

Raine & Horne®



EQC
Files

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.

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 26/1/11

Claim Number: 132431

Loss Adjuster: Chris Reid

Costing Estimate

\$ 1350

Lounge

\$

Dining Room

\$

Kitchen

\$

Family Room

\$

Bed 1

\$

Ensuite

\$

Bed 2

\$

Bed 3

\$

Bed 4

\$

Bathroom

\$

Toilet 1

\$

Toilet 2

\$

Office/Study

\$

Rumpus

\$

Entry/Hall(s)

\$

Stairwell

\$

Laundry

\$

Outbuildings/Garage

OFFICE USE ONLY - LOSS ADJUSTER TO COMPLETE

Date: 20/1/11

Claim Number: 132431

Loss Adjuster: Chris Reid

\$ 3210

Chimney

\$ 3000

Roof

\$

\$

\$

\$

\$

\$

\$

Column Totals:

\$ 4560

\$ 3000

\$

Sub Total: \$ 7560

P&G, Margin, GST: \$ 2768.47

TOTAL: \$ 10328.47

Version 2



Statement of Claim Checklist / Repair Strategy

CIM/2010/132431

Date: 26-1-11
 Author: CHRIS REID

P. GARDNER
 7 PALMSIDE STREET
 SCHEFFIELD
 CHRISTCHURCH

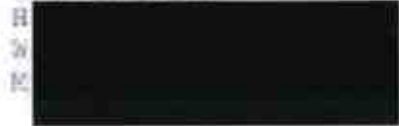


LA: CHRIS REID

Estimator: GRANT FINLAY

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
X Lounge	N		✓		DEMOLISH + RE-LINE CEILING. RE-WIB STOP, CORNICE + REPAIR CEILING + CORNICE.
Dining Room	N				
Kitchen	N				
Family Room	N				
Bedroom 1	N				
Ensuite	N				
Bedroom 2	N				
Bedroom 3	N				

2 Crofts
 7 PALMSIDE STREET
 SOMERFIELD
 CHRISTCHURCH



SOC / Repair Strategy - Page 2

Versk

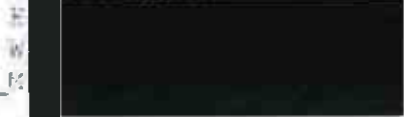
Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
Bedroom 4	N	—	—	—	
Bathroom	N	—	—	—	
Toilet 1	N	—	—	—	
Toilet 2	N	—	—	—	
Office / Study	N/A	—	—	—	
Rumpus	N/A	—	—	—	
Entry / Hall(s)	N	—	—	—	
Stairwell	N/A	—	—	—	
Laundry	N	—	—	—	
Garage	N	—	—	—	
Other	N/A	—	—	—	

3 Crofts
 7 PAIRNSIDE STREET
 SOMERVELD
 CHRISTCHURCH

H
 W
 M

Item		Event Damage	Repair Strategy
		Y / N	
Roof		Y	MORTAR CRACKING TO ALL HIP CAPS & RIDGE CAPS ROOFER & JAYS. REPOINT ALL RIDGE & HIP REPAINT PAINTING
EXTERNAL WALLS	North	N	
	South	N	
	East	N	
	West	N	
Decks		N	
CHIMNEY	Base	N	
	Ceiling Cavity	Y	EXTERNAL BRICK - TAKEN OFF AT ROOFLINE REINSTATE 2.0M x 0.5 x 0.5 M.
	Above Roof	Y	
	Fireplace	N	

P. COBLE
 7 PALMSIDE STREET
 SOMERFIELD
 CHELTENHAM



Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	
Piling	N	
Services	N/A	
Other Dwelling Items	N/A	
Outbuildings	N	
Land & Retaining Walls <i>(Discuss with Supervisor)</i>	N/A	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.
 Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant: Dated: 26-1-11

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

CON/2011/110584/E

TAX INVOICE/STATEMENT Date 1 14 11 893001

To Paul Crofts,
7 Palmerside St.
Christchurch

From NIJ FIT N FIX LTD
4 Logie Place, CHCH 8062
Mobile: 021 589 005
A/H: (03) 980 8282

GST Reg. No. GST No: 88-596-080 Ref. O/N

EARTHQUAKE COMMISSION
21 APR 2011
WELLINGTON

Qty	Unit	Description	Unit Price	\$	c
		<i>Due to Earthquake</i>			
		<i>Claim No. CLM 2011/110584</i>			
		<i>Squared up 2 door</i>			
		<i>panels</i>			
		<i>Labour</i>		<i>85 00</i>	
		<i>Travel</i>		<i>10 00</i>	
		<i>Paid in full with thanks</i>			
TOTAL EXCLUSIVE GST \$				<i>95 00</i>	
PLUS % GST \$				<i>14 25</i>	
TOTAL INCLUSIVE GST \$				<i>109 25</i>	

**MAXWELL PLUMBING Co Ltd.**

QUALITY PLUMBING & DRAINAGE SOLUTIONS

342 Wilsons Road North, PO Box 7496, Christchurch 8240

P : 366 4403, F : 366 5780

www.maxwellplumbing.co.nz

G.S.T Reg. No. 81-405-670

EQC CLAIMS
PO BOX 311
WELLINGTON 6140Invoice Date: 27-Sep-2011
Order Number: CLM/2011/110584
Tax Invoice No: 8125Job Number: 30796
Job Description: 7 PALMSIDE STREET
Notes: EARTHQUAKE DAMAGE
Replaced leaking hot water cylinder.

Description	Quantity	Price	Amount
Materials and Expenses			
55x5Mtr Simplefix Strapping	0.55	17.91	9.85
12x65 Tek Screw For Wood	8.0	0.55	4.40
180LTR 470x1900 Electric Hot Water Cylin	1.0	1,320.69	1,320.69
20mm Brass Cap	2.0	7.39	14.78
20mm Brass Crox Tee	2.0	34.79	69.58
20mm x 5 Metre Dux Secura Pipe	0.4	40.55	16.22
Call Out	1.0	50.00	50.00
Dux Secura 20mm Crox Swivel Elbow	2.0	13.49	26.98
Dux Secura 20mm Straight Connector	2.0	7.49	14.98
Dux Secura 20mmx90'Elbow	2.0	9.24	18.48
ELBOW CROX C TO F BRASS BCE 20MM	2.0	23.80	47.60
NIPPLE HEX CROX BRASS BHN 20MM	2.0	5.95	11.90
TIMBER - VARIOUS	1.6	6.50	10.40
VALVE BALL MF 20BV90MFT SHORT HANDLE WAT	4.0	28.79	115.16
Time			
Will	4.0	70.00	280.00
ELECTRICIAN	1.0	168.00	168.00

Net Total	\$ 2,179.02
G.S.T	\$ 326.85
Gross Total	\$ 2,505.87

Call out fee covers time involved in travelling, collecting materials for the job and vehicle charge.
We accept EFTPOS, VISA, MASTERCARD and AMERICAN EXPRESS.
Thank you for your custom.

Remittance Advice - Please return with your cheque to:

MAXWELL PLUMBING Co Ltd.

QUALITY PLUMBING & DRAINAGE SOLUTIONS

342 Wilsons Road North

P.O. Box 7496

Christchurch 8240.

P : 366 4403

For direct credit -- our bank account is
030826 0090866 00

Debtor Index: EQC

Invoice Date: 27-Sep-2011

Invoice Number: 8125

Invoice Amount: 2,505.87

HUB FILE NOTE:

Completed By:	Graeme Scott	Claim Number:	2011 / 110584
Date:	5/05/2014	Customer Name:	Paul Crofts
Role :	Assessor	Address:	7 Palmside Street
Hub:	Blenheim Road		Christchurch
Type(tick one)	<input type="checkbox"/> SCOPE/COST VARIATION	<input checked="" type="checkbox"/>	PARTIAL /FULL CASH SETTLEMENT
	<input type="checkbox"/> NEW/ADDITIONAL DAMAGE		REPORT/CLAIM INFORMATION
	<input type="checkbox"/> POSSIBLE OVERCAP		OTHER
ASSOCIATED CLAIMS			
FULL OR PARTIAL CASH SETTLEMENT: (TICK ONE)		PARTIAL	FULL
RECOMMENDED SETTLEMENT VALUE:		\$5,098.49	INC P&G, MARGIN & GST

REASON FOR CASH SETTLEMENT

This Cash settlement is to cover the damaged driveway under the carport that is attached to the garage

The costings have been taken directly from the Rates Ceiling.

The reason for the cash settlement is that the remainder of the drive is to be repaired by the private insurer.

I believe this settlement represents an accurate assessment of the damage and the figure given is a fair and reasonable one.

The claimant has been informed about this settlement recommendation via e mail.

Please note that :

1. This cash settlement is a recommendation only and is subject to final approval,
2. Settlement figure may be subject to deductions of excess, urgent works or any other claim related costs.

Graeme Scott
Assessor

Blenheim Road

CASH SETTLEMENT:
NEXT ACTION/ RECOMMENDATION FOR HUB SUPPORT

Upload hub file to CMS.
Submit cash settlement recommendation for approval.



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 EOR (division of FCC) as agent for EQC

Printed Date: 28-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator
2010132431	7 PALMSIDE STREET, BOMERFIELD		F3 - Complete & Finalised	Some Finalisation has taken place
Main Contractor:	CLOSED OUT-Ultimate Homes Limited ***** (S654)		Property F'ed By:	System Generated Finalisation F2 Completed Date: 22-12-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F'ed By:	System Generated Finalisation F3 Completed Date: 22-12-2014

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjvt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/110584 7 PALMSIDE STREET	E008	F3	0	17,100.00	17,100.00	0.00	1,050.00	1,050.00	0.00	18,819.00	18,819.00
Property Total			0	17,100.00	17,100.00	0.00	1,050.00	1,050.00	0.00	18,819.00	18,819.00

Assignments

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2011/110584 7 PALMSIDE STREET		Substantive Works - Primary	CLOSED OUT-Ultimate Homes Limited ***** (S654)	COMPLETIONS	18,819.00	11	18,819.00	18,819.00
		Transmitted To Hub -> Claim File Review Complete	SEE E QR NOTE					
Property Total					18,819.00	11	18,819.00	18,819.00

No Works Orders 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
2018132431	7 PALMSIDE STREET, SOMERFIELD		F3 - Complete & Finalised	Some Finalisation has taken place
Main Contractor:	CLOSED OUT-Ultimate Homes Limited ***** (S654)		Property F2'd By:	System Generated Finalisation F2 Completed Date: 22-12-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation F3 Completed Date: 22-12-2014

Claims / Certs / Payables

S654		CLOSED OUT-Ultimate Homes Limited *****										
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	\$17,894.00					
CLM/2011/110584	Subst BV	Variation	10	EQR\BaryF	\$0.00	19-Sep-2012	\$1,659.00					
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	-\$374.00					
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	-\$710.00					
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	\$350.00					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	\$17,894.00	inv 110584				
CLM/2011/110584	Subst BV	Variation	10	EQR\BaryF	\$0.00	19-Sep-2012	\$1,659.00	inv 110584				
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	-\$374.00	inv 110584				
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	-\$710.00	inv 110584				
CLM/2011/110584	Subst OB	Substantive Works	10	EQR\BaryF	\$0.00	19-Sep-2012	\$350.00	inv 110584				
S654	CLOSED OUT-Ultimate Homes Limited ***** Total						Claims	\$18,819.00	Certs	\$18,819.00	Payables	\$0.00
Property Total						Claims	\$18,819.00	Certs	\$18,819.00	Payables	\$0.00	

No Open Complaints / Remedial Issues on this Property

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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
2919133431	7 PALMSIDE STREET, SOMERFIELD		F3 - Complete & Finalised	Some Finalisation has taken place
Main Contractor:	CLOSED OUT-Ultimate Homes Limited ***** (S654)		Property F2'd By:	System Generated Finalisation F2 Completed Date: 22-12-2014
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation F3 Completed Date: 22-12-2014

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/110584	Construction Completion Inspection	Middleton Hub	26/06/2013
CLM/2011/110584	Practical Completion Certificate (PCC)	Middleton Hub	26/06/2013
CLM/2011/110584	Defects Liability Certificate	Middleton Hub	26/06/2013
CLM/2011/110584	Final Account Agreement	Middleton Hub	26/06/2013

Property Total Finalisation Documents Present: 4

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/110584	7 PALMSIDE STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

Property Total Number of Claims: 1

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S654 CLOSED OUT-Ultimate Homes Limited *****	Rationalised	EORC0531	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

Scope of Works



Customer: PAUL CROFTS

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 7 PALMSIDE STREET, SOMERFIELD, CHRISTCHURCH 8024 on 14/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 1604.00 m2)		
Land (Under dwelling - Soil - 194.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 15.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 15.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (West)

Element	Damage	Repair
Deck (Below 1m - Timber - 60.00 m2)	No Earthquake Damage	
Wall Cladding (Brick Veneer - Brick - 49.92 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
Wall Cladding (Weatherboard - Timber - 30.72 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 80.64 m2)	No Earthquake Damage	

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 60.00 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 60.00 m2)	No Earthquake Damage	

Elevation (North)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 18.48 m2)	Cracking	Grind out and repoint mortar 2.00 l/m

Wall framing (Timber Frame - Timber - 18.48 m2)

Foundations

Element	Damage	Repair	
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage		
Ring foundation (Load bearing - Concrete - 42.00 l/m)	Cracks to ring foundation	Solid Plaster Repair	0.40 m2
	Cracks to ring foundation	Paint foundation	1.00 m2
Slab foundation (Concrete Slab - Concrete - 72.00 m2)	No Earthquake Damage		

Roof

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 245.00 m2)	Cosmetic damage	Realign roof tiles	50.00 m2
	Damage to flashings	Repoint ridge capping	30.00 l/m
Roof framing (Framed - Timber - 245.00 m2)	No Earthquake Damage		

Interior

Ground Floor - Kitchen

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Tiles - Paint - 7.84 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 7.84 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		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Trim (Scotia - MDF - 11.20 l/m)	Damaged finish	Gap fill and paint trims	11.20 l/m
Wall covering (Gib - Wall paper / paint - 26.88 m2)	No Earthquake Damage		
Window (Aluminium Sliding - Pane single glazed - 1.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 3.50 l/m)	No Earthquake Damage		

Ground Floor - Dining Room

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

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Lounge

Room Size: 4.50 x 3.80 = 17.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Tiles - Paint - 17.10 m2)	No Earthquake Damage		
Floor (T&G - Carpet - 17.10 m2)	Cosmetic damage	Lift and relay existing carpet	17.10 m2
	Cosmetic damage	Re-fix floor boards	13.00 m2

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Wall covering (Gib - Wallpaper - 39.84 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	32.00 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Entry (Front)

Room Size: 1.90 x 4.30 = 8.17 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (By front door)

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	
Ceiling (Gib - Paint - 9.28 m2)	Cosmetic Damage	Rake out, plaster and paint	9.28 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.28 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 29.28 m2)	Cosmetic damage	Rake out, plaster and paint	29.28 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (South east)

Room Size: 2.70 x 4.10 = 11.07 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 11.07 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 11.07 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 32.64 m2)	Cosmetic damage	Rake out and stop	0.50 l/m
	Cosmetic damage	Remove, dispose and replace lining paper	5.00 m2
	Cosmetic damage	Paint wall	32.64 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.40 x 5.90 = 8.26 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Softboard - Softboard tiles - 8.26 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 8.26 m2)	Cosmetic damage	Lift and relay existing carpet	7.26 m2
	Cosmetic damage	Re-fix floor boards	5.00 m2
Wall covering (Gib - Lining paper / paint - 35.04 m2)	Cosmetic damage	Remove, dispose and replace lining paper	4.80 m2
	Cosmetic damage	Paint wall	35.04 m2

Ground Floor - Office/Study (By bathroom)

Room Size: 2.90 x 3.00 = 8.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Ground Floor - Toilet

Room Size: 1.50 x 0.80 = 1.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Ground Floor - Bathroom

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
---------	--------	--------

No Damage

Ground Floor - Hallway (Outside laundry)

Room Size: 0.90 x 2.10 = 1.89 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

Ceiling (Tiles - Paint - 1.89 m2)	No Earthquake Damage	
Floor (T&G - Vinyl - 1.89 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 14.40 m2)	Cosmetic damage	Rake out, plaster and paint 14.40 m2

Ground Floor - Laundry

Room Size: 1.60 x 1.80 = 2.88 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

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

No Damage

Ground Floor - Entry (Rear)

Room Size: 2.20 x 2.00 = 4.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.00 m

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

No Damage

Ground Floor - Kitchen (Flat at rear)

Room Size: 4.40 x 6.70 = 29.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.20 m

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

Ceiling (Gib - Stipple - 29.48 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - Timber - 2.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 29.48 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	
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage	

Wall covering (Gib - Paint - 71.04 m2)	Cosmetic damage	Rake out, plaster and paint	71.04 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 1.80 l/m)	No Earthquake Damage		

Ground Floor - Bathroom (Flat)

Room Size: 2.60 x 1.30 = 3.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet (Flat)

Room Size: 1.30 x 0.90 = 1.17 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.80 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (In granny flat)

Room Size: 3.70 x 4.40 = 16.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.60 m

Element	Damage	Repair
Ceiling (Gib - Paint - 16.28 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Carpet - 16.28 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 58.32 m2)	Cosmetic damage	Rake out and stop 4.50 l/m
	Cosmetic damage	Remove, dispose and replace lining paper 58.32 m2
	Cosmetic damage	Paint wall 58.32 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage	

Garage**Exterior****Elevation (North)**

Element	Damage	Repair
No Damage		

Elevation (East)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Roof (Framed, iron)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Internal Garage**

Room Size: 4.30 x 7.20 = 30.96 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.00 m

Element	Damage	Repair
Floor (Concrete - Concrete - 30.96 m ²)	No Earthquake Damage	
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage	
Wall covering (Concrete - Paint - 46.00 m ²)	Cosmetic damage	Grind out and re-mortar 15.00 l/m
	Cosmetic damage	Paint wall 23.00 m ²
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Sleepout**Exterior****Elevation (East)**

Element	Damage	Repair
No Damage		

Elevation (South)

Element	Damage	Repair
No Damage		

Elevation (North)

Element	Damage	Repair
No Damage		

Elevation (West)

Element	Damage	Repair
No Damage		

Roof (Framed, iron)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Bedroom**

Room Size: 2.00 x 5.20 = 10.40 (length(m) x width(m) = Area Size(m²))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

Claim Number:	CLM/2011/110584	Assessment Date:	14/10/2011 16:39
Claimant:	PAUL CROFTS	Assessor:	Judson, Andrew
Property Address:	7 PALMSIDE STREET SOMERFIELD CHRISTCHURCH 8024	Estimator:	Thomas, Charles
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	PAUL, CROFTS				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - State/Norwich Group	Dwelling		Yes	

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

ANZ BANK LENDING SERVICES CENTRE

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: No hazards

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1935 - 1960	Rectangular	152.35
Garage	1	Standard	1935 - 1960	Rectangular	31.54
Sleepout	1	Standard	1961 - 1980	Rectangular	10.76

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Deck	Below 1m	Timber	No Earthquake Damage			
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	30.00	90.00
Wall Cladding	Weatherboard	Timber	No Earthquake Damage			
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer, 4.6 x 2.4

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
Wall framing	Timber Frame	Timber				

General Comments:

Foundations

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			

Ring foundation	Load bearing	Concrete	Solid Plaster Repair	0.40 m2	85.00	34.00
			Cracks to ring foundation			
			Paint foundation	1.00 m2	39.00	39.00
Slab foundation	Concrete Slab	Concrete	No Earthquake Damage			

General Comments:**Roof**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Roof Covering	Pitched	Concrete tile	Cosmetic damage			
			Realign roof tiles	50.00 m2	15.00	750.00
			Damage to flashings			
			Repoint ridge capping	30.00 l/m	30.00	900.00
Roof framing	Framed	Timber	No Earthquake Damage			

General Comments:**Ground Floor - Kitchen**

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Tiles	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Trim	Scotia	MDF	Damaged finish			
			Gap fill and paint trims	11.20 l/m	12.00	134.40
Wall covering	Gib	Wall paper / paint	No Earthquake Damage			
Window	Aluminium Sliding	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Dining Room**

Damage: No damage
Require Scaffolding? No

General Comments: pynex tiled ceiling, painted wallpaper over gib walls, carpet over t and g floor, alluminium awning window, alluminium ranch slider

Ground Floor - Lounge

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Tiles	Paint	No Earthquake Damage			
Floor	T&G	Carpet	Cosmetic damage			
			Lift and relay existing carpet	17.10 m2	12.00	205.20
			Cosmetic damage			
			Re-fix floor boards	13.00 m2	22.00	286.00
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic damage			
			Remove, dispose and replace wallpaper	32.00 m2	43.00	1,376.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Entry (Front)**Damage:** No damage**Require Scaffolding?** No**General Comments:** pynex tiled ceiling, painted wallpaper over gib walls, stone over concrete floor, alluminium ranch slider, alluminium awning window, int timber door,**Ground Floor - Bedroom (By front door)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	9.28 m2	27.00	250.56
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	29.28 m2	27.00	790.56
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (South east)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Rake out and stop	0.50 l/m	10.00	5.00
			Cosmetic damage			
			Remove, dispose and replace lining paper	5.00 m2	30.00	150.00
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Paint wall	32.64 m2	24.00	783.36
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Hallway****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Softboard	Softboard tiles	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	Cosmetic damage			
			Lift and relay existing carpet	7.26 m2	12.00	87.12
			Cosmetic damage			
			Re-fix floor boards	5.00 m2	22.00	110.00
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	35.04 m2	24.00	840.96

General Comments:**Ground Floor - Office/Study (By bathroom)****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted lining paper on gib walls and ceiling, int timber door, alluminium awning window**Ground Floor - Toilet**

Damage: No damage
Require Scaffolding? No
General Comments: Pinex tile ceiling, wallpaper on gib walls, tiles on tvand g floor, standard toilet, timber window, sliding louvre door

Ground Floor - Bathroom

Damage: No damage
Require Scaffolding? No
General Comments: Pynex tiled ceiling, wallpaper and wood paneling walls, tiled floor over t and g floor, mdf sliding door, heated towel rail, acrylic shower cubicle and basin and bath, sq m mirror, alluminium sliding window

Ground Floor - Hallway (Outside laundry)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Tiles	Paint	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
				Rake out, plaster and paint	14.40 m2	388.80

General Comments:

Ground Floor - Laundry

Damage: No damage
Require Scaffolding? No
General Comments: Vinyl on t and g floor, wallpaper over gib walls, pinex tile ceiling, sliding door, sliding window, plastic tub

Ground Floor - Entry (Rear)

Damage: No damage
Require Scaffolding? No

General Comments:

Ground Floor - Kitchen (Flat at rear)

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
				Rake out, plaster and paint	71.04 m2	1,918.08
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Bathroom (Flat)

Damage: No damage
Require Scaffolding? No

General Comments:

Ground Floor - Toilet (Flat)

Damage: No damage
Require Scaffolding? No

General Comments: Painted gib walls and ceiling, tiles on concrete floor, standard toilet, casement window

Ground Floor - Bedroom (In granny flat)

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	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	4.50 l/m	10.00	45.00
			Cosmetic damage			
			Remove, dispose and replace lining paper	58.32 m2	30.00	1,749.60
			Cosmetic damage			
			Paint wall	58.32 m2	24.00	1,399.68
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**Garage****Exterior****Elevation (North)****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted 200 series block, 4.5 x 2**Elevation (East)****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted 200 series block, 7.5 x 2**Elevation (West)****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted 200 series block, 7.5 x 2**Elevation (South)****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted 200 series block, 4.5 x 2**Roof (Framed, Iron)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Internal Garage****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Concrete	Paint	Cosmetic damage			
			Grind out and re-mortar	15.00 l/m	15.00	225.00
			Cosmetic damage			
			Paint wall	23.00 m2	24.00	552.00
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Sleepout****Exterior****Elevation (East)**

Damage: No damage
Require Scaffolding? No
General Comments: weatherboard, 8 x 3

Elevation (South)

Damage: No damage
Require Scaffolding? No
General Comments: painted block, 2.6 x 2.5

Elevation (North)

Damage: No damage
Require Scaffolding? No
General Comments: weatherboard, 2.6 x 2.5

Elevation (West)

Damage: No damage
Require Scaffolding? No
General Comments: block, 5.2 x 2

Roof (Framed, iron)

Damage: No damage
Require Scaffolding? No
General Comments:

Ground Floor - Bedroom

Damage: No damage
Require Scaffolding? No
General Comments: Pinex ceiling, carpet on concrete floor, timber panel and concrete block walls, casement window, french external doors

Fees**Fees**

Name	Duration	Estimate
Contents movement fee	1.00	1,654.55
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	1,071.55
Margin	1,630.04
GST	2,689.57

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations	73.00
	Roof	1,650.00
	Elevation (East)	60.00
	Elevation (North)	60.00
	Elevation (South)	0.00
	Elevation (West)	90.00
		1,933.00

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bathroom (Flat)	0.00
	Bedroom (By front door)	1,041.12
	Bedroom (In granny flat)	3,194.28
	Bedroom (South east)	938.36
	Dining Room	0.00
	Entry (Front)	0.00
	Entry (Rear)	0.00
	Hallway	1,182.08
	Hallway (Outside laundry)	388.80
	Kitchen	134.40
	Kitchen (Flat at rear)	1,918.08
	Laundry	0.00
	Lounge	1,887.20
	Office/Study (By bathroom)	0.00
	Toilet	0.00
	Toilet (Flat)	0.00
		10,684.32

10,684.32

Garage

Name	Description	Estimate
Exterior	Elevation (East)	0.00
	Roof (Framed, iron)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Internal Garage	777.00
		777.00

777.00

Sleepout

Name	Description	Estimate
Exterior	Elevation (East)	0.00
	Roof (Framed, iron)	0.00
	Elevation (North)	0.00
	Elevation (South)	0.00
	Elevation (West)	0.00
		0.00
Floor	Description	Estimate
Ground Floor	Bedroom	0.00
		0.00
		0.00
Fees		
Description		Estimate
Contents movement fee		1,654.55
Small Job Fee		180.00
		1,834.55
Overheads		
Description		Estimate
Preliminary and general		1,071.55
Margin		1,630.04
GST		2,689.57
		5,391.15
Total Estimate		20,620.02

Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	Yes	
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2011/237841
- 2010/132431
- 2010/196584

File Notes

Date Created: 14/10/2011 16:37
Created : Thomas, Charles
Subject: Site and dwelling
Note: Original house is brick veneer on piles with an addition on a slab to the rear with weatherboard, the roof is concrete tiles. There is block garage with a sleepout behind. The site is flat with easy access.
Next Action:

Date Created: 19/10/2011 21:53
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 19/10/2011
Note: COMET sent to EQR on 19/10/2011
Next Action:

Urgent Works Items

①

TC2 Yellow

EQC Claim Assessment

Address	7 PALMSIDE STREET, SOMERFIELD, CHRISTCHURCH, 8024	EQC Claim Number	CLM/2011/110584
Hazards	No hazards	EQC Assessor (L,F)	Judson, Andrew
Inspection Date	14-Oct-2011	Placard	No Sticker
		EQC Estimator (L,F)	Thomas, Charles

Claimants

Name	Home Phone	Work Phone	Mobile Phone	Email Address
CROFTS PAUL				

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Steel	15 m
Sewerage	Town Connection, Clay pipes	15 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	1604 m ²
Land	Under dwelling, Soil	194 m ²

MAIN BUILDING **Age** 1936 - 1960 **Area** 152.4m² **Footprint** Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North)

Wall cladding	Brick veneer, Brick (18.48 m ²) Cracking Grind out and repoint mortar	2 m
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Wall framing	Timber Frame, Timber (18.48 m ²)	
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Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (West)

Deck	Below 1m, Timber (60.00 m ²)	
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Wall cladding	Weatherboard, Timber (30.72 m ²)	
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Wall cladding	Brick veneer, Brick (49.92 m ²) Cracking Grind out and repoint mortar	3 m
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Wall framing	Timber Frame, Timber (80.64 m ²)	
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Element	Description / Damage / Repair Strategy	Measure
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Elevation (South)

Comments: brick veneer, 4.6 x 2.4

Element	Description / Damage / Repair Strategy	Measure
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Elevation (East)

Wall cladding	Brick veneer, Brick (60.00 m ²)	
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EQC Claim Number CLM/2011/110584

Cracking

Grind out and repoint mortar 2 m

Wall framing Timber Frame, Timber (60.00 m2)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Foundations

Ring foundation Load bearing, Concrete (42.00 m)

Cracks to ring foundation

Paint foundation 1 m2

Solid Plaster Repair 0.4 m2

Slab foundation Concrete Slab, Concrete (72.00 m2)

Piles Ordinary, Concrete (1.00 Item)

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Roof

Roof Covering Pitched, Concrete tile (245.00 m2)

Cosmetic damage

Realign roof tiles 50 m2

Damage to flashings

Repoint ridge capping 30 m

Roof framing Framed, Timber (245.00 m2)

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
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Kitchen (L=2.8m W=2.8m H=2.4m)

Ceiling Tiles, Paint (7.84 m2)

Floor T&G, Vinyl (7.84 m2)

Wall covering Gib, Wall paper / paint (26.88 m2)

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

Work top Kitchen work top, Laminate (3.50 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range (Free standing oven) Electric, Standard Electric (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Window Aluminium Sliding, Pane single glazed (1.00 No of)

Trim Scotia, MDF (11.20 m)

Damaged finish

Gap fill and paint trims 11.2 m

Room - Additional Notes:

Dining Room (L=3.5m W=3.2m H=2.4m)

Room - Comments: pynex tiled ceiling, painted wallpaper over gib walls, carpet over t and g floor, alliminium awning window, alliminium ranch slider

Room - Additional Notes:

EQC Claim Number CLM/2011/110584

Lounge (L=3.8m W=4.5m H=2.4m)

Ceiling	Tiles, Paint (17.10 m2)		
Floor	T&G, Carpet (17.10 m2)		
	Cosmetic damage		
	Lift and relay existing carpet		17.1 m2
	Re-fix floor boards		13 m2
Wall covering	Gib, Wallpaper (39.84 m2)		
	Cosmetic damage		
	Rake out and stop		2 m
	Remove, dispose and replace wallpaper		32 m2
Window	Aluminium Awning, Pane single glazed (1.00 No of)		

Room - Additional Notes:**Entry Front (L=4.3m W=1.9m H=2.4m)**

Room - Comments: pynex tiled ceiling, painted wallpaper over gib walls, stone over concrete floor, alluminium ranch slider, alluminium awning window, int timber door,

Room - Additional Notes:**Bedroom By front door (L=2.9m W=3.2m H=2.4m)**

Ceiling	Gib, Paint (9.28 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint		9.28 m2
Floor	T&G, Carpet (9.28 m2)		
Wall covering	Gib, Paint (29.28 m2)		
	Cosmetic damage		
	Rake out, plaster and paint		29.28 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Window	Aluminium Awning, Pane single glazed (2.00 No of)		

Room - Additional Notes:**Bedroom South east (L=4.1m W=2.7m H=2.4m)**

Ceiling	Gib, Paint (11.07 m2)		
Floor	T&G, Carpet (11.07 m2)		
Wall covering	Gib, Lining paper / paint (32.64 m2)		
	Cosmetic damage		
	Paint wall		32.64 m2
	Rake out and stop		0.5 m
	Remove, dispose and replace lining paper		5 m2
Door (Internal)	Single Hollow Core, Timber (1.00 No of)		
Window	Aluminium Awning, Pane single glazed (1.00 No of)		

Room - Additional Notes:

EQC Claim Number CLM/2011/110584

Hallway (L=5.9m W=1.4m H=2.4m)

Ceiling Softboard, Softboard tiles (8.26 m2)

Floor T&G, Carpet (8.26 m2)

Cosmetic damage

Lift and relay existing carpet 7.26 m2

Re-fix floor boards 5 m2

Wall covering Gib, Lining paper / paint (35.04 m2)

Cosmetic damage

Paint wall 35.04 m2

Remove, dispose and replace lining paper 4.8 m2

Door (Internal) Single Hollow Core, Timber (1.00 No of)

Room - Additional Notes:**Office/Study By bathroom (L=3.0m W=2.9m H=2.4m)****Room - Comments:** painted lining paper on gib walls and ceiling, int timber door, aluminium awning window**Room - Additional Notes:****Toilet (L=0.8m W=1.5m H=2.4m)****Room - Comments:** Pinex tile ceiling, wallpaper on gib walls, tiles on tvand g floor, standard toilet, timber window, sliding louvre door**Room - Additional Notes:****Bathroom (L=2.9m W=1.8m H=2.4m)****Room - Comments:** Pynex tiled ceiling, wallpaper and wood paneling walls, tiled floor over t and g floor, mdf sliding door, heated towel rail, acrylic shower cubicle and basin and bath, sq m mirror, aluminium sliding window**Room - Additional Notes:****Hallway Outside laundry (L=2.1m W=0.9m H=2.4m)**

Ceiling Tiles, Paint (1.89 m2)

Floor T&G, Vinyl (1.89 m2)

Wall covering Gib, Paint (14.40 m2)

Cosmetic damage

Rake out, plaster and paint 14.4 m2

Room - Additional Notes:**Laundry (L=1.8m W=1.6m H=2.4m)****Room - Comments:** Vinyl on t and g floor, wallpaper over gib walls, pinex tile ceiling, sliding door, sliding window, plastic tub**Room - Additional Notes:**

EQC Claim Number CLM/2011/110584

Entry Rear (L=2.0m W=2.2m H=2.0m)

Room - Additional Notes:

Kitchen Flat at rear (L=6.7m W=4.4m H=3.2m)

Ceiling Gib, Stipple (29.48 m2)

Floor Concrete, Carpet (29.48 m2)

Wall covering Gib, Paint (71.04 m2)

Cosmetic damage

Rake out, plaster and paint

71.04 m2

Door (Internal) Single Hollow Core, Timber (2.00 No of)

Work top Kitchen work top, Laminate (1.80 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range (Free standing oven) Electric, Standard Electric (1.00 Item)

Range Hood Over Head, Standard spec (1.00 Item)

Window Aluminium Awning, Pane single glazed (2.00 No of)

Room - Additional Notes:

35 m²**Bathroom Flat (L=1.3m W=2.6m H=2.8m)**

Room - Additional Notes:

Toilet Flat (L=0.9m W=1.3m H=2.8m)

Room - Comments: Painted gib walls and ceiling, tiles on concrete floor, standard toilet, casement window

Room - Additional Notes:

Bedroom In granny flat (L=4.4m W=3.7m H=3.8m)

Ceiling Gib, Paint (16.28 m2)

Floor Concrete, Carpet (16.28 m2)

Wall covering Gib, Paint (58.32 m2)

Cosmetic damage

Paint wall

58.32 m2

Rake out and stop

4.5 m

Remove, dispose and replace lining paper

58.32 m2

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

Window Aluminium Awning, Pane single glazed (2.00 No of)

Room - Additional Notes:

GARAGE	Age 1935 - 1960	Area 31.5m2	Footprint Rectangular
Structure			

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

EQC Claim Number CLM/2011/110584

Elevation (West)

Comments: painted 200 series block, 7.5 x 2

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (South)

Comments: painted 200 series block, 4.5 x 2

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North)

Comments: painted 200 series block, 4.5 x 2

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (East)

Comments: painted 200 series block, 7.5 x 2

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Roof (Framed, Iron)

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
----------------	--	---------

Internal Garage (L=7.2m W=4.3m H=2.0m)

Floor	Concrete (30.96 m2)	
-------	---------------------	--

Wall covering	Concrete, Paint (46.00 m2)	
	Cosmetic damage	
	Grind out and re-mortar	15 m
	Paint wall	23 m2

Garage door	Tilt-a-door Metal, Steel (1.00 No of)	
-------------	---------------------------------------	--

Window	Timber medium, Pane single glazed (1.00 No of)	
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Room - Additional Notes:

SLEEPOUT	Age 1991 - 1990	Area 10.8m2	Footprint Rectangular
-----------------	------------------------	--------------------	------------------------------

Structure

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (South)

Comments: painted block, 2.6 x 2.5

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (North)

Comments: weatherboard, 2.6 x 2.5

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (West)

Comments: block, 5.2 x 2

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

Elevation (East)

Comments: weatherboard, 8 x 3

EQC Claim Number CLM/2011/110584

Element	Description / Damage / Repair Strategy	Measure
Roof (Framed, iron)		

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bedroom (L=5.2m W=2.0m H=2.4m)		

Room - Comments: Pinex ceiling, carpet on concrete floor, timber panel and concrete block walls, casement window, french external doors

Room - Additional Notes:

End Of Assessment



Amended 2011 Scope Change Summary

Claims No:	11/110584	Contractor:	Ultimate Homes
Claimant:	Croft	Supervisor:	Simon Smith
Address:	7 Paluwood St.	Date:	12-01-12

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex. Check if there is a June 2011 claim.

Room	No. of Walls	Ceiling ✓	Floor ✓	Amendments to 2011 scope
BED S/E				REMOVE + REPAIR 32.64m ² LINING PAPER + PAINT
HALL				REMOVE + REPAIR 35.04m ² LINING PAPER
Temporary Accommodation Required:	Yes	No	Reasons:	
Contents Removal Required:	Yes	No		
EQC Move Out Authorization				

WORKS ORDER



TO: Ultimate Homes
 PO Box 12253
 Beckentham

ORDER NUMBER

EQW 04820

Please quote on all invoices, correspondences etc

Authorised by: *Rooney. C*

Date :

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
16/4/12	Simon Smith		EQW	HUB 6
EQC CLAIM NUMBER	DESCRIPTION OF WORKS TO BE UNDERTAKEN - THE SCOPE OF WORKS SHALL NOT BE INCREASED OR VARIED IN ANY MATERIAL MANNER WITHOUT FLETCHER CONSTRUCTION'S PRIOR CONSENT			EST. TIME (WKS)
11/110584	7' Palmside St, 14/16/12, \$17,894.00+GST			
PRICING (excl GST)				
AGREED FIXED PRICE	\$	or refer attachment		
SCHEDULE OF RATES	refer attachment			
HOURLY RATES				
TRADE QUALIFIED	(i.e. carpenter)	\$	p/h	
EXPERIENCED	(not trade qualified)	\$	p/h	
LABOURER	\$	p/h		
APPRENTICE	\$	p/h		

On behalf of Fletcher Construction
 as agent for Earthquake Commission

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
 11 Deans Avenue, PO Box 80185, Riccarton, CHRISTCHURCH 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

FLETCHERS WORKS ORDER SUPPLEMENTARY CONTRACT INFORMATION

Your sub contract Order, Ref EQW 04820 for the property located at 7 Palmside Street, Somerfield, Christchurch, is deemed to include all works referenced within the EQC Scope Assessment(s) (Ref dated 14/10/11), Your Sub Contract Quotation dated 30/04/12 and any additional information or documents noted in the additional information column below.

All works carried out by yourselves or any designated sub-contractor you might employ shall comply with all current Building, Statutory and Local Authority regulatory requirements, current codes of practice and good standards of workmanship.

While it is not your responsibility for the obtaining of relevant building consents, It is your responsibility to ensure that any required Consents are in place (either with Fletchers or the relevant appointed Consultant) prior to commencing work.

The Contract price stated within the Works order is deemed to be a fully inclusive, lump sum price to undertake the works as detailed within the EQC Scope assessment. No addition to the contract price will be entertained unless additional works are identified during the construction works.

Any works deemed additional to the original order need to be backed up with a variation order, issued only by the EQC Department of the Middleton team. This Variation needs to be referenced when invoicing for works. Any variation issued by any other person will **not** be deemed valid and will subsequently be refused for any application for payment.

This Document is to be used as an addition to the Standard Short Form Agreement **not** as a replacement. Any contradiction found between the 2 documents, the Standard Short Form Agreement will take precedence.

Clearing

The Contractor is responsible for keeping plots that they are working on clean throughout their works. Clearing up, removing waste materials resulting from executing their trade process, and removing surplus materials to the next area as building proceeds, is the contractors' responsibility.

Additional Information

(These items are deemed to be considered part of the Works order and are included/excluded as necessary from the order)

Scope Change Summary 12/01/12

TOK

Signed:



Name: Leeroy Casserly

Thursday, 17 May 2012



Claim Number	110584	Contractor Name	Ultimate Homes Ltd
Customer Name	P Crofts	Supervisor	Christian Bolling
Main Contact		Date	24/08/2012
Property Address	7 Palmside Street	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

Not noted during scoping

Item	Description	Quantity	Unit	Rate	Amount
Lounge	Repair damaged pinex tile ceiling		Sum		60
Lounge	Paint pinex tile ceiling	17	m2	22	374
Flat	Remove and replace lining paper to walls (KITCHEN)	36	m2	36	1225
Total					1659

Section 2 Completed by Contract Supervisor

Work sighted Yes No

Notes

Name Christian Bolling Date 24/08/12 Signature [Signature]

Section 3 Completed by EQC Representative

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

Notes
PENDING EQC QS VALUE APPROVAL

Name Brendan Sylva Date 25/06/12 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Claimed \$ _____ Hub Name Middleton
 Variation Total \$ _____ Hub Number 6 E 001

Tax Invoice/Payment Claim No. _____

Name Ridgway Date 27-06-12 Signature [Signature]

Schedule **E4** **Defects Liability Certificate**

Contract: - Fletcher EQR
Claim Number: - CLM/2011/110584
Location: - 7 Palmside Street

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:



14 12/12
(Date signed)

Note: For the purposes of this contract the Principal is represented by the Hub Supervisor.

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

Contract: Fletcher EQR
Location: 7 Palmside Street
Principal: - Ultimate Homes

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 3 months~.

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:



060313
(Date signed)

CONSTRUCTION COMPLETION INSPECTION



Claim Number: 2011/10584
 Customer/Authorised Representative: Paul Crafts
 Street Address: 7 Palmside
 Contractor: Ultimate Home

Description of Works EQ repairs minor/cosmetic

Defects

Deferred Works Lounge Paint Pine tile ceiling 17m²

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:

M. Smith M. Smith 13/9/12
 Print Name Signature Date

Owner/Agent Signature:

Paul Crafts Paul Crafts 13/9/12
 Print Name Signature Date

Fletcher Construction Company Ltd - EQR:

Christine Bolling [Signature] 13/09/12
 Print Name Signature Date

Schedule E1(a) Contractor's Producer Statement for Construction PS3

Contract ~
Location: ~ 7 PARADISE ST
Issued by
Contractor: ~ MARTIN SMITH (ULTIMATE HOME)
LBP Licence No ~ BP 111207

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 MARTIN SMITH (name of LPB) 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 the work covered by this statement:

Claim Number: 2011 / 110584

AS PER SCOPE
EXCEPT WALL WAS SKIN COATED DUE TO RAINY SURFACE - NOT LINING PAPER

Signed by/date: M F Smith 13/9/2012 (Date signed)



MS-SF0409

EXEMPT BUILDING WORK
FILE RECORD

CLAIM NUMBER:

2	0	1	1		1	1	0	5	8	4
---	---	---	---	--	---	---	---	---	---	---

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: 7 Palmside Street

DATE 06/03/13

HUB Middleton

PROPERTY CONTACT NAME: Paul Crofts

CONT. SUPERVISOR Christian Bolling

CONTACT DETAILS: PH.(1) [REDACTED] EMAIL:

PH.(2)

CONTRACTOR: Ultimate Homes

SITE SUPERVISOR NAME:

CONTACT DETAILS: PH. EMAIL:

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

EQ repairs
NO consent required

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

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

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

- Note¹ The homeowners/agents authority to apply Exemption status is given in the Building Act 2004, Schedule 1, this exemption information is augmented by supplementary guidance issued by The Department of Building & Housing and by the relevant Councils (i.e. - CCC Form B390).
- Note² Only work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004 is recorded on this form.
- Note³ Work Exempted under Schedule 1(k) of the Building Act 2004 is not to be recorded on this form. Claimants should refer to the formal "Exemption from building consent" records of the relevant City or District Council. (viewing EQR Aconex File Recording System may assist).
- Note⁴ For background information refer to "Your guide to the repair process (with Fletcher EQR)" the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.
- Note⁵ This record applies to earthquake damaged residential buildings in the Canterbury Region following earthquake events of 2010/2011.
- Note⁶ Building remediation work for the majority of Fletcher EQR projects is completed by Licensed Building Practitioners (LBP's)
- Note⁷ This record will usually be completed by the Contracts Supervisor, but may be completed by his/her immediate (Hub) Works Manager.
- Note⁸ This record is held in the Fletcher EQR Aconex File Recording System (an online information management system).

FILING AN EXEMPT BUILDING WORK RECORD EXPLANATORY NOTE

Every EQR project is required to comply with both the Building Act (2004) and its Regulation (1992).

Building work usually entails the issuing of a building consent to the property owner or their authorised agent. On completion of the work the local or district Council 'signs off' that work and issues a Code Compliance Certificate (a CCC) confirming compliance with the Building Act. The Council is also compelled to hold that information on its property files. This record is heavily relied on for its completeness at the time that properties change hands.

It's estimated that 90%¹ of Fletcher EQR Projects won't need a Building Consent because they're exempted under criteria set in the first Schedule of the Building Act. The majority² of all exempted work may be completed 'as of right', no Council approval is required (the exception is Schedule 1 Item [K] of the Act).

This creates a unique situation and potential problem for homeowners as Fletcher EQR customers.

The issue is that the Exemption process has no requirement to create file records of the sort that Councils keep on individual property files. The property file is used to detail "all that the Council knows" when a LIM³ is requested.

A LIM⁴ can be requested by anyone, it's most commonly sought by a potential buyer at the time of a possible sale.

In the EQR 'Homeowners Guide' (p2, 'Building Consent Issues') we have specifically discussed the issue of Consents and exemptions. We have undertaken to act as agent in making Consent or Exemption decisions. We have also undertaken to assist with documentation and to make available that record if the homeowner wishes. The record is supplied for the homeowner's personal file but they may choose to lodge it as a formal record with their Council.

For consistency and ease of process we will use the 'Exempt Building Work' form. This should be completed by the Contracts SuperSupervisor at (or about) the time of the scoping exercise as this will usually be the point at which a decision about the need for a consent is made (if the form is not completed then, there's a risk it will be overlooked).

This 'adequacy of file records' is an unfamiliar issue for homeowners, few will understand the significance of the availability of suitable documentation and the importance of filing that information with their respective Councils.

This EQ event is unprecedented and purchaser's legal representatives will be looking for a form of documentation related to repair works. We are assisting Homeowners by anticipating their requests, be they current or future by consistently completing the 'Exempt Building Work' File Record. It must be filed in the Aconex filing system.

When completing the form, the majority of EQR work (99.9%) will fall within the Schedule 1(a) category, it becomes 1(k) only when Council approval has been asked for and given.

Note¹ this stems from the current estimate that somewhere between 10 – 12% of all EQR works will require a Building Consent

Note² Work prescribed within Schedule 1(a-j) and (m & n) of the Building Act 2004. Schedule 1(k) requires Councils (discretionary) approval.

Note³ When each house is transacted, a Land Information Memoranda (a LIM), will be requested by the purchaser's lawyer as a standard part of the conveyance procedure. The LIM records all works completed under a Building Consent (and any item 'K' Exemption where applicable) as well as a myriad of other information relevant to that property. The LIM uptake in Canterbury is one of the highest in New Zealand.

Note⁴ The gaining of a LIM to facilitate a property transaction is driven by LGOMIA, this stands for – 'Local Government Official Information and Meetings Act 1987 No 174 (as at 01 November 2010), Public Act'. S4 (a) requires Councils "to provide for the availability to the public of official information held by local authorities"....4 (b) "to provide for proper access by each person to official information relating to that person". This Act compels the authorities to disclose "what's known" about a property.

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

2011

110584

Property Address: 7 Palmside Street **Date** 21/09/2012
Somerfield **Hub** Middleton
Christchurch **Contracts Supervisor** Christian Bolling
Property Contact Name: Paul Crofts
Contractor Details Ultimate Homes Ltd **Accreditation No** EQRC0531
Contact details **Ph. (1)** 0272274423 **Ph. (2)** _____
email _____

Original Contract Value	(Ex GST)	\$ 17894
Variations	(Ex GST)	\$ 925
Final Contract Value	(Ex GST)	\$ 18819
Less Previous Payments	(Ex GST)	\$
GST Amount		\$ 2822.85
Amount for Final payment	(Including GST)	\$ 21641.85

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: 20/6/2012

Contract Finish Date: 7/9/2012

Signature of Contractor:	<u>M F Smith</u>	Date:	<u>21/9/2012</u>
Print Name	<u>MARTIN SMITH</u>		
Signature of Contracts Supervisor:	<u>[Signature]</u>	Date:	<u>21/09/12</u>
Print Name	<u>Christian Bolling</u>		
Signature of Quantity Surveyor:	<u>PAUL / MARTIN</u>	Date:	<u>21/09/2012</u>
Print Name	<u>Paul Martin</u>		

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



Completed by: Karen Leslie
& John Spencer
 Date: 21/11/13 Page: 1 of 1



CLM / 2010 / 132431
 PAUL CROFTS
 7 PALMSIDE STREET
 SOMERFIELD
 CHRISTCHURCH

Time arrived at site: 08:00 Time left site: 08:40 Was an inspection carried out? Yes No
 Customer present: Yes No Customer Name: Permission from owner
 Access denied Loose dogs Other If other, please provide reason _____
 If No inspection carried out, why not?

Where an inspection has been conducted:	Yes	No	Notes
- Any land damage under the main access way or other hard surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any bridges or culverts damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Were any retaining walls damaged within EQC Cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is an engineer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a valuation required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Has anything in this pack been escalated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer has advised of invoices for emergency work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Customer advised of next action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>via phone. EQC to inform via post.</u>
- Was any silt found under the dwelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- If there was nil damage, why was that?	Building removed <input type="checkbox"/> Building repairs have fixed <input type="checkbox"/> No visible damage <input checked="" type="checkbox"/>		
- If a potential or actual 8/9 property, was the dwelling present?	Building removed <input type="checkbox"/> Building present <input type="checkbox"/>		

Land Damage to Area A? If Yes, add details
 Yes No Under floor checked - no silt.

Land Damage to Area B? If Yes, add details
 Yes No Cracked concrete - no land damage.

Land Damage to Area C? If Yes, add details
 Yes No No identified land damage.

Total m² of Damaged Land: Nil m² Notional Land Damage Value @\$300/m² (Incl GST): \$ 0

See file note 2.
 Next action: Close land exposure

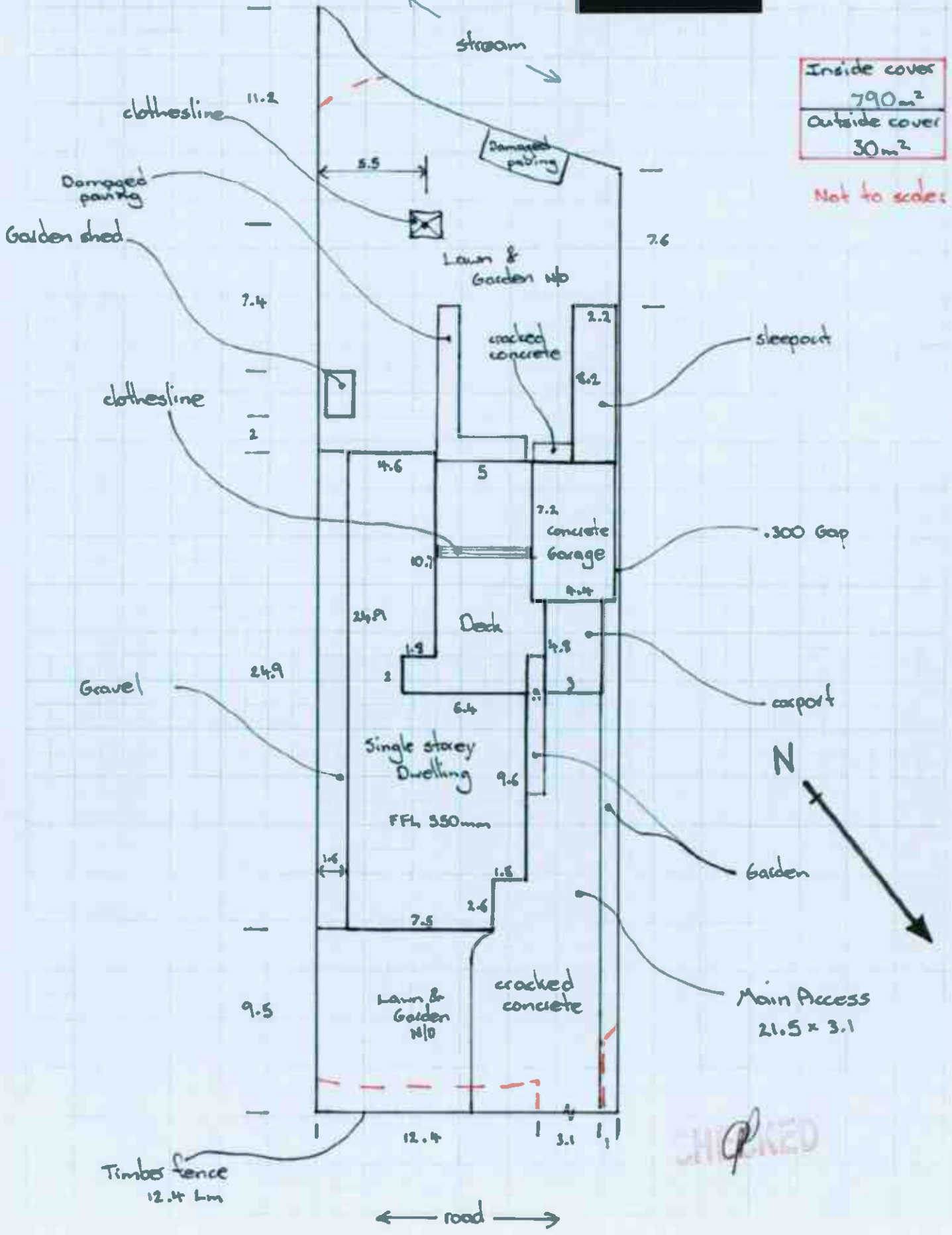




PAUL CROFTS
7 PALMSIDE STREET
SOMERFIELD



John
Spencer
21/11/13



Inside cover
790m ²
Outside cover
30m ²

Not to scale

CHIPPED

Released Under the Official Information Act 1982



Notes

A4 SCALE 1:250
0 2 4 6 8 10 (m)



Drawn by:

Date:



22 FEB 2011 - EARTHQUAKE
SPREYDON, CHRISTCHURCH
(C041-108512) - 7 Palmside Street

EQC Claim No: 201 /

SITE - RISK ASSESSMENT



EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

FLAT LAND

Claim N°: 2010/13243.1 Date: 21/11/13 Time: 0800
 Property Address: 7 Palmside St, Somerfield
 Assessor Name: Karen Leslie ID No: 800979
 Estimator Name: John Spencer ID No: 801004

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

On Road

- 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: Underfloor checked - no evidence of silt



PHASED



Increased Flooding Vulnerability (IFV) Engineering Assessment



Tonkin & Taylor

Property details

Property address	7 PALMSIDE STREET, SOMERFIELD, CHRISTCHURCH 8024
Property ID (QPID)	1236597
Master claim number	CLM/2010/132431
Date	20 August 2015

Engineering assessment

This engineering assessment identifies that the Property	DOES NOT have 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 Ltd (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?	No
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.	Yes
Land damage exception	
What is the finding of the site specific assessment?	
Land does not have 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 does not have IFV	
Land does not have IFV because	Area of exacerbated flooding located beneath a structure and shown due to LiDAR inaccuracy



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.

EQC's flood model maps are available to technical professionals on the Canterbury Geotechnical Database.

Flood modelling results

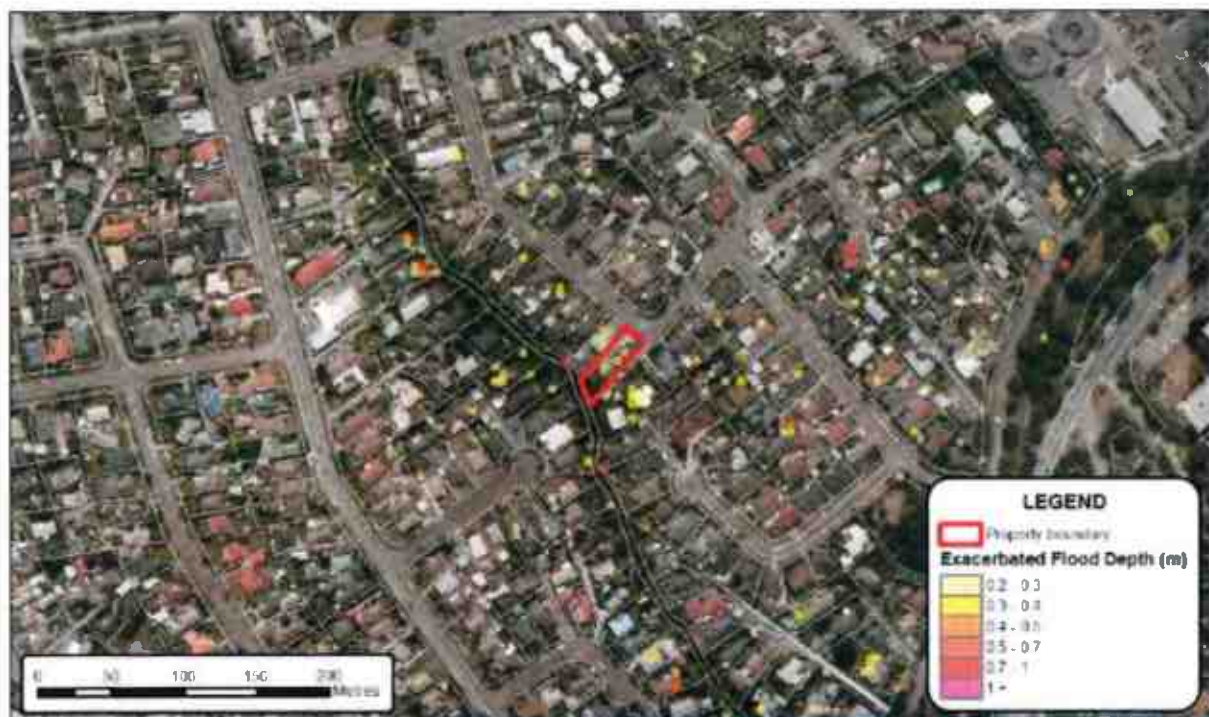
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

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.

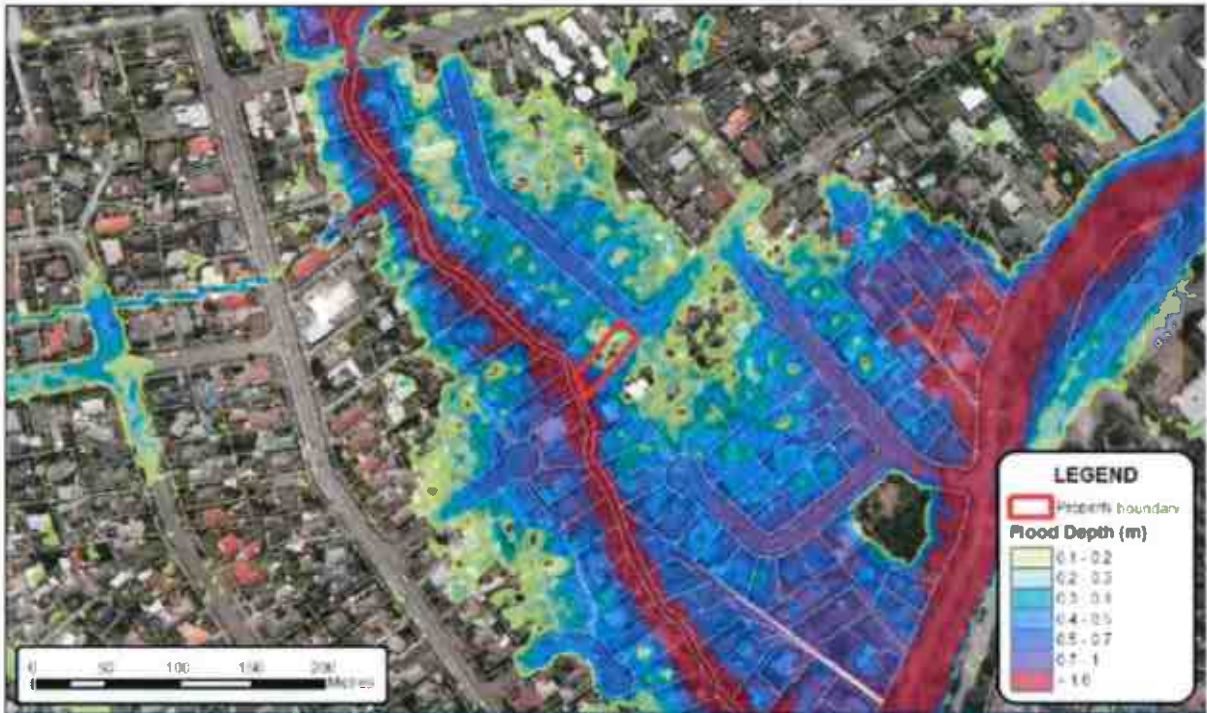
Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence. EQC's flood model maps are available to technical professionals on the Canterbury Geotechnical Database.

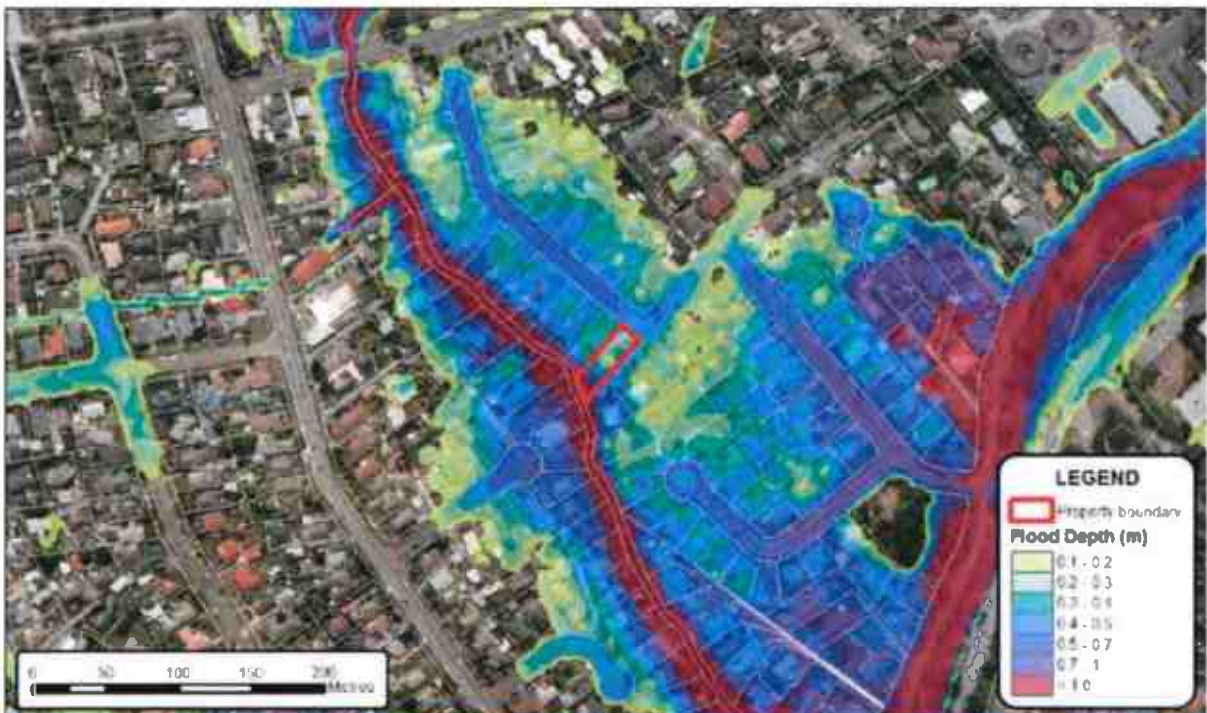


Map 1: Exacerbated flood depth 1 in 100 year flood event





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.projectorb.it.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.



Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Tonkin & Taylor

Property Summary

Property identification (QPID) address	7 Palmside St	Engineering IFV assessment status	Complete
Property identification (QPID) suburb	Somerfield	Report date	20/08/2015
Property identification (QPID)	1236597	Valuation reference	22590/117
EQC master claim number	CLM/2010/132431	Legal description	LOT 13 DP 21398
EQC master claim address	7 PALMSIDE STREET, SOMERFIELD, CHRISTCHURCH 8024	Inferred parcel type	Freehold
Associated property identification (QPID)	None	MBIE technical category	TC2
Category	Land damage exception	Information provided to the valuers	Not applicable

Associated QPID Claim

QPID	Master claim	EQC master claim address	EQC suggested building use
1236597	CLM/2010/132431	7 PALMSIDE STREET, SOMERFIELD, CHRISTCHURCH 8024	Residential

Engineering Assessment

General

Site visit date	28/10/2014	Reviewed date	01/07/2015		
Insured land area from EQC mudmap (m ²)	790	Insured land area calculated by T&T (m ²)	819	Indicative dwelling floor height above ground level (m)	0.45

IFV Assessment Results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2 m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1 m 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?	No
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.	Yes

Land damage exception

What is the finding of the site specific assessment?

Land does not have 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 0.1 m and 0.2 m?

Land does not have IFV

Land does not have IFV because | Area of exacerbated flooding located beneath a structure and shown due to LiDAR inaccuracy

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes



Tonkin & Taylor

Glossary of Terms

Term	Definition
x% AEP (Annual Exceedance Probability) flood	The flood caused by a rainfall event with a depth that has an x% probability of being exceeded during a year.
DEM (Digital Elevation Model)	A 3D topographic model which utilises LiDAR data.
Exacerbated flood depth (EFD)	The measure of IFV. The lesser of the change in flood depth and the change in ground surface elevation.
EQC (Earthquake Commission)	The national insurer of residential land for natural disaster damage in New Zealand.
FLFMA (Floor Level and Fill Management Area)	An area identified in the proposed Christchurch Replacement District Plan, which is at risk of flooding in a major flood event, where specific minimum floor level and earthwork rules apply.
IFV (Increased Flooding Vulnerability)	A physical change to residential land as a result of an earthquake (subsidence) which adversely affects the amenity and value that would otherwise be associated with the land by increasing the vulnerability of that land to flooding events.
Insured land area	As defined in the Earthquake Commission Act 1993.
Land repair feasibility	EQC has determined that if exacerbated flooding extends under a dwelling or a resource consent is likely to be required; then the repair of the land is unlikely to be feasible for EQC claim settlement purposes.
LiDAR (Light Detection and Ranging)	Ground surface elevations measured using optical sensing technologies from a plane (an aerial survey).
MBIE technical category	Ministry of Business, Innovation & Employment Technical Categories, assigned on an area wide basis to provide guidance for foundation investigation and design.
Mudmap	Sketch made of property by EQC staff.
Property identification (QPID)	T&T's unique property identifier that has been derived from Quotable Value's Property ID.
Shared land	Land that is shared or common to all respective owners e.g. cross-lease property or a shared driveway as determined by EQC.
T&T	Tonkin & Taylor Ltd.

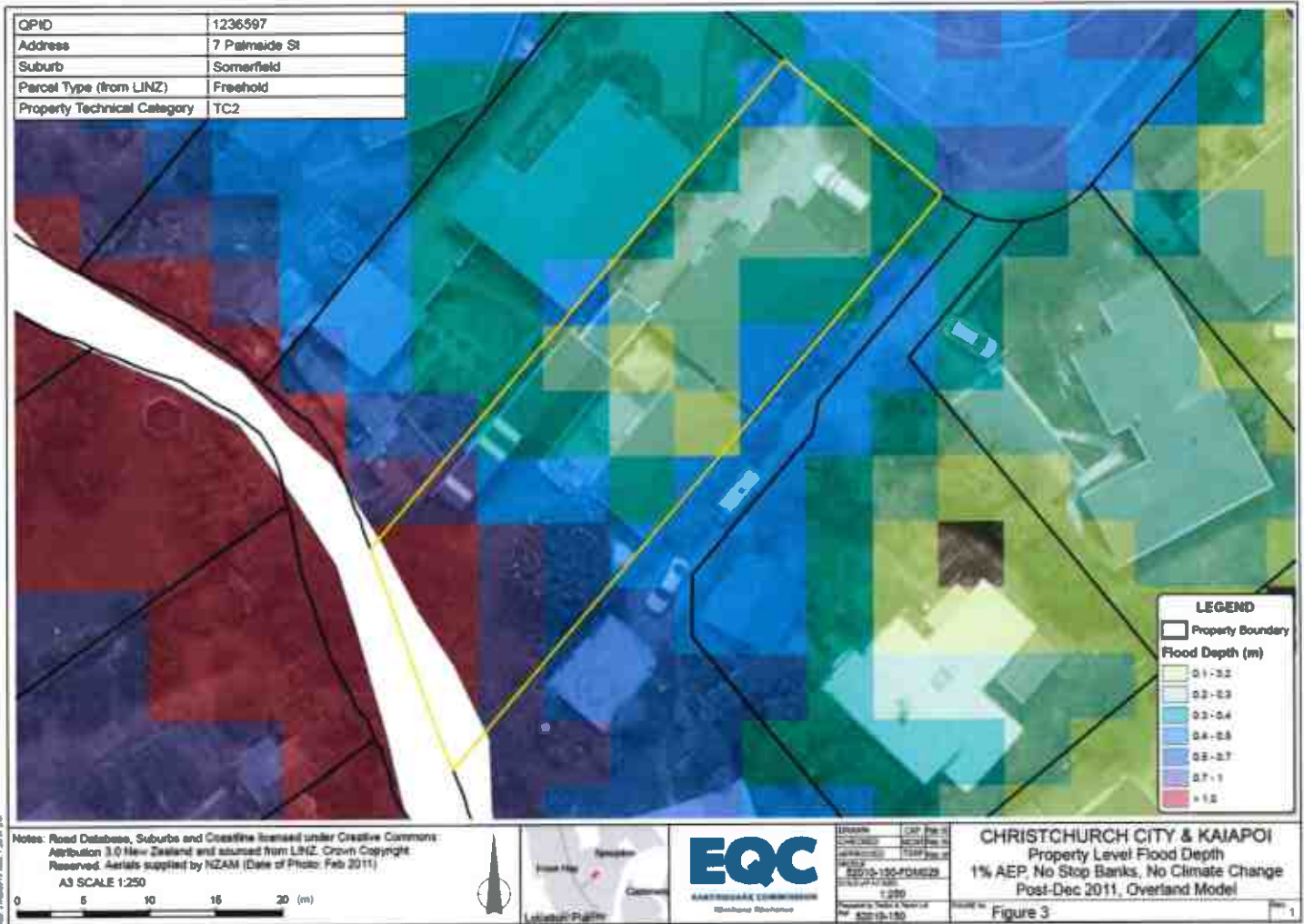
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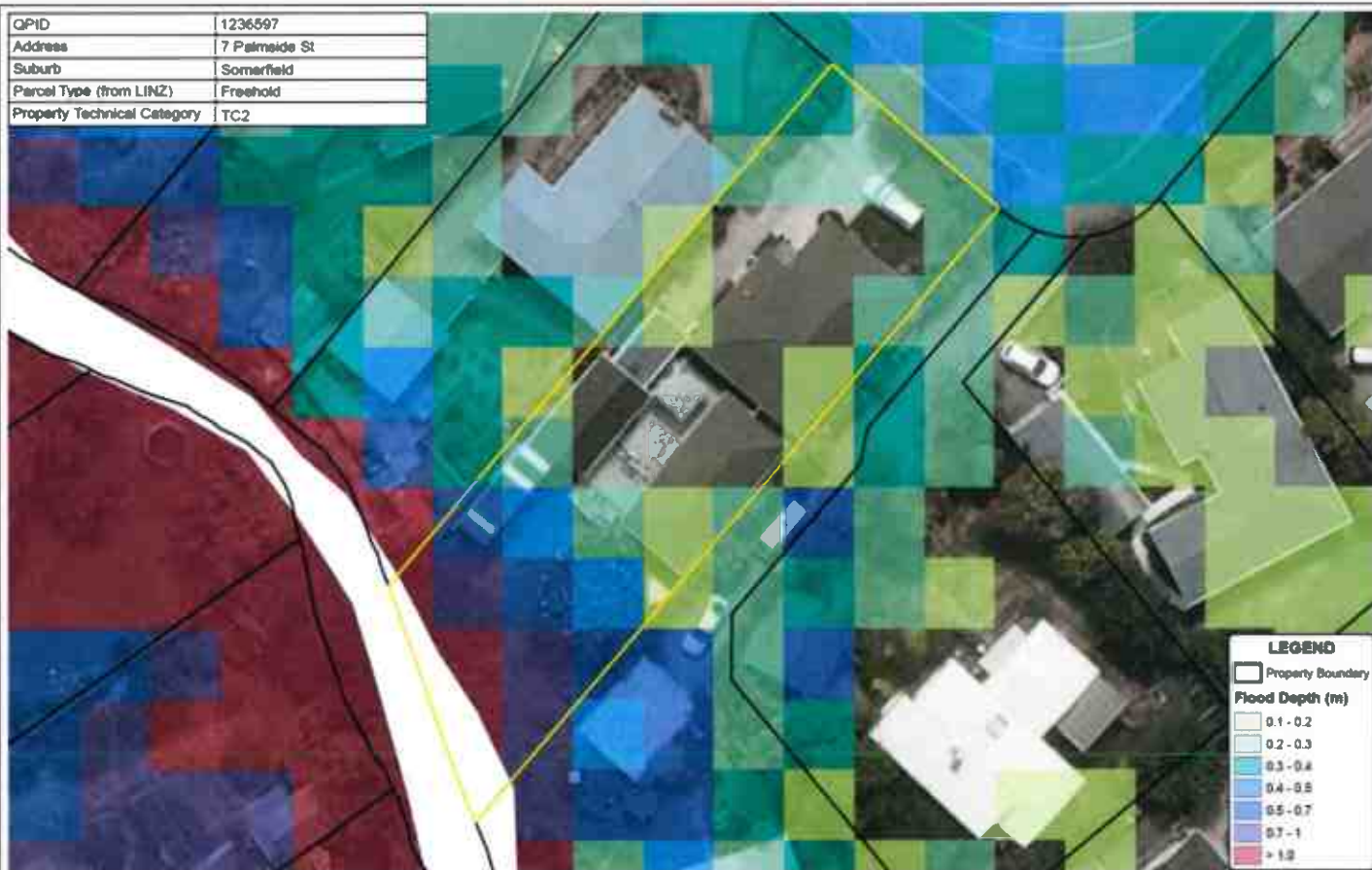
The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence; Increased Flooding Vulnerability Assessment Methodology; T&T April 2014.

As all available data sources were not provided for the claim, T&T cannot guarantee the accuracy of the claim/QPID match or the associations. In each case the Property Identification (QPID) provided is a suggestion, and it is strongly recommended that EQC confirm the Property Identification (QPID) and address to ensure the match is accurate. T&T cannot be 100% certain of the accuracy of their Property Identification (QPID) matching, and can only work within the bounds of the information given. The valuation reference, legal description and legal parcel type provided in this report are based on information provided to T&T by others.





QPID	1236597
Address	7 Palmade St
Suburb	Somerfield
Parcel Type (from LINZ)	Freehold
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 HZAM (Date of Photo: Feb 2011)

A3 SCALE 1:250
0 5 10 15 20 (m)

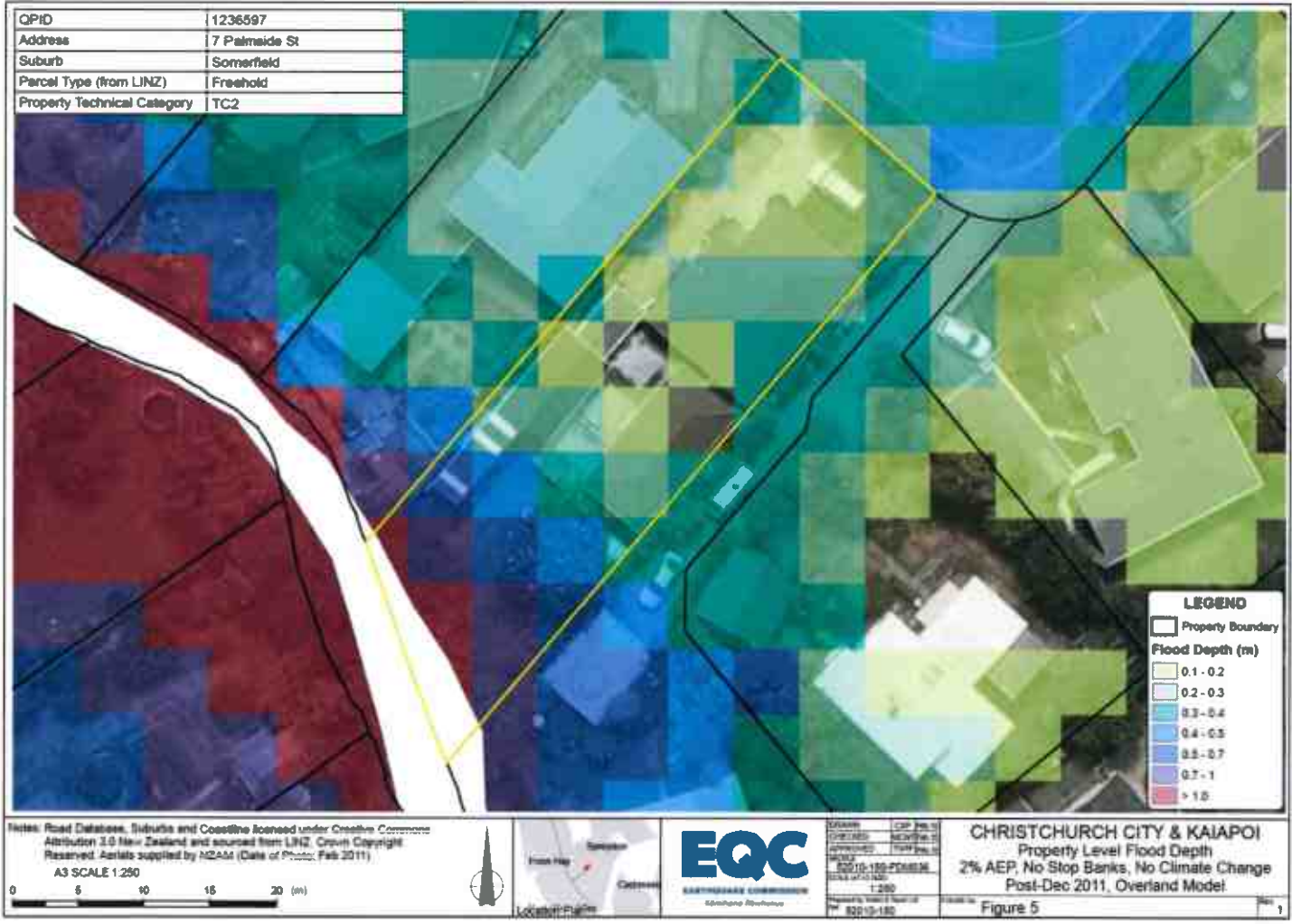


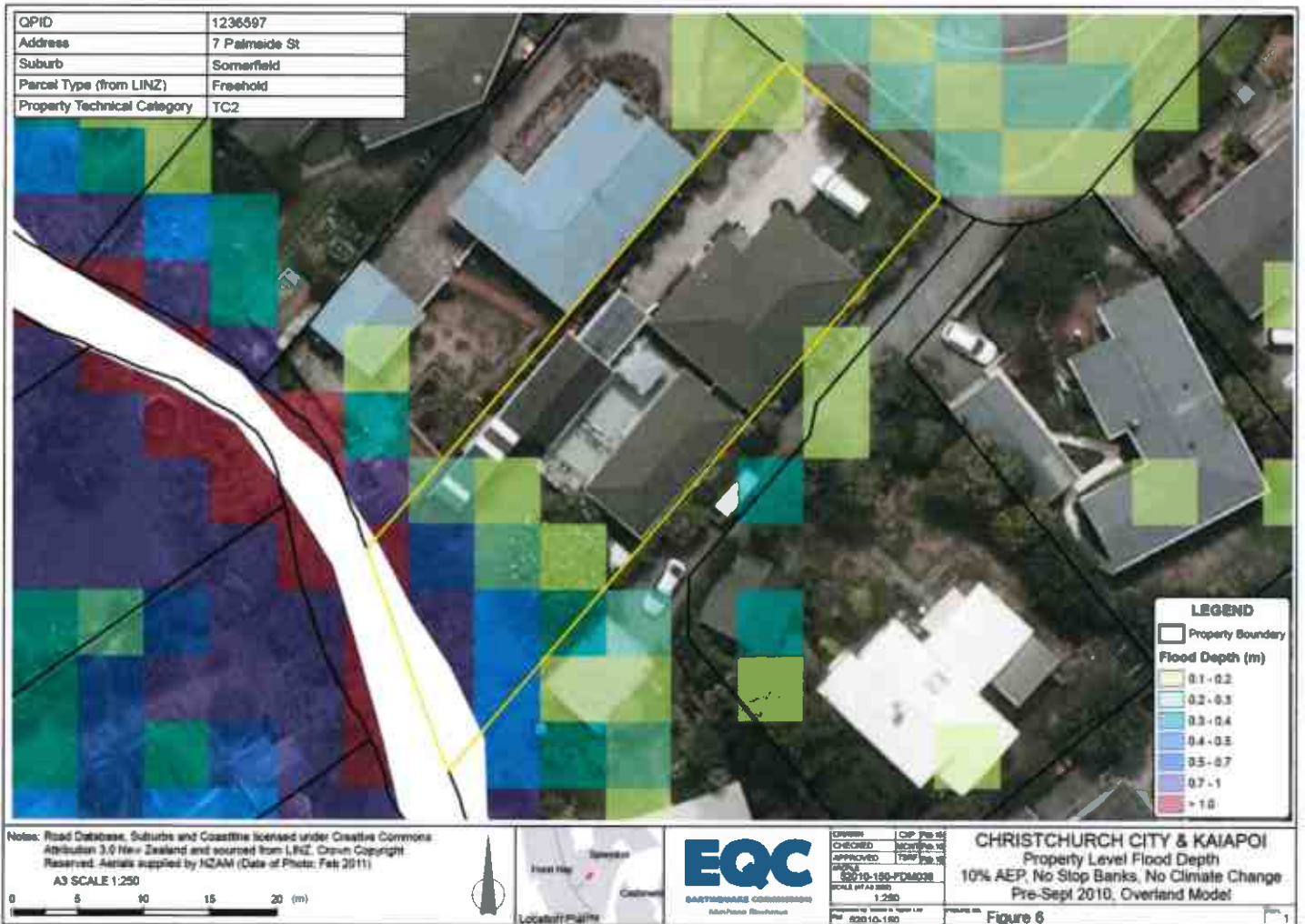
Client	CCP No. 10
Contract	10010-180-PC0002
Approved	10010-180-PC0002
Scale	1:250
Per	62010-180

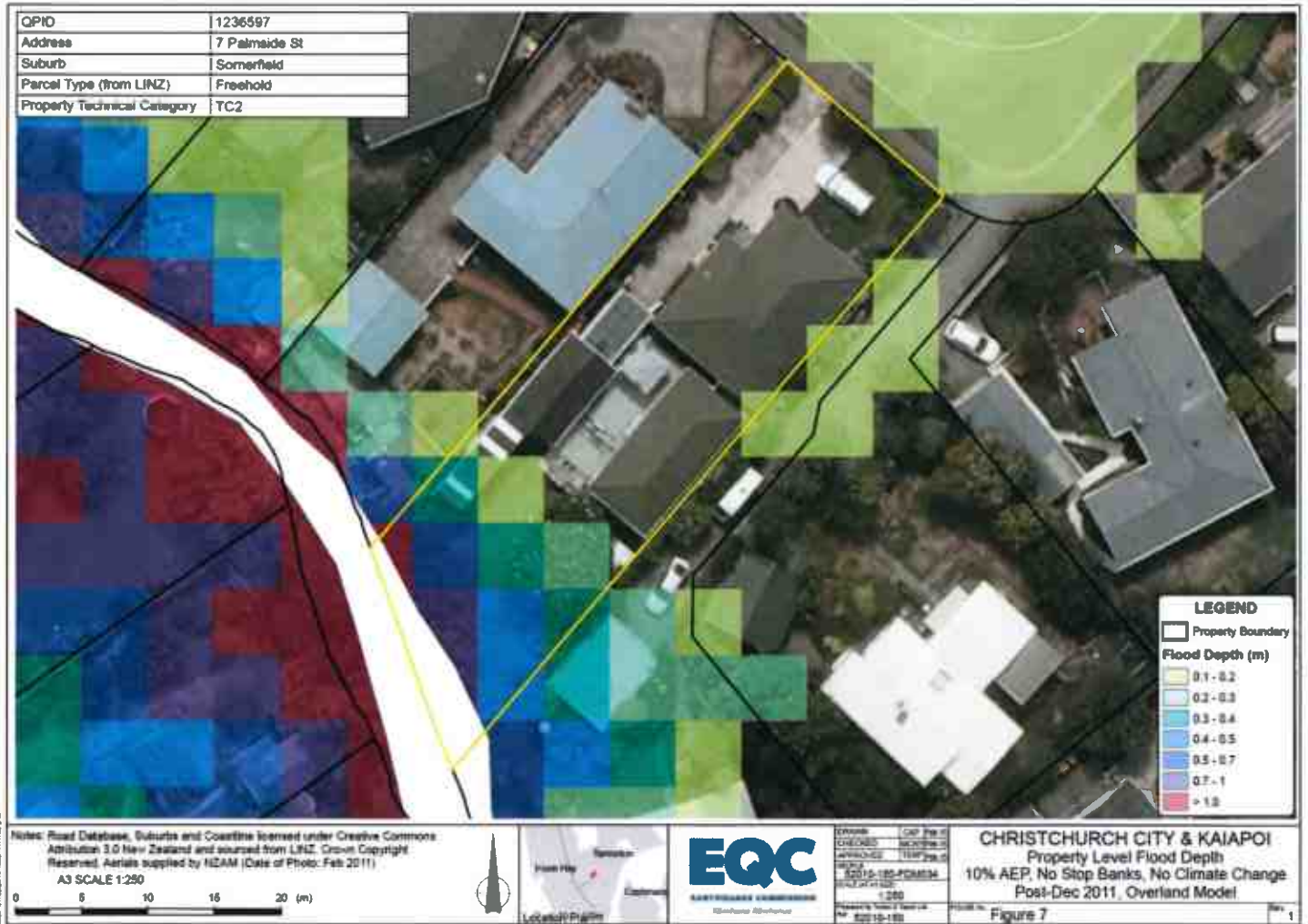
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

Figure 4

Released Under the Official Information Act 1982







Date: 2/10/2015 Time: 11:28:44

Banked 11/8/14



0800 DAMAGE (0800 32 62 43)

6 August 2014

Claim No. CLM/2011/110584

Mr P Crofts and Mrs C Crofts
7 Palmside Street
Somerfield
Christchurch 8024

Dear Mr Crofts and Mrs Crofts

INSURED NAME: PAUL & CAROL CROFTS

DAMAGE LOCATION: 7 PALMSIDE STREET, SOMERFIELD, CHRISTCHURCH 8024

EQC has calculated the repair cost of earthquake damage to your building, which is insured under the Earthquake Commission Act 1993.

As a result your dwelling has been referred to the Canterbury Home Repair Programme, in which Fletcher EQR manages repairs. This letter confirms an agreement you have made with EQC and Fletcher EQR for a partial cash settlement in relation to the earthquake damage to the driveway under the carport.

The cash settlement entitlement for this claim of **\$5,098.49** is summarised below.

Claim summary

Claim Number	Event Date	Claim Detail	EQC Entitlement	Excess Deducted	Amount
2011/110584	22/02/11	This Payment			
		Dwelling	\$5,098.49	\$0.00	\$5,098.49
		Total	\$5,098.49	\$0.00	\$5,098.49

You will need to pay an excess on each claim you have with EQC. Generally the excess is 1% of the amount of the building and contents costs, with a minimum of \$200 per claim.

Payment by cheque

The payment cheque is enclosed with this letter.

If you are expecting further payments from EQC, and would prefer payment by direct credit, please send us a pre-printed bank deposit slip, or a letter from your bank confirming the account number and names. We can accept these electronically if they are scanned and emailed. Please remember to include your claim number in any correspondence.

What to do with your payment

It is important that this payment is used for the purpose of repair or replacement of damaged property. In some circumstances, your future entitlement to EQC cover may be affected if your payment is not used for this purpose. If you believe there are outstanding aspects of your claim, you should keep your payment(s) and EQC will continue to respond to your queries. Banking your claim settlement does not affect your current or any future entitlement(s).

Your obligations

By accepting this payment from EQC, you are agreeing that the claim information you submitted was true and accurate; that you have not withheld any material information; that you will inform EQC if any information provided later becomes incorrect; and that you will provide any further information required for EQC to assess your claim.

How to contact us

If you require further information please visit www.eqc.govt.nz or phone 0800 DAMAGE (0800 326243) between 7am-9pm Monday-Friday or 8am-6pm on Saturday. Alternatively, email info@eqc.govt.nz. To assist with the processing of your inquiry, please ensure you include your claim number in the email subject line.

Yours sincerely

Gail Kettle

General Manager, Customer and Claims

Paul Crofts

From: "Graeme Scott" <GScott@eqc.govt.nz>
Date: Monday 5 May 2014 12:57 p.m.
To: jparadise.net.nz
Subject: 7 Palmside Street, Somerfield - 2011/110584

*Rung on the 1/7/14
To check for title
Rung again on 8/8/14 13:22pm
Check arrived 9/8/14*

Paul,

Thank you for your time this morning.

I have forwarded paperwork this morning for a cash settlement for the replacement of the concrete under your carport, and the propping of the roof to allow works at \$5,098.49.

That being made up as follows – removal and relaying of concrete - \$4333.42 incl
- Propping of the roof - \$ 765.07 incl

There is nothing you need to do, may paperwork requires approval and then queued for payment.

I cannot give you a timeframe for payment.

If you have any further enquiries you can phone EQC on 0800 DAMAGE

Graeme Scott | Assessor | Blenheim Road Hub | The Earthquake Commission (EQC)
gscott@eqc.govt.nz

This email message (along with any attachments) is intended only for the addressee(s) named above. The information contained in this email is confidential to the **New Zealand Earthquake Commission (EQC)** and must not be used, reproduced or passed on without consent. If you have received this email in error, informing EQC by return email or by calling (04)978 6400 should ensure the error is not repeated. Please delete this email if you are not the intended addressee.

2011/110584. 0800 326 243.



TAX INVOICE

Mr P Crofts

Invoice Date
20 Nov 2014

 Nubuild Construction (2005) Ltd
P O Box 6454

Invoice Number
INV-1072

 Upper Riccarton
Christchurch

Reference
Claim DCCHH1202699 Mr and
Mrs Crofts 7 Palmiside St
Hoonhay Chch

 E: nubuild@xtra.co.nz
F: 03 341 8200
M: 021 342 900

GST Number
90-718-959

Description	Quantity	Unit Price	Amount NZD
To break up and remove existing plain concrete driveway, dispose, box and prep base with ap40 and compact. Pour new driveway at 100mm minimum thickness. Provide expansion cuts at 3.0m centers. Carport is quoted separately.	1.00	0.00	0.00
Breakout remove dispose concrete - machine	100.00	30.00	3,000.00
Breakout, remove, dispose concrete,-hand	3.00	50.00	150.00
Box up, supply AP 40, compact, pour 100mm slab.	103.00	58.00	5,974.00
Concrete pump	0.00	700.00	0.00
Carport. Break up remove and dispose of concrete by hand	18.00	50.00	900.00
Box up, supply and compact AP 40, pour slab	18.00	58.00	1,044.00
Extra for Mesh 121x10 and black exposed aggregate.	1.00	5,000.00	5,000.00
Charge for extra sealer	0.00	145.00	0.00
Credit Pauls	20.00	(26.00)	(520.00)
		Subtotal	15,548.00
		TOTAL GST 15%	2,410.20
		TOTAL NZD	17,958.20

Due Date: 27 Nov 2014

This is a payment claim under the 'Construction Contracts Act' 2002. Payment for this account is due within 7 days, if payment is not received by this date, late fees and finance charges will apply. Please make cheques payable to NUBUILD CONSTRUCTION (2005) LTD. For payment by bank - ASB A/C 123147-0230285-000