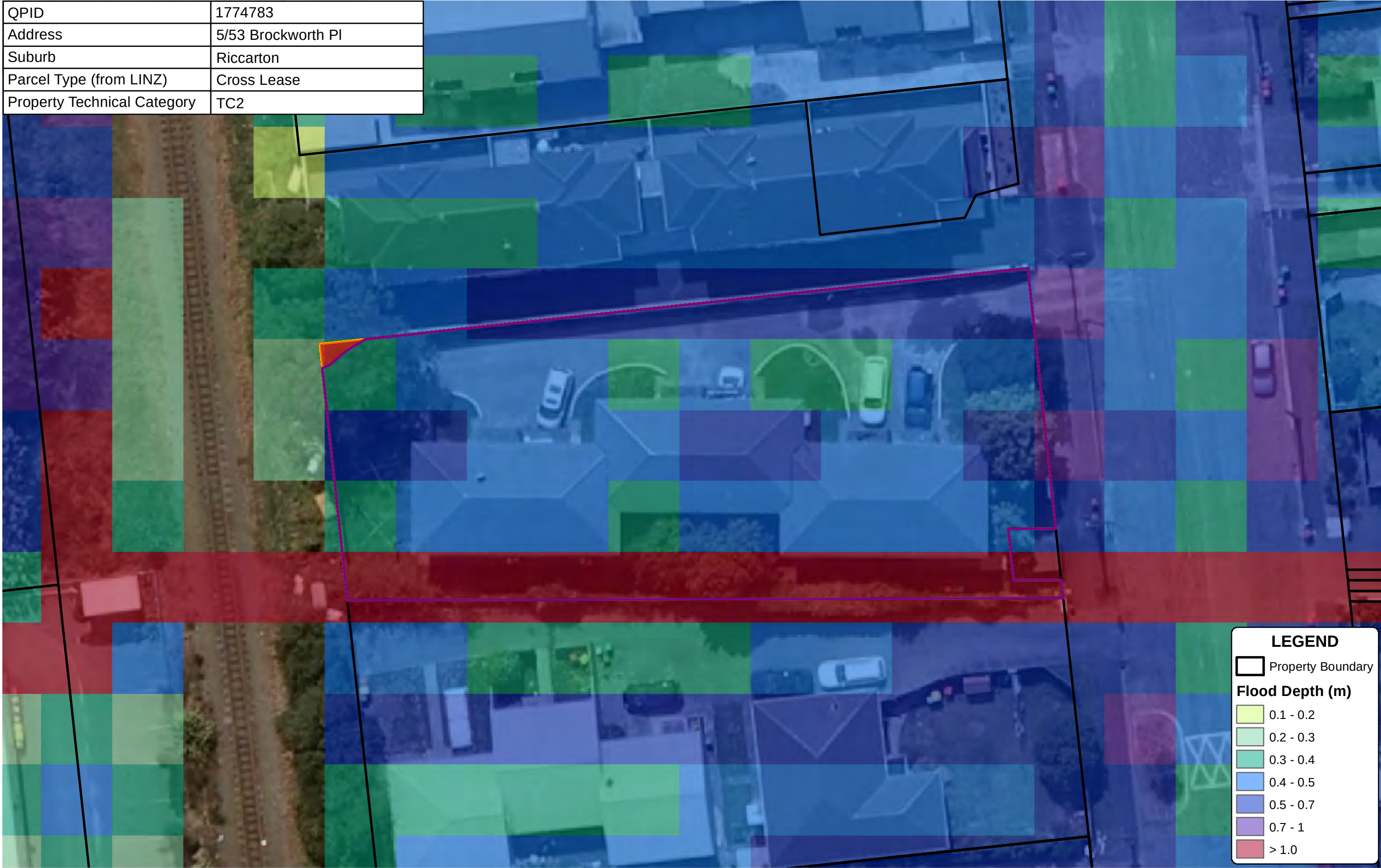
DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 4

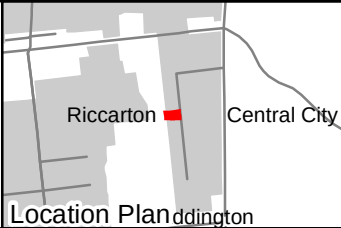
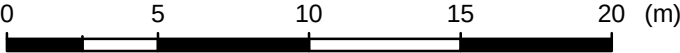
Rev. 1

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Figure 5

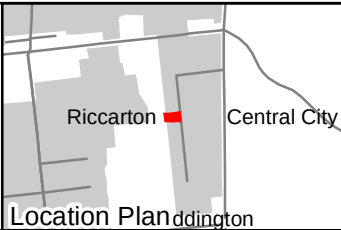
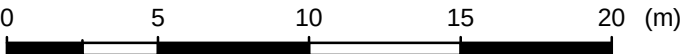
Rev. 1

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

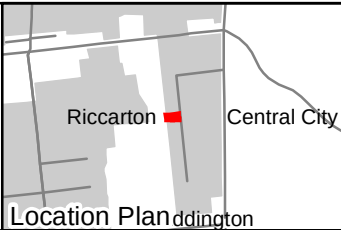
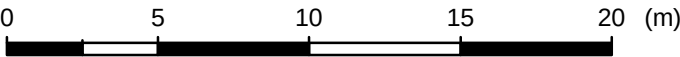
Figure 6

QPID	1774783
Address	5/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No.

Figure 7

Rev.

1

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-3514
Property Address	5-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)
Claim number	2011/118286
Valuation Reference	22105/15300E
QPID	1774783
Claimant	Elizabeth Todhunter

1

Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 -2)

(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010?. Y/N. If 'Y', est m2 or % area (optional).	Y						
Depth of Pre Sept 2010 quake flood (1%AEP) (m)		Y	0.3 - 0.7	0.3 - 0.7	0.4 - 0.7		
Depth of Post Dec 2011 flood (1% AEP) (m)		Y	0.4 - 1.0	0.4 - 0.7	0.4 - 0.7		
Exacerbated flood depth (1% AEP) (m)		N	0.1 - 0.4	0.1 - 0.3	0.1 - 0.2		
What is the change? What is obvious? (note all above are within the insured land)			Comment: Flooded pre quake with water entering the unit. Worse post quake with deeper flooding.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	N	Comment: No frequency change.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)

Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment: No
	Comment: Flooded pre quake and water entering the unit. Worse post quake. No frequency change.

Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	0
Location code (Matrix Step 4)	1

Adjustment % 6.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$218,000	\$108,000	157	88

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area

Valuer	John Radovonich FBV Ltd
Date Allocated	7 August 2015
Date Insp	23 August 2015
EQC Mud map (Y/N)	Y

2

EQC repair costs Y/N	N
----------------------	---

Actual land area (See note 1)	157
Affected land area	
Insured land area (See note 2)	157
Minimum lot size	157
Flood map (Overland / River)	0
Floor height	200

4

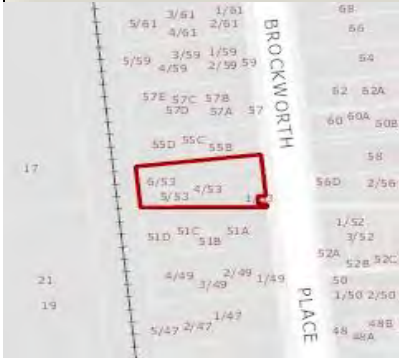
Exacerbated Flood Risk Valuation

Valuation Calculation sheet 5-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)

Sale Range (Gross) :	Minimum	\$182,000	Maximum	\$245,000	Median	\$207,000	Average	\$210,000	Net Sale \$ / RV (2007)	
RV Range (2007) :	Minimum	\$199,000	Maximum	\$229,000	Median	\$224,000	Average	\$219,800	-7%	
Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age
2/61 Brockworth Place	Riccarton	\$199,000	\$207,000	\$202,000	14-Aug-09	1.5%	xlease	\$108,000	60	1970 - 1979
2/145B Clarence Street	Riccarton	\$218,000	\$201,000	\$196,000	3-Dec-09	-10.1%	xlease	\$162,000	64	1970 - 1979
4/11 Peverel Street	Riccarton	\$224,000	\$215,000	\$210,000	29-Mar-09	-6.3%	xlease	\$97,200	70	1970 - 1979
1/74 Picton Avenue	Riccarton	\$229,000	\$245,000	\$240,000	31-Mar-10	4.8%	xlease	\$140,000	93	1970 - 1979
4/9 Maxwell Street	Riccarton	\$229,000	\$182,000	\$179,000	1-Mar-09	-21.8%	xlease	\$121,000	70	1970 - 1979

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
\$5,000	\$164,000	\$633	\$3,450
\$10,000	\$160,000	\$484	\$3,141
\$6,000	\$180,000	\$414	\$3,071
\$10,000	\$180,000	\$591	\$2,634
\$10,000	\$170,000	\$29	\$2,600
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	157 sq m
Insured land area	157 sq m
Dwelling area	88 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach

Rating values	1/08/2007
CV	\$218,000
LV	\$108,000
VI	\$110,000
CV Index	0.93
LV Index	1.40
Est Sep 2010 CV (Actual land area)	\$203,000
Plus Est chattels	\$5,000
Est Sep 2010 CV	\$208,000
Factor for uninsured land	0.20
Less adjustment uninsured land	\$0

0 m2

Market Value - Pre Sep 2010 \$208,000

Method 2 - Dwelling Net Rate Approach

Area	Dwlg Net rate	Value
Dwelling	88	\$600
OB and OI (If not in Dwelling rate)		\$7,000
Total VI		\$60,000
Insured Land Value	157	\$160,000
Market Value - incl chattels		\$220,000

Comment if unusual OB /OI

Market Value - Pre Sep 2010 \$220,000

Method 3 - Gross Rate Approach

Area	Gross rate	Value
Dwelling	88	\$2,500
		\$220,000

Market Value - Pre Sep 2010 \$220,000

Method 4 - Indexed Sale Approach

Sale Date	Sale Price	% Adjustment	Time Adjustment
		#N/A	#N/A

Market Value - Pre Sep 2010 #N/A

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT	\$220,000	Manual Adjustment
Less Adjustment	6.00%	\$13,200	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE		\$206,800	
DOV 1		\$13,200	

13

14

Reviewed By	Martin Winder
Date of review	24 November 2015
Reviewers Comment: Agree with insured area of 157 sqm as T & T have not assessed. Agree with coding and comments.	
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	5-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)	
Claim number	2011/118286	
Claimant	Elizabeth Todhunter	
QPID	1774783	
Valuation Reference	22105/15300E	
Minimum lot value	\$160,000	
Minimum Lot size	157	
Actual land area	157	
Insured land area	157	
Pre Quake Value Sep 2010 - Insured land	\$220,000	
EQC remedial costs (Including enabling works) if available		
EQC remedial costs (Excluding enabling works) if available		
Diminution of Value	\$13,200	

Project Reference: MVL4000-3514
 Property ID (QPID): 1774783
 Date of Inspection: 23rd August 2015
 Date of Report: 26th November 2015

Earthquake Commission
 Canterbury Field Office
 PO Box 34-027
 Fendalton
 Christchurch 8540

Property address: 5-53 Brockworth Place, Riccarton (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
 for the Property as a result of Increased Flooding
 Vulnerability (IFV) land damage is:

\$13,200

Valuation Assessment – Increased Flooding Vulnerability impacted the Property’s market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



J L RADOVONICH - B COM (VPM) SPINZ (ANZIV)

REGISTERED VALUER

DIRECTOR



Increased Flooding Vulnerability (IFV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011
Property ID (QPID)	1774780
Master claim number	CLM/2011/118286
Date	17 December 2015
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

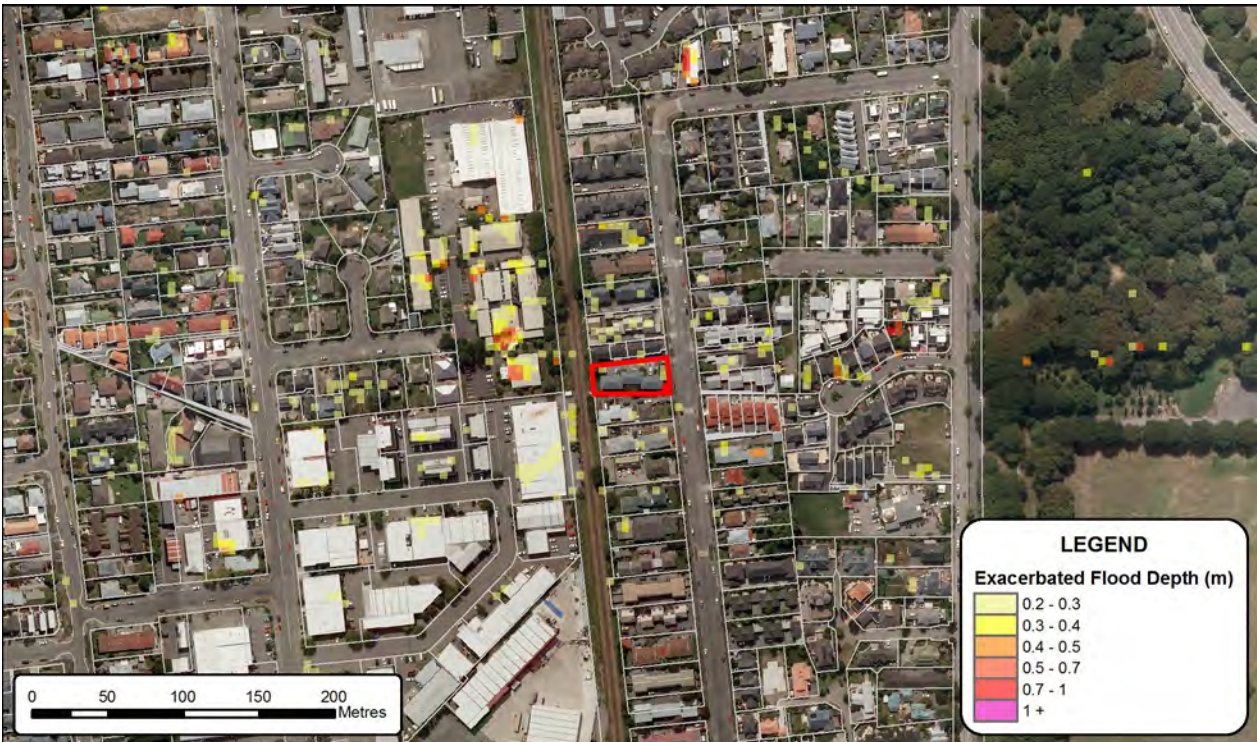
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

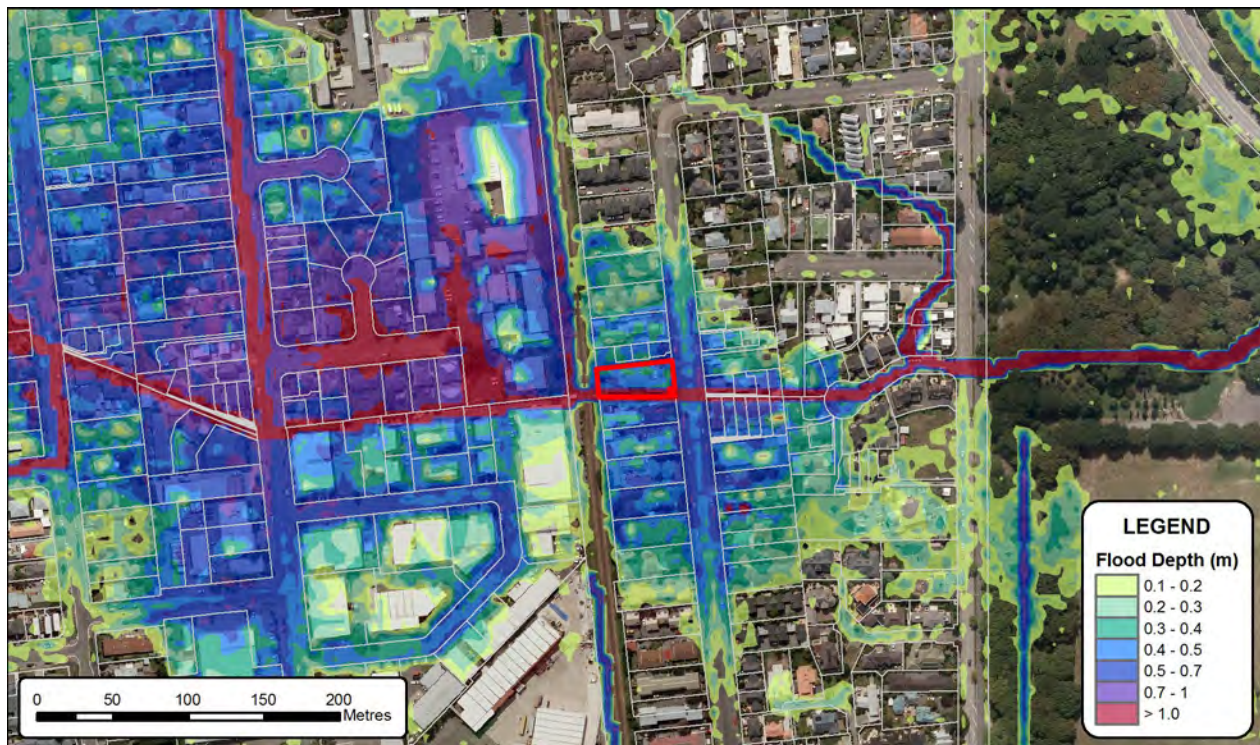
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

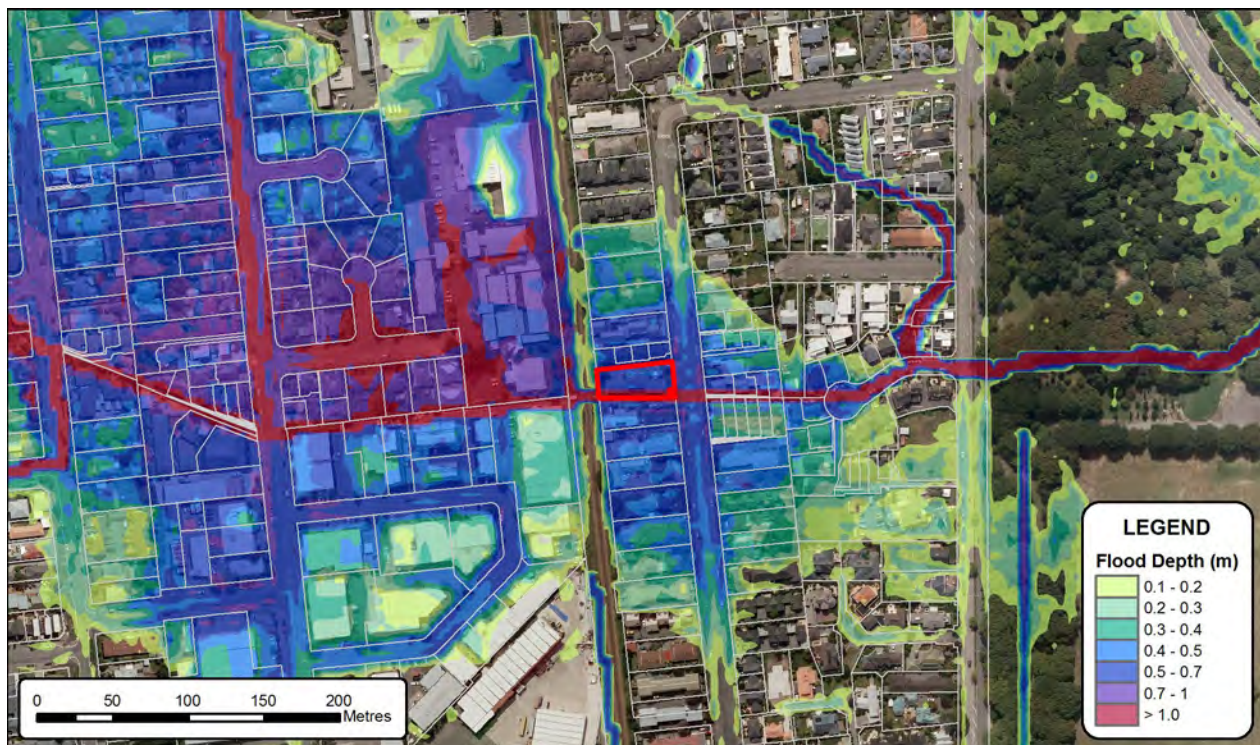
Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence



Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

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

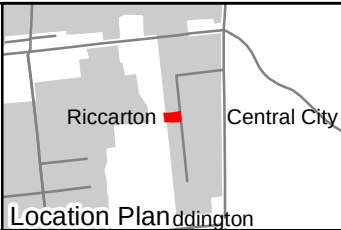
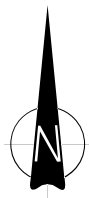
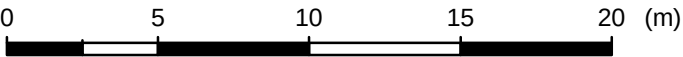
which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the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

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

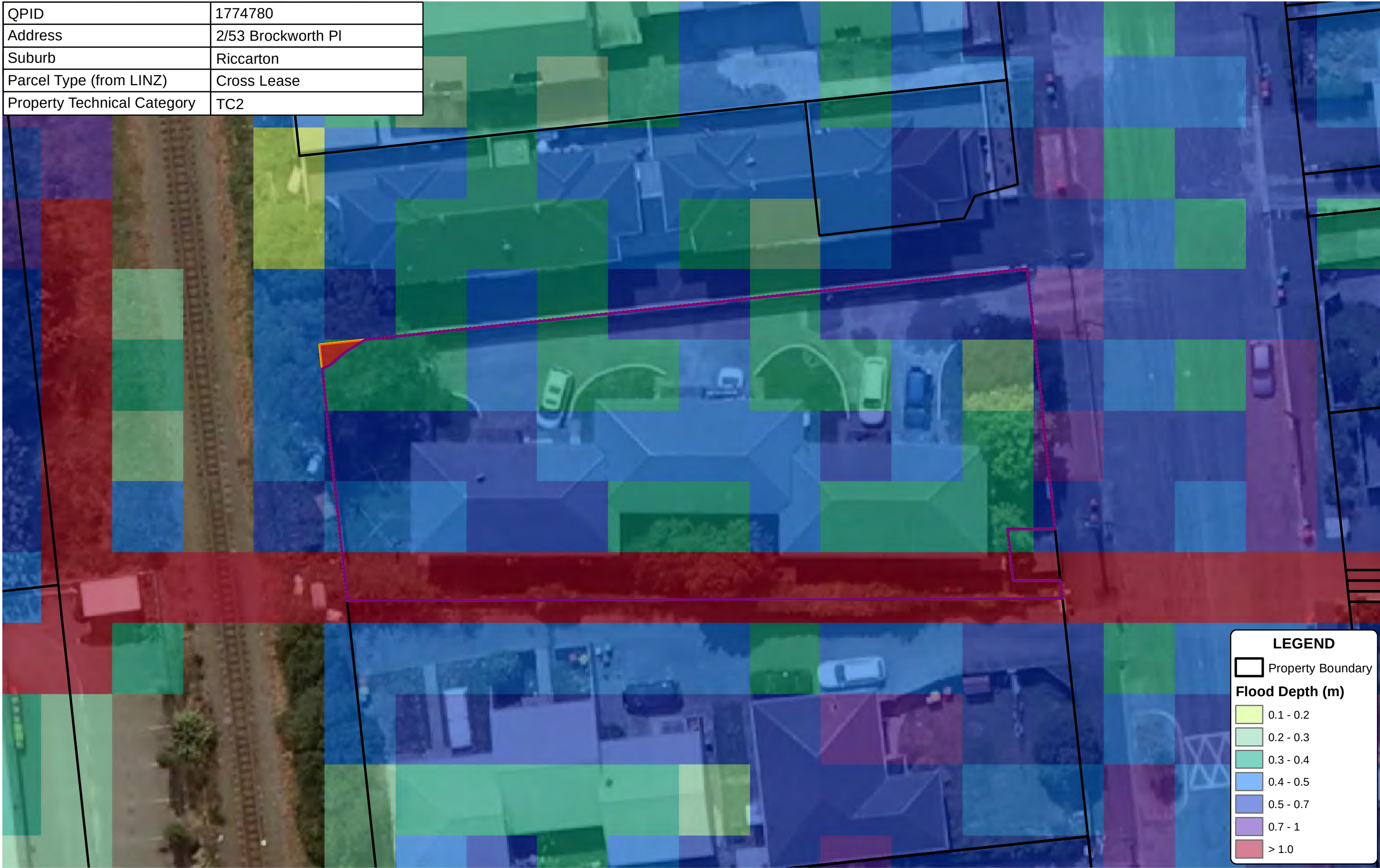


DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM053		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

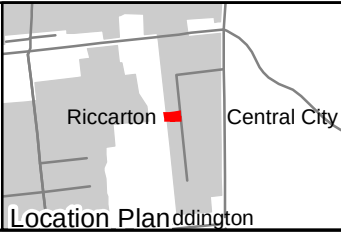
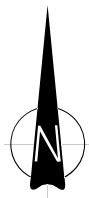
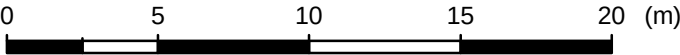
FIGURE No. Figure 1
Rev. 1

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFIELD 52010-150-FDM027		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 2

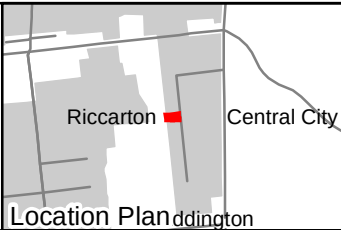
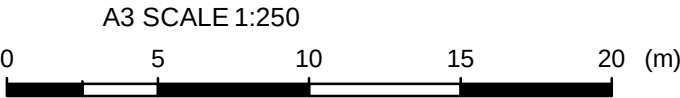
Rev. 1

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM029		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

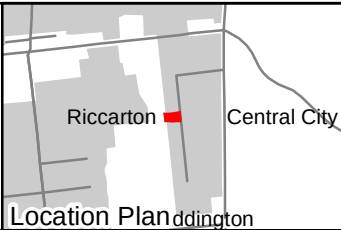
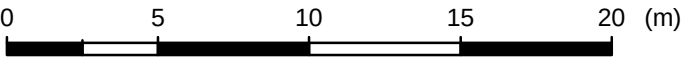
FIGURE No. Figure 3	Rev. 1
------------------------	-----------

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

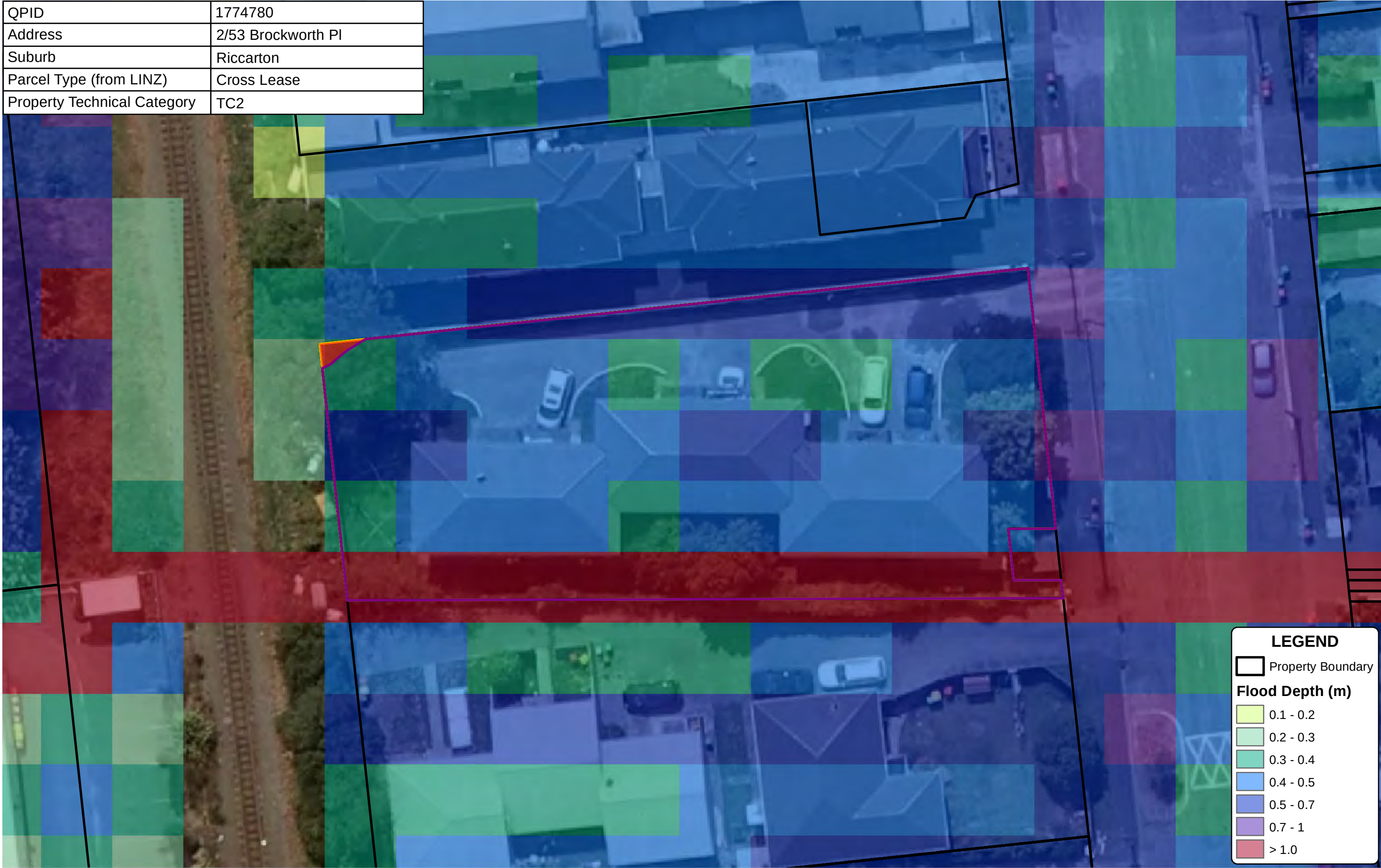


DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

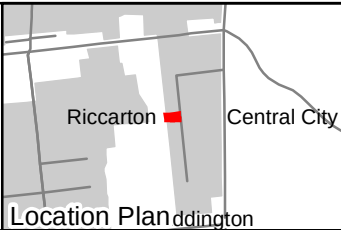
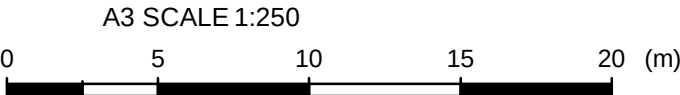
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No.	Figure 4	Rev.	1
------------	----------	------	---

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

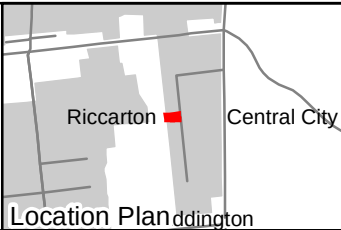
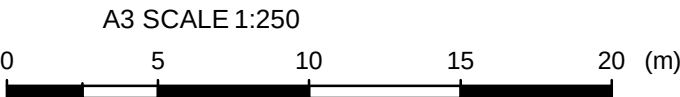
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Figure 5

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

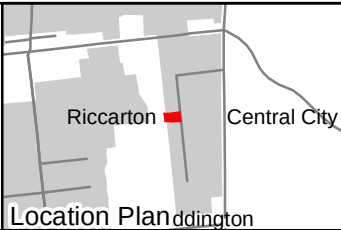
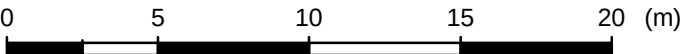
Figure 6

QPID	1774780
Address	2/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No.

Figure 7

Rev.

1

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-3511
Property Address	2-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)
Claim number	2011/118286
Valuation Reference	22105/15300B
QPID	1774780
Claimant	Elizabeth Todhunter

1

Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 -2)

(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010?. Y/N. If 'Y', est m2 or % area (optional).	Y						
Depth of Pre Sept 2010 quake flood (1%AEP) (m)		Y	0.3 - 0.7	0.3 - >1.0	0.3 - 0.7		
Depth of Post Dec 2011 flood (1% AEP) (m)		Y	0.4 - >1.0	0.4 - >1.0	0.4 - 0.7		
Exacerbated flood depth (1% AEP) (m)		N	0.1 - 0.2	0.1 - 0.3	0.1 - 0.2		
What is the change? What is obvious? (note all above are within the insured land)			Comment: Significant flooding pre quake with water entering the unit and worse, deeper flooding post quake.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	Y	Comment: In 2% event flooding pre quake and post quake. In 10% event pre quake very minimal flooding to common drive only, post quake water entering unit. Accordingly assess a change in frequency in 10% event.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	Y	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)

Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment: No
	Comment: Flooding pre quake with water entering the unit. Worse post quake. No frequency change in 2% event. Although marginal in 10% event we have assessed a change in frequency given flooding occurred to yard pre quake and post quake flooding sees water enter the unit.
Flood location code (Matrix Step 1)	
Flood depth code (Matrix Step 2)	
Frequency impact code (Matrix Step 3)	
Location code (Matrix Step 4)	

Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	5
Location code (Matrix Step 4)	1

Adjustment % 9.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$224,000	\$108,000	157	88

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area

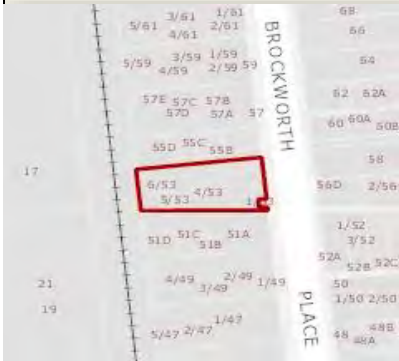
Exacerbated Flood Risk Valuation

Valuation Calculation sheet

2-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)

Sale Range (Gross) :	Minimum	\$182,000	Maximum	\$245,000	Median	\$207,000	Average	\$210,000	Net Sale \$ / RV (2007)	
RV Range (2007) :	Minimum	\$199,000	Maximum	\$229,000	Median	\$224,000	Average	\$219,800	-7%	
Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age
2/61 Brockworth Place	Riccarton	\$199,000	\$207,000	\$202,000	14-Aug-09	1.5%	lease	\$108,000	60	1970 - 1979
2/145B Clarence Street	Riccarton	\$218,000	\$201,000	\$196,000	3-Dec-09	-10.1%	lease	\$162,000	64	1970 - 1979
4/11 Peverel Street	Riccarton	\$224,000	\$215,000	\$210,000	29-Mar-09	-6.3%	lease	\$97,200	70	1970 - 1979
1/74 Picton Avenue	Riccarton	\$229,000	\$245,000	\$240,000	31-Mar-10	4.8%	lease	\$140,000	93	1970 - 1979
4/9 Maxwell Street	Riccarton	\$229,000	\$182,000	\$179,000	1-Mar-09	-21.8%	lease	\$121,000	70	1970 - 1979

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	157 sq m
Insured land area	157 sq m
Dwelling area	88 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach

Rating values	1/08/2007
CV	\$224,000
LV	\$108,000
VI	\$116,000
CV Index	0.93
LV Index	1.40
Est Sep 2010 CV (Actual land area)	\$208,000
Plus Est chattels	\$5,000
Est Sep 2010 CV	\$213,000
Factor for uninsured land	0.20
Less adjustment uninsured land	\$0

0 m2

Market Value - Pre Sep 2010 \$213,000

Method 2 - Dwelling Net Rate Approach

Area	Dwlg Net rate	Value
Dwelling 88	\$600	\$53,000
OB and OI (If not in Dwelling rate)		\$7,000
Total VI		\$60,000
Insured Land Value 157		\$160,000
Market Value - incl chattels		\$220,000

Comment if unusual OB /OI

Market Value - Pre Sep 2010 \$220,000

Method 3 - Gross Rate Approach

Area	Gross rate	Value
Dwelling 88	\$2,500	\$220,000

Market Value - Pre Sep 2010 \$220,000

Method 4 - Indexed Sale Approach

Sale Date	
Sale Price	
% Adjustment	#N/A
Time Adjustment	#N/A

Market Value - Pre Sep 2010 #N/A

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT	\$220,000	Manual Adjustment
Less Adjustment	9.00%	\$19,800	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE		\$200,200	
DOV 1		\$19,800	

13

14

Reviewed By	Martin Winder
Date of review	24 November 2015
Reviewers Comment: Agree with insured area of 157 sqm as T & T have not assessed. Agree with coding and comments. MW - agreed and final.	
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	2-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)	
Claim number	2011/118286	
Claimant	Elizabeth Todhunter	
QPID	1774780	
Valuation Reference	22105/15300B	
Minimum lot value	\$160,000	
Minimum Lot size	157	
Actual land area	157	
Insured land area	157	
Pre Quake Value Sep 2010 - Insured land	\$220,000	
EQC remedial costs (Including enabling works) if available		
EQC remedial costs (Excluding enabling works) if available		
Diminution of Value	\$19,800	

Project Reference: MVL4000-3511
 Property ID (QPID): 1774780
 Date of Inspection: 23rd August 2015
 Date of Report: 26th November 2015

Earthquake Commission
 Canterbury Field Office
 PO Box 34-027
 Fendalton
 Christchurch 8540

Property address: 2-53 Brockworth Place, Riccarton (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
 for the Property as a result of Increased Flooding
 Vulnerability (IFV) land damage is:

\$19,800

Valuation Assessment – Increased Flooding Vulnerability impacted the Property’s market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



J L RADOVONICH - B COM (VPM) SPINZ (ANZIV)

REGISTERED VALUER

DIRECTOR



Increased Flooding Vulnerability (IFV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011
Property ID (QPID)	1774782
Master claim number	CLM/2011/118286
Date	17 December 2015
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

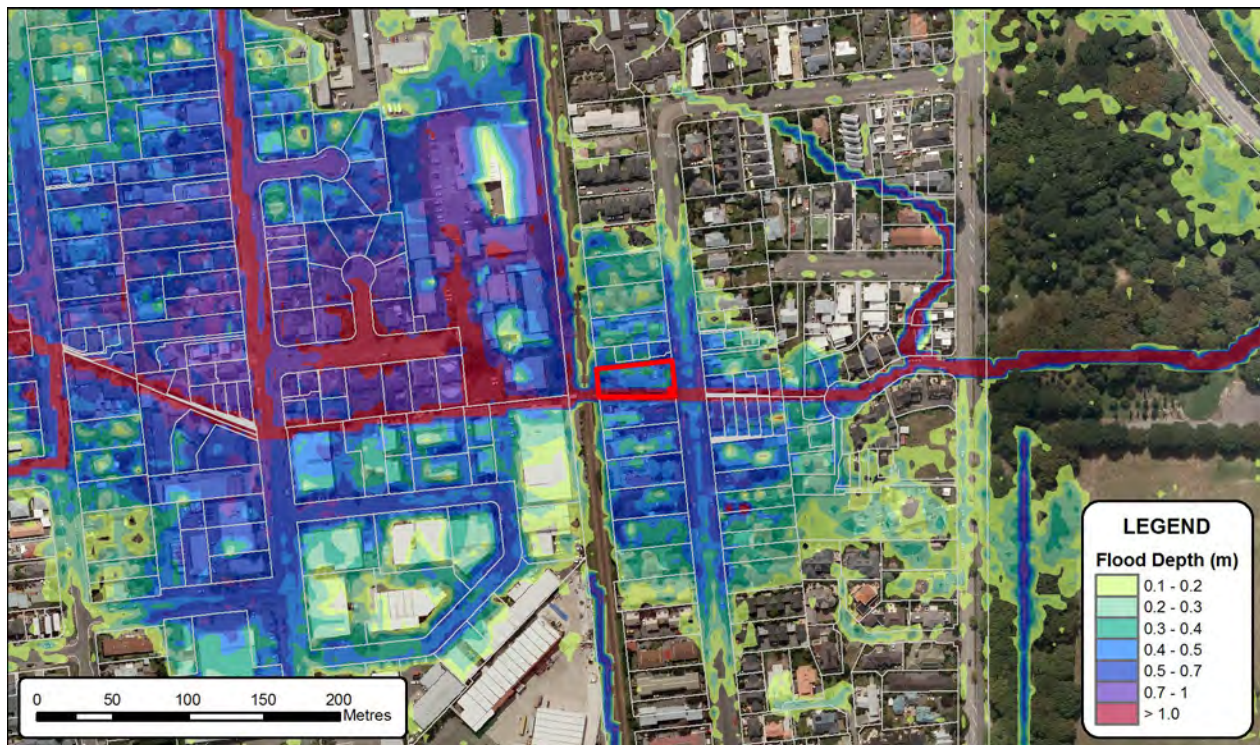
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

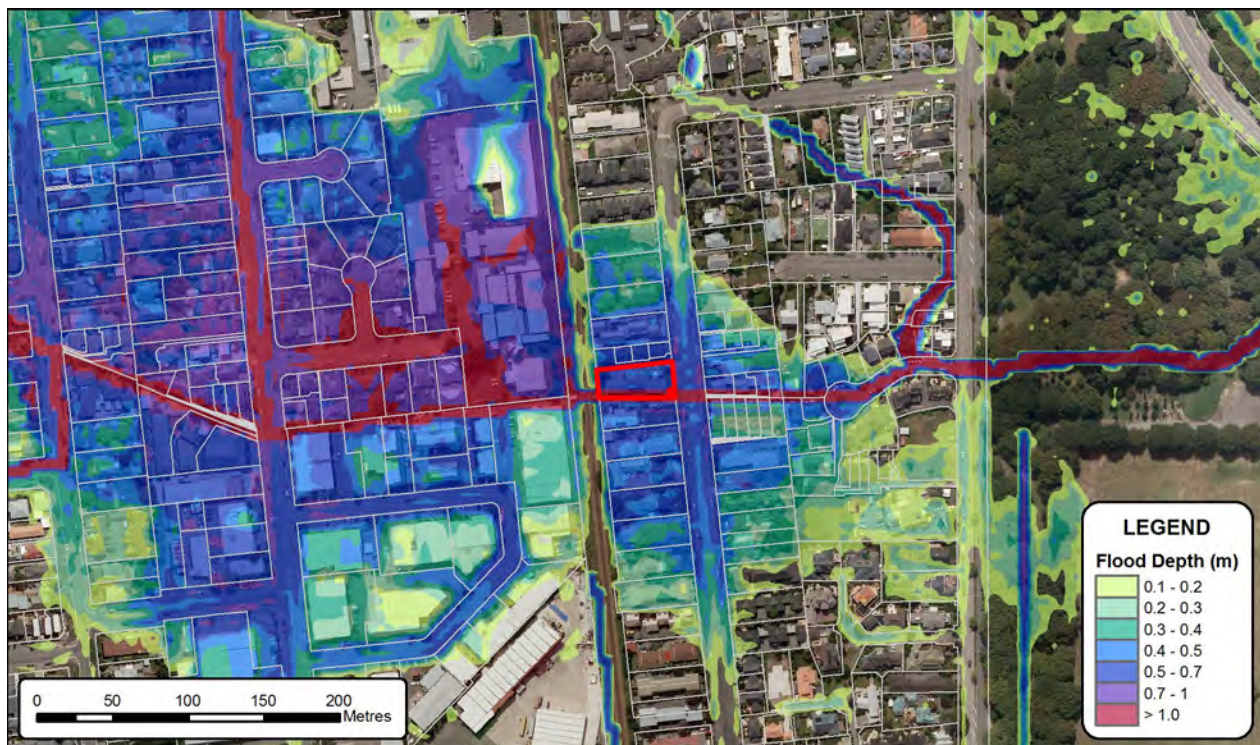
Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence



Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

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

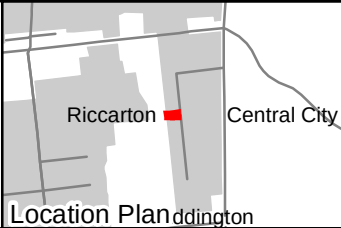
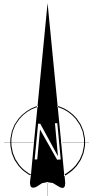
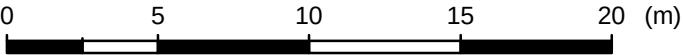
which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the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

QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

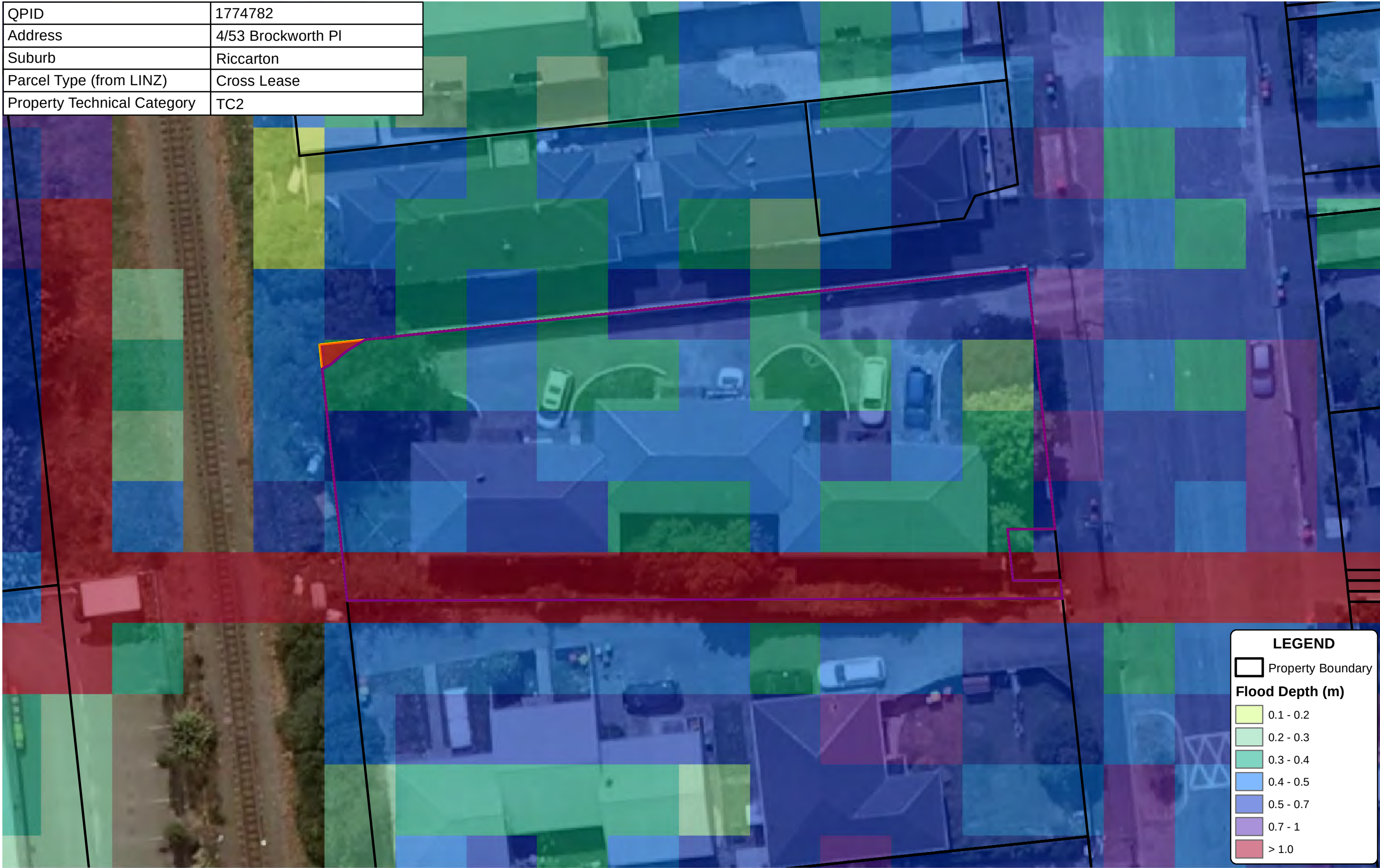


DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM053	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

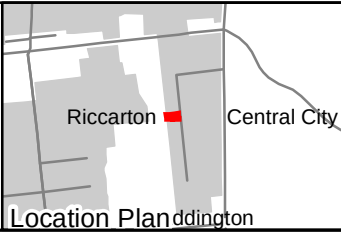
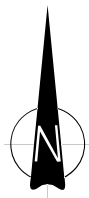
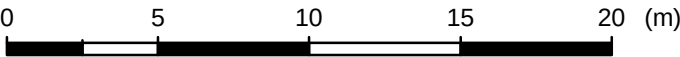
FIGURE No. **Figure 1** Rev. **1**

QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFIELD 52010-150-FDM027		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

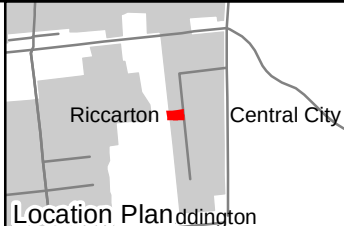
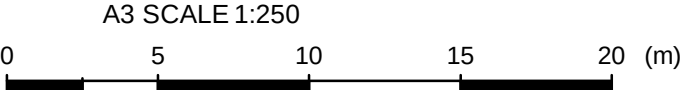
Figure 2

Rev. 1

QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM029	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Figure 3

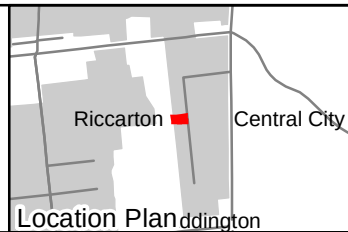
QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

0 5 10 15 20 (m)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

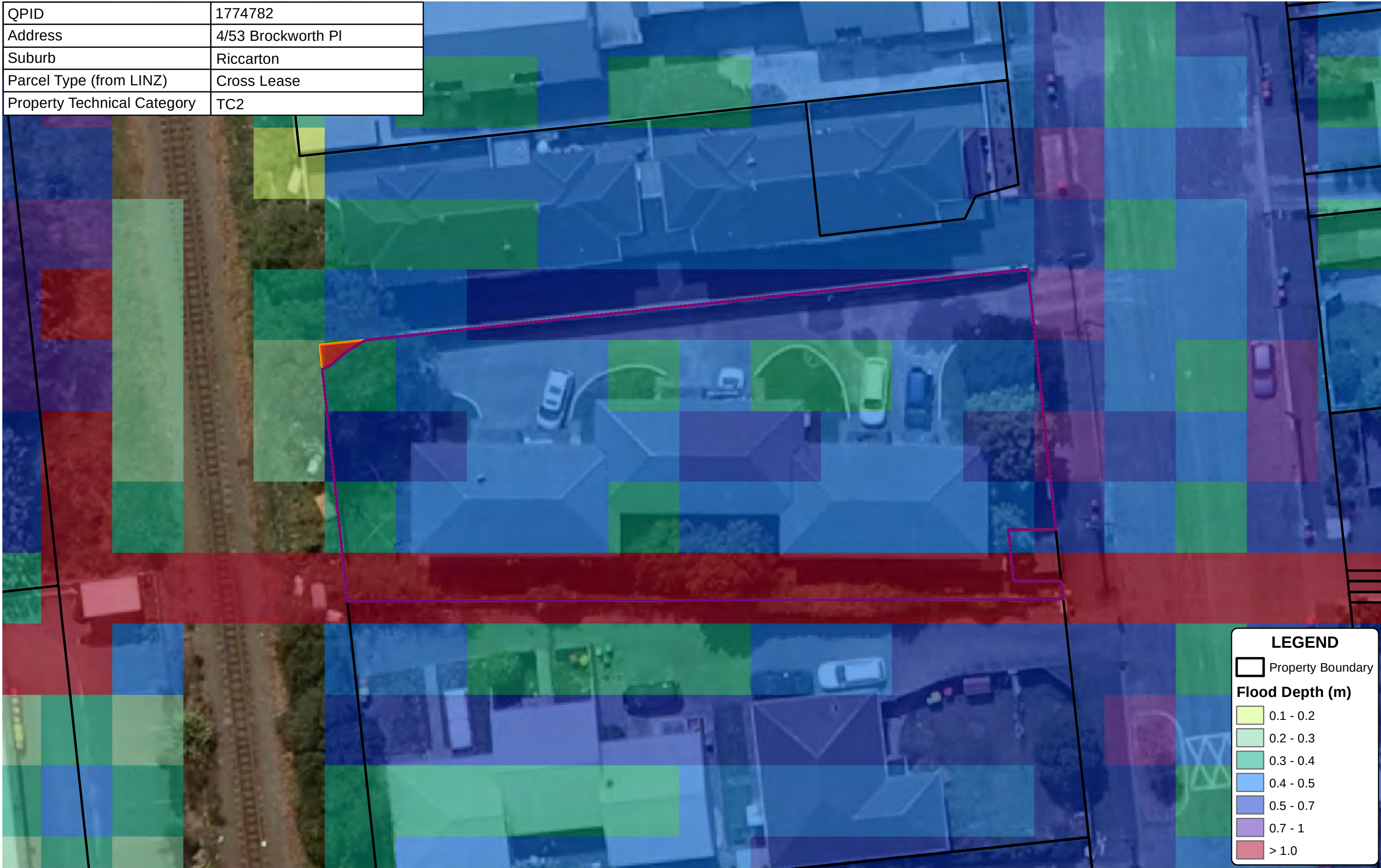
FIGURE No.

Figure 4

Rev.

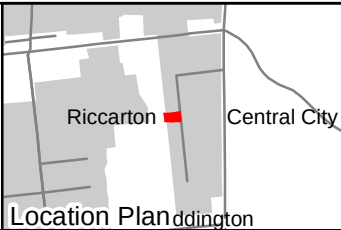
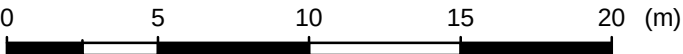
1

QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Figure 5

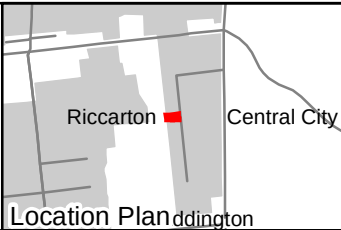
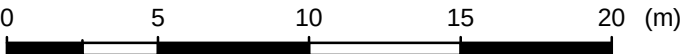
Rev. 1

QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

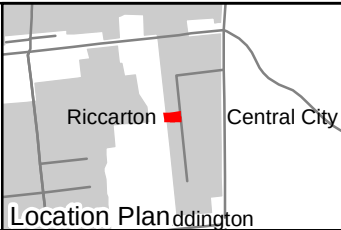
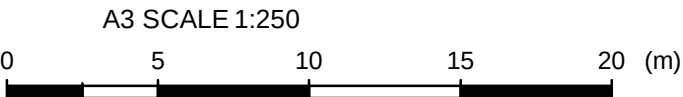
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 6

QPID	1774782
Address	4/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-3513
Property Address	4-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)
Claim number	2011/118286
Valuation Reference	22105/15300D
QPID	1774782
Claimant	Elizabeth Todhunter

1

Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 -2)

(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010? Y/N. If 'Y', est m2 or % area (optional).	Y						
Depth of Pre Sept 2010 quake flood (1%AEP) (m)		Y	0.2-0.7	0.3 - 0.7	0.3 - 0.5		
Depth of Post Dec 2011 flood (1% AEP) (m)		Y	0.4 - 1.0	0.4 - 1.0	0.4 - 0.7		
Exacerbated flood depth (1% AEP) (m)		N	0.1 - 0.4	0.1 - 0.4	0.1 - 0.2		
What is the change? What is obvious? (note all above are within the insured land)			Comment: Flooded pre quake with water entering the unit, worse post quake.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	Y	Comment: In 2% event flooding pre quake and post quake. In 10% event very minimal flooding to common drive only, post quake water entering unit. Accordingly assess a frequency change in 10% event.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	Y	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)

Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment: No
	Comment: Flooding pre quake with water entering the unit. Worse post quake. No frequency change in 2% event and although marginal in 10% event we have assessed a change given flooding occurred to yard pre quake and post quake flooding sees water enter the unit.
Flood location code (Matrix Step 1)	
Flood depth code (Matrix Step 2)	
Frequency impact code (Matrix Step 3)	
Location code (Matrix Step 4)	

Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	5
Location code (Matrix Step 4)	1

Adjustment % 9.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$218,000	\$108,000	157	88

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area

Exacerbated Flood Risk Valuation

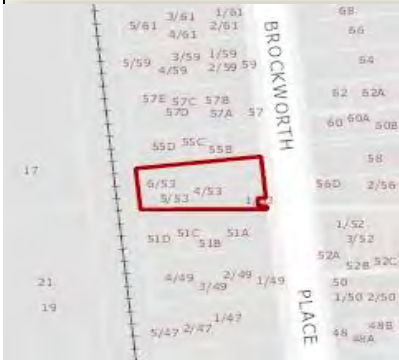
Valuation Calculation sheet

4-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)

Sale Range (Gross) :	Minimum	\$182,000	Maximum	\$245,000	Median	\$207,000	Average	\$210,000	Net Sale \$ / RV (2007)	
RV Range (2007) :	Minimum	\$199,000	Maximum	\$229,000	Median	\$224,000	Average	\$219,800	-7%	
Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age
2/61 Brockworth Place	Riccarton	\$199,000	\$207,000	\$202,000	14-Aug-09	1.5%	xlease	\$108,000	60	1970 - 1979
2/145B Clarence Street	Riccarton	\$218,000	\$201,000	\$196,000	3-Dec-09	-10.1%	xlease	\$162,000	64	1970 - 1979
4/11 Peverel Street	Riccarton	\$224,000	\$215,000	\$210,000	29-Mar-09	-6.3%	xlease	\$97,200	70	1970 - 1979
1/74 Picton Avenue	Riccarton	\$229,000	\$245,000	\$240,000	31-Mar-10	4.8%	xlease	\$140,000	93	1970 - 1979
4/9 Maxwell Street	Riccarton	\$229,000	\$182,000	\$179,000	1-Mar-09	-21.8%	xlease	\$121,000	70	1970 - 1979

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

												OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
												\$5,000	\$164,000	\$633	\$3,450
												\$10,000	\$160,000	\$484	\$3,141
												\$6,000	\$180,000	\$414	\$3,071
												\$10,000	\$180,000	\$591	\$2,634
												\$10,000	\$170,000	\$29	\$2,600
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	157 sq m
Insured land area	157 sq m
Dwelling area	88 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach

Rating values	1/08/2007
CV	\$218,000
LV	\$108,000
VI	\$110,000
CV Index	0.93
LV Index	1.40
Est Sep 2010 CV (Actual land area)	\$203,000
Plus Est chattels	\$5,000
Est Sep 2010 CV	\$208,000
Factor for uninsured land	0.20
Less adjustment uninsured land	\$0

0 m2

Market Value - Pre Sep 2010 \$208,000

Method 2 - Dwelling Net Rate Approach

Area	Dwg Net rate	Value
Dwelling 88	\$600	\$53,000
OB and OI (If not in Dwelling rate)		\$7,000
Total VI		\$60,000
Insured Land Value 157		\$160,000
Market Value - incl chattels		\$220,000

Comment if unusual OB /OI

Market Value - Pre Sep 2010 \$220,000

Method 3 - Gross Rate Approach

Area	Gross rate	Value
Dwelling 88	\$2,500	\$220,000

Market Value - Pre Sep 2010 \$220,000

Method 4 - Indexed Sale Approach

Sale Date	
Sale Price	
% Adjustment	#N/A
Time Adjustment	#N/A

Market Value - Pre Sep 2010 #N/A

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT	\$220,000	Manual Adjustment
Less Adjustment	9.00%	\$19,800	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE		\$200,200	
DOV 1		\$19,800	

13

14

Reviewed By	Martin Winder
Date of review	24 November 2015
Reviewers Comment: Insured area and actual area should be 157 sqm - T & T have not assessed. Agree with coding and comments. MW - agreed and final.	
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	4-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)	
Claim number	2011/118286	
Claimant	Elizabeth Todhunter	
QPID	1774782	
Valuation Reference	22105/15300D	
Minimum lot value	\$160,000	
Minimum Lot size	157	
Actual land area	157	
Insured land area	157	
Pre Quake Value Sep 2010 - Insured land	\$220,000	
EQC remedial costs (Including enabling works) if available		
EQC remedial costs (Excluding enabling works) if available		
Diminution of Value	\$19,800	

Project Reference: MVL4000-3513
 Property ID (QPID): 1774782
 Date of Inspection: 23rd August 2015
 Date of Report: 26th November 2015

Earthquake Commission
 Canterbury Field Office
 PO Box 34-027
 Fendalton
 Christchurch 8540

Property address: 4-53 Brockworth Place, Riccarton (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
 for the Property as a result of Increased Flooding
 Vulnerability (IFV) land damage is:

\$19,800

Valuation Assessment – Increased Flooding Vulnerability impacted the Property’s market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



J L RADOVONICH - B COM (VPM) SPINZ (ANZIV)

REGISTERED VALUER

DIRECTOR



Increased Flooding Vulnerability (IFV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011
Property ID (QPID)	1774784
Master claim number	CLM/2011/118286
Date	17 December 2015
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

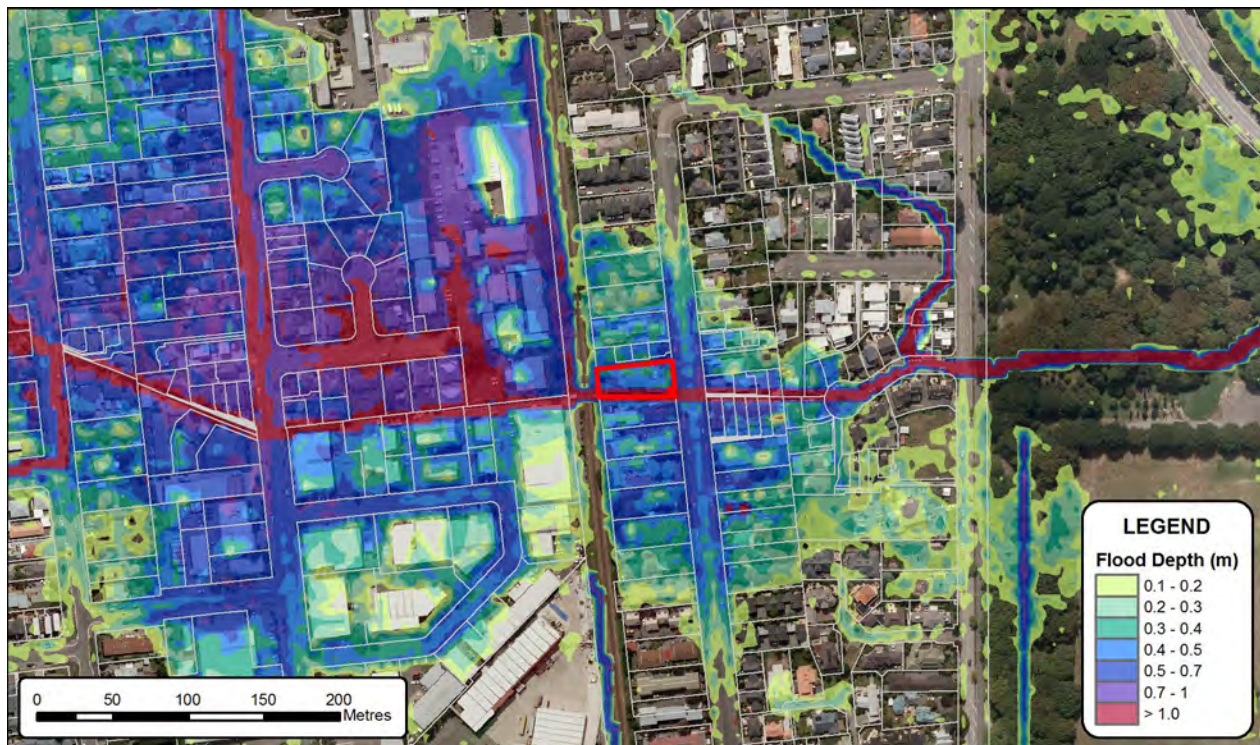
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence



Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

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

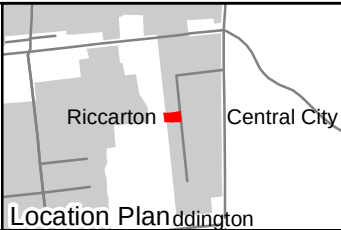
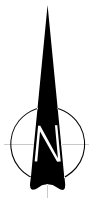
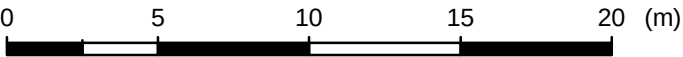
which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the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

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

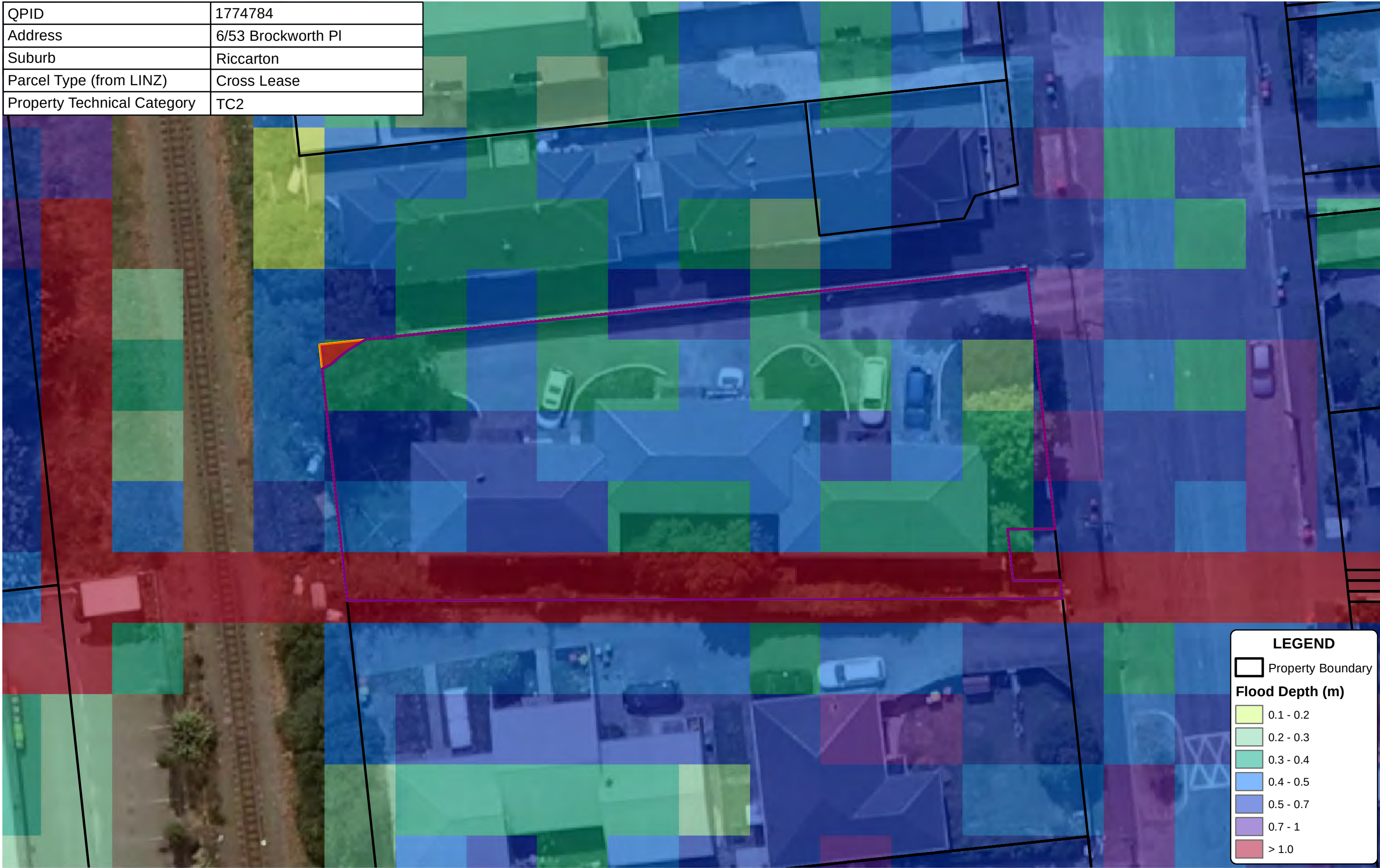


DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM053		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

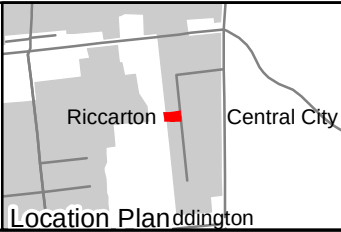
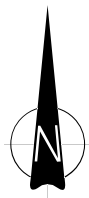
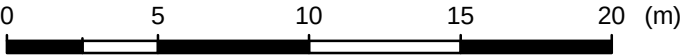
FIGURE No. Figure 1	Rev. 1
------------------------	-----------

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFIELD 52010-150-FDM027		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 2

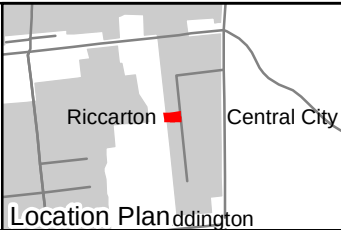
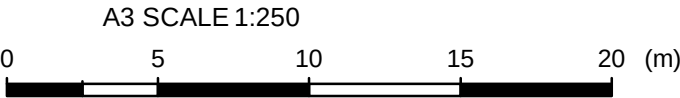
Rev. 1

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM029		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

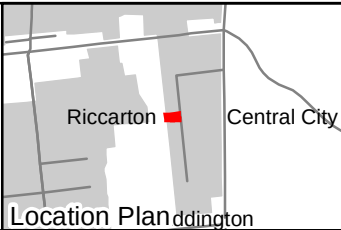
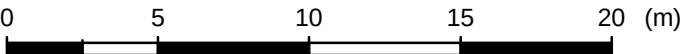
FIGURE No. Figure 3	Rev. 1
------------------------	-----------

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

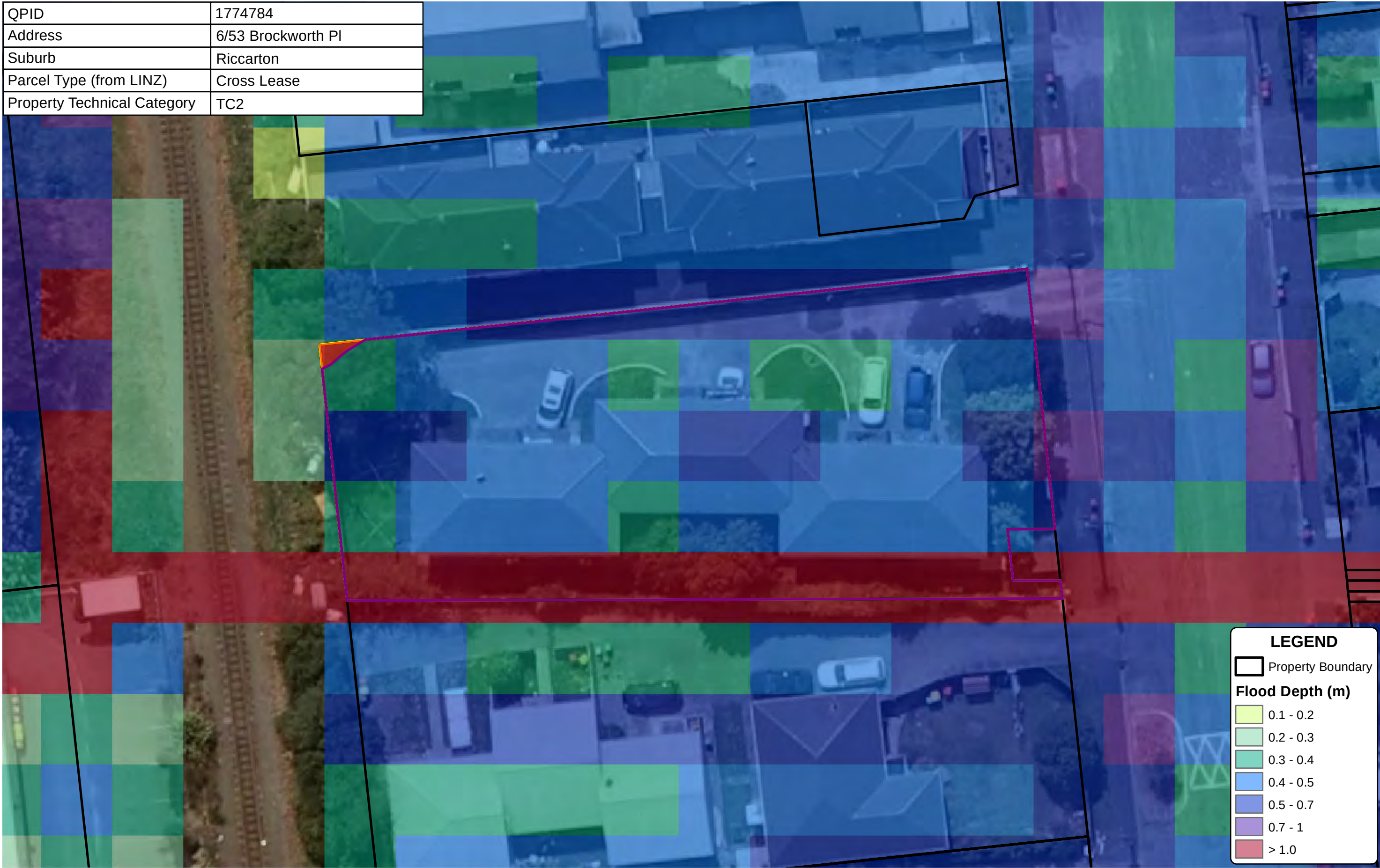


DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

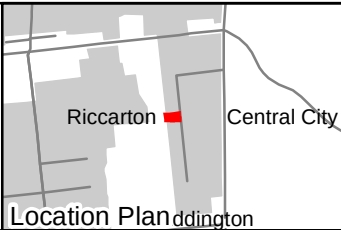
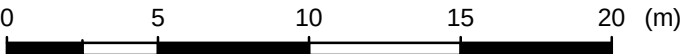
FIGURE No.	Figure 4	Rev.	1
------------	----------	------	---

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Figure 5

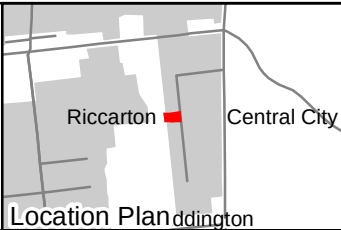
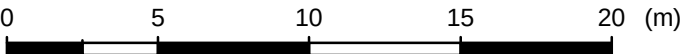
Rev. 1

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

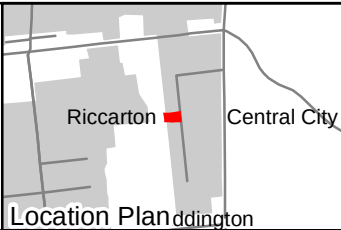
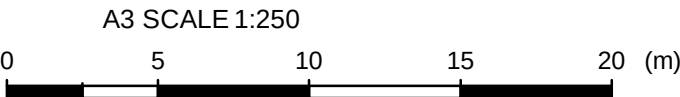
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 6

QPID	1774784
Address	6/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-3515
Property Address	6-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)
Claim number	2011/118286
Valuation Reference	22105/15300F
QPID	1774784
Claimant	Elizabeth Todhunter

1

Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 -2)

(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010?. Y/N. If 'Y', est m2 or % area (optional).	Y						
Depth of Pre Sept 2010 quake flood (1%AEP) (m)		Y	0.3 - 0.7	0.3 - 0.7	0.4 - 0.7		
Depth of Post Dec 2011 flood (1% AEP) (m)		Y	0.4 - 1.0	0.5 - 0.7	0.5 - 0.7		
Exacerbated flood depth (1% AEP) (m)		N	0.1 - 0.4	0.1 - 0.3	0.1 - 0.2		
What is the change? What is obvious? (note all above are within the insured land)			Comment: Flooded pre quake with water entering the dwelling, worse post quake.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	N	Comment: No Frequency change.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)

Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment: N
	Comment: Flooded pre quake, floods worse post quake. No frequency change.

Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	0
Location code (Matrix Step 4)	1

Adjustment % 6.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$224,000	\$121,000	203	88

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area

Valuer	John Radovonich FBV Ltd
Date Allocated	7 August 2015
Date Insp	23 August 2015
EQC Mud map (Y/N)	Y

2

EQC repair costs Y/N	N
----------------------	---

Actual land area (See note 1)	203
Affected land area	
Insured land area (See note 2)	203
Minimum lot size	203
Flood map (Overland / River)	0
Floor height	200

4

Exacerbated Flood Risk Valuation

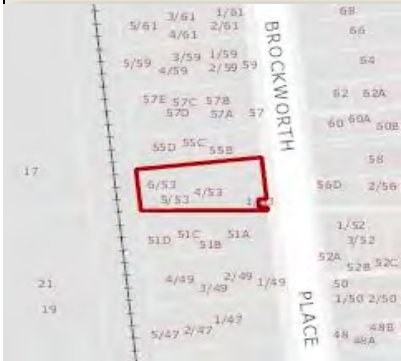
Valuation Calculation sheet

6-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)

Sale Range (Gross) :	Minimum	\$182,000	Maximum	\$245,000	Median	\$207,000	Average	\$210,000	Net Sale \$ / RV (2007)	
RV Range (2007) :	Minimum	\$199,000	Maximum	\$229,000	Median	\$224,000	Average	\$219,800	-7%	
Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age
2/61 Brockworth Place	Riccarton	\$199,000	\$207,000	\$202,000	14-Aug-09	1.5%	xlease	\$108,000	60	1970 - 1979
2/145B Clarence Street	Riccarton	\$218,000	\$201,000	\$196,000	3-Dec-09	-10.1%	xlease	\$162,000	64	1970 - 1979
4/11 Peverel Street	Riccarton	\$224,000	\$215,000	\$210,000	29-Mar-09	-6.3%	xlease	\$97,200	70	1970 - 1979
1/74 Picton Avenue	Riccarton	\$229,000	\$245,000	\$240,000	31-Mar-10	4.8%	xlease	\$140,000	93	1970 - 1979
4/9 Maxwell Street	Riccarton	\$229,000	\$182,000	\$179,000	1-Mar-09	-21.8%	xlease	\$121,000	70	1970 - 1979

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
\$5,000	\$164,000	\$633	\$3,450
\$10,000	\$160,000	\$484	\$3,141
\$6,000	\$180,000	\$414	\$3,071
\$10,000	\$180,000	\$591	\$2,634
\$10,000	\$170,000	\$29	\$2,600
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!
		#DIV/0!	#DIV/0!



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	203 sq m
Insured land area	203 sq m
Dwelling area	88 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach

Rating values	1/08/2007
CV	\$224,000
LV	\$121,000
VI	\$103,000

CV Index	0.93
LV Index	1.40
Est Sep 2010 CV (Actual land area)	\$208,000
Plus Est chattels	\$5,000
Est Sep 2010 CV	\$213,000
Factor for uninsured land	0.20
Less adjustment uninsured land	\$0

Market Value - Pre Sep 2010 \$213,000

Method 2 - Dwelling Net Rate Approach

Area	Dwlg Net rate	Value
Dwelling	88	\$550
OB and OI (If not in Dwelling rate)		\$7,000
Total VI		\$55,000
Insured Land Value	203	\$176,000
Market Value - incl chattels		\$231,000

Comment if unusual OB /OI

Market Value - Pre Sep 2010 \$231,000

Method 3 - Gross Rate Approach

Area	Gross rate	Value
Dwelling	88	\$2,600
		\$229,000

Market Value - Pre Sep 2010 \$229,000

Method 4 - Indexed Sale Approach

Sale Date	Sale Price	% Adjustment	Time Adjustment
		#N/A	#N/A

Market Value - Pre Sep 2010 #N/A

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT	\$230,000	Manual Adjustment
Less Adjustment	6.00%	\$13,800	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE		\$216,200	
DOV 1		\$13,800	

Reviewed By	Ken Blucher
Date of review	3 November 2015
Reviewers Comment:	Agree with valuers coding.
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	6-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)	
Claim number	2011/118286	
Claimant	Elizabeth Todhunter	
QPID	1774784	
Valuation Reference	22105/15300F	
Minimum lot value	\$176,000	
Minimum Lot size	203	
Actual land area	203	
Insured land area	203	
Pre Quake Value Sep 2010 - Insured land	\$230,000	
EQC remedial costs (Including enabling works) if available		
EQC remedial costs (Excluding enabling works) if available		
Diminution of Value	\$13,800	

Project Reference: MVL4000-3515
 Property ID (QPID): 1774784
 Date of Inspection: 23rd August 2015
 Date of Report: 20th November 2015

Earthquake Commission
 Canterbury Field Office
 PO Box 34-027
 Fendalton
 Christchurch 8540

Property address: 6-53 Brockworth Place, Riccarton (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
 for the Property as a result of Increased Flooding
 Vulnerability (IFV) land damage is:

\$13,800

Valuation Assessment – Increased Flooding Vulnerability impacted the Property’s market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



J L RADOVONICH - B COM (VPM) SPINZ (ANZIV)

REGISTERED VALUER

DIRECTOR



Increased Flooding Vulnerability (IFV) Engineering Assessment



Exceptional thinking together

www.tonkintaylor.co.nz

Property details

Property address	1-6/53 BROCKWORTH PLACE, RICCARTON, CHRISTCHURCH 8011
Property ID (QPID)	1774781
Master claim number	CLM/2011/118286
Date	17 December 2015
Claim issue number	1

Engineering assessment

This engineering assessment identifies that the Property	DOES have potential IFV land damage
--	-------------------------------------

Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that

some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment

- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	

Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

Flood modelling results

The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence.

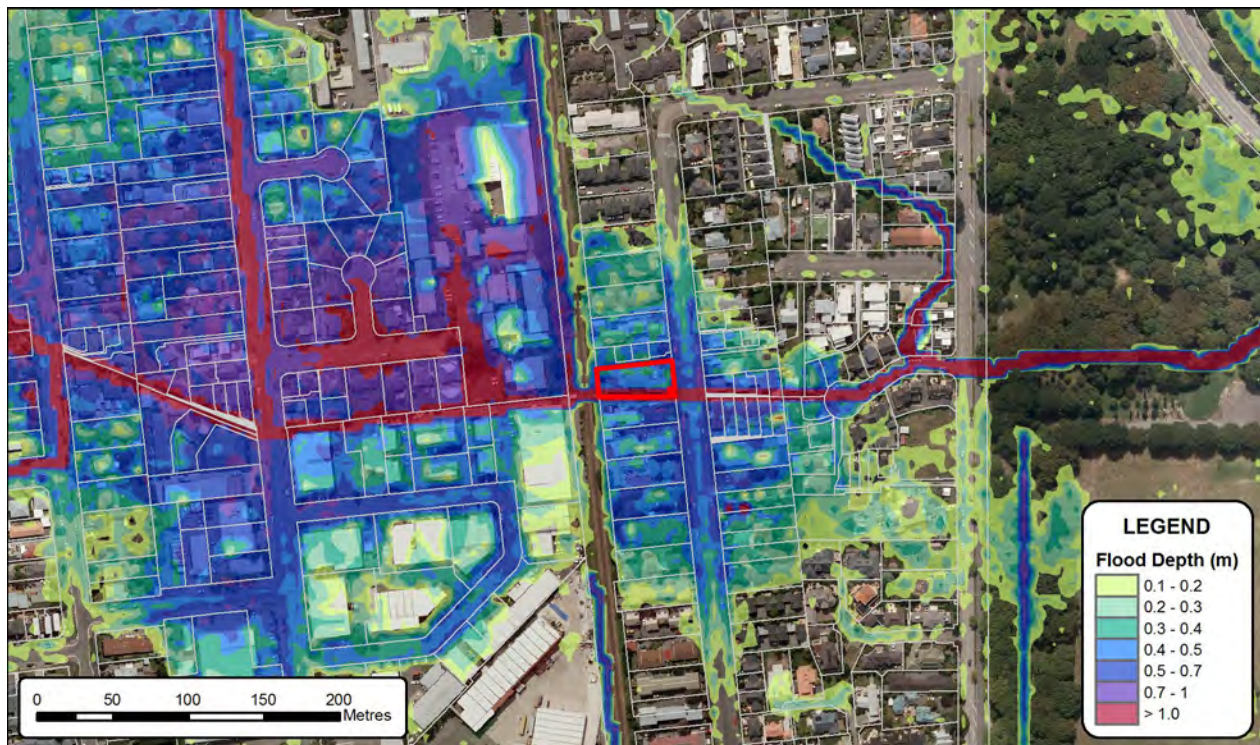
This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

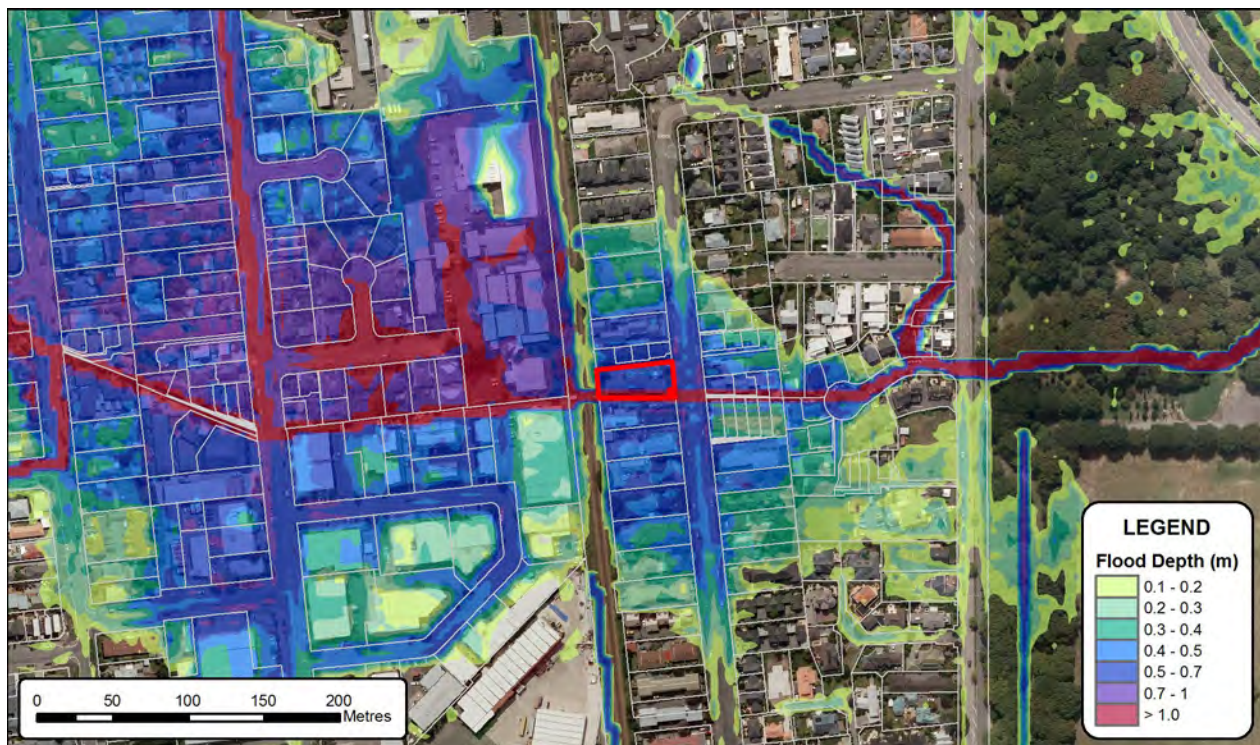
Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence.



Map 1: Exacerbated flood depth 1 in 100 year flood event



Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence



Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface

from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

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

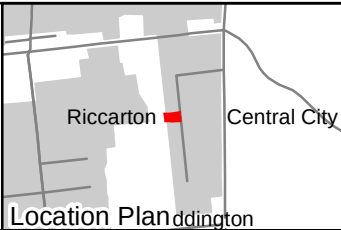
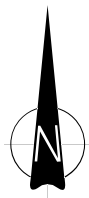
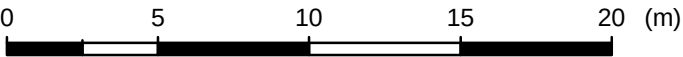
which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the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

QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

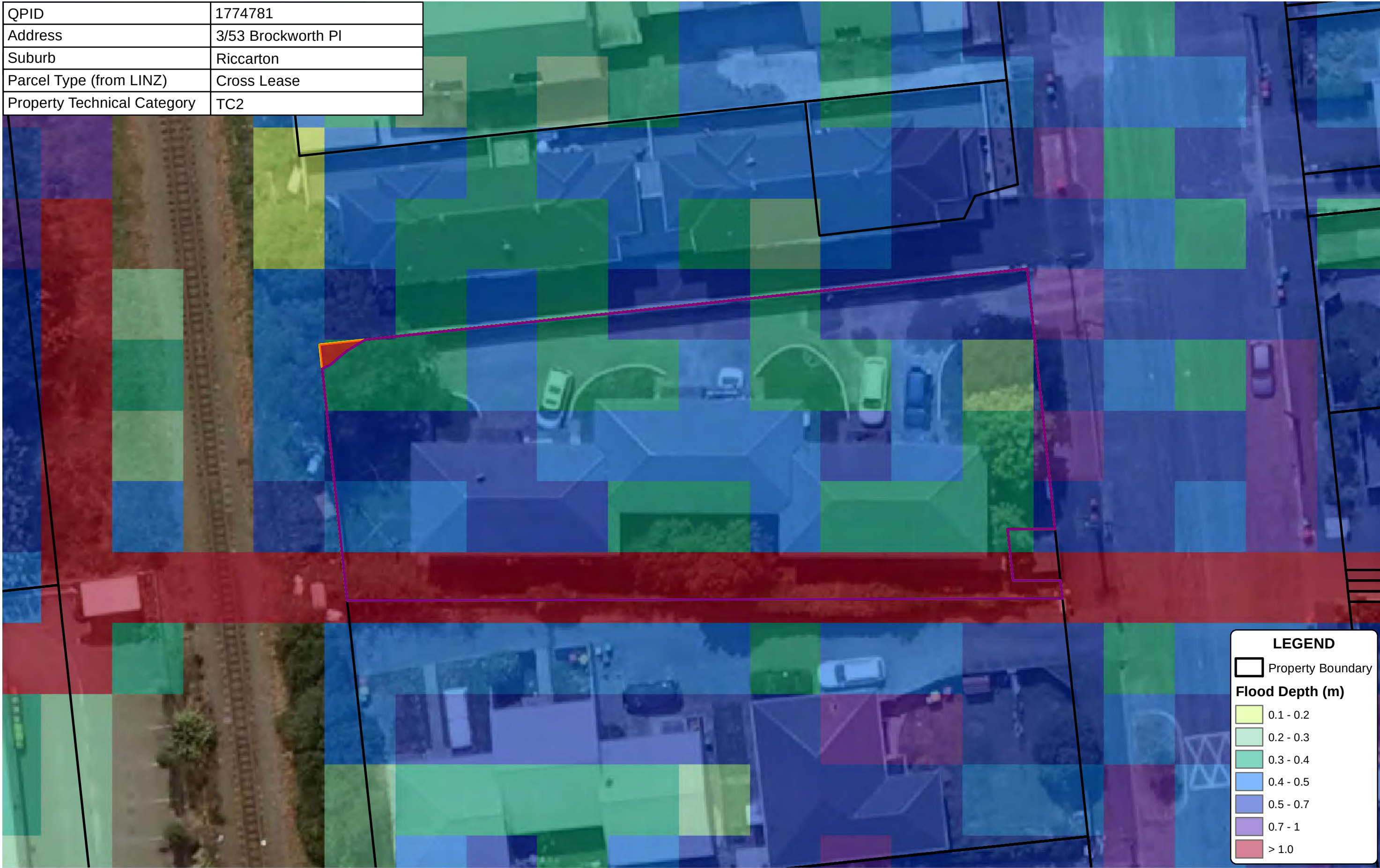


DRAWN	DAP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM053	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

FIGURE No.	Figure 1	Rev.	1
------------	----------	------	---

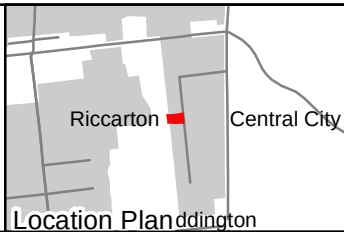
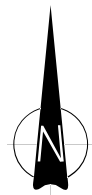
QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250

0 5 10 15 20 (m)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM027		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

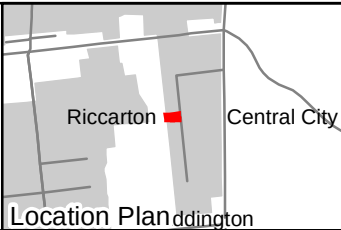
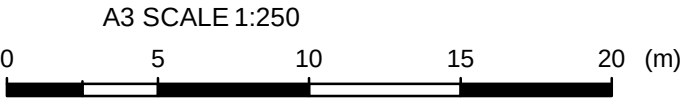
FIGURE No. Figure 2	Rev. 1
------------------------	-----------

QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



LEGEND	
	Property Boundary
Flood Depth (m)	
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
	> 1.0

Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE 52010-150-FDM029		
SCALE (AT A3 SIZE) 1:250		
Prepared by Tonkin & Taylor Ltd Ref 52010-150		

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

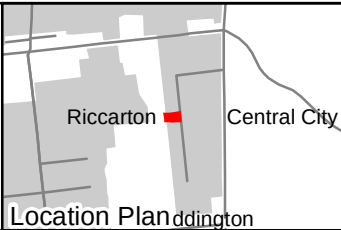
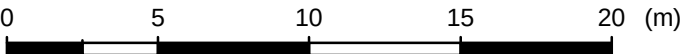
FIGURE No. Figure 3	Rev. 1
------------------------	-----------

QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



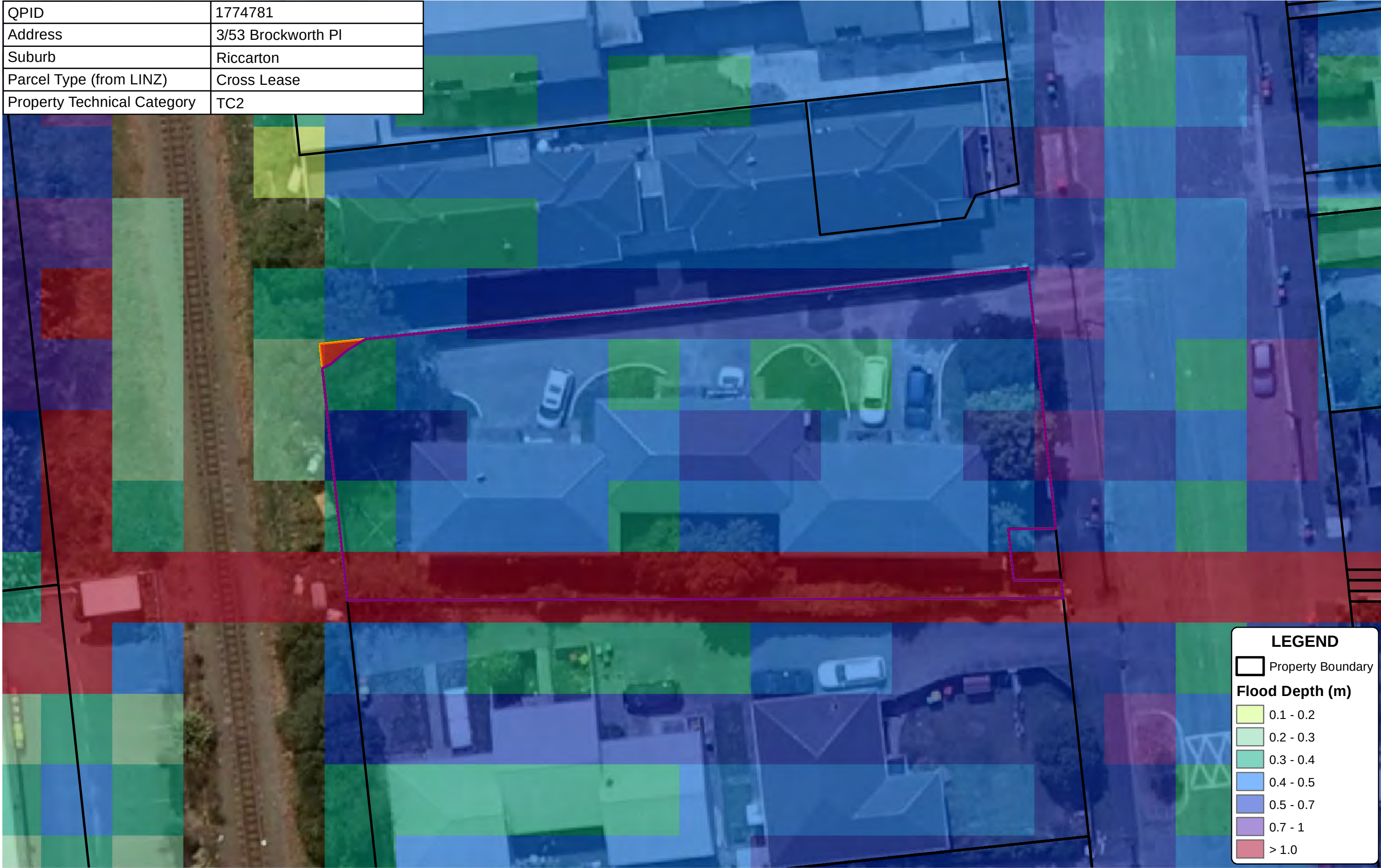
DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM032	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

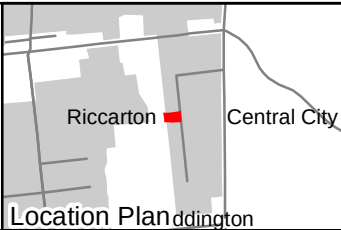
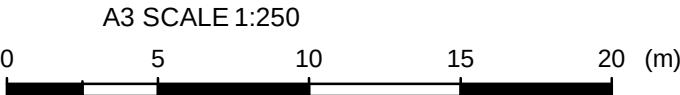
Figure 4

Rev. 1

QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM036	
SCALE (AT A3 SIZE)	1:250	
Prepared by	Tonkin & Taylor Ltd	
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

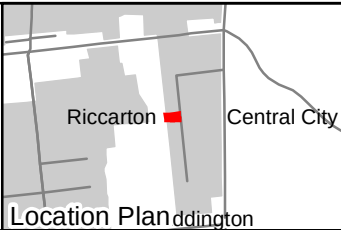
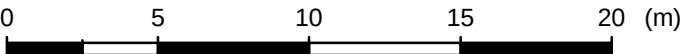
Figure 5

QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM038	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd	Ref 52010-150	

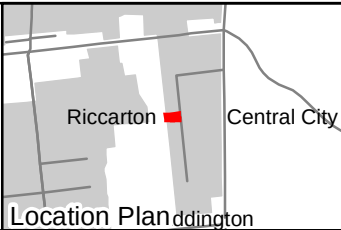
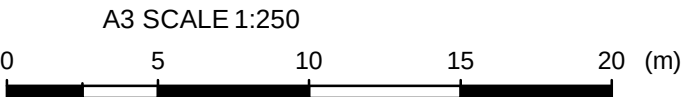
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 6

QPID	1774781
Address	3/53 Brockworth Pl
Suburb	Riccarton
Parcel Type (from LINZ)	Cross Lease
Property Technical Category	TC2



Notes: Road Database, Suburbs and Coastline licensed under Creative Commons Attribution 3.0 New Zealand and sourced from LINZ. Crown Copyright Reserved. Aerials supplied by NZAM (Date of Photo: Feb 2011)



DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15
ARCFILE	52010-150-FDM034	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No.	Figure 7	Rev.	1
------------	----------	------	---

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-3512
Property Address	3-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)
Claim number	2011/118286
Valuation Reference	22105/15300C
QPID	1774781
Claimant	Elizabeth Todhunter

1

Summary of data provided (maps)

3

	Y/N
1% AEP Pre Sept 2010 flood map 1:250 scale	Y
1% AEP Post Dec 2011 flood map 1:250 scale	Y
1% AEP exacerbated flood map 1:250 scale	Y
2% AEP Pre Sept 2010 flood map 1:250 scale	Y
2% AEP Post Dec 2011 flood map 1:250 scale	Y
10% AEP Pre Sept 2010 flood map 1:250 scale	Y
10% AEP Post Dec 2011 flood map 1:250 scale	Y

Interpretation (Steps 1 -2)

(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010?. Y/N. If 'Y', est m2 or % area (optional).	Y						
Depth of Pre Sept 2010 quake flood (1%AEP) (m)		Y	0.3 - 0.7	0.3 - 0.7	0.3 - 0.5		
Depth of Post Dec 2011 flood (1% AEP) (m)		Y	0.4 - 1.0	0.4 - 0.7	0.4 - 0.7		
Exacerbated flood depth (1% AEP) (m)		N	0.1 - 0.4	0.1 - 0.4	0.1 - 0.2		
What is the change? What is obvious? (note all above are within the insured land)			Comment: Flooded pre quake including water into the unit, worse post quake.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	Y	Comment: In 2% event flooding pre quake and post quake. In 10% event pre quake very minimal flooding to common drive only, post quake water entering unit. Accordingly assess a change in 10% event.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	N	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	Y	

Does the property qualify for IFV? Y/N

7

Y	Comment if No -(reason why no)

Changes to improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment: No
	Comment: Flooding pre quake with water entering the unit. Worse post quake. No frequency change in 2% event and although marginal in 10% event we have assessed a change given flooding occurred to yard pre quake and post quake flooding sees water enter the unit.
Flood location code (Matrix Step 1)	
Flood depth code (Matrix Step 2)	
Frequency impact code (Matrix Step 3)	
Location code (Matrix Step 4)	

Flood Codes

9

Flood location code (Matrix Step 1)	5
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	5
Location code (Matrix Step 4)	1

Adjustment % 9.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$218,000	\$108,000	157	88

Note 1. For cross lease properties, estimated exclusive use area only

Note 2. For cross lease properties, Deduct any uninsured area within the exclusive use area from actual land area

Exacerbated Flood Risk Valuation

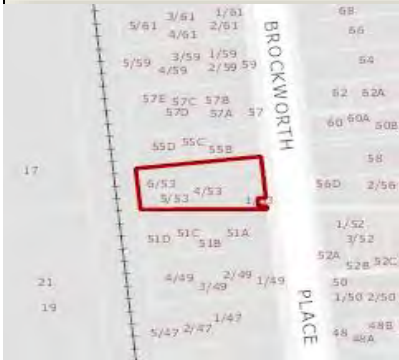
Valuation Calculation sheet

3-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)

Sale Range (Gross) :	Minimum	\$182,000	Maximum	\$245,000	Median	\$207,000	Average	\$210,000	Net Sale \$ / RV (2007)	
RV Range (2007) :	Minimum	\$199,000	Maximum	\$229,000	Median	\$224,000	Average	\$219,800	-7%	
Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age
2/61 Brockworth Place	Riccarton	\$199,000	\$207,000	\$202,000	14-Aug-09	1.5%	xlease	\$108,000	60	1970 - 1979
2/145B Clarence Street	Riccarton	\$218,000	\$201,000	\$196,000	3-Dec-09	-10.1%	xlease	\$162,000	64	1970 - 1979
4/11 Peverel Street	Riccarton	\$224,000	\$215,000	\$210,000	29-Mar-09	-6.3%	xlease	\$97,200	70	1970 - 1979
1/74 Picton Avenue	Riccarton	\$229,000	\$245,000	\$240,000	31-Mar-10	4.8%	xlease	\$140,000	93	1970 - 1979
4/9 Maxwell Street	Riccarton	\$229,000	\$182,000	\$179,000	1-Mar-09	-21.8%	xlease	\$121,000	70	1970 - 1979

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

												OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
												\$5,000	\$164,000	\$633	\$3,450
												\$10,000	\$160,000	\$484	\$3,141
												\$6,000	\$180,000	\$414	\$3,071
												\$10,000	\$180,000	\$591	\$2,634
												\$10,000	\$170,000	\$29	\$2,600
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!
														#DIV/0!	#DIV/0!



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	157 sq m
Insured land area	157 sq m
Dwelling area	88 sq m

Effective Date 3/09/2010

Method 1 - Indexed RV Approach

Rating values	1/08/2007
CV	\$218,000
LV	\$108,000
VI	\$110,000
CV Index	0.93
LV Index	1.40
Est Sep 2010 CV (Actual land area)	\$203,000
Plus Est chattels	\$5,000
Est Sep 2010 CV	\$208,000
Factor for uninsured land	
Less adjustment uninsured land	\$0

Market Value - Pre Sep 2010 \$208,000

Method 2 - Dwelling Net Rate Approach

Area	Dwg Net rate	Value
Dwelling 88	\$600	\$53,000
OB and OI (If not in Dwelling rate)		\$7,000
Total VI		\$60,000
Insured Land Value 157		\$160,000
Market Value - incl chattels		\$220,000

Comment if unusual OB /OI

Market Value - Pre Sep 2010 \$220,000

Method 3 - Gross Rate Approach

Area	Gross rate	Value
Dwelling 88	\$2,500	\$220,000

Market Value - Pre Sep 2010 \$220,000

Method 4 - Indexed Sale Approach

Sale Date	
Sale Price	
% Adjustment	#N/A
Time Adjustment	#N/A

Market Value - Pre Sep 2010 #N/A

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT	\$220,000	Manual Adjustment
Less Adjustment	9.00%	\$19,800	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE		\$200,200	
DOV 1		\$19,800	

Reviewed By	Martin Winder
Date of review	24 November 2015
Reviewers Comment: Agree with insured area of 157 sqm as T & T have not assessed. Agree with coding and comments. MW - agreed and final.	
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	3-53 Brockworth Place, Riccarton (1-6/53 Brockworth Place)	
Claim number	2011/118286	
Claimant	Elizabeth Todhunter	
QPID	1774781	
Valuation Reference	22105/15300C	
Minimum lot value	\$160,000	
Minimum Lot size	157	
Actual land area	157	
Insured land area	157	
Pre Quake Value Sep 2010 - Insured land	\$220,000	
EQC remedial costs (Including enabling works) if available		
EQC remedial costs (Excluding enabling works) if available		
Diminution of Value	\$19,800	

Project Reference: MVL4000-3512
 Property ID (QPID): 1774781
 Date of Inspection: 23rd August 2015
 Date of Report: 26th November 2015

Earthquake Commission
 Canterbury Field Office
 PO Box 34-027
 Fendalton
 Christchurch 8540

Property address: 3-53 Brockworth Place, Riccarton (the Property)

VALUATION ASSESSMENT

The increase in flooding vulnerability impacted the market value of the Property.

The amount of Diminution of Value (DOV) assessed
 for the Property as a result of Increased Flooding
 Vulnerability (IFV) land damage is:

\$19,800

Valuation Assessment – Increased Flooding Vulnerability impacted the Property’s market value

EQC asked us to assess the impact of the increased flooding vulnerability on the market value of the Property. We have concluded that the increase in flooding vulnerability impacted the market value of the Property. The amount of the Diminution of Value of the Property is set out above.

In making our assessment, we took into account:

- the vulnerability of the Property to flooding before the Canterbury earthquakes, and
- the extent and location of the increase in the flooding vulnerability on the Property as a result of the physical changes to the land caused by the earthquakes.

We also considered the following information:

- a land damage assessment map provided by EQC, and information and flood maps provided by EQC's engineers, Tonkin & Taylor. This material indicates specific changes in flooding vulnerability as a result of the Canterbury earthquakes,
- a kerbside inspection of the Property,
- the most relevant comparable market evidence for the area, in order to assess the value of the Property before the earthquakes, and
- database information available to us on the Property.

We have used accepted valuation standards and practice

We carried out our valuation in accordance with the *Diminution of Value Methodology for Increased Flooding Vulnerability* which is available at www.eqc.govt.nz/IFV. This methodology was established in April 2014 and complies with accepted valuation standards and practice. The methodology has been endorsed by an Expert Valuation Peer Review Panel and approved by EQC.

Under this methodology, we assessed the value of the Property as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence. This valuation is made as at 3 September 2010 to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

We assessed the amount of the reduction in the value (the Diminution of Value) of the Property as a result of the increased flooding vulnerability. To assess this, we considered the long-term reduction in market value from the market price that would have been paid for the Property on 3 September 2010, taking into account the physical change that occurred to the land as a result of the earthquakes, and its impact on the vulnerability of the land to flooding.

Our valuation is based on some assumptions

In carrying out the valuation we have assumed that:

- the engineering information provided to us is accurate,
- the physical boundaries to the Property reflect legal boundaries, and
- the Property has a clear title.

About this report

This report is prepared for EQC to assist EQC to determine its liabilities under the Earthquake Commission Act 1993. The report is not intended for any other purpose. It is understood that EQC will provide this report to the EQC customer.

Our assessment relied on information provided to us, information obtained from a kerbside inspection, and database information available to us on the Property. Should we subsequently become aware that any of this information was inaccurate, we reserve the right to review our assessment.

This report is a summary. As such, it does not fully meet International Valuation Standards (IVS) reporting standards. Full workings are not included in this summary, but are available to EQC customers upon request by contacting EQC on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. The EQC customer should quote their claim number when contacting EQC.

Yours faithfully

FordBaker Valuation Limited



J L RADOVONICH - B COM (VPM) SPINZ (ANZIV)

REGISTERED VALUER

DIRECTOR