

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.

ENTERED

0.77521

CLM 2010

Claimant Name:

KAIAPOI WORKING MEN'S CLUB

103 RAVIN QUART. KAIRAOI 7630

Land	✓ Building	✓ Bridges/culverts	Retaining walls	Other
Lounge	Dining	Kitchen	Family Room	Bedroom
Office/Study	Rumpus	Hallway	Stairwell	Toilet
Laundry	Bathroom	Ensuite	Chimney	Foundations
Piling	Services	Kitchen Ovens	Hot Water Cylinders	Header Tanks
Glazing/windows	Fireplace/woodburner	Floor	External Walls	Roof
Outbuildings	Other			

REPAIR STRATEGY: STABILIZATION OF SOIL LIQUIDATION

[illegible]

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per Hour, Per Day, Per Week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

Subtotal 191.70

1.3662	+ P&G, Margin & CST Figure	70,200.54
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TOTAL 261,900.54

EQC 039 – Revised 07-09

day 17/9

Sketch Plan of Property

Completed By: DOUG TREDDINICK
 Supvr ID
 LA ID

Date: 17-9-10

LA File Ref:

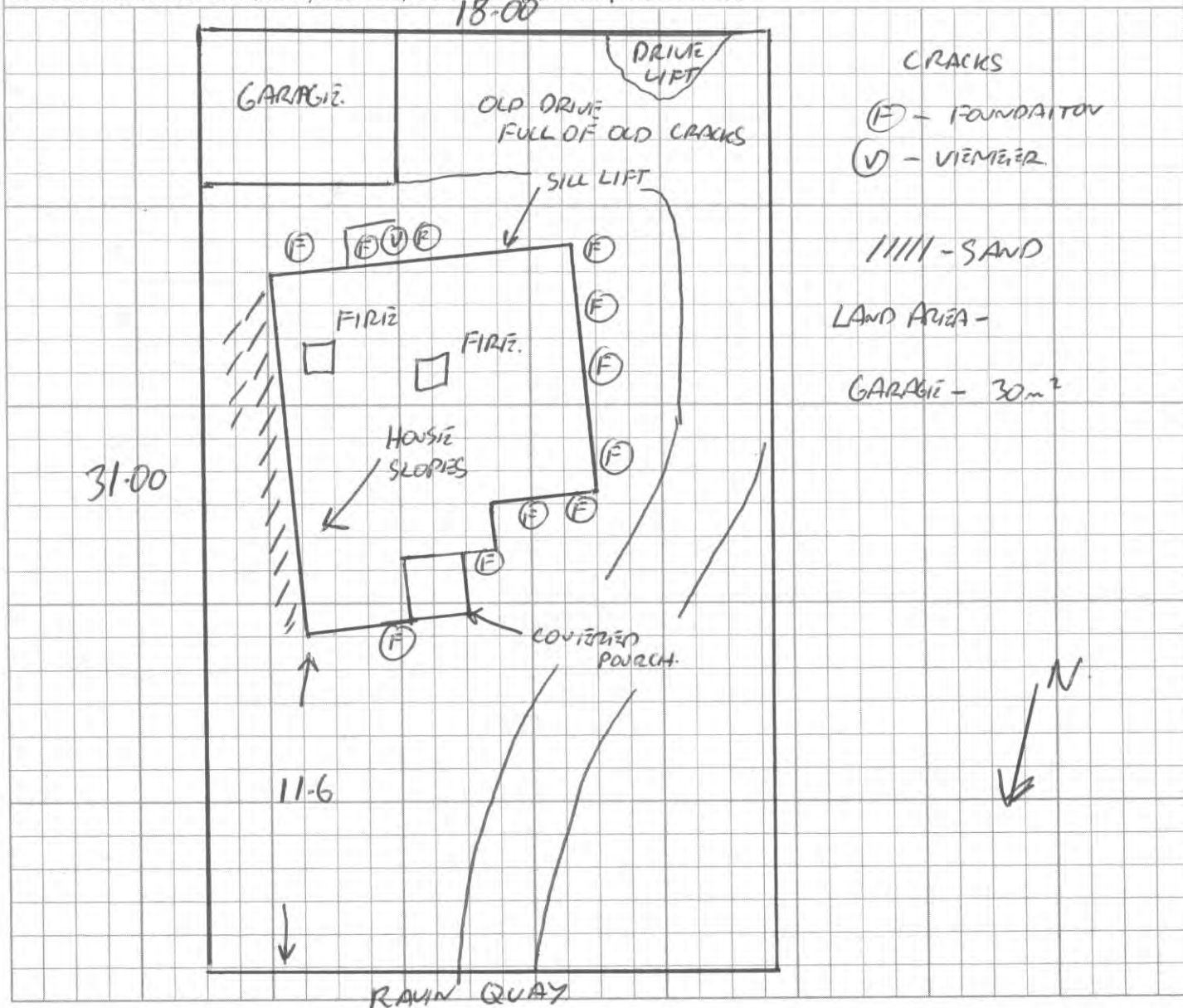
20101077521

KAIAPOI WORKING MEN'S CLUB

Affix Label
 Here

103 RAUIN QUAY. KAIAPOI

PLAN SKETCH OF PROPERTY (identify each room, indicate damage). Attach photo if available



Additional Information

IRON ROOF BRICK VENTILATOR TIMBER FLOOR

Sketch Plan of Property

Completed By: DOUG TRIEDINWICK

Supvr ID

LA ID

Date: 17-9-10

LA File Ref:

KAIAPOI Working Men's Club.

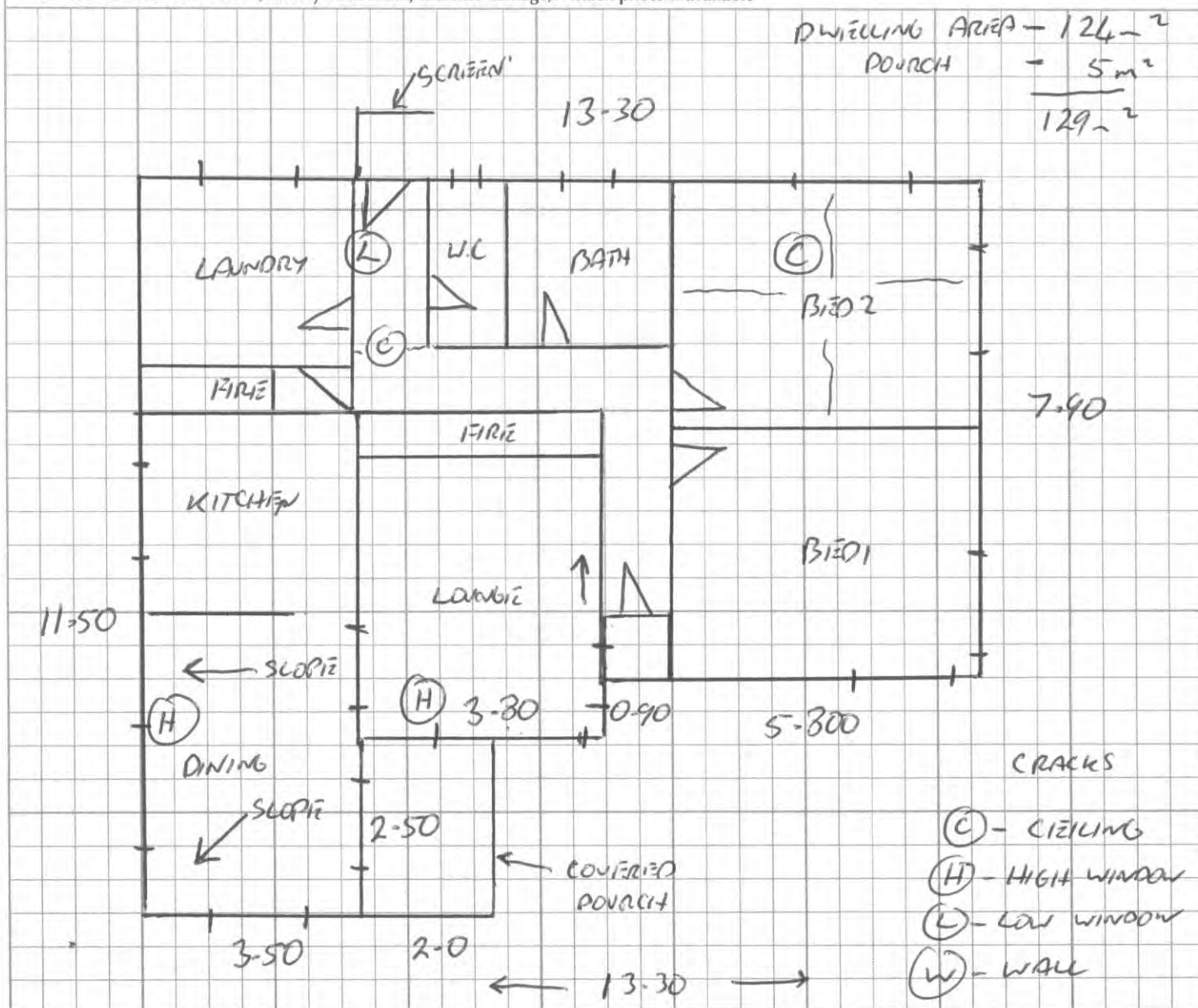
Affix Label

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2010/077521

103 RAVIN QUAY KAIAPOI

PLAN SKETCH OF PROPERTY (identify each room, indicate damage). Attach photo if available



Additional Information

INTERNAL LININGS - HARDBOARD IN ALL WET AREAS.
- SOFTBOARD & GIB IN OTHERS.

EQC
EARTHQUAKE COMMISSION

ENTERED

Statement of Claim Checklist

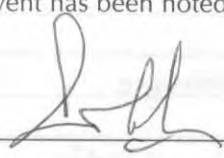
Date: 17 Sept 2010Author: BRYAN STAPLESClaim No.: 2010 [REDACTED] 077521Claimant: W: KAIAROI WORKING MEN'S CLUBSituation of Loss: 103 RAVEN QUAYKAIAROILA: BRYAN STAPLESEstimator: DOUG TRED INNICK

Room	Damage	Walls	Ceiling	Floor	Description of Damage
	Y/N	✓	✓	✓	
Lounge	Y	✓			Puckering in wall paper
Dining Room	Y	✓		✓	Floor slopping, wall cracking
Kitchen	N				No Damage.
Family Room	N/A				
Bedroom 1	N				No Damage.
En Suite	N/A				
Bedroom 2	Y	✓			Cracking in walls.
Bedroom 3	N/A				
Bedroom 4	N/A				
Bathroom	N				No Damage
Toilet 1	N				No Damage.
Toilet 2	N/A				
Office/Study	N/A				
Rumpus	N/A				
Entry/Hall(s)	N				No Damage
Stairwell	N/A				
Laundry	N				No Damage.
Other ^{Rear} Hall	Y				Cracking in walls

Item		Event Damage	Description of Damage	Appoint Engineer
		Y / N	Y / N	
Roof		N	Rolled Metal	
External Walls	North	Y	MINOR CRACKING to concrete SKIRTING	
	South	Y	BRICK WORK CRACKING with BRICKS MISSING	
	East	Y	liquefaction along base of concrete SKIRTING	
	West	Y	CRACKING in concrete SKIRTING	
Decks / ^{covered} PATIO		N		
Chimney	Base	N	NO Damage	
	Ceiling Cavity	N	"	
	Above Roof	N	"	
	Fireplace	N	"	
Foundations		Y	MINOR CRACKING to concrete SKIRTING MINOR liquefaction	
Piling		N		
Services		Y	all services still connected.	
Other Dwelling Items		N/A		
Outbuildings		Y	CRACKS in MORTAR	
Land & Retaining Walls		Y	MINOR liquefaction to East Side	
(Discuss with Supervisor)				

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: 17/9/10

EQC EARTHQUAKE COMMISSION							
Scope of Works							
Completed by:	N.Jones			CLM	2010 / 077521		
Date:	06 September 2013.			Claimant Name:			
				Kaiapoi Working Mens Club			
				103 Raven Quay			
				Kaiapoi.			
Element details:							
Land	Building	Bridges/culverts	Retaining walls	Other			
Lounge	Dining	Kitchen	Family room	Bedroom			
Office/Study	Rumpus	Hallway	Stairwell	Toilet			
Laundry	Bathroom	Ensuite	Chimney	Foundations			
Piling	Services	Kitchen ovens	Hot water cylinders	Header tanks			
Glazing/windows	Fireplace/woodburner	Floors	External walls	Roof			
Outbuildings	Other						
Description:							0
Repair strategy:							0
Line items:							
Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
CONSENTS & CONSULTANTS FEES							
Demolition fee	Each				1.00	\$ 373.00	\$ 373.00
Council consent - Dwelling minor (and outbuildings)	Each				1.00	\$ 1,132.00	\$ 1,132.00
Council Consent - Dwelling major	Each				0.00	\$ 4,347.00	\$ -
Architectural Design fee	m ²				0.00	\$ 106.56	\$ -
Engineer Fee	Each				0.00	\$ 3,555.00	\$ -
Geotech	Each				0.00	\$ 750.00	\$ -
PRELIMINARY & GENERAL							
Site Set Up/Establishment	Each				0.00	\$ 4,000.00	\$ -
Scaffolding - Erect and Dismantle	m ²				0.00	\$ 18.00	\$ -
Scaffolding - Weekly Hire (incl. weekly H&S checks)	Wks				0.00	\$ 200.00	\$ -
Reconnection	Each				0.00	\$ 5,000.00	\$ -
Re-instate Drainage	Each				0.00	\$ 5,000.00	\$ -
Mobile scaffolding	Days				0.00	\$ 150.00	\$ -
	Subtotal						\$ 1,505.00
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.	+ P&G, Margin & GST Figure						
	Total						
EQC 039 - Revised 07-09							

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EQC EARTHQUAKE COMMISSION							
Scope of Works							
Completed by:	N.Jones			CLM	2010 / 077521		
Date:	06 September 2013.			Claimant Name:			
				Kaiapoi Working Mens Club			
				103 Raven Quay			
				Kaiapoi.			
Element details:							
Land	Building	Bridges/culverts	Retaining walls	Other			
Lounge	Dining	Kitchen	Family room	Bedroom			
Office/Study	Rumpus	Hallway	Stairwell	Toilet			
Laundry	Bathroom	Ensuite	Chimney	Foundations			
Piling	Services	Kitchen ovens	Hot water cylinders	Header tanks			
Glazing/windows	Fireplace/woodburner	Floors	External walls	Roof			
Outbuildings	Other						
Description:							0
Repair strategy:							0
Line items:							
Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
PILING							
125 x 125 H5 tanapiles	Each				8.00	\$ 185.00	\$ 1,480.00
Piles allow for separate small job	Each						\$ -
Subfloor access through timber floor	Each				1.00	\$ 250.00	\$ 250.00
Subfloor access through ring foundation	Each						\$ -
Pack and Relevel Piles	Each					\$ 100.00	\$ -
Jack Piling to Concrete Ring Foundation at 1.350 mm ctrs	Each					\$ 200.00	\$ -
MID FLOOR CONCRETE FLOORS							
75mm Hebel sound floor	m ²				0.00	\$ 200.00	\$ -
TIMBER FLOORS							
Timber Subfloor Framing with Sheet Flooring	m ²				0.00	\$ 135.00	
Timber Subfloor Framing with T&G	m ²				0.00	\$ 275.00	\$ -
TIMBER DECKS							
125 x 125 H5 tanapiles to deck at 1.500 m ctrs (=m2 deck / 1.5)	Each				0.00	\$ 80.00	\$ -
Replace Deck (remove, dispose and replace)	m ²				0.00	\$ 230.00	\$ -
Relevel Deck	m ²				0.00	\$ 65.00	\$ -
						Subtotal	\$ 1,730.00
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.						+ P&G, Margin & GST Figure	
						Total	
						EQC 039 - Revised 07-09	

EQC EARTHQUAKE COMMISSION							
Scope of Works							
Completed by:	N.Jones			CLM	2010 / 077521		
Date:	06 September 2013.			Claimant Name:			
				Kaia Poi Working Mens Club			
				103 Raven Quay			
				Kaia Poi.			
Element details:							
Land	Building	Bridges/culverts	Retaining walls	Other			
Lounge	Dining	Kitchen	Family room	Bedroom			
Office/Study	Rumpus	Hallway	Stairwell	Toilet			
Laundry	Bathroom	Ensuite	Chimney	Foundations			
Piling	Services	Kitchen ovens	Hot water cylinders	Header tanks			
Glazing/windows	Fireplace/woodburner	Floors	External walls	Roof			
Outbuildings	Other						
Description:							0
Repair strategy:							0
Line items:							
Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
NETTING AND UNDERLAY PAPER							
Roofing Underlay	m ²				0.00	\$ 3.00	\$ -
FASCIA AND SPOUTING							
Klass Fascia and Spouting	Lm				0.00	\$ 45.00	\$ -
PVC Downpipes - 80mm - Supply and Install	Lm				0.00	\$ 68.00	\$ -
EXTERIOR CLADDING							
Brick/Block							
Standard Brick Veneer	m ²	2.00	1.00		2.00	\$ 141.51	\$ 283.02
Grind Out And Remortar Cracks To Wall	m ²	2.00	1.00		2.00	\$ 45.00	\$ 90.00
Cement Sheet	m ²				0.00		\$ -
Hebel Panels							
75mm thick sound floor	m ²				0.00	\$ -	\$ -
Stone/Rock Veneers							
Scoria Rock	m ²				0.00	\$ 190.75	\$ -
						Subtotal	\$ 373.02
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.						+ P&G, Margin & GST Figure	
						Total	
						EQC 039 - Revised 07-09	

EQC EARTHQUAKE COMMISSION							
Scope of Works							
Completed by:	N.Jones			CLM	2010 / 077521		
Date:	06 September 2013.			Claimant Name:			
				Kaiapoi Working Mens Club			
				103 Raven Quay			
				Kaiapoi.			
Element details:							
Land	Building	Bridges/culverts	Retaining walls	Other			
Lounge	Dining	Kitchen	Family room	Bedroom			
Office/Study	Rumpus	Hallway	Stairwell	Toilet			
Laundry	Bathroom	Ensuite	Chimney	Foundations			
Piling	Services	Kitchen ovens	Hot water cylinders	Header tanks			
Glazing/windows	Fireplace/woodburner	Floors	External walls	Roof			
Outbuildings	Other						
Description:							0
Repair strategy:							0
Line items:							
Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Solid Plaster	m ²				0.00	\$ 85.00	\$ -
Cracks - grind out & epoxy fill to ring foundation	Lm	14.00			14.00	\$ 60.00	\$ 840.00
Cracks - grind out & epoxy fill to cladding	Lm				0.00	\$ 60.00	\$ -
Hardiflex - direct fixed	m ²				0.00	\$ 43.00	\$ -
Monolithic cladding - Polyclad, Insulclad systems, including painting	m ²				0.00	\$ 160.50	\$ -
Monolithic cladding repairs - includes crack repairs and painting.	m ²				0.00	\$ 65.00	\$ -
WEATHERBOARD/SHEET EXTERIOR							
Timber	m ²				0.00	\$ 143.00	\$ -
Hardiplank	m ²				0.00	\$ 114.00	\$ -
Plywood & Batten	m ²				0.00	\$ 150.00	\$ -
Scribers - remove, replace. Includes labour and materials.	Lm				0.00	\$ 23.00	\$ -
Brickolite - allow to replace with a textured finish							
Walls less than 20m ²	m ²				0.00	\$ 200.00	\$ -
Walls greater than 20m ²	m ²				0.00	\$ 175.00	\$ -
	Subtotal						\$ 840.00
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.	+ P&G, Margin & GST Figure						
	Total						
						EQC 039 - Revised 07-09	

Scope of Works		EQC EARTHQUAKE COMMISSION	
Completed by:	N.Jones	CLM	2010 / 077521
Date:	06 September 2013.	Claimant Name:	
		Kaiapoi Working Mens Club	
		103 Raven Quay	
		Kaiapoi.	
Element details:			
Land	Building	Bridges/culverts	Retaining walls
Lounge	Dining	Kitchen	Family room
Office/Study	Rumpus	Hallway	Stairwell
Laundry	Bathroom	Ensuite	Chimney
Piling	Services	Kitchen ovens	Hot water cylinders
Glazing/windows	Fireplace/woodburner	Floors	External walls
Outbuildings	Other		
Description:	0		
Repair strategy:	0		
Line items:			
Description:	Units	Length	Breadth
	Depth	Qty	Rate
			Cost
LOUNGE Ceiling			
Rake stop paint	m ²		
Lining paper incl. paint	m ²		
Walls			
Wallpaper	m ²	17.60	2.40
Lining paper incl. paint	m ²		
Floor			
Uplift relay carpet	m ²		
Uplift / Supply / Lay tiles	m ²		
DINING Ceiling			
Rake stop paint	m ²		
Lining paper incl. paint	m ²		
Walls			
Wallpaper	m ²	16.00	2.40
Lining paper incl. paint	m ²		
Floor			
Uplift relay carpet	m ²		
Uplift / Supply / Lay tiles	m ²		
Subtotal			\$ 3,467.52
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.			+ P&G, Margin & GST Figure
			Total
			EQC 039 - Revised 07-09

Scope of Works		EQC EARTHQUAKE COMMISSION	
Completed by:	N.Jones	CLM	2010 / 077521
Date:	06 September 2013.	Claimant Name:	
		Kaiapoi Working Mens Club	
		103 Raven Quay	
		Kaiapoi.	
Element details:			
Land	Building	Bridges/culverts	Retaining walls
Lounge	Dining	Kitchen	Family room
Office/Study	Rumpus	Hallway	Stairwell
Laundry	Bathroom	Ensuite	Chimney
Piling	Services	Kitchen ovens	Hot water cylinders
Glazing/windows	Fireplace/woodburner	Floors	External walls
Outbuildings	Other		
Description:	0		
Repair strategy:	0		
Line items:			
Description:	Units	Length	Breadth
	Depth	Qty	Rate
	Cost		
BEDROOM 2 Ceiling			
Rake stop paint	m²		
Lining paper incl. paint	m²		
Walls			
Wallpaper	m²	17.00	2.40
Lining paper incl. paint	m²		
Floor			
Uplift relay carpet	m²		
Uplift / Supply / Lay tiles	m²		
Rear Hallway Ceiling			
Rake stop paint	m²		
Lining paper incl. paint	m²		
Walls			
Wallpaper	m²	9.00	2.40
Lining paper incl. paint	m²		
Floor			
Uplift relay carpet	m²		
Uplift / Supply / Lay tiles	m²		
Subtotal			\$ 2,683.20
+ P&G, Margin & GST Figure			
Total			
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.			
EQC 039 - Revised 07-09			

EQC EARTHQUAKE COMMISSION							
Scope of Works							
Completed by:	N.Jones			CLM	2010 / 077521		
Date:	06 September 2013.			Claimant Name:			
				Kaiapoi Working Mens Club			
				103 Raven Quay			
				Kaiapoi.			
Element details:							
Land	Building	Bridges/culverts	Retaining walls	Other			
Lounge	Dining	Kitchen	Family room	Bedroom			
Office/Study	Rumpus	Hallway	Stairwell	Toilet			
Laundry	Bathroom	Ensuite	Chimney	Foundations			
Piling	Services	Kitchen ovens	Hot water cylinders	Header tanks			
Glazing/windows	Fireplace/woodburner	Floors	External walls	Roof			
Outbuildings	Other						
Description:							0
Repair strategy:							0
Line items:							
Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
GARAGE Ceiling							
Rake stop paint	m ²				0.00	\$ 29.45	\$ -
Lining paper incl. paint	m ²				0.00	\$ 61.24	\$ -
Walls							
Grind Out And Remortar Cracks To The Wall	m ²	5.00	1.00		5.00	\$ 45.00	\$ 225.00
Lining paper incl. paint	m ²				0.00	\$ 61.24	\$ -
Floor							
Uplift relay carpet	m ²				0.00	\$ 12.00	\$ -
Uplift / Supply / Lay tiles	m ²				0.00	\$ 205.00	\$ -
BEDROOM 1 Ceiling							
Rake stop paint	m ²				0.00	\$ 29.45	\$ -
Lining paper incl. paint	m ²				0.00	\$ 61.24	\$ -
Walls							
Rake stop paint	m ²				0.00	\$ 29.45	\$ -
Lining paper incl. paint	m ²				0.00	\$ 61.24	\$ -
Floor							
Uplift relay carpet	m ²				0.00	\$ 12.00	\$ -
Uplift / Supply / Lay tiles	m ²				0.00	\$ 205.00	\$ -
						Subtotal	\$ 225.00
* Unit categories to be used as follows: Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.						+ P&G, Margin & GST Figure	
						Total	
						EQC 039 - Revised 07-09	

Completed by: N.Jones

CLM	2010 / 077521
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Date:	06 September 2013.
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Claimant Name:

Kaiapoi Working Mens Club

103 Raven Quay

Kaia Poi.

Land		Building		Bridges/culverts		Retaining walls		Other
Lounge		Dining		Kitchen		Family room		Bedroom
Office/Study		Rumpus		Hallway		Stairwell		Toilet
Laundry		Bathroom		Ensuite		Chimney		Foundations
Piling		Services		Kitchen ovens		Hot water cylinders		Header tanks
Glazing/windows		Fireplace/woodburner		Floors		External walls		Roof
Outbuildings		Other						

Description:	0
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Repair strategy:		0
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Description:	Units	Length	Breadth	Depth	Qty	Rate	Cost
Page 2							\$ 1,505.00
Page 3							\$ 216.00
Page 4							\$ -
Page 5							\$ 1,730.00
Page 6							\$ -
Page 7							\$ -
Page 8							\$ 373.02
Page 9							\$ 840.00
Page 10							\$ -
Page 11							\$ -
Page 12							\$ 3,467.52
Page 13							\$ 2,683.20
Page 14							\$ 225.00
Page 15							\$ -
	Subtotal						\$ 11,039.74

* Unit categories to be used as follows:

Each, Sheet, Kilogram, Linear metre, Square metre, Cubic metre, Per hour, Per day, Per week. Cubic metre calculations must include length, breadth and depth figures. Square metre calculations must include length and breadth figures.

+ P&G, Margin & GST Figure

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Pre Earthquake Indemnity Valuation

103 Raven Quay
Kaiapoi

Date: 26 January 2011

Client: Earthquake Commission

Telfer Young (Canterbury) Limited
Valuers Property Advisors



04/2010/07521
+
+
=

TelferYoung

Valuers Property Advisors

26 January 2011

EQC
PO Box 311
WELLINGTON 6140

Attention: Mr Darren [REDACTED]

TelferYoung Limited
Canterbury
Grant Thornton House
Level 4, 47 Cathedral Square
PO Box 2532
Christchurch, New Zealand

Dear Sir

**Re: Pre Earthquake Indemnity Valuation
103 Raven Quay, Kaiapoi**

Further to your instructions of 21 January 2011.

We confirm the following:

- + Our inspection of the premises.
- + Our valuation analysis and assessment of the indemnity value for the building.

For your convenience we have provided the report in an Executive Summary format. This briefly details the main characteristics of the property and summarises our valuation conclusions.

All information is retained on file and should a detailed report be required this can be provided if necessary.

This report must be read in conjunction with TelferYoung (Canterbury) Limited's Statement of Limiting Conditions and Valuation Policy.

This report has been prepared for the purpose stated and solely for the benefit of EQC and Kaiapoi WMC and MSA and may not be used for any other purpose or by any other party without obtaining our written consent.

Yours faithfully
TelferYoung (Canterbury) Limited

[REDACTED]

[REDACTED] FNZIV, FPINZ
Registered Valuer
Email: [REDACTED]

+ TelferYoung (Canterbury) Limited

Level 4, Grant Thornton House, PO Box 2532, Christchurch, New Zealand

Telephone: 03 379 7960 Facsimile: 03 379 4325

Email: canterbury@telferyoung.com website: www.telferyoung.com

+ Chris Stanley + John Tappenden + Mark Beatson + Mark Dunbar + Victoria Murdoch

1.0 Executive Summary

Property Address:	103 Raven Quay, Kaiapoi
Instructions:	To provide a pre earthquake indemnity value
Instructing Party:	Mr Darren [REDACTED]
Client:	EQC
Date of Inspection:	24 January 2011
Date of Valuation:	24 January 2011
Interest Valued:	Improvements situated on Part Lot 1 DP 46183, CB 26B/562, Canterbury Registry.
Property Description:	The property comprises of a single level triple fronted brick dwelling built in the early 1960s. The dwelling has two double bedrooms, a formal lounge room, a large combined kitchen/family room plus the usual amenities including a modern detached concrete block garage.
Local Authority	Waimakariri District Council
Resource Management	The property is zoned Business 1.
Legal Description:	Identifier: CB26B/562 Registry: Canterbury Appellation: Lot 1 DP 46183 Area: Part 4437m ² (assumed to be 700m ²) Registered Owner: Kaiapoi Workingmen's Club and MSA.
Building Description:	
Construction:	Foundations: Concrete Flooring: Timber Exterior Walls: Brick Roofing: Corrugated metal External Joinery: Timber Internal Linings: Mixed, including hardboard and plasterboard
Floor Area:	120m ²

**Valuation Methodology:**

The indemnity value has been assessed on the basis of the market value of the land and buildings assuming that the property occupies a nominal 700m² site. The hypothetical value of the property based on sales evidence of two bedroom homes in the Kaiapoi area is \$235,000.

From this assessed value we have deducted the market value of the 700m² site which we have assessed at \$150,000.

The valuation assessment is summarised as follows:

Market Value	\$235,000
Less Land Content (Nominal 700m ² site)	\$150,000
Pre Earthquake Indemnity Value	\$85,000

Valuation:

We assess the pre earthquake indemnity value of the improvements at 103 Raven Quay, Kaiapoi at **EIGHTY FIVE THOUSAND DOLLARS (\$85,000)** including GST.

2.0 Disclosures**Experience**

██████████ has in excess of 35 years experience in valuing this class of property, has all appropriate qualifications and registration enabling ██████████ to practice as a valuer and has not been subject, at any stage, to disciplinary action by the governing professional body.

It is hereby declared that ██████████ is a Registered Valuer within the meaning of the Valuers Act 1948, and he holds an Annual Practising Certificate N^o.231 and that in preparation of this report he has acted in an independent capacity. ██████████ is a Fellow of the New Zealand Institute of Valuers.

Independence

██████████ has no direct or indirect pecuniary or other interest in the property being valued. He is not aware of any potential conflicts of interest.

Professional Indemnity Cover

We certify that TelferYoung (Canterbury) Limited hold professional negligence insurance for an amount of not less than 20% of the valuation assessed.



Compliance Statement & Disclosures

This valuation has been prepared having regard to International Valuation Standard 3 of the Australia and New Zealand Valuation and Property Standards. We confirm the following:

- + To the best of our knowledge the statements of fact presented in this report are correct;
- + The analysis and conclusions in the report are limited only by the reported assumptions and conditions;
- + We have no interest in the subject property being valued;
- + Our fee is not contingent upon any aspect of the report;
- + The valuation has been prepared in accordance with the Property Institute of New Zealand/New Zealand Institute of Valuers Code of Ethics, Rules of Conduct and Valuation Standards;
- + The Valuer has satisfied professional education requirements;
- + The Valuer has experience in the location and category of the property being valued;
- + The Valuer has made a personal inspection of the property;
- + No one, except those specified in the report, has provided professional assistance in preparing the report.



Statement of Limiting Conditions and Valuation Policy

This report must be read, where appropriate, in conjunction with TelferYoung (Canterbury) Limited's Statement of Limiting Conditions and Valuation Policy, which is as follows:

Purpose

This valuation report has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

Responsibility To Third Party

Our responsibility in connection with this valuation is limited to the client to whom the report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of TelferYoung (Canterbury) Limited and the author of the report. TelferYoung Limited reserves the right to alter, amend, explain or limit any further information given to any other party.

Reproduction Of Report

Neither the whole nor any part of this valuation and report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear. Our report is only valid when bearing an original signature.

Date Of Valuation

Unless otherwise stated, the effective date of the valuation is the date of the inspection of the property. This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Legislation

We have not obtained a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for this property which unless otherwise stated is assumed to conform to all requirements of the Resource Management Act 1991, the New Zealand Building Code contained in the First Schedule to the Building Regulations 1992, the Building Act 1991, the Building Act 2004 and any Historic Places Trust registration. Our valuation reports are prepared on the basis that properties comply with all relevant legislation and regulations and that there is no adverse or beneficial information recorded on the Territorial Local Authority (TLA) property file, unless otherwise stated. Legislation that may be of importance in this regard includes Health & Safety in Employment Act 1992, the Fire Safety and Evacuation of Buildings Regulation 1992, and the Disabled Persons Community Welfare Act 1975.

Registrations

Unless otherwise stated, our valuation is subject to there being no detrimental or beneficial registrations affecting the value of the property other than those appearing on the title. Such registrations may include Waahi Tapu and Historic Places Trust registrations.

Reliability Of Data

The data and statistical information contained herein was gathered for valuation purposes from reliable sources and is believed to be correct. All reasonable attempts have been made to verify the authenticity of this information but we cannot guarantee its accuracy.



Assumptions

This report contains assumptions believed to be fair and reasonable at the date of valuation. In the event that assumptions made based on information relied upon is later proven incorrect, or known by the recipient to be incorrect at the date of reporting, TelferYoung Ltd reserves the right to reconsider the report, and if necessary, reassess values.

GST

When analysing the sales and/or leasing evidence relied upon for this valuation, it is noted that we have attempted to ascertain whether or not the sale price/rental is inclusive or exclusive of Goods and Services Tax (GST). The national property database of sales evidence does not always identify whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify the matter of GST, we have assumed that the national property database record of sale price is inclusive of GST (if any) for residential properties and plus GST (if any) for non residential properties. Should this not be the case for any particular sale or rental used as evidence, we reserve the right to reconsider our valuation.

Land Survey

We have made no survey of the property and assume no responsibility in connection with these matters. Unless otherwise stated, it is assumed all improvements lie within the title boundaries.

Unless otherwise stated, we have not undertaken investigations or been supplied with geotechnical reports with respect to the nature of the underlying land. Unless otherwise stated, we have assumed the land to be firm and suitable ground for the existing and/or potential development without the need for additional and expensive foundation and retaining work or drainage systems.

Contamination

We have not undertaken an environmental audit of the property. Unless otherwise stated our valuation and report assume that the land and buildings are unaffected by harmful contaminants or noxious materials which may impact on value. Verification that the property is free from contamination and has not been affected by noxious materials should be obtained from a suitably qualified environmental expert.

Not A Structural Survey

Our inspection has been undertaken for valuation purposes only, and does not constitute a structural survey. Verification that the building is sound should be obtained from a suitably qualified building engineer. If the building is found to be unsound then this is likely to impact on the value of the property.

Systems

In preparing this valuation, it has been assumed that all hot and cold water systems, electric systems, ventilating systems and other devices, fittings, installations or conveniences, including lifts and escalators where appropriate, as are in the building to be in proper working order and functioning for the purposes for which they were designed.

Market Valuations

Market valuations are carried out in accordance with the Valuation Standards and Guidance Notes recommended by the New Zealand Institute of Valuers and the Property Institute of New Zealand, where the definition of Market Value is "the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion".

No allowances are made in our valuations for any expenses of realisation or to reflect the balance of any outstanding mortgages either in respect of capital or interest accrued thereon.



Water Leaks & Penetration Effects

We are aware that a number of buildings have developed problems associated with water leaks, water penetration, weatherproofing, moisture and water exit control systems, mould, fungi, mildew, rot, decay, gradual deterioration, micro organisms, bacteria, protozoa or like forms. Problems can result from defects in design, construction methods and materials used, or any combination of defects.

Our valuation has been assessed conditional upon all buildings and structures being constructed strictly in terms of recommended practices and free from defect unless otherwise stated. We are not qualified to undertake nor have we undertaken a structural survey of the buildings or structures. We accept no liability for any defects that may arise as a result of poor building design, construction methods or building materials. If you have any concerns, you should engage a suitably qualified person to report on this matter. Defects revealed by a report by a suitably qualified expert may affect the value of the property.

Asbestos

We are unable to comment on the existence or otherwise of asbestos within any structure or the land. A suitably qualified expert should be engaged to determine if asbestos is present. Asbestos in a building or the land may affect our assessment of value.

We trust that this form of report meets your requirements but should you require any further information or clarification of any point please do not hesitate to contact the writer.

Yours faithfully

TelferYoung (Canterbury) Limited



- FNZIV, FPINZ
Registered Valuer
Email: [REDACTED]

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

1/4/2014
STEPHEN KEARNS

M:



CLM / 2010 / 077521
KAIAPOI WORKING MEN'S CLUB & MSA
103 RAVEN QUAY

KAIAPOI

H: & W:

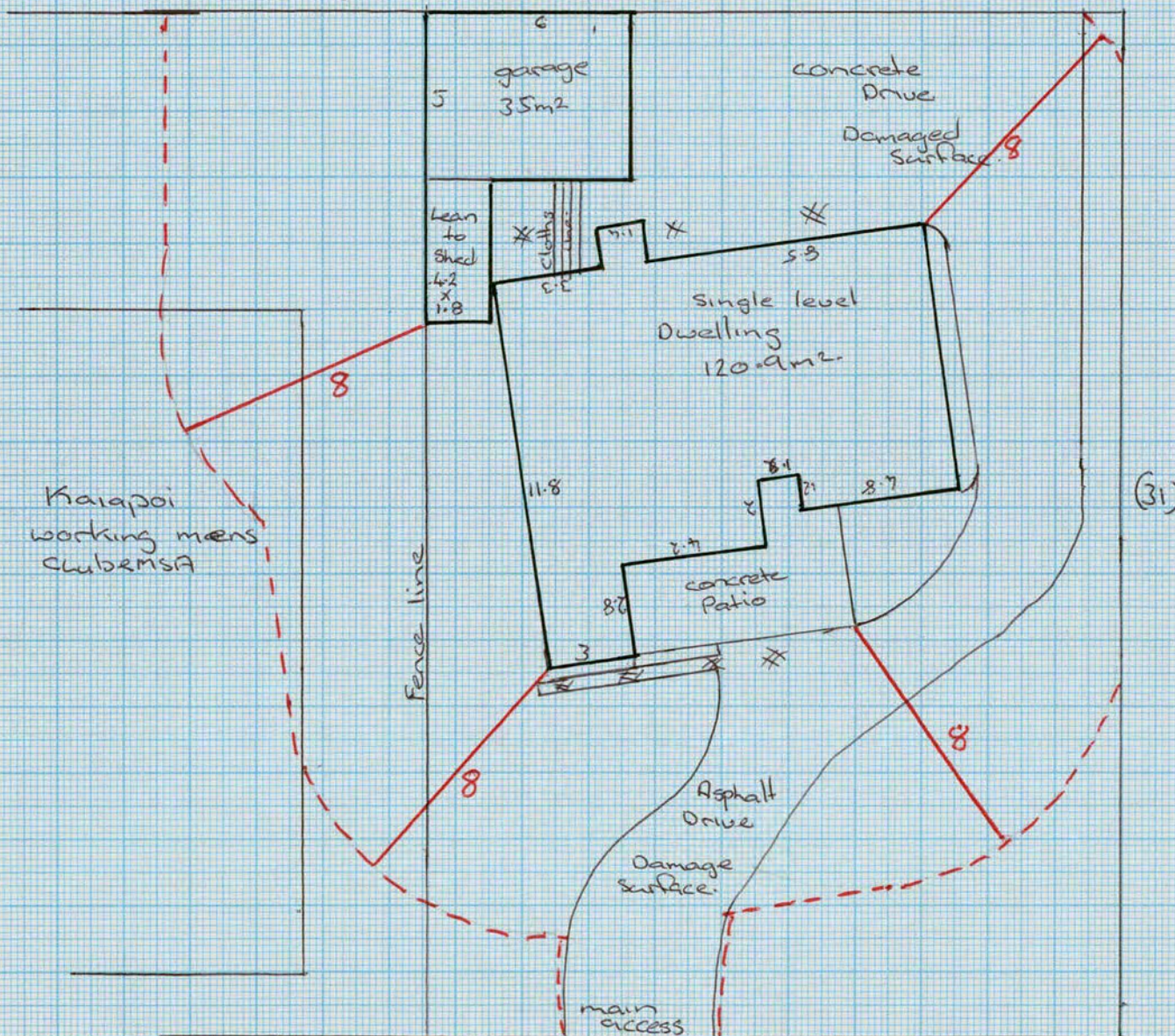
M:

KEY

* Hard paved areas

Property size.
cannot find.

This is a large Property with Dwelling at one end and also accomodates the Kaiapoi working mensemsa on the property.



All Hard paved
surfaces are damaged

CHECKED

No Visible land
Damage.

Not To Scale.

Inspection Summary

EQC

Completed by: S. Collins

Date:

31/3/14
dd/mm/yy

Page: 1 of 1

CLM / 2010 / 077521
KAIAPOI WORKING MEN'S CLUB & MSA
103 RAVEN QUAY

KAIAPOI

H: & W:

M:

EQC INSPECTION SUMMARY

Time arrived at site: 14:30 Time left site: 1 : Was an inspection carried out? Yes ☐ No ☐

Customer present:

Yes ☒ No ☐Customer Name: [REDACTED]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? ☐ Yes ☒ No
- Were any bridges or culverts damaged within EQC Cover? ☐ Yes ☒ No
- Were any retaining walls damaged within EQC Cover? ☐ Yes ☒ No
- Is an engineer required? ☐ Yes ☒ No
- Is a valuation required? ☐ Yes ☒ No
- Is a resource consent required for any remediation work? (proximity to protected trees and waterways) ☐ Yes ☒ No
- Has anything in this pack been escalated? ☐ Yes ☒ No
- Customer has advised of invoices for emergency work? ☐ Yes ☒ No
- Customer advised of next action? ☒ Yes ☐ No
- Was any silt found under the dwelling? ☐ Yes ☒ No

- If there was nil damage, why was that?

Building removed ☐Building repairs have fixed ☐No visible damage ☒

- If a potential or actual 8/9 property, was the dwelling present?

Building removed ☐Building present ☐**Land Damage to Area A? If Yes, add details**Yes ☐ No ☒**Land Damage to Area B? If Yes, add details**Yes ☐ No ☒**Land Damage to Area C? If Yes, add details**Yes ☐ No ☒Total m² of Damaged Land:0 m²Notional Land Damage Value @\$300/m² (Incl GST):\$ 0

Next action

close LAND EXPOSURE

CHECKED