

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

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

Released under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010131653	30 GLENROWAN AVENUE, AVONDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-New Zealand Pro Manage Limited - Removed ***** (SB58)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	03-03-2015
Cont Managing Hub:	<UNALLOCATED>		Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Adjustments

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/083695 30 GLENROWAN AVENUE	E013	F3	0	40,790.61	40,790.61	0.00	7,516.66	7,516.66	0.00	48,307.27	48,307.27
Property Total			0	40,790.61	40,790.61	0.00	7,516.66	7,516.66	0.00	48,307.27	48,307.27

Assignments

EQC Claim Number + Address		Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CC + Hub Status								
CLM/2011/083695 30 GLENROWAN AVENUE	Substantive Works - Primary		CLOSED OUT-New Zealand Pro Manage Limited - Removed ***** (SB58)	COMPLETIONS	40,790.61	7	47,670.89	47,670.89
Transmitted To Hub -> Claim File Review Complete			BLUE ZONE. Fdn damage. NZ Pro Manage are the contractors. EQC approved, need to speak to Ged bout fdn damage, email form Mike. VO rec 27/03 MW Final Inv 1105 26/4 RW					
CLM/2011/083695 30 GLENROWAN AVENUE	Emergency Works - Primary		CLOSED OUT-D & P Contractors Limited ***** (S418)	COMPLETIONS	0.00	3	152.24	152.24
Transmitted To Hub -> Awaiting Claim File Review			EM WORK COMPLETED BY D & P CONTRACTORS 04/04/11.					
CLM/2011/083695 30 GLENROWAN AVENUE	Emergency Works - Primary		CLOSED OUT-New Zealand Pro Manage Limited - Removed ***** (SB58)	COMPLETIONS	0.00	1	380.25	380.25
Allocated To Hub -> Awaiting Claim File Review			Water blast drains at back of garage E/W complete inv 1143 NE 13/2					
CLM/2011/083695 30 GLENROWAN AVENUE	Emergency Works - Primary		CLOSED OUT-John Williams Kitchens ***** (S281)	COMPLETIONS	0.00	1	103.89	103.89
Allocated To Hub -> Awaiting Claim File Review			EW COMPLETE - TAB OPENED QS					
Property Total					40,790.61	12	48,307.27	48,307.27

No Works Orders on this Property

Claims / Certs / Payables

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2010131653	30 GLENROWAN AVENUE, AVONDALE			F3 - Complete & Finalised	Some Finalisation has taken place				
Main Contractor:	CLOSED OUT-New Zealand Pro Manage Limited - Removed ***** (SB58)			Property F2'd By:	Suzanne Loach	F2 Completed Date:	03-03-2015		
Cont Managing Hub:	<UNALLOCATED> Not Vulnerable			Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015		
S281	CLOSED OUT-John Williams Kitchens *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/083695	E2Emg BV	Emergency Under 2k (Delegated)	1	EQR\MarkK	\$0.00	29-Mar-2011	\$103.89		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/083695	E2Emg BV	Emergency Under 2k (Delegated)	1	EQR\MarkK	\$0.00	29-Mar-2011	\$103.89		
S281	CLOSED OUT-John Williams Kitchens ***** Total					Claims	\$103.89 Certs	\$103.89 Payables	\$0.00
S418	CLOSED OUT-D & P Contractors Limited *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/083695	E3Emg BV	Emergency Under 2k (Delegated)	1	EQR\EddieC	\$0.00	12-Apr-2011	\$152.24		
CLM/2011/083695	E3Emg BV	Emergency Works	37	EQR\MartinM	\$0.00	13-Feb-2013	\$152.24		
CLM/2011/083695	E3Emg BV	Emergency Under 2k (Delegated)	37	EQR\MartinM	\$0.00	13-Feb-2013	-\$152.24		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/083695	E3Emg BV	Emergency Under 2k (Delegated)	1	EQR\EddieC	\$0.00	12-Apr-2011	\$152.24		
CLM/2011/083695	E3Emg BV	Emergency Works	36	EQR\MartinM	\$0.00	13-Feb-2013	\$152.24	Correctoin to budget allocation	
CLM/2011/083695	E3Emg BV	Emergency Under 2k (Delegated)	36	EQR\MartinM	\$0.00	13-Feb-2013	-\$152.24	Correctoin to budget allocation	
S418	CLOSED OUT-D & P Contractors Limited ***** Total					Claims	\$152.24 Certs	\$152.24 Payables	\$0.00
SB58	CLOSED OUT-New Zealand Pro Manage Limited - Removed *****								
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim		
CLM/2011/083695	E5Emg BV	Emergency Under 2k (Delegated)	6	EQR\AnthonyDe	\$0.00	16-Feb-2012	\$380.25		
CLM/2011/083695	Subst BV	Variation	11	EQR\MaeveD	\$0.00	03-May-2012	\$6,880.28		
CLM/2011/083695	Subst OB	Substantive Works	11	EQR\MaeveD	\$0.00	03-May-2012	\$40,790.61		
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes	
CLM/2011/083695	E5Emg BV	Emergency Under 2k (Delegated)	6	EQR\AnthonyDe	\$0.00	16-Feb-2012	\$380.25	Inv No. 1143	
CLM/2011/083695	Subst BV	Variation	11	EQR\MaeveD	\$0.00	03-May-2012	\$6,880.28	Invoice No. 1105	
CLM/2011/083695	Subst OB	Substantive Works	11	EQR\MaeveD	\$0.00	03-May-2012	\$40,790.61	Invoice No. 1105	
SB58	CLOSED OUT-New Zealand Pro Manage Limited - Removed ***** Total					Claims	\$48,051.14 Certs	\$48,051.14 Payables	\$0.00

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Printed Date: 26-04-2018

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Main Contractor:	CLOSED OUT-New Zealand Pro Manage Limited - Removed ***** (SB58)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	03-03-2015
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015
Property Total				Claims	\$48,307.27 Certs	\$48,307.27 Payables \$0.00

No Open Complaints / Remedial Issues on this Property

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/083695	Practical Completion Certificate (PCC)	Aranui Hub	03/04/2014
CLM/2011/083695	Final Account Agreement	Pages	18/10/2014
CLM/2011/083695	Defects Liability Certificate	Aranui Hub	03/04/2014
CLM/2011/083695	Practical Completion Certificate (PCC)	Pages	18/10/2014
CLM/2011/083695	Final Account Agreement	Aranui Hub	03/04/2014
Property Total			Finalisation Documents Present: 5

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/083695	30 GLENROWAN AVENUE	<NOT SPECIFIED>	<NOT SPECIFIED>
Property Total			Number of Claims: 1

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Printed Date: 26-04-2018

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2010131653	30 GLENROWAN AVENUE, AVONDALE		F3 - Complete & Finalised	Some Finalisation has taken place		
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Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

Contractors					
Contractor		Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S418	CLOSED OUT-D & P Contractors Limited *****	Rationalised	EQRC0996	Main Contractor	Emergency Works
SB58	CLOSED OUT-New Zealand Pro Manage Limited - Removed *****	Deaccredited		Main Contractor	Substantive Works, Emergency Works
S281	CLOSED OUT-John Williams Kitchens *****				Emergency Works
Property Total					Number of Contractors: 3

Scope of Works

CLM/2011/083695



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.

Customer: JA DITFORT

Assessment of Property at 30 GLENROWAN AVENUE, AVONDALE, CHRISTCHURCH 8061 on 24/08/2011

Site

Element	Damage	Repair
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Land (Exposed - Soil - 607.00 m2)

Services

Element	Damage	Repair
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Sewerage (Town Connection - PVC Pipe - 8.00 l/m) No Earthquake Damage

Water Supply (Town Connection - Plastic - 8.00 l/m) No Earthquake Damage

Main Building

Exterior

Elevation (North)

Element	Damage	Repair
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Wall Cladding (Brick Veneer - Summer Hill Stone - 22.10 m2)	Cracking	Grind out and repoint mortar	2.00 l/m
	Cracking to paint	Paint wall	22.10 m2

Elevation (South)

Element	Damage	Repair
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No Damage

Elevation (East)

Element	Damage	Repair
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Wall Cladding (Brick Veneer - Summer Hill Stone - 65.78 m2)	Cracking	Grind out and repoint mortar	4.00 l/m
	Cracking to paint	Paint wall	65.78 m2

Elevation (West)

Element	Damage	Repair
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Wall Cladding (Brick Veneer - Summer Hill Stone - 65.78 m2)	Cracking	Grind out and repoint mortar	5.00 l/m
	Cracking to paint	Paint wall	65.78 m2

Foundations (Concrete ring & slab)

Element	Damage	Repair
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Slab foundation (Concrete Slab - Concrete - 25.50 m2)	Cosmetic cracking	Grind out and epoxy fill (5mm to 12mm)	3.00 l/m
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Roof (Rolled metal)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Kitchen (Kitchen dining)**

Room Size: 6.50 x 4.20 = 27.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 27.30 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	27.30 m2
Floor (T&G - Carpet - 27.30 m2)	No Earthquake Damage		
Hob (Electric - Standard Spec - 1.00 item)	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 - 51.36 m2)	Cosmetic damage	Rake out, plaster and paint	51.36 m2
Window (Aluminium Awning - Pane single glazed - 11.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 6.30 l/m)	No Earthquake Damage		

Ground Floor - Entry (Front entry)

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 2.88 m2)	Cosmetic Damage	Rake out, plaster and paint	2.88 m2
Door (External) (Single glass door - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 2.88 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 16.32 m2)	Cosmetic damage	Rake out, plaster and paint	16.32 m2
Window (Aluminium Fixed - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Lounge

Room Size: 4.20 x 8.00 = 33.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 33.60 m2)	No Earthquake Damage		
Door (External) (Single glass door - Aluminium - 1.00 item)	Cosmetic damage	Realign	1.00 No of
Floor (T&G - Carpet - 33.60 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 39.36 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	39.36 m2
Window (Aluminium Casement - Pane single glazed - 6.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 3.10 x 4.10 = 12.71 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 12.71 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	12.71 m2
Door (External) (Single glass door - Timber - 1.00 item)	No Earthquake Damage		
Door (Internal) (Sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 12.71 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 34.56 m2)	Cosmetic damage	Rake out, plaster and paint	34.56 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 1.50 x 10.20 = 15.30 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 15.30 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	15.30 m2
Floor (T&G - Carpet - 15.30 m2)	Cosmetic damage	Lift and relay existing carpet	15.30 m2
Wall covering (Gib - Paint - 56.16 m2)	Cosmetic damage	Rake out, plaster and paint	56.16 m2

Ground Floor - Bathroom

Room Size: 2.90 x 2.70 = 7.83 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 7.83 m2)	Cosmetic Damage	Rake out, plaster and paint	7.83 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Fans (Extract - Manrose fan - 1.00 item)	No Earthquake Damage		
Floor (T&G - Vinyl - 7.83 m2)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.26 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - .81 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 26.88 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Toilet

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

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (Bedroom 1, 1st on left when entering from work room.)

Room Size: 3.60 x 4.50 = 16.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 16.20 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	16.20 m2

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

Floor (T&G - Carpet - 16.20 m2) No Earthquake Damage

Wall covering (Gib - Lining paper - 38.88 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	38.88 m2
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Window (Aluminium Casement - Pane single glazed - 6.00 No of) No Earthquake Damage

Ground Floor - Bedroom (Bedroom 2, 1st on right when entering from work room)

Room Size: 4.20 x 3.20 = 13.44 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 13.44 m2)	Cosmetic Damage	Remove, dispose, hang and paint lining paper	13.44 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Floor (T&G - Carpet - 13.44 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 35.52 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	35.52 m2
Window (Aluminium Casement - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Bedroom 3, 2nd on right when entering from work room)

Room Size: 3.70 x 3.20 = 11.84 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper - 11.84 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 11.84 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper - 33.12 m2)	Cosmetic damage	Remove, dispose, hang and paint lining paper	33.12 m2
Window (Aluminium Casement - Pane single glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Office/Study (Workroom, next to garage)

Room Size: 3.40 x 7.10 = 24.14 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 24.14 m2)	No Earthquake Damage		
Door (External) (Sliding / Ranch sliding door - Aluminium - 1.00 item)	No Earthquake Damage		
Floor (Concrete - Carpet - 24.14 m2)	Cosmetic damage	Lift and relay existing carpet	24.14 m2
	Impact damage	Grind out and epoxy concrete floor	3.00 l/m
Wall covering (Gib - Paint - 50.40 m2)	Cosmetic damage	Rake out, plaster and paint	50.40 m2
Window (Aluminium Casement - Pane single glazed - 6.00 No of)	No Earthquake Damage		

Ground Floor - Hallway (Hallway 2, off workroom)

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

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 1.80 m2)	Cosmetic Damage	Paint Ceiling	1.80 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 1.80 m2)	No Earthquake Damage		

Wall covering (Gib - Paint - 13.92 m2) Cosmetic damage Rake out, plaster and paint 13.92 m2

Ground Floor - Internal Garage

Room Size: 7.20 x 4.80 = 34.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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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/2011/083695
Claimant: JA DITFORT
Property Address: 30 GLENROWAN AVENUE
 AVONDALE
 CHRISTCHURCH 8061

Assessment Date: 24/08/2011 17:57
Assessor: Grenfell, Daryl
Estimator: Walker, Neville
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JA, DITFORT				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

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

Insurance Details - Added in COMET

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

Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
WESTPAC NEW ZEALAND LIMITED

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1961 - 1980	Rectangular	208.41

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	2.00 l/m	35.00	70.00
			Cracking to paint			
			Paint wall	22.10 m2	29.00	640.90

General Comments: summerhill stone home on ring foundation
8.5 x 2.6

Elevation (South)

Damage: No damage

Require Scaffolding? No

General Comments: block garage
8.5 x 2.6

Elevation (East)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	4.00 l/m	35.00	140.00
			Cracking to paint			
			Paint wall	65.78 m2	29.00	1,907.62

General Comments: 25.3 x 2.6

Elevation (West)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Cracking			
			Grind out and repoint mortar	5.00 l/m	35.00	175.00
			Cracking to paint			
			Paint wall	65.78 m2	29.00	1,907.62

General Comments: 25.3 x 2.6

Foundations (Concrete ring & slab)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			

Slab foundation	Concrete Slab	Concrete	Grind out and epoxy fill (5mm to 12mm)	3.00 l/m	250.00	750.00
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General Comments: 25.3 x 8.5
Floors undamaged ,
Slab in workroom Has crack under carpet.

Roof (Rolled metal)

Damage: No damage

Require Scaffolding? No

General Comments: unpainted,
.600 soffitt

Ground Floor - Kitchen (Kitchen dining)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	27.30 m2	50.00	1,365.00
Floor	T&G	Carpet	No Earthquake Damage			
Hob	Electric	Standard Spec	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	51.36 m2	34.00	1,746.24
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Entry (Front entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	2.88 m2	34.00	97.92
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Floor	T&G	T+G polished timber	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	16.32 m2	34.00	554.88
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (External)	Single glass door	Aluminium	Cosmetic damage			
			Realign	1.00 No of	90.00	90.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	39.36 m2	55.00	2,164.80
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments: One 8 mtr wall is a feature wall which is a different colour
Paint 3 walls only,
Fix down bottom reval of ranchslider

Ground Floor - Laundry

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	12.71 m2	55.00	699.05
Door (External)	Single glass door	Timber	No Earthquake Damage			
Door (Internal)	Sliding	MDF	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	34.56 m2	34.00	1,175.04
Wash tub	Single	Stainless Steel	No Earthquake Damage			
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	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	15.30 m2	55.00	841.50
Floor	T&G	Carpet	Cosmetic damage			
			Lift and relay existing carpet	15.30 m2	12.00	183.60
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	56.16 m2	34.00	1,909.44

General Comments: Carpet has rippled and needs to be stretched back into place.

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	7.83 m2	34.00	266.22
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Fans	Extract	Manrose fan	No Earthquake Damage			
Floor	T&G	Vinyl	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Painted gib ceiling
Gib walls with wallpaper
TnG floor with vinyl
Standard toilet 1 window single hollow door

Ground Floor - Bedroom (Bedroom 1, 1st on left when entering from work room.)

Damage: Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	16.20 m2	55.00	891.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	38.88 m2	55.00	2,138.40
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bedroom 2, 1st on right when entering from work room)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	Cosmetic Damage			
			Remove, dispose, hang and paint lining paper	13.44 m2	55.00	739.20
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Ease and repaint door/varnish	1.00 No of	130.00	130.00
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	35.52 m2	55.00	1,953.60
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Bedroom 3, 2nd on right when entering from work room)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Lining paper	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Lining paper	Cosmetic damage			
			Remove, dispose, hang and paint lining paper	33.12 m2	55.00	1,821.60
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Office/Study (Workroom, next to garage)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	Cosmetic damage			
			Lift and relay existing carpet	24.14 m2	12.00	289.68
			Impact damage			
			Grind out and epoxy concrete floor	3.00 l/m	30.00	90.00
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	50.40 m2	34.00	1,713.60

Window Aluminium Pane single glazed No Earthquake Damage
Casement

General Comments: crack in slab under carpet

Ground Floor - Hallway (Hallway 2, off workroom)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	1.80 m2	24.00	43.20
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	13.92 m2	34.00	473.28

General Comments: ceiling to be painted as it is same colour as wall with no trim to seperate

Ground Floor - Internal Garage

Damage: No damage

Require Scaffolding? No

General Comments: Lined two walls , 1 block , sectional door

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	833.65

Overheads

Name	Estimate
Preliminary and general	2,157.47
Margin	2,995.95
GST	4,943.32

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring & slab)	750.00
	Elevation (East)	2,047.62
	Elevation (North)	710.90
	Roof (Rolled metal)	0.00
	Elevation (South)	0.00
	Elevation (West)	2,082.62
		5,591.14

Floor	Description	Estimate
Ground Floor	Bathroom	266.22
	Bedroom (Bedroom 1, 1st on left when entering from work room.)	3,029.40
	Bedroom (Bedroom 2, 1st on right when entering from work room)	2,822.80
	Bedroom (Bedroom 3, 2nd on right when entering from work room)	1,821.60
	Entry (Front entry)	652.80
	Hallway	2,934.54
	Hallway (Hallway 2, off workroom)	516.48
	Internal Garage	0.00
	Kitchen (Kitchen dining)	3,111.24
	Laundry	1,874.09
	Lounge	2,254.80
	Office/Study (Workroom, next to garage)	2,093.28
	Toilet	0.00
		21,377.25

21,377.25

Fees

Description	Estimate
Contents movement fee	833.65
	833.65

Overheads

Description	Estimate
Preliminary and general	2,157.47
Margin	2,995.95
GST	4,943.32
	10,096.74

Total Estimate 37,898.78

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)

- 2010/131653

File Notes

Date Created:	20/08/2011 15:35
Created :	Grenfell, Daryl
Subject:	Description
Note:	A 1970's, 3 bedroom, summerhill stone brick veneer dwelling with a pitched roof of iron on concrete piles with a Concrete ring foundation.
Next Action:	
Date Created:	24/08/2011 17:57
Created :	Grenfell, Daryl
Subject:	Damage
Note:	There is minor damage throughout the inside of the dwelling, and minor damage to the external walls and a crack in the concrete slab.
Next Action:	
Date Created:	29/08/2011 17:39
Created :	Administrator, Alchemy
Subject:	COMET sent to EQR on 29/08/2011
Note:	COMET sent to EQR on 29/08/2011
Next Action:	

Urgent Works Items

EQC Claim Assessment

Address	30 GLENROWAN AVENUE, AVONDALE, CHRISTCHURCH, 8061	EQC Claim Number	CLM/2011/083695
Hazards	Nil	EQC Assessor (L,F)	Grenfell, Daryl
Inspection Date	24-Aug-2011	Placard	No Sticker
		EQC Estimator (L,F)	Walker, Neville

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
DITFORT JA				

Property - Overheads and Fees

Included Items Contents movement fee, Contractor's margin, Covering incidental costs., Goods and services tax

Property Detail - Services

Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	8 m
Sewerage	Town Connection, PVC Pipe	8 m

Property Detail - Site

Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	607 m2

MAIN BUILDING **Age** 1961 - 1980 **Area** 208.4m2 **Footprint** Rectangular

Structure

Element	Description / Damage / Repair Strategy	Measure
Elevation (West)		
Wall cladding	Brick veneer, Summer Hill Stone (65.78 m2)	
	Cracking	
	Grind out and repoint mortar	5 m
	Cracking to paint	
	Paint wall	65.78 m2

Comments: 25.3 x 2.6

Element	Description / Damage / Repair Strategy	Measure
Elevation (North)		
Wall cladding	Brick veneer, Summer Hill Stone (22.10 m2)	
	Cracking	
	Grind out and repoint mortar	2 m
	Cracking to paint	
	Paint wall	22.1 m2

Comments: summerhill stone home on ring foundation 8.5 x 2.6

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

Comments: block garage 8.5 x 2.6

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

EQC Claim Number CLM/2011/083695

Wall cladding	Brick veneer, Summer Hill Stone (65.78 m2)	
	Cracking	
	Grind out and repoint mortar	4 m
	Cracking to paint	
	Paint wall	65.78 m2

Comments: 25.3 x 2.6 □

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete ring & slab)		
Slab foundation	Concrete Slab, Concrete (25.50 m2)	
	Cosmetic cracking	
	Grind out and epoxy fill (5mm to 12mm)	3 m

Comments: 25.3 x 8.5 □ Floors undamaged, □ Slab in workroom Has crack under carpet.

Element	Description / Damage / Repair Strategy	Measure
Roof (Rolled metal)		

Comments: unpainted, □.600 soffitt

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Bathroom (L=2.7m W=2.9m H=2.4m)		
Wall covering	Gib, Wallpaper (26.88 m2)	
Ceiling	Gib, Paint (7.83 m2)	
	Cosmetic Damage	
	Rake out, plaster and paint	7.83 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Mirror (Fixed)	Standard Spec, Mirror (1.26 m2)	
Bath	Acrylic, Standard specification (1.00 Item)	
Bathroom sink	Basin, Standard specification (1.00 Item)	
Shower	Cubical shower unit, Acrylic shower (0.81 m2)	
Fans	Extract, Manrose fan (1.00 Item)	
Floor	T&G, Vinyl (7.83 m2)	

Room - Additional Notes:**Bedroom Bedroom 1, 1st on left when entering from work room. (L=4.5m W=3.6m H=2.4m)**

Wall covering	Gib, Lining paper (38.88 m2)	
	Cosmetic damage	
	Remove, dispose, hang and paint lining paper	38.88 m2
Ceiling	Gib, Lining paper (16.20 m2)	
	Cosmetic Damage	
	Remove, dispose, hang and paint lining paper	16.2 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)	
Window	Aluminium Casement, Pane single glazed (6.00 No of)	
Floor	T&G, Carpet (16.20 m2)	

EQC Claim Number CLM/2011/083695

Room - Additional Notes:**Bedroom Bedroom 2, 1st on right when entering from work room (L=3.2m W=4.2m H=2.4m)**

Wall covering	Gib, Lining paper (35.52 m2)		
	Cosmetic damage		
	Remove, dispose, hang and paint lining paper	35.52	m2
Ceiling	Gib, Lining paper (13.44 m2)		
	Cosmetic Damage		
	Remove, dispose, hang and paint lining paper	13.44	m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease and repaint door/varnish	1	No of
Window	Aluminium Casement, Pane single glazed (3.00 No of)		
Floor	T&G, Carpet (13.44 m2)		

Room - Additional Notes:**Bedroom Bedroom 3, 2nd on right when entering from work room (L=3.2m W=3.7m H=2.4m)**

Wall covering	Gib, Lining paper (33.12 m2)		
	Cosmetic damage		
	Remove, dispose, hang and paint lining paper	33.12	m2
Ceiling	Gib, Lining paper (11.84 m2)		
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window	Aluminium Casement, Pane single glazed (3.00 No of)		
Floor	T&G, Carpet (11.84 m2)		

Room - Additional Notes:**Entry Front entry (L=1.6m W=1.8m H=2.4m)**

Wall covering	Gib, Paint (16.32 m2)		
	Cosmetic damage		
	Rake out, plaster and paint	16.32	m2
Ceiling	Gib, Paint (2.88 m2)		
	Cosmetic Damage		
	Rake out, plaster and paint	2.88	m2
Window	Aluminium Fixed, Pane single glazed (2.00 No of)		
Floor	T&G, T+G polished timber (2.88 m2)		
Door (External)	Single glass door, Aluminium (1.00 Item)		

Room - Additional Notes:**Hallway (L=10.2m W=1.5m H=2.4m)**

Wall covering	Gib, Paint (56.16 m2)		
	Cosmetic damage		

EQC Claim Number CLM/2011/083695

Rake out, plaster and paint 56.16 m2

Ceiling	Gib, Lining paper (15.30 m2)	
	Cosmetic Damage	
	Remove, dispose, hang and paint lining paper	15.3 m2

Floor	T&G, Carpet (15.30 m2)	
	Cosmetic damage	
	Lift and relay existing carpet	15.3 m2

Room - Comments: Carpet has rippled and needs to be stretched back into place.**Room - Additional Notes:****Hallway Hallway 2, off workroom (L=2.0m W=0.9m H=2.4m)**

Wall covering	Gib, Paint (13.92 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	13.92 m2

Ceiling	Gib, Paint (1.80 m2)	
	Cosmetic Damage	
	Paint Ceiling	1.8 m2

Door (Internal)	Single Hollow Core, MDF (1.00 No of)
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Floor	T&G, Carpet (1.80 m2)
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Room - Comments: ceiling to be painted as it is same colour as wall with no trim to separate**Room - Additional Notes:****Internal Garage (L=4.8m W=7.2m H=2.4m)****Room - Comments:** Lined two walls , 1 block , sectional door**Room - Additional Notes:****Kitchen Kitchen dining (L=4.2m W=6.5m H=2.4m)**

Wall covering	Gib, Paint (51.36 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	51.36 m2

Ceiling	Gib, Stipple (27.30 m2)	
	Cosmetic Damage	
	Scrape off, rake out, fill, restipple	27.3 m2

Work top	Kitchen work top, Laminate (6.30 m)
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Kitchen joinery	Medium Spec, MDF (1.00 Item)
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Range Hood	Over Head, Standard spec (1.00 Item)
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Window	Aluminium Awning, Pane single glazed (11.00 No of)
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Hob	Electric, Standard Spec (1.00 Item)
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Range (Free standing oven)	Electric, Standard Electric (1.00 Item)
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Floor	T&G, Carpet (27.30 m2)
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EQC Claim Number CLM/2011/083695

Room - Additional Notes:**Laundry (L=4.1m W=3.1m H=2.4m)**

Wall covering	Gib, Paint (34.56 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	34.56 m2
Ceiling	Gib, Lining paper (12.71 m2)	
	Cosmetic Damage	
	Remove, dispose, hang and paint lining paper	12.71 m2
Window	Aluminium Awning, Pane single glazed (2.00 No of)	
Wash tub	Single, Stainless Steel (1.00 Item)	
Floor	T&G, Vinyl (12.71 m2)	
Door (Internal)	Sliding, MDF (1.00 No of)	
Door (External)	Single glass door, Timber (1.00 Item)	

Room - Additional Notes:**Lounge (L=8.0m W=4.2m H=2.4m)**

Wall covering	Gib, Lining paper (39.36 m2)	
	Cosmetic damage	
	Remove, dispose, hang and paint lining paper	39.36 m2
Ceiling	Gib, Stipple (33.60 m2)	
Window	Aluminium Casement, Pane single glazed (6.00 No of)	
Floor	T&G, Carpet (33.60 m2)	
Door (External)	Single glass door, Aluminium (1.00 Item)	
	Cosmetic damage	
	Realign	1 No of

Room - Comments: One 8 mtr wall is a feature wall which is a different colour ☐ Paint 3 walls only, ☐ Fix down bottom reval of ranchslider ☐

Room - Additional Notes:**Office/Study Workroom, next to garage (L=7.1m W=3.4m H=2.4m)**

Wall covering	Gib, Paint (50.40 m2)	
	Cosmetic damage	
	Rake out, plaster and paint	50.4 m2
Ceiling	Gib, Paint (24.14 m2)	
Floor	Concrete, Carpet (24.14 m2)	
	Cosmetic damage	
	Lift and relay existing carpet	24.14 m2
	Impact damage	
	Grind out and epoxy concrete floor	3 m
Window	Aluminium Casement, Pane single glazed (6.00 No of)	
Door (External)	Sliding / Ranch sliding door, Aluminium (1.00 Item)	

EQC Claim Number CLM/2011/083695

Room - Comments: crack in slab under carpet

Room - Additional Notes:

Toilet (L=1.9m W=0.9m H=2.4m)

Room - Comments: Painted gib ceiling ☐ Gib walls with wallpaper ☐ TnG floor with vinyl ☐ Standard toilet 1 window single hollow door

Room - Additional Notes:

End Of Assessment



02/11/2011
Fletcher EQR

PO Box 10051, Phillipstown
Unit 2, 17 Barbour Street, Christchurch
Office Ph:365-9175 Fax:365-9176
admin@nzpromanage.co.nz

QUOTATION

Property Address: 30 Glenrowan Avenue, 8061
EQC Claim Ref: CLM/2011/083695
Claimant Name: DITFORT, JA
EQR Supervisor:
Scope Date:
Relevant Documents: 1. EQC scope dated 24/8/11 in 6 number pages (s)
2. Scope notes taken at time of visit with EQR sup/v

Quotation to carry out works in accordance with the abovementioned documentation:

1. Works as per EQC Scope Documentation	\$	31,794.51
2. Items that exist in EQC documentation but have changed remediation strategy	\$	842.80
	Comparable sum with EQC	\$ 32,637.31
3. New Items not previously described by EQC	\$	8,948.59
	Total quote excl GST:	\$ 41,585.90
	Gst	\$ 6,237.88
	Nett:	\$ 47,823.78

We have provided the followings quote breakdowns for your perusal:

1. Room by Room excl margin including split by allocation (EQC Scope, Change in Remediation and/or New Item)
2. Trade Analysis

Notes:

ROOM BY ROOM SPLIT BY ALLOCATION

Property Address: 30 Glenrowan Avenue, 8061
 EQC Claim Ref: CLM/2011/083695
 Claimant Name: DITFORT, JA

Total Quote: \$41,585.90
 Margin: \$2,579.38
 Nett: \$39,006.52

	As Client Schedule		Variation-New Item		Variation-Change in Specification	
	General	P&G	General	P&G	General	P&G
✓ Kitchen	\$ 3,322.00	\$ -				
✓ External Wall (West) 3526	\$ 2,196.00	\$ -	\$ 330.00	\$ -		
✓ Hall 3320.6	\$ 2,960.60	\$ -	\$ 360.00	\$ -		
✓ Lounge 5120.72	\$ 3,792.72	\$ -	\$ 1,323.00	\$ -		
✓ Bedroom1 2825	\$ 1,960.00	\$ -	\$ 81.00	\$ -	\$ 784.00	\$ -
✓ Incidental Costs	\$ -	\$ 1,765.00				
✓ Bedroom2 3491	\$ 2,969.00	\$ -	\$ 522.00	\$ -		
✓ Foundation 315	\$ 90.00	\$ -	\$ 225.00	\$ -		
✓ Bathroom1	\$ 248.00	\$ -				
✓ Bedroom3 2790	\$ 2,046.00	\$ -	\$ 744.00	\$ -		
✓ External Wall (North)	\$ 773.00	\$ -				
✓ External Wall (East) 2616	\$ 2,166.00	\$ -	\$ 450.00	\$ -		
✓ Entry	\$ 620.00	\$ -				
✓ Entry/Hall 566.2	\$ 478.00	\$ -	\$ 88.20	\$ -		
✓ Garage			\$ 3,987.00	\$ -		
✓ Laundry	\$ 1,891.00	\$ -				
✓ Office/Study	\$ 2,400.00	\$ -				
✓ Toilet1			\$ 435.00	\$ -		
Total	\$ 27,912.32	\$ 1,765.00	\$ 8,545.20	\$ -	\$ 784.00	\$ -

TRADE SUMMARY

Property Address: 30 Glenrowan Avenue, 8061
EQC Claim Ref: CLM/2011/083695
Claimant Name: DITFORT, JA
EQR Supervisor:
Scope Date:

Total Quote: \$41,585.90

Trade

Labour \$4,614.80
Materials \$3,735.00
Painter \$25,113.72
Plasterer \$2,133.00
Disposal \$20.00
Floor Layer \$320.00
Glazier
Provisional Sums
Roofer
Electrician \$105.00
Plumber
P&G \$1,765.00
Bricklayer \$750.00
Piling
Drain Layer \$450.00
Gas Installer
Ext Render

Margin \$2,579.38

\$41,585.90



Unit 2, 473 Brougham Street, PO Box 10051, Phillipstown
PH:377 0722 Fax: 377 0721

ROOM BY ROOM SPLIT BY ALLOCATION (Excl Margin + P&G)

Property Address: 30 Glen Rowan Ave

As Client Schedule Change in Specification New Item

***** \$ - \$ - \$ -

***** \$ - \$ - \$ -

Foundation- \$ 688.34

Bathroom 1- \$ 289.71

Hall- \$ 3,834.90

Laundry- \$ 1,154.00

Lounge- \$ 3,247.84

Toilet1- \$ 450.00

Bedroom2- \$ 2,714.44

External Wall (North)- \$ 680.00

External Wall (West)- \$ 2,546.00

External Wall (East)- \$ 2,696.00

Entry- \$ 723.72

Dining Room- \$ 3,340.64

Bedroom1- \$ 3,620.40

Bedroom3- \$ 2,119.68

Incidental Costs (P&G) - See Summary

Lounge-Flooring and piles \$ 461.16

Lounge-Piles Packing \$ 1,440.00

Office/Study-Workroom \$ 3,355.98

Garage-Double Sectional Door \$ 3,087.00

External Wall (West)-Hardies replacement \$ 250.00

Total \$

Lounge incl piling

3,247.84

461.16

1,440.00

5,149.00

WORKS ORDER



TO: NZ Pao Manage.
PO Box 10051
Christchurch 8145

ORDER NUMBER

EQW 02823

Please quote on all invoices,
correspondences etc

Poor Quality Original

Authorised by: Steven Raven.

Date: 21-11-11

DATE OF ISSUE	PROJECT SUPERVISOR	TELEPHONE NUMBER	HUB NUMBER	HUB CODE
21-11-11	Brent Deake	027 507 6124	E 013	Hub 11
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)

2011/063695
30 Glenrobin Ave
EQW 02823 D) AS quoted in conjunction with EQW/EAL scope of works. Time TBA with EQC supervisor.
Agreed fixed price of \$40,790.01 + 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

John Kenne

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission
11 Deans Avenue, PO Box 80105, 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.

Works Order V1.0. 6/12/10

Defects Liability Certificate

Claim Number	2011/083695	Contractor Name	NZ Pro Manage
Claimant Name	Joanne Dittfort	Supervisor	Brent Drake
Property Address	30 Glenrowan Avenue		
Phone		Date	

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:

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

This Certificate

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

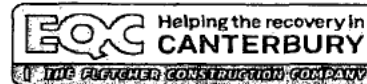
The issuing of this certificate does not affect the Contractor's liability to fulfil any obligation in the Contract which remains unperformed or not properly performed.

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

The certificate cannot be relied on for any other purpose.

Signature & Date: B. Drake 10/7/12th

Practical Completion Certificate



Claim Number	2011/083695	Contractor Name	NZ Pro Manage
Claimant Name	Joanne Dittfort	Supervisor	Brent Drake
Property Address	30 Glenrowan Avenue		
Phone	[REDACTED]	Date	24/4/12

Description of Works

Earthquake repairs as
per scope of works

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed to their [the contractors] satisfaction as per EQC Scope and EQR. Variations. The Homeowner/Representative acknowledges that they will notify the Supervisor prior to the expiration of 90 working days from the date of this certificate of any defects arising from the repair work which requires remedying and permit the Contractor to perform such repairs.

Contractor		Signature & Date	24-4-12.
Name of Owner/Representative		Signature & Date	24/4/12
Name of EQR Representative		Signature & Date	24/4/12
Name of Owner/Representative		Signature & Date	24/4/12.

24-04-2012-

FINAL ACCOUNT AGREEMENT



** All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Joanne Dittfort	Contractor:	NZ Pro Manage
Claim No:	2011/083695	Accreditation No:	
Site Address:	30 Glenrowan Avenue	Mobile No:	
		Hub:	Aranui
Date:		EQR Site Supervisor:	Brent Drake

Amounts:	Original Contract Value (excl. GST)	\$	40,790.61
	plus Variation VO1 (excl. GST)	\$	6,880.28
	plus Variation VO2 (excl. GST)	\$	-
	plus Variation VO3 (excl. GST)	\$	-
	plus Variation VO4 (excl. GST)	\$	-
	Final Contract Value (excl. GST)	\$	47,670.89
	less Previous Payments (excl. GST)		
	Amount for Final Payment (excl. GST)	\$	47,670.89
	plus GST Amount	\$	7,150.63
	Amount for Final Payment (incl. GST)	\$	54,821.52

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: 18/01/2012

Contract Finish Date: 24/04/2012

Contractor name: NZ Pro Manage

Date:

Signature:

OFFICE USE ONLY

Supervisor name: Brent Drake

Date:

Signature:

QS name: Mark Kehoe

Date:

Signature:

MS-SF0512



FINAL ACCOUNT DECLARATION

CLAIM NUMBER:

2	0	1	1	0	8	3	6	9	5
---	---	---	---	---	---	---	---	---	---

Property Address: 30 Glenrowen Avenue

Date 11 February 2013

Hub Aranui

Contracts Supervisor Brent Drake

Main Contractor Name NZ Pro Manage

Accreditation No. Deaccredited

• Original Contract Value (Ex GST)	\$ 40790.61
• Variations (Ex GST)	\$6880.28
• Final Contract Value (Ex GST)	\$47670.89
• Less Previous Payments (Ex GST)	\$
• GST Amount	\$7150.63
• Amount for Final payment (Including GST)	\$54821.52

Contract Start Date: 18 January 2012

Contract Finish Date: 24 April 2012

We hereby declare that:

1. All works in relation to the approved substantive scope for this property are 100% complete.

Practical Completion certificate is present in Claim File?

Yes

☒

No

☐

2. There are no outstanding issues or defects in relation to the approved scope of works.

Defects Liability Certificate is present in Claim File?

Yes

☒

No

☐

3. This statement represents the full and Final Contract Value and amount outstanding for all matters relating to this contract.

Hub Manager

Richard Woolford

Name

Signature

Date

Lead Quantity Surveyor

Martin Mahoney

Name

Signature

Date

EXEMPT BUILDING WORK FILE RECORD



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

Claim Number 2011 / 083695

Street Address 30 Glenrowan Ave.

Suburb Wainoni

City/Town Christchurch

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

As per E.A.C. Scope

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.

Name(print) Brent Drake Signature B. Drake

Position⁷ Supervisor Hub Avanni Date

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).

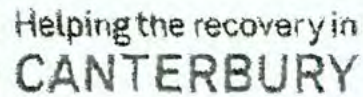
Note⁴ For background information refer to 'Your guide to the repair process (with Fletcher EQR)' the home owners information bulletin provided by EQR staff, usually the Community Liaison Officer, just prior to or at the time of the scoping of the works.

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 Works 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).



EMERGENCY WORKS RECORD SHEET

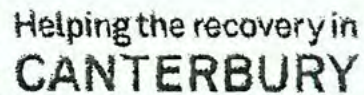
Claim Number: 2011/083695

Homeowner name: Chris & Joanne

Description of works: 1/ Possible Broken Sower under house (Drainlayer)
2/ Also water tight issue around floor on Roof (Builder)

Iconne

[illegible]



EMERGENCY WORKS RECORD SHEET

Claim Number: 2011/083695

Homeowner name: Owen & Joanne

Description of works: 1/ Possible Broken Sower under house (Drainlayer)
2/ Also water tight issue around flae on Roof (Builder)

[illegible]

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.

The enabling works documents are a generalised guide for NHC Toka Tū Ake as to the estimated costs that may be incurred once a property has been confirmed as increased risk of liquefaction/flooding. They are for reference purposes only and do not necessarily reflect the actual works for a specific property, nor do they reflect an actual settlement figure for the land claim.

IP 14/9/11



1254724 2011 CHCH EQ - LAND ENGINEERING REPORT

EQC Claim Number:	New: 201 / Old: 201 /	Significant Risk to Safety:	YES ☒ NO
Claimant Name:		Engineer's Names:	A. Versterman A. Jordan
Claimants Address:	30 Glenrowan Ave LM Avondale	Engineers E-mail:	NOT REQ'D
		Date:	12/8 /2011 Team no: 1

Was an EQC Engineering Land Assessment undertaken following the Darfield Earthquake (4 September 2010) and prior to 22 February 2011:

YES NO

GENERAL

Type of Damage	<u>Earthquake</u>	Landslip	Storm/Flood	Other
EQC Priority of claims	1 - Home/Land seriously damaged and uninhabitable	2 - Home/Land seriously damaged but habitable		
	3 - Home/Land moderately damaged & Habitable	4 - All other damage		
Is this natural Disaster Damage?	<u>YES</u>	NO		
Is there an Imminent Risk of Loss?	YES	<u>NO</u>	(If 'YES' - Fill in Summary Information Table and Imminent Loss Checklist)	

INSPECTION DATA & DISCUSSION WITH CLAIMANT(S)

Discussion with Claimant/Occupier?	<u>YES</u>	NO
What happened? Claimant's story	Sand under house, doors windows jamming. Floor sloping	

SITE DESCRIPTION (Refer Site Plan and/or Cross Section)

General:	no description ?
----------	------------------

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS)

None

LIQUEFACTION/Flat land damage	None	<u>Sand boils</u>	Lateral spreading	<u>Settlement</u>	Remediation Rqd (TBC in office)		
Land damage observed:					Yes	No	Notes
(i) Lateral Spreading	<u>Not Observed</u>	Spreading <100mm over property	Tilt > 5 degrees			☒	
		Spreading >100mm over property	Vertical offset > 50 mm				
(ii) Crust Thinning (TBC in office)							
(iii) Cracks	<u>Not Observed</u>	Distribution:	Single crack	Multiple cracks		☒	
		Crack Width:	>100mm	>100mm			
			<100mm	<100mm			
			<5mm	<5mm			
		Resulting from:	Lateral spreading	Liquefaction			
(iv) Undulating land	<u>Not Observed</u>	Lawn steeper than 1 in 20 slope	Patio/Paths >10 mm high	Ground oscillation		☒	
		Lawn > 50 mm high		Patio/Paths steeper than 1 in 100			
		Lawn < 50 mm high	Patio/Paths <10 mm high	Patio/Paths shallower than 1 in 100			
(v) Flood risk (TBC in office)		Above 50yfl pre 4 Sept	Above 50yfl pre 22 Feb	Above 50yfl post 22 Feb	No Increased Flood Risk		
		Below 50yfl pre 4 Sept	Below 50yfl pre 22 Feb	Below 50yfl post 22 Feb	Increased Flood Risk		
(vi) Local Ponding	<u>Not Observed</u>	Observed within EQC covered land			☒		
(vii) Localised settlement causing drainage issues	<u>Not Observed</u>	Property no longer draining to road/public services					
(viii) New Groundwater Springs	<u>Not Observed</u>	Observed					
(ix) Inundation of land with sand to silt	<u>Not Observed</u>	<u>Observed</u>	Already Removed				

Refer to the Potential Remedial Works page of this report

EQC Claim Number: 201 /

In complete form.

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued

LIQUEFACTION/Flat land damage comments:

no comments ?

OTHER Flat land damage

None

Settlement resulting from:

Ground Oscillation

Consolidation of fill

Other (specify).....

LANDSLIDE/SLOPING LAND & RETAINING WALL DAMAGE

None

Landslip

Rockfall

Retaining wall damage

Other

Geological situation (fill/loess/bedrock etc):

Groundwater situation (seepage/runoff etc):

Landslip:

Tension Cracks

Toe-bulge

Erosion

Surface slump

Rotational Slip

Translational Slip

Ridge-renting

Other.....

Description:

Rockfall:

Source:

Upslope

Within property boundary

Downslope

Beyond property boundary

Description:

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk
(Y/N)Remediation
(TBC in office)Refer to the Potential Remedial
Works page of this report

Comments:

RETAINING WALL DAMAGE

Retaining wall damaged?

None

No. of walls damaged

Description:

Type of damage to retaining wall(s) :

Cracks

Rotated/leaning

Slid

Bulging

Settlement

Location of retaining wall(s) :

Within 8m of building

Within 60m & needed to protect of land within 8m of accessway/building

Other

Are multiple properties affected:

Yes

No

If Yes, list affected properties:

Imminent risk
(Y/N)Remediation
(TBC in office)Refer to the Potential
Remedial Works page of this
report

Comments:

EQC Claim Number: 201_ /

LAND - (DAMAGED ACCESS, LAND, & DESTROYED LAND, & RETAINING WALLS, BRIDGES, CULVERTS) Continued**LAND DAMAGE AREAS** (see table on page 6 for more details)

Areas of land Damage	<u>Entire Site</u>	Portion of Site	None
Land beneath Main access way damaged?	No-N/A	<u>Within 60m of building</u>	Other.....

PRELIMINARY LAND REMEDIAL OPTION & COST (Refer Site Plan and Cross Section)

Land Remedial option	Drainage	Retaining Wall	Pallisade Wall	Soil Nail/Rock Bolt	<u>Earthworks</u>
	Debris Wall/Catch Fence	Remove rock hazard	Other	Combination of Above	None
Estimated Land Remedial Cost	<u>TBC - (To be confirmed by Cost Estimator)</u>				

DWELLING DESCRIPTION (Refer Site Plan and Cross Section)

General : (eg. Single level, roof type, foundations, cladding etc)	<u>Slab & piles with perimeter, brick cladding, tin roof, single story</u>
---	--

BUILDING DAMAGE - GENERAL

Has the building been Damaged?	<u>YES</u>	NO
Is the Dwelling at Imminent Risk?	<u>YES</u>	<u>NO</u>
Estimated Remedial Value?	<u>TBC - (To be confirmed by Cost Estimator)</u>	
Have any Appurtenant structures been damaged?	YES	<u>NO</u>
Are any appurtenant structures at Imminent Risk?	YES	<u>NO</u>
Have any services within 60 m of dwelling been damaged?	<u>YES</u>	NO
Are any services within 60 m of dwelling at Imminent Risk?	YES	<u>NO</u>

DAMAGED DWELLING, APPURTENANT STRUCTURES, & SERVICES (Refer Site Plan and Cross Section)

Dwelling : features damaged :	None	<u>External walls</u>	<u>Internal walls</u>	<u>Ceiling</u>	<u>Door/window frames</u>
	Window glass	Steps	<u>Foundation/slab</u>	Roof	Chimney
	Other:				
Type of damage to Dwelling:	<u>Cracks (walls)</u>	<u>Cracks (ceiling)</u>	Cracks (window glass)	Cracks (chimney)	<u>Floor sloping</u>
	<u>Racking/sagging</u>	<u>Walls etc out of vertical</u>	Crack in slab	<u>Crack in footing</u>	Other:
Appurtenant structure(s) damaged :	<u>None</u>	Garage/shed	Carport	Deck	Other:
What services have been damaged?	Water	Sewer	Drainage	Gas	Electrical
	Telephone	Service structures	<u>Don't Know</u>	Other:	None

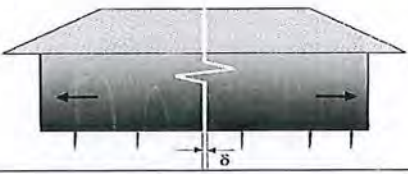
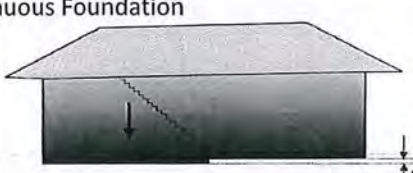
GENERAL :

EQC - Christchurch Land Engineering Report 2010

(Revision B: 17/03/2011)

Claim No.: 201_/_

Floors and Foundations	Roof Cladding	Wall Cladding
Timber floor on piles	✓ Light: Iron roof	Light: weatherboard/plywood/stucco etc
✓ Timber on internal piles with perimeter concrete footing	Heavy: concrete tiles/clay tiles/slate etc	✓ Heavy: brick veneer/stone/solid plaster
✓ Concrete slab on grade		

Damage to Dwelling predominantly from:	Shaking		Land damage
Type of Damage	Severity		
	Minor	Moderate	Major
Stretching 	0 to 5mm	5 to 30mm	>30mm
Hogging 	0 to 20mm	20 to 50mm	>50mm
Dishing 	0 to 20mm	20 to 50mm	>50mm
Racking/Twisting 	0 to 10mm	10 to 30mm	>30mm
Tilting 	0 to 20mm	20 to 50mm	>50mm
Discontinuous Foundation 	0 to 10mm	10 to 20mm	>20mm
Global Settlement 	0 to 50mm	50 to 100mm	>100mm

Potential Remedial Works

The works described below are to repair or protect insured land (i.e. within the property boundary, on or supporting the main access within 60m of the dwelling, or within 8m of a residential building) and the structure(s) that has/have been damaged or is/are at imminent risk as a direct result of the natural disaster that has occurred.

A solution that reinstates the damaged land and removes the imminent risk threat would comprise the following works:

- Remove ^{ejected} sand & silt
- Fill ~~potholes~~ areas with sand/topsoil
-
-
-

Additional information for cost estimation:

<u>Construction Issues</u>	<u>Easy</u>	<u>Moderate</u>	<u>Hard</u>	<u>N/A</u>
• Construction Access	✓			
• Drilling				✓
• Reinstatement	✓			

This preliminary design is for the purposes of costing for the claim settlement process only, it is not for construction. There may be a solution that is more cost effective and/or appropriate. Even if this concept is considered to be appropriate, further subsurface investigation, detailed design and consenting may be required prior to construction.

We estimate the cost (excluding GST) to construct the proposed solution will be as follows:

Engineering investigation, design and drawings	\$
Construction Observations and PS4	\$
Survey (if required)	\$
Building/Resource consents (if required)	\$
Project Management	\$
Construction of(as detailed above)	
(Cost to be determined by cost estimator)	\$ TBC
TOTAL non construction Costs (Excluding GST)	\$

The total construction cost estimates should be confirmed by a contractor or estimator.

Preliminary Summary Information (all costs excl GST)

Is this Natural Disaster damage?	Yes
Land within 8m of dwelling or appurtenant structures	
Area of Land damaged Evacuated: Inundated:	597 —
Area of Land at imminent risk Evacuation: Inundation:	— —
Main access way within 60m of dwelling (or an appurtenant structure)	
Area of Land damaged on accessway or supporting accessway: Evacuated: Inundated:	/
Additional Area of Land at imminent risk on accessway or supporting accessway: Evacuation: Inundation:	—
Retaining Walls within 8m of Dwelling or Appurtenant Structure	
Description.....(list and describe each affected wall)..... Damaged: (face area - m2); At imminent risk: (face area - m2);	NA
Dwelling & Appurtenant Structures	
Has dwelling or appurtenant structure been damaged as a result of the natural disaster? Description..... <i>Settlement</i>	Yes
Cost to repair damage:	TBC
Is dwelling (or appurtenant structure) at imminent risk as a result of the natural disaster: Description.....	No
Cost to remove imminent loss threat to dwelling (or appurtenant structure):	TBC
Value of imminent risk damage to dwelling (or appurtenant structures) :	—
Services within 60m of Dwelling or Appurtenant Structure	
Services damaged (list) Services at imminent risk (list)	Don't know
Remedial Option: Description..... <i>Earthworks</i>	TBC (excluding GST)

TBC – To be calculated & confirmed by cost estimator



Notes:

A4 SCALE 1:250

0 2 4 6 8 10 (m)



Drawn by:

AV

Date:

12/8/11

EARTHQUAKE COMMISSION
KŌHIMANA KŌWHENUA

www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
 AVONDALE, CHRISTCHURCH
 (C110-054580) - 30 Glenrowan Avenue

EQC Claim No: 201_ /

Scope of Works

EQC

Completed by: Red Johnston

CLM / 2011 / 083695
 JOANNE DITFORT
 30 GLENROWAN AVENUE
 AVONDALE
 CHRISTCHURCH
 H: & W: [REDACTED]
 M: [REDACTED]

Date: 13.3.2013 Page: 1 of 1
dd / mm / yyDescription: **Enabling Works – 8/9**What is the insured land area to repair (m²)?571.1 m²

This sheet summarises costs determined in Enabling Work sheets for structures, services & dwellings.

Please transcribe all sheet figures below and provide a total. Please number all enabling work sheets.

Description is either Services, Dwellings or Structures.

Sheet No.	Description	Cost
1	Dwellings	105 700
2	Structures	3925
3	Services	15 490
4	Trees	600
Sub-total		125 715
P&G, Margin & GST (Figure x 1.3662)		46 036.83
Total		171 751.83



Scope of Works

Completed by: Rod Johnston
 JOANNE DITFORT
 30 GLENROWAN AVENUE
 AVONDALE
 CHRISTCHURCH
 H: & W [REDACTED]
 M [REDACTED]
Date: 13.3.2013 Page: 1 of 1
dd / mm / yyDescription: **Enabling Works – 8/9 – Dwellings**Dwelling Type Ring Foundation ☒ Piled ☒ Concrete Slab ☐ Combined Piles/Slab ☐Average finished floor level above ground level: 500 mm Unable to determine ☐ (refer to file note)

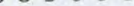
Enter this information onto the Enabling Works 8/9 SOW, where P&G, margin and GST will be added.

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Site Establishment	each				1	\$9,000	9000
Dwelling Storage (off site)	each				1	\$5,000	5000
Dwelling Lift 0-150	m ²				1	\$12,200	12200
150-200	m ²				1	\$13,300	
200-250	m ²				1	\$18,500	
250-2 Storey	m ²				1	\$22,000	
Removal of Debris 0-150	m ²				1	\$6,050	6050
150-200	m ²				1	\$8,250	
200-250	m ²				1	\$11,000	
250-2 Storey	m ²				1	\$13,750	
Garage Block	m ²	9	8.5		76.5	\$800	61200
Versatile	m ²					\$550	
Artificial Surfaces	m ²	6	1		6	\$65	390
Transporter	hr				1	\$160	160
Car Port (reinstate)	m ²					\$200	
Deck (reinstate)	m ²	6	3		18	\$240	4320
Patio (reinstate)	m ²					\$185	
Machin Hire	hr				10	\$110	1100

Any item where a cost for reinstatement only is provided needs to be costed for deconstruction and removal of waste – assuming that machinery is already on site. Estimate the labour hours and waste volumes below.

Labour	hrs				12	\$45	540
Contaminated Spoil Removal	m ³	42	1		42	\$100	4200
Truck Hire	hr				14	110 \$190	1540
Total:							105700


CHECKED
 GL

EQC

CLM / 2011 / 083695

Date: 13.3.2013 Page: 1 of 1
dd / mm / yy

CHECKED V13

V1.32, FEB 2013

EQC

Red Johnston



JOANNE DITFORT
30 GLENROWAN AVENUE
AVONDALE
CHRISTCHURCH
H: & W
M:

Date:

13.3.2013

dd / mm / yy

Page: 1 of 1

Enabling Works – 8/9 - Services

Sewer

☒

Storm water

7

Power

☒

Septic Tank

1

Phone Water Tank ☐Water ☒

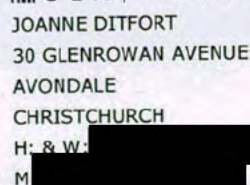
Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each	7'			1	\$160	160
Machine Hire	hrs	8			8	\$110	880
Disconnect/Reconnect	each	5			5	\$1,000	5000
Sewer	Lm	25			25	\$120	3000
Storm water	Lm	25			25	\$110	2750
Power (Underground)	Lm	25			25	\$68	1700
Phone (Underground)	Lm	25			25	\$30	750
Septic Tank	each					\$18,000	
Water Tank (PVC 10,000 Ltr)	each					\$3,500	
Water (Polybutalyne)	Lm	25			25	\$50	1250
Water Pump (Dis-connect/re-connect)	each					\$500	
					Total		15490 -

CHECKED
GC



EQC

Date: 15.5.2015 Page: 1 of 1
dd / mm / yy



Enabling Work Type Services ☐ Dwellings ☐ Structures ☐ *Trees*

Description – Creating Access/Reinstating	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Trees	4				4	150	600
Total:							600



Scope of Works

Completed by: **GRANT FINDLAY**

Date: **22/6/15** Page: 1 of 1
dd/mm/yy



CLM / 2011 / 083695
JOANNE DITFORT
30 GLENROWAN AVENUE
AVONDALE
CHRISTCHURCH
H: & W: [REDACTED]
M: [REDACTED]

Description: **Silt Ejection – Open Ground**

Volume of ejecta to remove (m³): **2.55**

Repair Strategy: Removal of material

Description – Removal of Debris/Minor Works	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Transporter- machine	each					\$160	
Machine Hire	hrs					\$110	
Truck Hire	hrs					\$100	
Labour	hrs				8	\$45	360.00
Skip (4m ³)	each				1	\$190	190.00
Materials	each						
Spoil Removal/Tip Fees (clean)	m ³					\$20	

Comments

* 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.

Sub-total **550.00**

P&G, Margin & GST (Figure x 1.3662) **201.41**

Total **751.41**



CHECKED V1.32, FEB 2013

Scope of Works

EQC

Completed by: **GRANT FINDLAY**

Date:

22/06/15

dd / mm / yy

Page: 1 of 1



JOANNE DITFORT
30 GLENROWAN AVENUE
AVONDALE
CHRISTCHURCH
H: & W:
M:

Description: **Silt Ejection – Under Dwelling**

Additional Information:

Measurement of distance between silt under dwelling and bearers

mm

Damp proof membrane (DPM) Polythene

Yes ☐ No ☐

Subfloor Insulation (Polystyrene, foil, fibreglass, batts)

Yes ☐ No ☐

Presence of Mould

Yes ☐ No ☐

Comments on Access Issues:

Manhole to Subfloor Yes ☐ No ☐

Visibility Through External Vents Yes ☐ No ☐

Other.....

Customer comments:

Description – Silt volume under dwelling	Units	Length	Breadth	Depth	Quantity	Rate	
Silt	m ³	3	2	.1	.6	\$150	90.00
Sub-total							90.00
P&G, Margin & GST (Figure x 1.3662)							32.95
Total							122.95

* 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.



CHECKED

ver01, MAR 2013

Inspection Summary

Completed by:

Chris Stringer


 CLM / 2011 / 0836951
 JOANNE DITFORT
 30 GLENROWAN AVENUE
 AVONDALE
 CHRISTCHURCH
 H: & W: [REDACTED]
 M: [REDACTED]

Date:

13/03/13

dd / mm / yy

Page: 1 of 1

Time arrived at site:

08:00

Time left site:

08:45

Was an inspection carried out?

Yes ☒ No ☐

Customer present:

Yes ☒ No ☐

Customer Name:

Mrs Joanne Dittfort

Access denied ☐ Loose dogs ☐ Other ☐ If other, please provide reason

If No inspection carried out, why not?

☐ ☐ ☐

* German Shepherd well trained guard dog.

Where an inspection has been conducted:

Yes No

Notes

- Any land damage under the main access way or other hard surfaces?

☐ ☒

- Were any bridges or culverts damaged within EQC Cover?

☐ ☒

- Were any retaining walls damaged within EQC Cover?

☐ ☒

- Is an engineer required?

☐ ☒

- Is a valuation required?

☐ ☒

- Is a resource consent required for any remediation work? (proximity to protected trees and waterways)

☐ ☒

- Has anything in this pack been escalated?

☐ ☒

- Customer has advised of invoices for emergency work?

☐ ☒

- Customer advised of next action?

☒ ☐

reference to Settlement form Minor

- Was any silt found under the dwelling?

☒ ☐

- If there was nil damage, why was that?

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

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

Building removed ☐Building present ☒

Land Damage to Area A? If Yes, add details

Yes ☒ No ☐

Minor amount Silt debris

Land Damage to Area B? If Yes, add details

Yes ☐ No ☒

Land Damage to Area C? If Yes, add details

Yes ☒ No ☐

See legend sheet

Total m² of Damaged Land:

31.5

m²Notional Land Damage Value @\$300/m² (Incl GST):

\$ 9450.00

Next action

Refer category 8/9 review.

CHECKED

EC



Land Assessment – Legend Sheet

Complex Flat Land Claims

Claim N°: 2011/083695

Claimant: Joanne Dittfort.

Date: 13/03/13

Situation of Loss: 30 Glenraigan Ave. Avondale

Author: Chris S. J.

Item N°	Description/Construction	Length	Height/Width	Depth	Damage	Damaged Area	Evacuated m ²	Inundated m ²	Debris m ³	Access E D
A1.	Silt debris under sub floor	3.0	2.0	L. 1.00	Silt debris with Mould & fungi growth.	6.00		6.00	0.600	D
C1	grand area rear garage	9.0	1.5	L. 1.00	Silt inundation ground area.	13.5		13.5	1.35	E
C2	front lawn Fence line	4.0	3.0	L. 1.00	Silt inundation fence line lawn area	12.0		12.0	1.20	E



31.5°

CHECKED

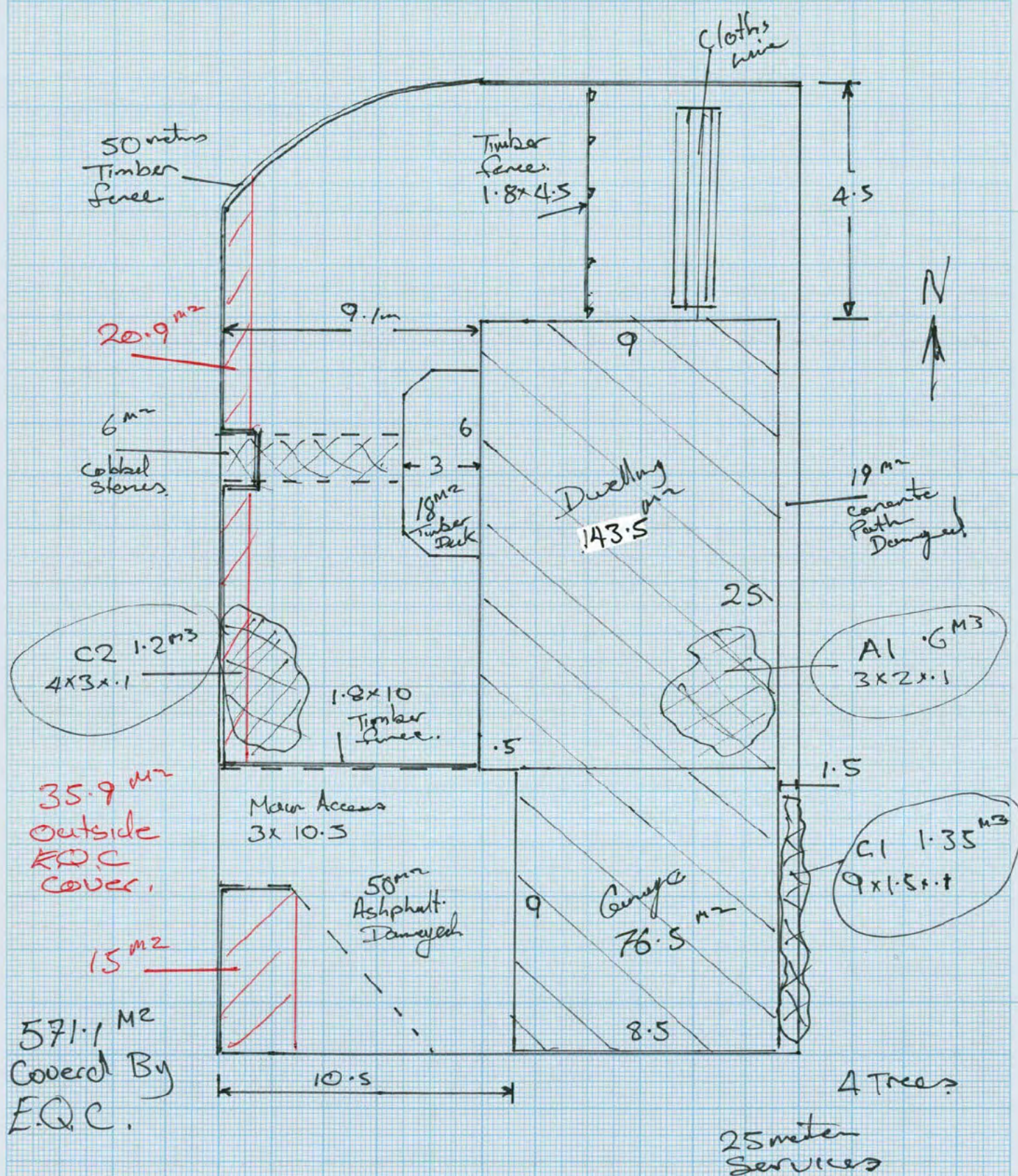
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V1.32, FEB 2013



JOANNE DITFORT
30 GLENROWAN AVENUE
AVONDALE
CHRISTCHURCH
H. & W. [REDACTED]
M. [REDACTED]

Reed Johnston
13.3.2013



CHECKED
SC



Notes:

A4 SCALE 1:250

0 2 4 6 8 10 (m)

25.0



Drawn by:

Date:



EARTHQUAKE COMMISSION

KŌHIRIANGA RŌWHENUA

www.eqc.govt.nz

22 FEB 2011 - EARTHQUAKE
 AVONDALE, CHRISTCHURCH
 (C110-054580) - 30 Glenrowan Avenue

EQC Claim No: 201 _ /



Project Reference: MVL4000 [415]
Property ID (QPID): [1254724]
Date of Inspection: [21 August, 2014]
Date of Report: [13 May, 2015]

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

Property address: 30 Glenrowan Avenue, Christchurch (the Property)

VALUATION ASSESSMENT

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

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

\$ 34,000

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

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

In making our assessment, we took into account:

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

Diminution of Value (DOV)

Fact sheet May 2015

What is Diminution of Value (DOV)?

DOV measures the reduction in value which has been caused by Increased Flooding Vulnerability (IFV) land damage.

The DOV applies to the property (i.e. it is the reduction in value of the insured land and the associated residential buildings).

DOV does not measure the impact of an increase in flooding vulnerability caused by off-site effects (for example, changes to riverbeds).

Why is EQC using DOV to settle some IFV land damage claims?

In many cases it is not possible to identify an appropriate repair for IFV land damage. This may be because the repair is not feasible or because it is not able to be done legally. For example, it may not be possible to get a resource consent to carry out the repair.

In these cases, EQC is basing the settlement of IFV land damage on the reduction in value of the property due to the IFV land damage. This is called DOV.

The High Court has confirmed that EQC is able to settle IFV land damage by paying the amount of the DOV in appropriate cases.

How have EQC's valuers gone about assessing DOV?

EQC's valuers have developed a standardised approach to assessing the impact on value of increases in flooding vulnerability. This approach is designed to ensure that DOV is calculated in a consistent way for all IFV customers.

The methodology for determining DOV has been approved by a peer review panel of valuers nominated by the major valuation professional associations.

How is DOV calculated?

Where the registered valuer's initial assessment of the property identifies no reduction in market value (and

the DOV is accordingly "nil"), the property will not qualify for IFV land damage. No further assessments will be carried out by the valuer in this case.

Where the registered valuer's initial assessment identifies a reduction in market value, there are three steps for calculating the amount of the DOV for a property with IFV land damage. The three steps are:

1) Establish the pre-earthquake value of the property

The valuers use recognised techniques to establish the value of the property as at 3 September 2010.

To help determine this value, verifiable evidence has been gathered from a variety of sources. This evidence includes:

- information on the most relevant sales for the area, and
- building age and size.

The valuation is made as at 3 September 2010, the day before the first earthquake in the Canterbury earthquake sequence.



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Diminution of Value (DOV)

Fact sheet May 2015

This is to ensure that the valuation is a fair market valuation and is not distorted by the effects of the earthquakes on the property market.

2) Determine the amount of the reduction in value that would apply to the property because it has IFV land damage

To assess the amount of the long-term market reduction of value, EQC's valuers take into account:

- the likely depth of the increased future flooding
- the location of that flooding (including in relation to any residential buildings), and its likely frequency, and
- features of a property that make it more or less likely to lose value due to a risk of flooding. For example, the location of the property and its views are often major drivers of valuation. The location and views may be such that the market could reasonably be expected to attach less weight to IFV damage to the property.

3) Exercise valuation judgment as to the resulting DOV

The valuer makes a final check to ensure the reduction in value determined for the property is appropriate as a matter of valuation judgment.

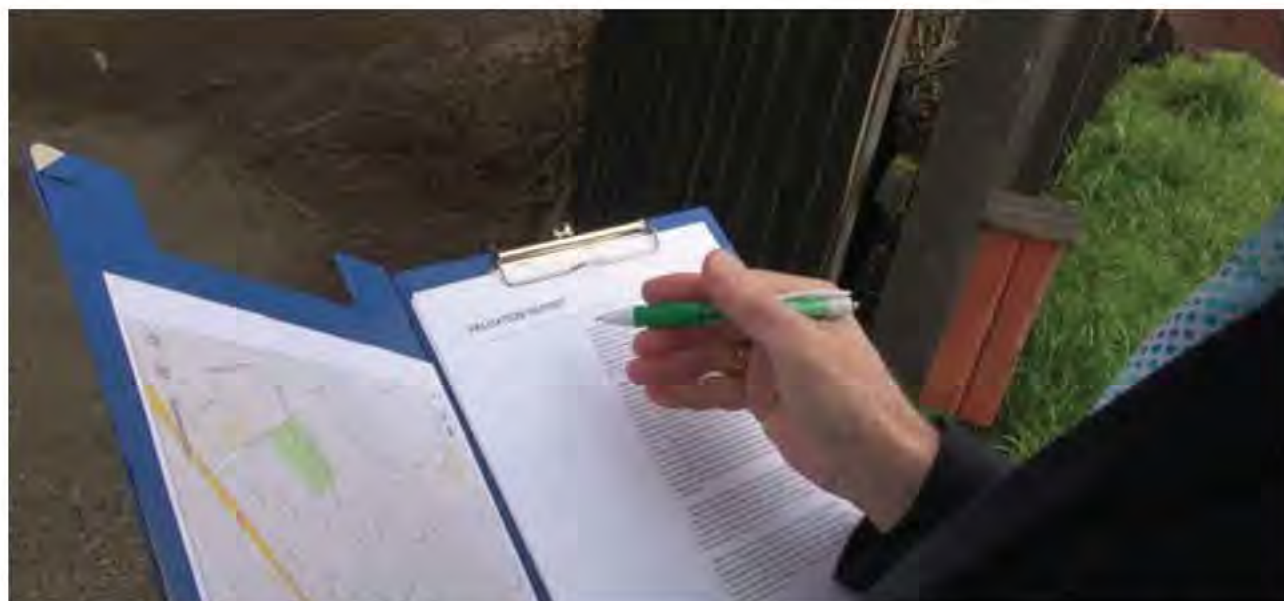
What do I have to do with the settlement amount calculated on the basis of DOV?

A DOV settlement amount is paid where there is no feasible repair available for the IFV land damage, or because the repair is not able to be done legally. While you may wish to use the settlement amount to mitigate the effects of any future flooding, there is no requirement to do so.

If you do not use the DOV settlement amount to repair the IFV damage, it will not affect future EQC cover for the property.

Depending on how much the settlement amount is, it may be paid to the mortgagee of the property.

For more detail on EQC's current policy on DOV for IFV damage see www.eqc.govt.nz/IFV



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Increased Flooding Vulnerability (IFV) Engineering Assessment


Tonkin & Taylor

Property details

Property address	30 GLENROWAN AVENUE, AVONDALE, CHRISTCHURCH 8061
Property ID (QPID)	1254724
Master claim number	CLM/2011/083695
Date	21 May 2015

Engineering assessment

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

COPY



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?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	



Flood modelling approach

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

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

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

Flood modelling results

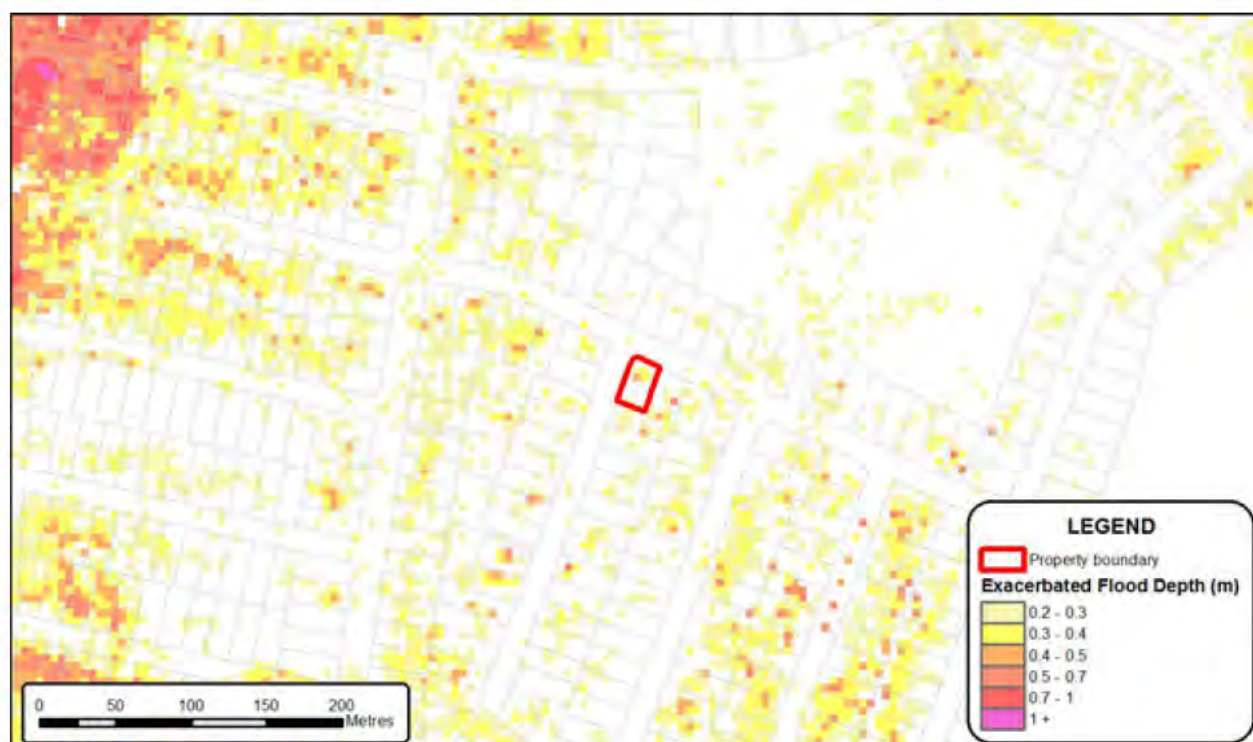
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

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.

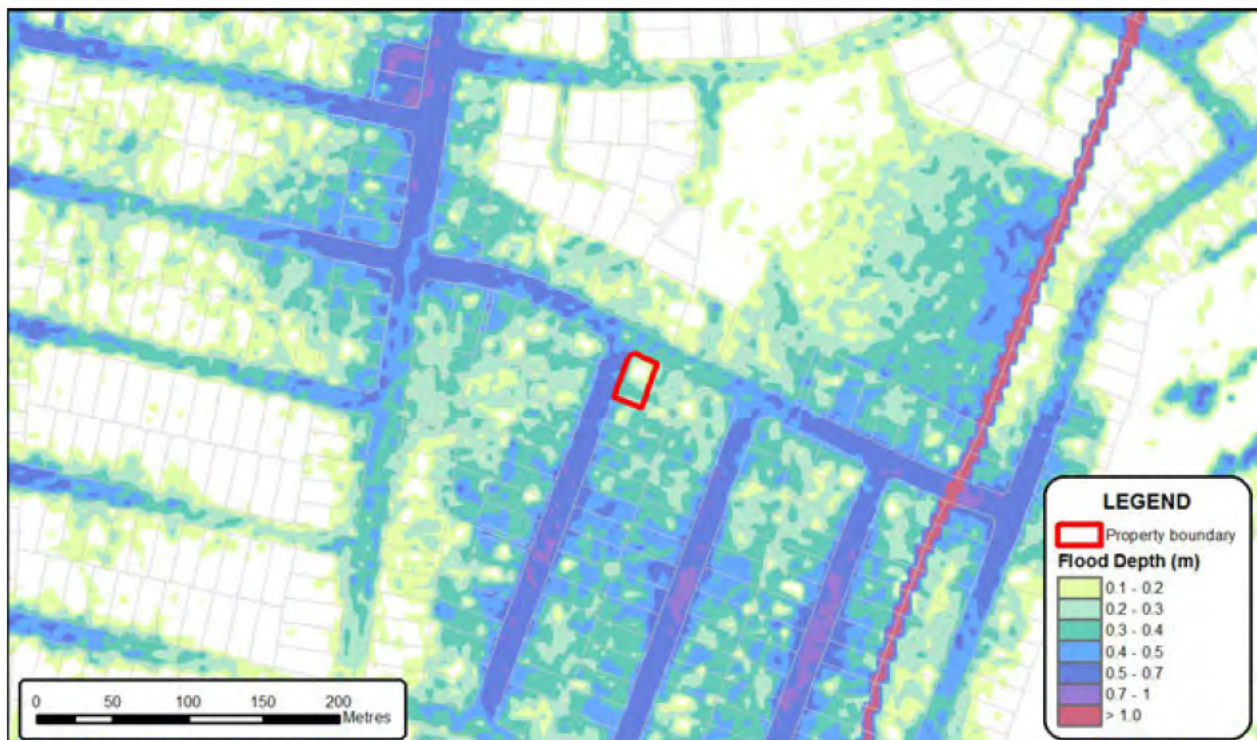
Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

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.

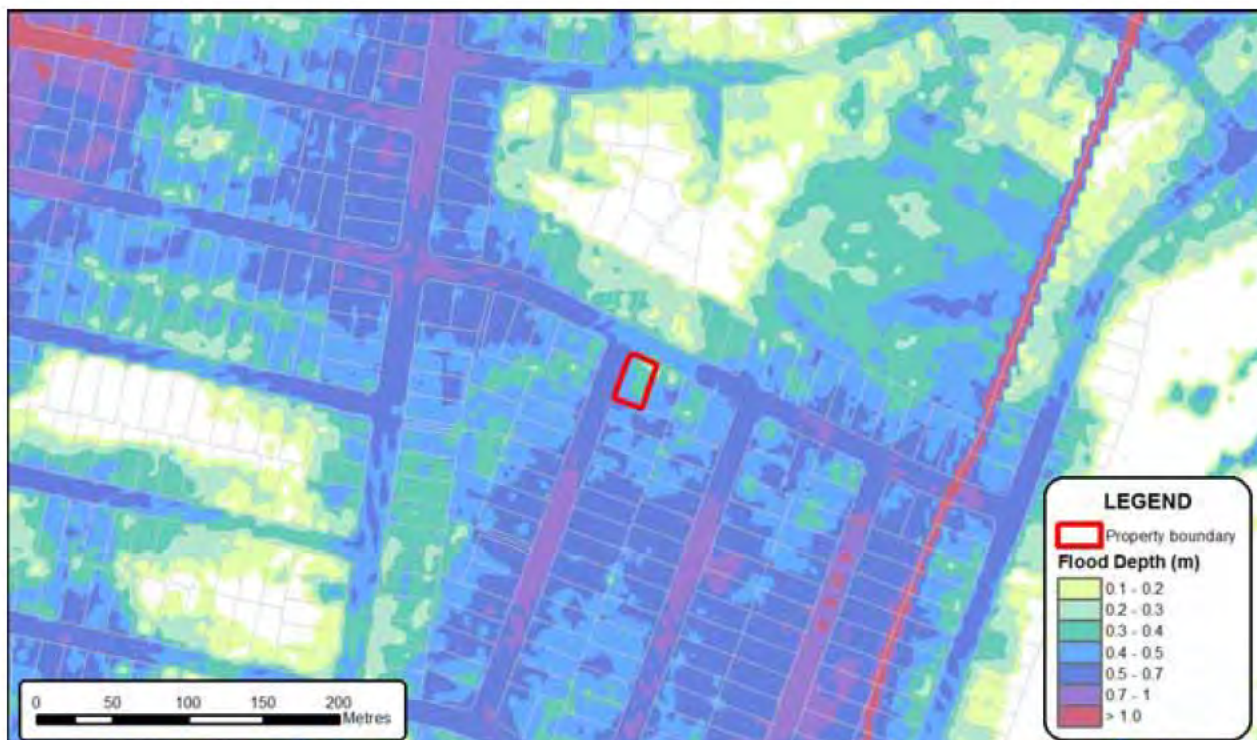


Map 1: Exacerbated flood depth 1 in 100 year flood event





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>),

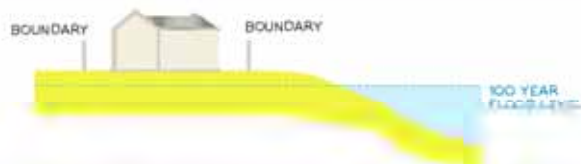
which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin & Taylor, have no liability for any use of the 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.



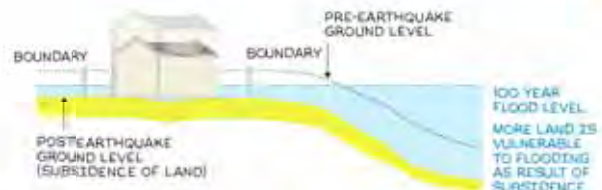
Increased Flooding Vulnerability (IFV)

Fact sheet May 2015

BEFORE



AFTER



The above diagram shows how ground subsidence from the Canterbury earthquakes has made some properties more vulnerable to flooding.

About Increased Flooding Vulnerability

Increased Flooding Vulnerability (IFV) is a type of land damage recognised by EQC.

In some parts of Canterbury the earthquakes caused changes to residential land that mean some properties are now vulnerable to flooding where previously they were not. Also some properties are now more likely to experience a greater depth and/or frequency of flooding.

EQC covers IFV damage to insured land. The insured land is the land within the property boundary which is:

- under the house and outbuildings (for example, a garage or a shed);
- within eight metres of the house and outbuildings; and
- under or supporting the main access way from the boundary, up to 60 metres from the house and outbuildings.

EQC uses engineering assessments and reviews as well as valuations to see whether the insured land has IFV land damage. The insured land must qualify under both the engineering and valuation assessments for there to be IFV land damage. This is because IFV damage involves both a physical change to the insured land as well as a loss of utility (or value) of the insured land and the associated residential buildings.

Declaratory Judgment on IFV land damage

Last year, EQC asked the High Court for a Declaratory Judgment to confirm EQC's approach to IFV settlements. The Declaratory Judgment was heard in October 2014 and decided in December 2014. The Judgment confirmed that IFV is a form of land damage that EQC can recognise. The High Court also decided that in appropriate cases EQC can settle IFV land damage by paying the amount of the Diminution of Value (DOV) – see more on DOV under "Settling IFV Claims" below.

Engineering assessments for IFV land damage

When they assess whether a property has IFV land damage, EQC's engineers address two key questions:

- Is the insured land vulnerable to flooding?
- Has the insured land become more vulnerable to flooding as a result of subsidence of that land caused by the 2010-2011 Canterbury earthquakes?

For the purposes of assessing IFV, EQC's engineers use a 1 in 100 year flood event (also known as a 1% Annual Exceedance Probability) as a base line. This is a commonly used frequency for assessing vulnerability of land in natural hazards. Vulnerability of land to more frequent flood events is also taken into account.

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Flood modelling underpins the engineering assessment

In carrying out their assessments, EQC's engineers started by creating flood models. These models were created to understand the impact of land subsidence on vulnerability to flooding.

To make the models, EQC's engineers have:

- gathered topographical information using LiDAR surveys, which involved the scanning of the ground surface from an aircraft after each major earthquake to assess changes in ground height;
- modelled the river flooding for the Styx, Avon and Heathcote rivers using Christchurch City Council models as a base;
- modelled the overland flow (the effects of storm-water runoff) for the catchment areas of the Styx, Avon and Heathcote rivers, Sumner and Kaiapoi; and
- modelled coastal inundation for areas surrounding the Heathcote estuary.

Thresholds applied in the engineers' initial assessment

To identify which insured land has potential IFV damage, EQC's engineers apply the following initial thresholds:

- Has the exacerbated flood depth of the insured land increased by 0.2m or more as a result of the Canterbury earthquake sequence?
- Has the exacerbated flood depth of the insured land increased by 0.1m or more as a result of a single Canterbury earthquake?
- Has the insured land suffered observable land damage as a result of the Canterbury earthquake sequence?

These thresholds have been developed to provide a robust initial assessment for most properties. However, there are exceptions to having to meet all three of the above thresholds in the initial assessment. These exceptions are:

- Event exception:* where the insured land meets Thresholds 1 and 3, but not 2.
- Land damage exception:* where the insured land meets Thresholds 1 and 2, but not 3.
- Uplift exception:* where the insured land is in a specified area where the land has lifted, but it has been shown that the different levels of subsidence within the area have increased the flood vulnerability.

Examples of how EQC applies these thresholds and exceptions

	Thresholds that have been met	Relevant Exception	What is the outcome of EQC's engineers' initial assessment?	Next step
Property A	1 and 3 (but not 2)	Event exception	This property did not meet all three thresholds. It only met Thresholds 1 and 3. But because an exception applies (the Event exception), the property still potentially has IFV.	Site-specific engineering assessment – see next page.
Property B	1 and 2 (but not 3)	Land damage exception	This property did not meet all three thresholds. It only met Thresholds 1 and 2. But because an exception applies (the Land damage exception), the property still potentially has IFV.	Site-specific engineering assessment – see next page.
Property C	2 and 3 (but not 1)	No exception applies	This property did not meet all three thresholds. It did not meet Threshold 1. No exception applies. The property will nevertheless be subject to an area-wide review, and therefore may still be confirmed as potentially having IFV.	Area-wide review – see next page.

Engineering assessment process

Site-specific assessment

Where the thresholds and the exceptions set out above have been applied and the insured land has been assessed as potentially having IFV, EQC's engineers next carry out a site-specific assessment.

The site-specific assessment is done by a team made up of an assessor, a checker and a reviewer. This assessment confirms whether a property has potential IFV. Either way, the property will then be part of an area-wide review.

Area-wide review

After the initial round of site-specific assessments in an area, an area-wide review (the final engineering review) is carried out. The purpose of this review is to see whether there are any properties that have been inappropriately assessed. As a result, some properties previously assessed will be assessed again for consistency with neighbouring properties and areas. Properties identified in the area-wide review as requiring assessment where they have not previously been assessed, will undergo a site-specific assessment.

In the area-wide review, the engineers will take into account, for example, the vulnerability of properties to more frequent flood events.

Area-wide review is the final step in the engineering assessment process which confirms whether a property potentially has IFV.

Valuation assessments for IFV land damage

Only if the property is considered as potentially having increased vulnerability to flooding following the engineering assessment, do EQC's valuers undertake a valuation assessment of the property.

This valuation is the final step in determining whether the property has IFV land damage.

The valuation threshold is:

- Has the increase in flooding vulnerability impacted the market value of the property?

If the threshold is met, then the property has IFV land damage.

Details of the engineering and valuation assessment processes are included in the EQC IFV policy, which is at www.eqc.govt.nz/IFV.

Settling IFV claims

EQC's preference is to settle IFV land claims by providing a cash payment based on the amount it would cost to repair or reinstate the land. However, for IFV properties in many cases it will not be possible to identify a repair method to the land which is feasible or able to be done legally. For example, it may not be possible to get a resource consent to carry out the repair.

In these cases, EQC is basing the settlement of IFV land damage on the reduction of value of the property (i.e. the insured land and the associated residential buildings). This reduction of value is called "Diminution of Value" or "DOV".

For further information about DOV, see www.eqc.govt.nz/IFV.



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Increased Flooding Vulnerability (IFV)

Fact sheet May 2015

You can have your IFV decision reviewed

Customers can also ask EQC to review its decisions on whether the insured land has IFV damage and/or the settlement amount paid for IFV damage.

EQC will carry out a review where the customer provides EQC with new information or a different interpretation regarding these decisions.

To trigger a review, a customer may, for example, provide information about:

- the change in flood depths their property has experienced since the earthquakes; or
- whether they are going to obtain a consent to repair the IFV land damage.

When EQC reviews its decisions about IFV land damage in light of any new information or interpretation, it will include people with relevant expertise to help consider the issue. The experts included could be, for example, a senior engineer, senior valuer and/or senior settlement analyst. Review of a decision will not be undertaken by the same people who were involved in the original qualification.

If you need further information about your IFV claim or about the claim review process call us on 0800 326 243 between the hours of 7.00am to 9.00pm Monday to Friday, and 8.00am to 6.00pm on Saturday. Further information about IFV and the claim review process can also be found on the EQC website at www.eqc.govt.nz/IFV.



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Increased Flooding Vulnerability (IFV) Engineering Assessment



Tonkin & Taylor

Property details

Property address	30 GLENROWAN AVENUE, AVONDALE, CHRISTCHURCH 8061
Property ID (QPID)	1254724
Master claim number	CLM/2011/083695
Date	21 May 2015

Engineering assessment

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



Introduction

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

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

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

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

Engineering assessment methodology

Tonkin & Taylor 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?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land has potential IFV	



Flood modelling approach

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

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

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

Flood modelling results

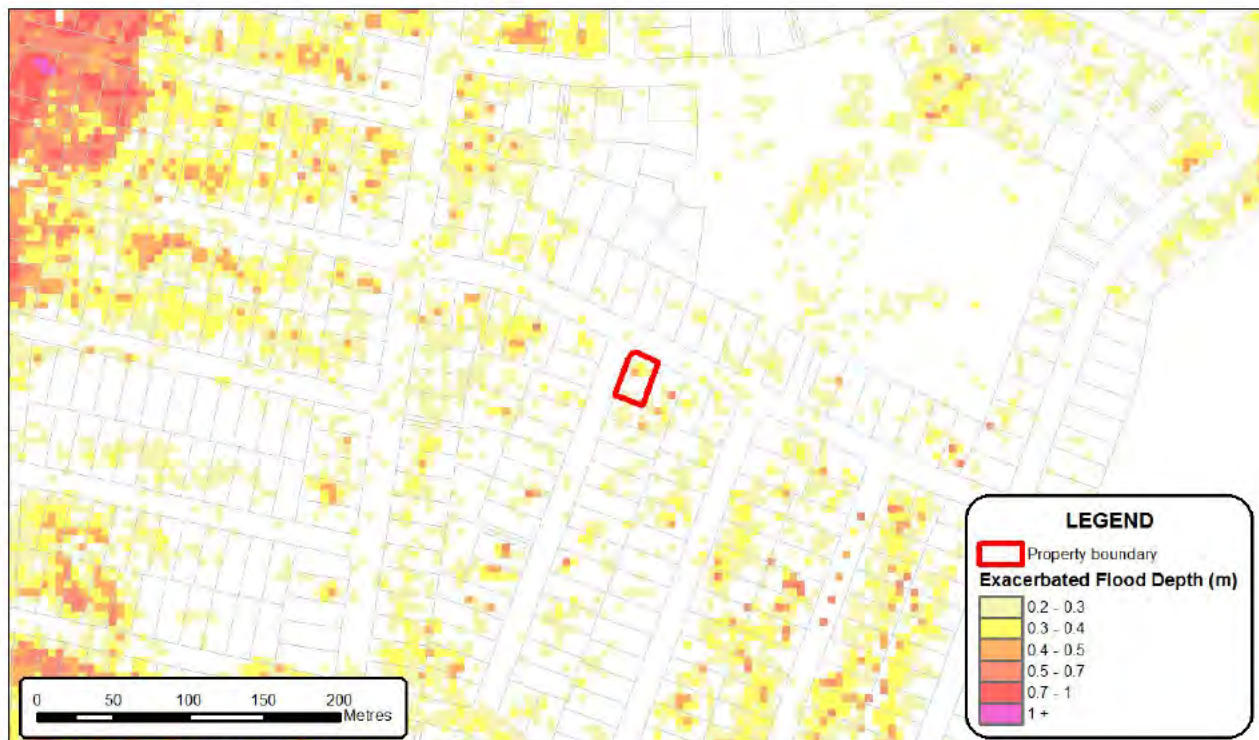
The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

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.

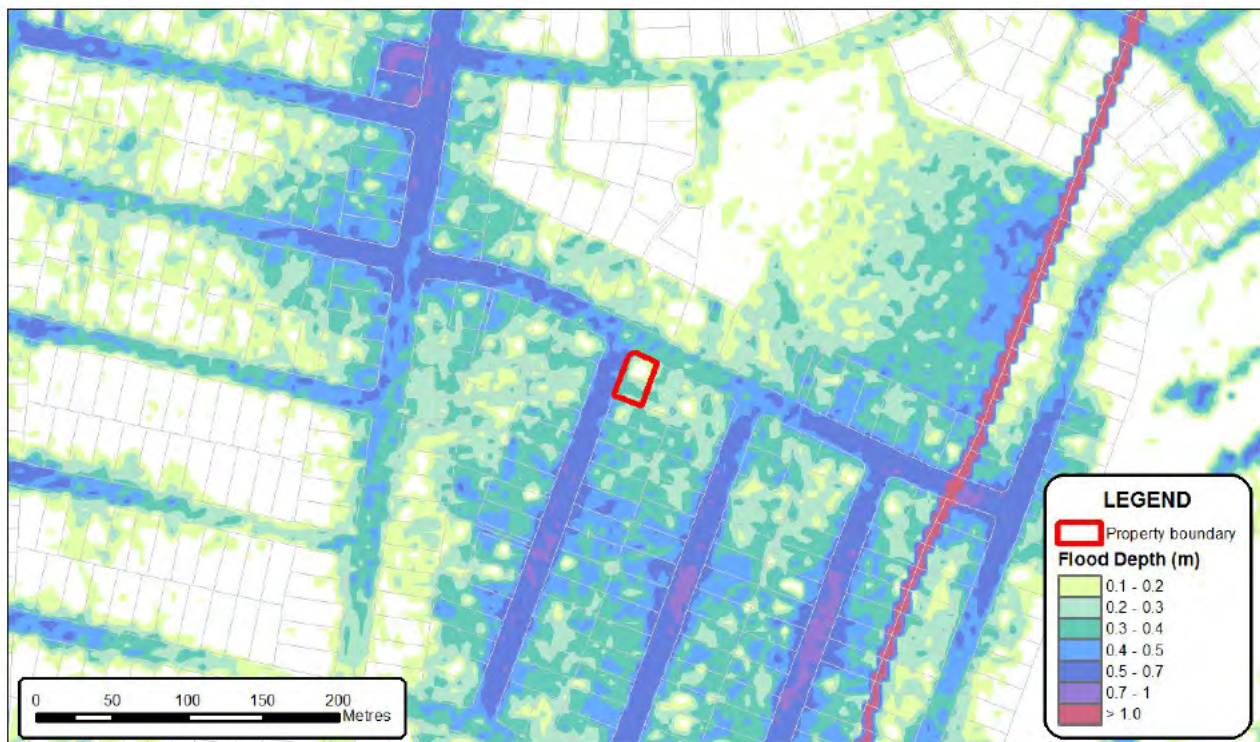
Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

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.

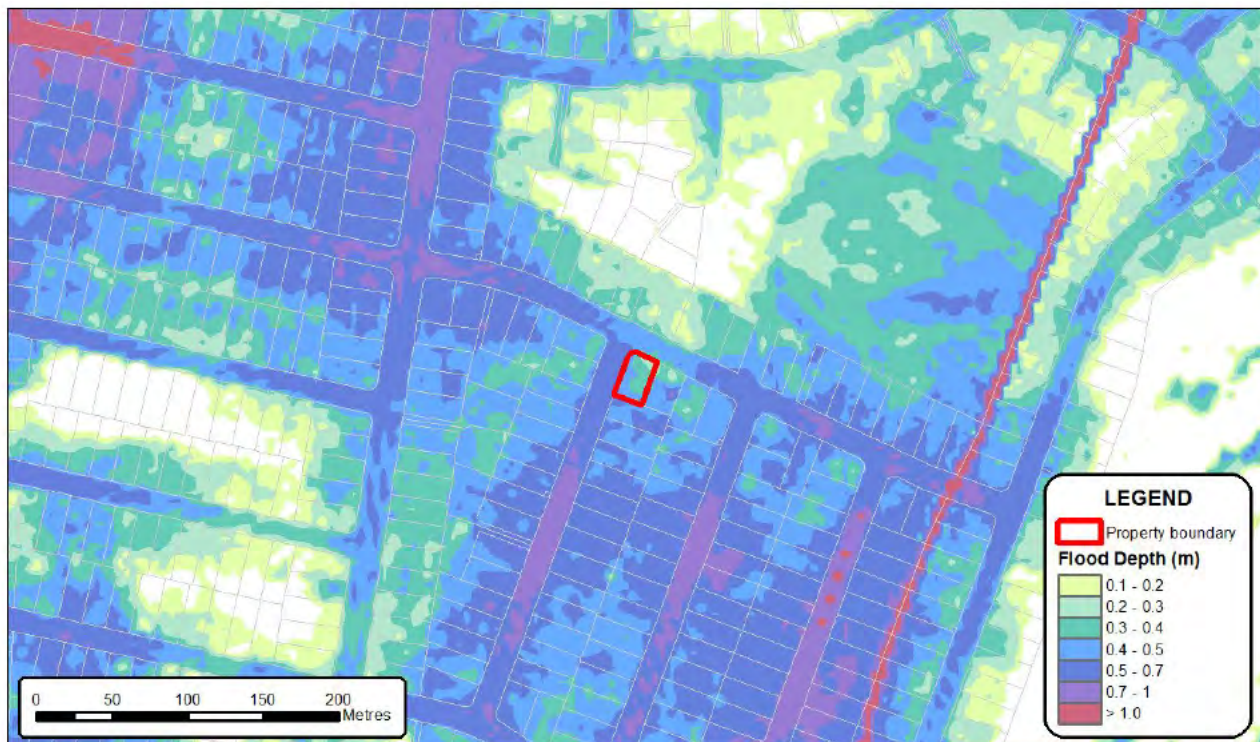


Map 1: Exacerbated flood depth 1 in 100 year flood event





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



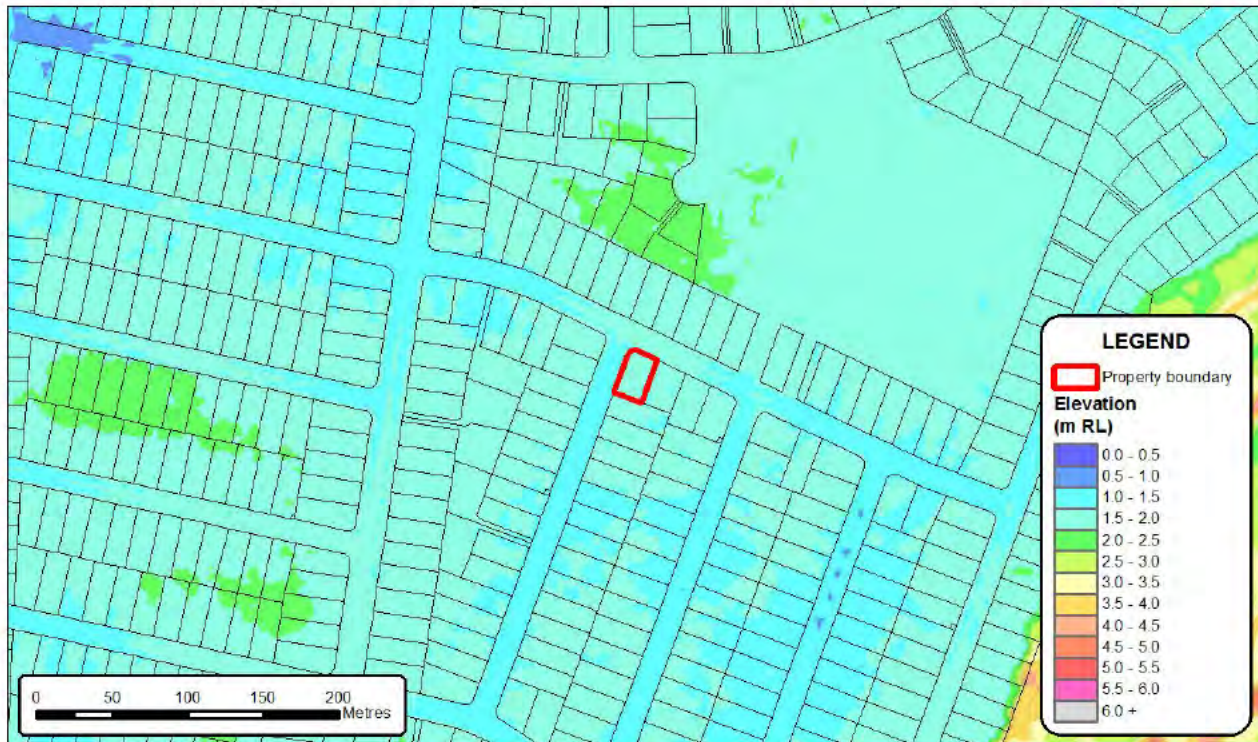
Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence



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



Property Summary

Property identification (QPID) address	30 Glenrowan Ave	Engineering IFV assessment status	Complete
Property identification (QPID) suburb	Avondale	Report date	21/05/2015
Property identification (QPID)	1254724	Valuation reference	22782/36400
EQC master claim number	CLM/2011/083695	Legal description	LOT 22 DP 27725
EQC master claim address	30 GLENROWAN AVENUE, AVONDALE, CHRISTCHURCH 8061	Inferred parcel type	Freehold
Associated property identification (QPID)	None	MBIE technical category	TC3

Associated QPID Claim

QPID	Master claim	EQC master claim address	EQC suggested building use
1254724	CLM/2011/083695	30 GLENROWAN AVENUE, AVONDALE, CHRISTCHURCH 8061	Residential

Engineering Assessment

General

Site visit date	15/07/2014	Reviewed date	11/11/2014		
Insured land area from EQC mudmap (m²)	571	Insured land area calculated by T&T (m²)	575	Indicative dwelling floor height above ground level (m)	0.6

Flood information

These engineering details should be read in conjunction with the property specific flood maps. The areas provided are approximate and the accompanying property specific flood maps should be referred to for modelled flood extent and location.

Modelled flood extents	Annual Exceedance Probability (AEP)		
	10 %	2 %	1 %
Insured area (m ²) affected by flooding $\geq$ 0.2 m depth pre Sept 2010	0	53	387
Insured area (m ²) affected by flooding $\geq$ 0.2 m depth post Dec 2011	0	404	575

Exacerbated flood area	1 % AEP
Insured area (m ²) affected by exacerbated flood depth $\geq$ 0.2 m	160
Insured area (m ²) affected by exacerbated flood depth $\geq$ 0.1 - < 0.2 m	214
Insured area (m ²) affected by exacerbated flood depth $\geq$ 0.1 m	374

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?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land has potential IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1 m and 0.2 m?	
Land has potential IFV	

Increased Flooding Vulnerability (IFV) Engineering Details

For EQC and Valuation Purposes

Land Repair Feasibility

Does the dwelling need to be removed to complete land repair?	Yes
Based on EQC criteria is land repair feasible?	No

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	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.

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.

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.

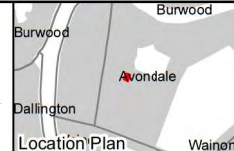
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Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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

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A3 SCALE 1:250

0 5 10 15 20 (m)



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DRAWN	CXP	Nov 14
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APPROVED		
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Prepared by Tonkin & Taylor Ltd Ref 52010-150		

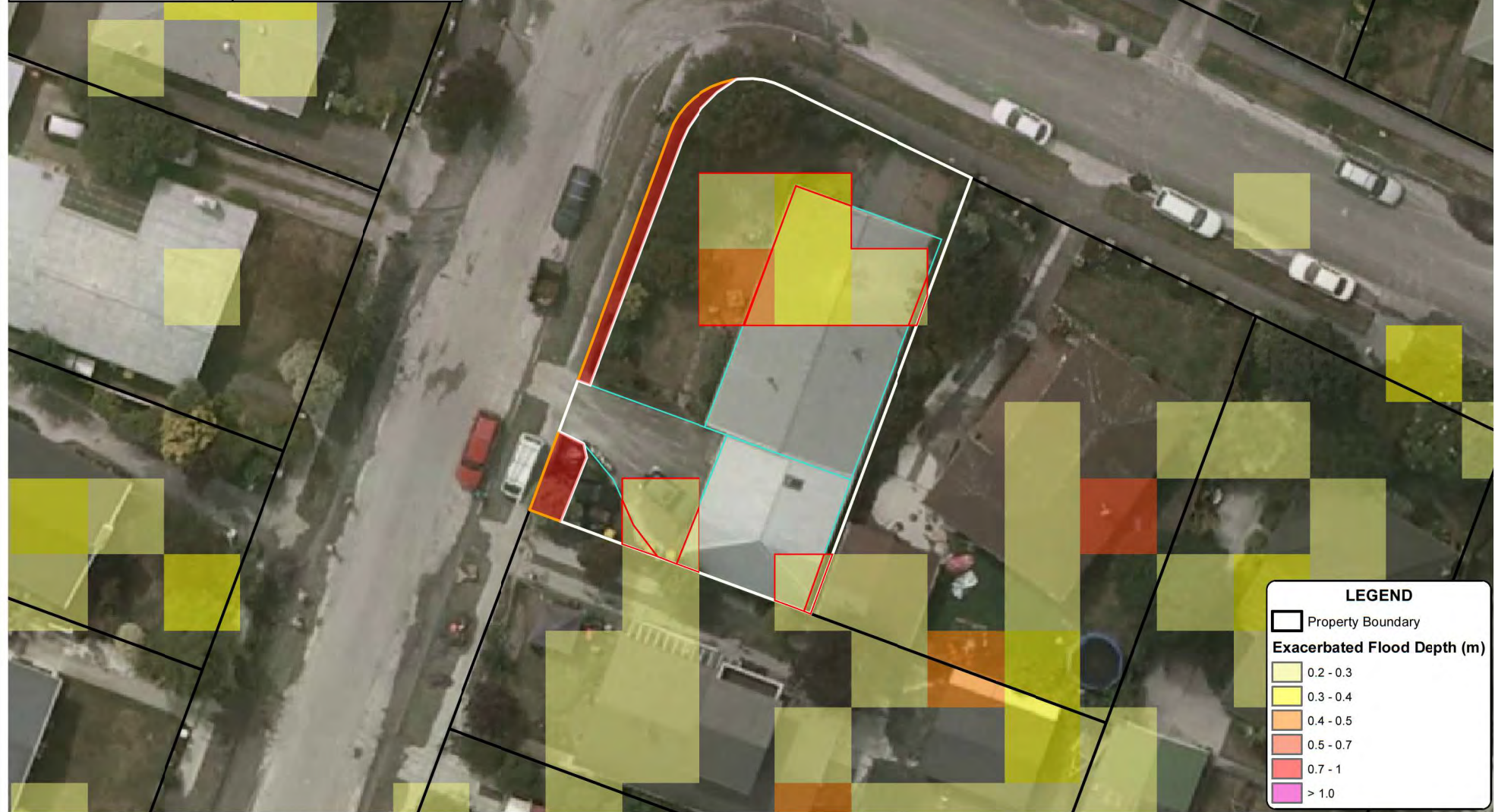
CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

FIGURE No.

Rev.

1

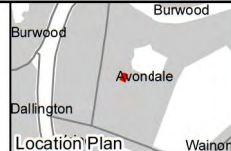
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Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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

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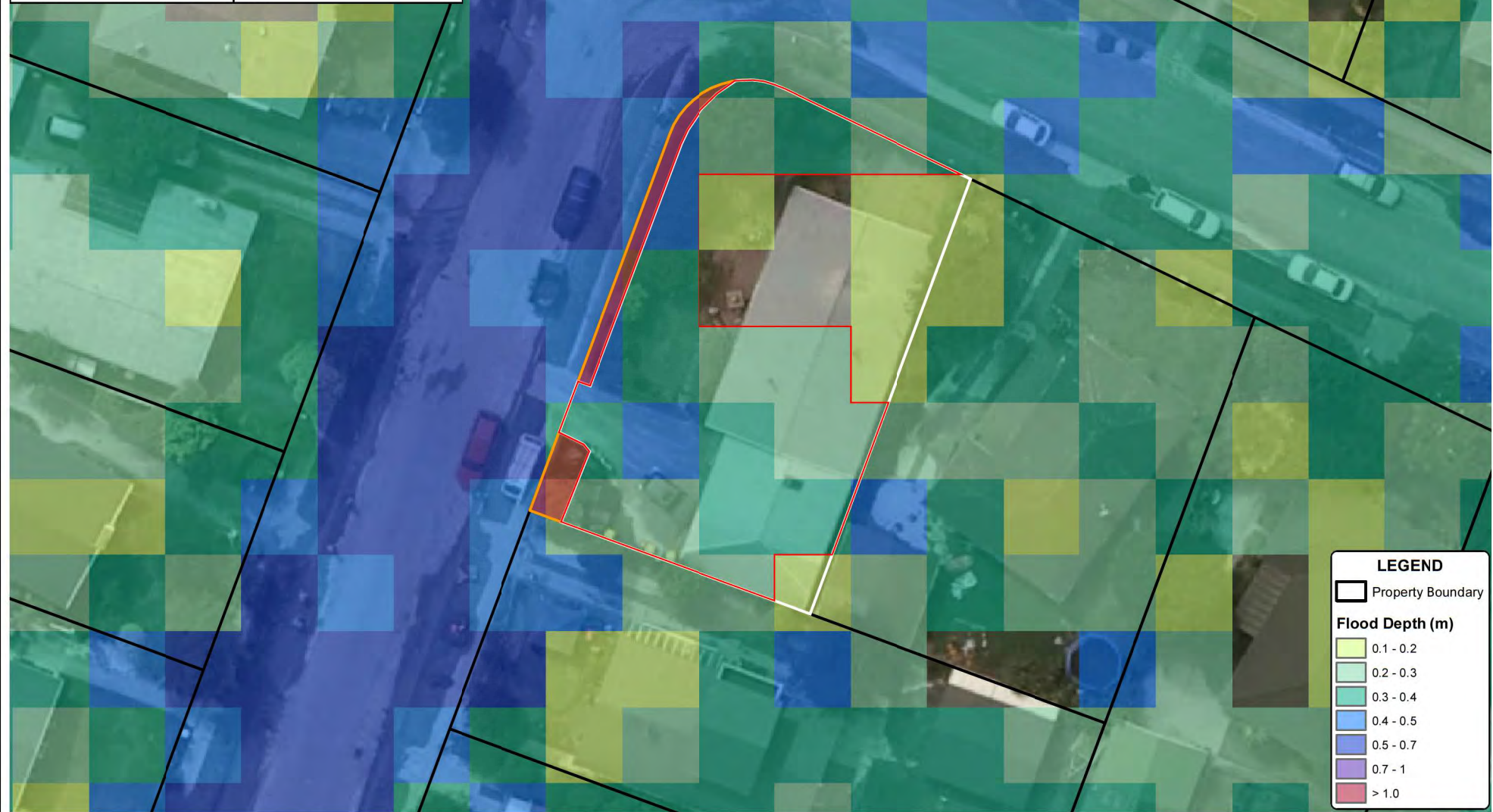
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Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

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

FIGURE No.

Rev. 0

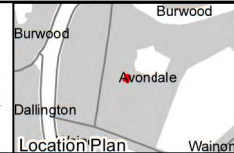
QPID	1254724
Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



LEGEND	
	Property Boundary
Flood Depth (m)	
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	0.2 - 0.3
	0.3 - 0.4
	0.4 - 0.5
	0.5 - 0.7
	0.7 - 1
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0 5 10 15 20 (m)



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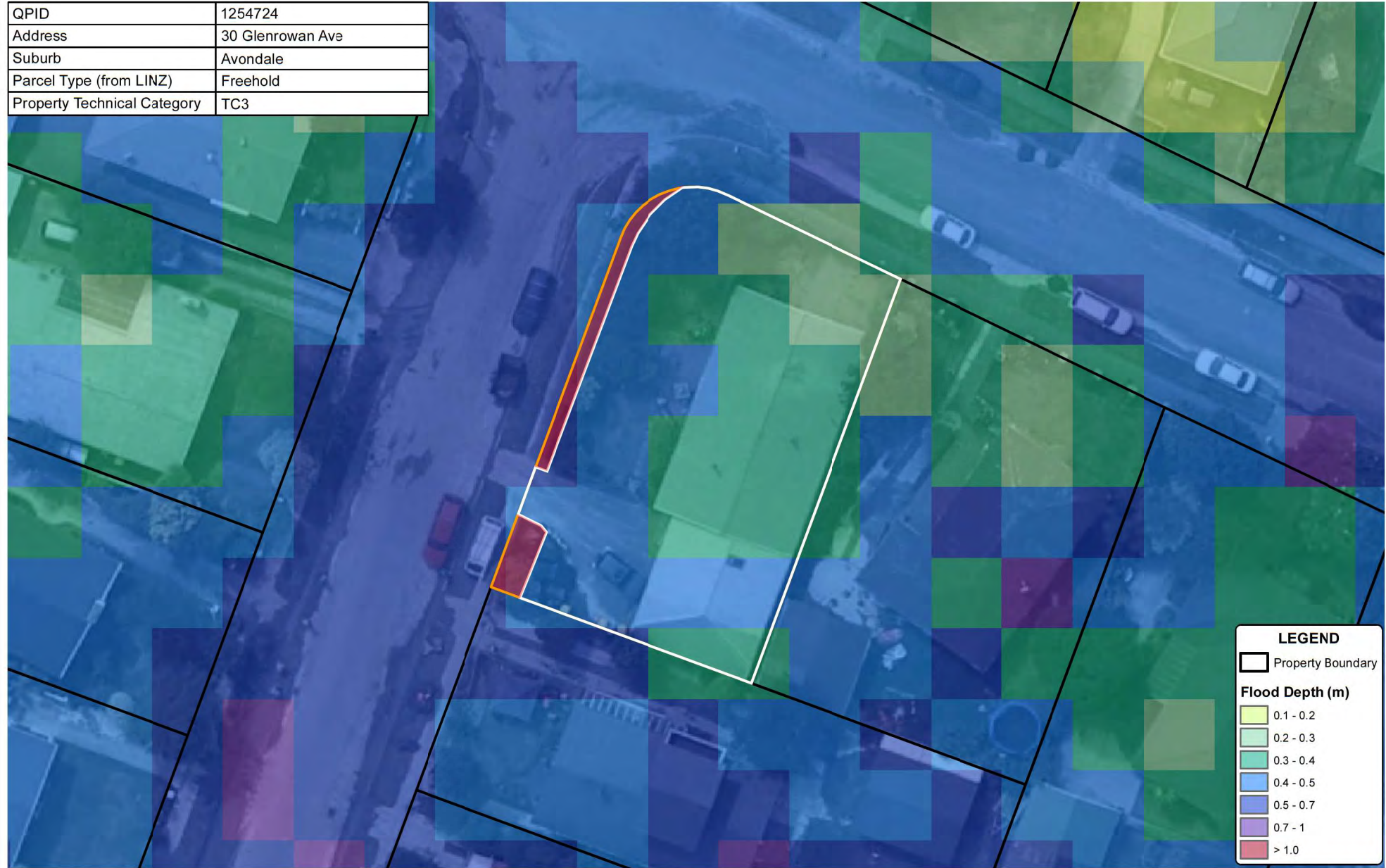
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Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

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

FIGURE No.

Rev. 0

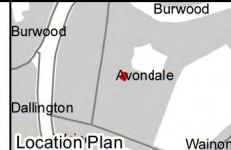
QPID	1254724
Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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

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A3 SCALE 1:250

0 5 10 15 20 (m)



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APPROVED		
ARC FILE	52010-150-FDM029	
SCALE (AT A3 SIZE)	1:250	
Prepared by Tonkin & Taylor Ltd		
Ref	52010-150	

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

FIGURE No.

Rev. 0

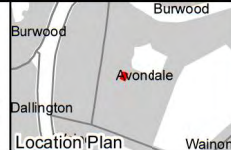
QPID	1254724
Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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

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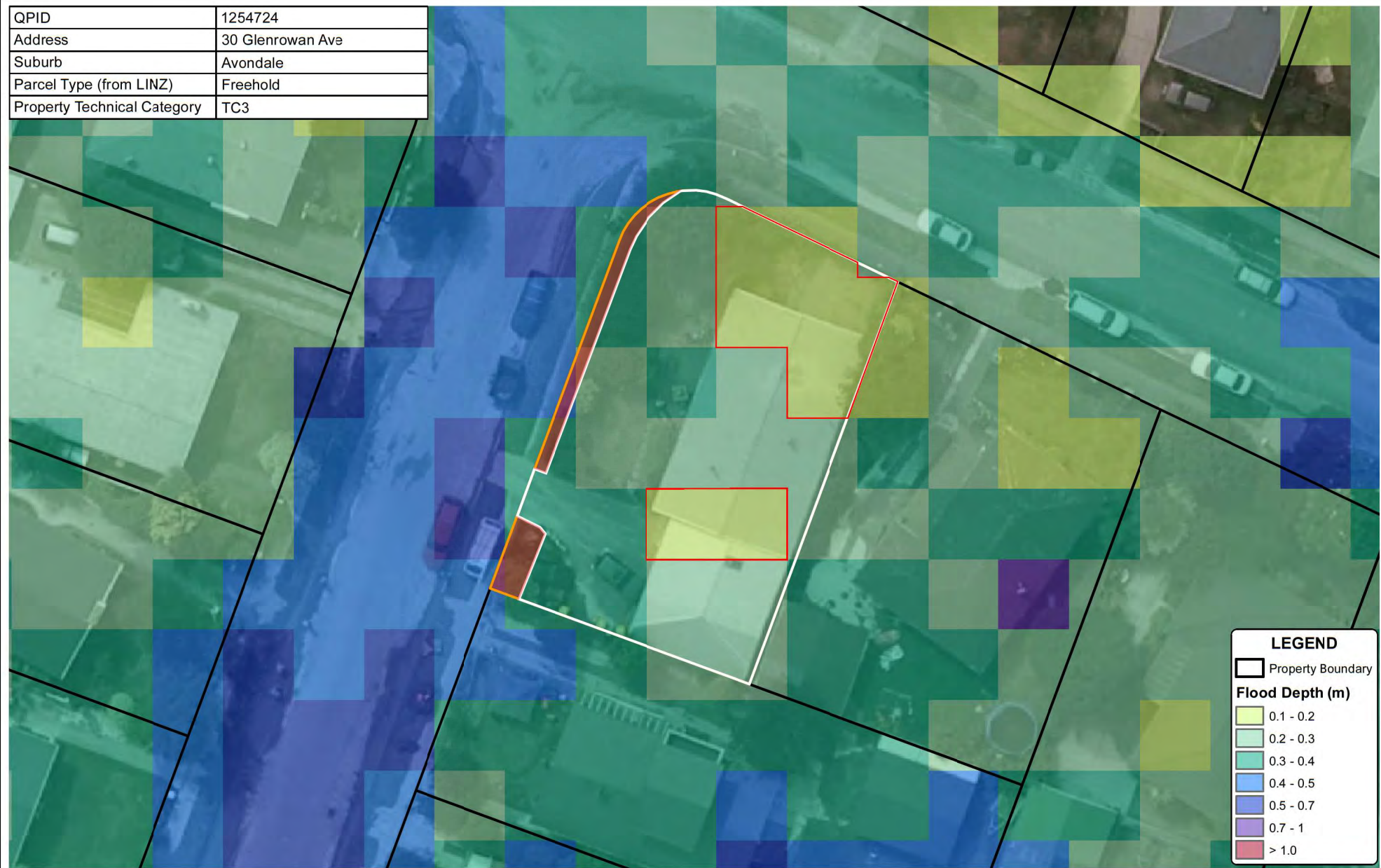
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Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No.

Rev.

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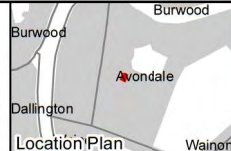
QPID	1254724
Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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

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A3 SCALE 1:250

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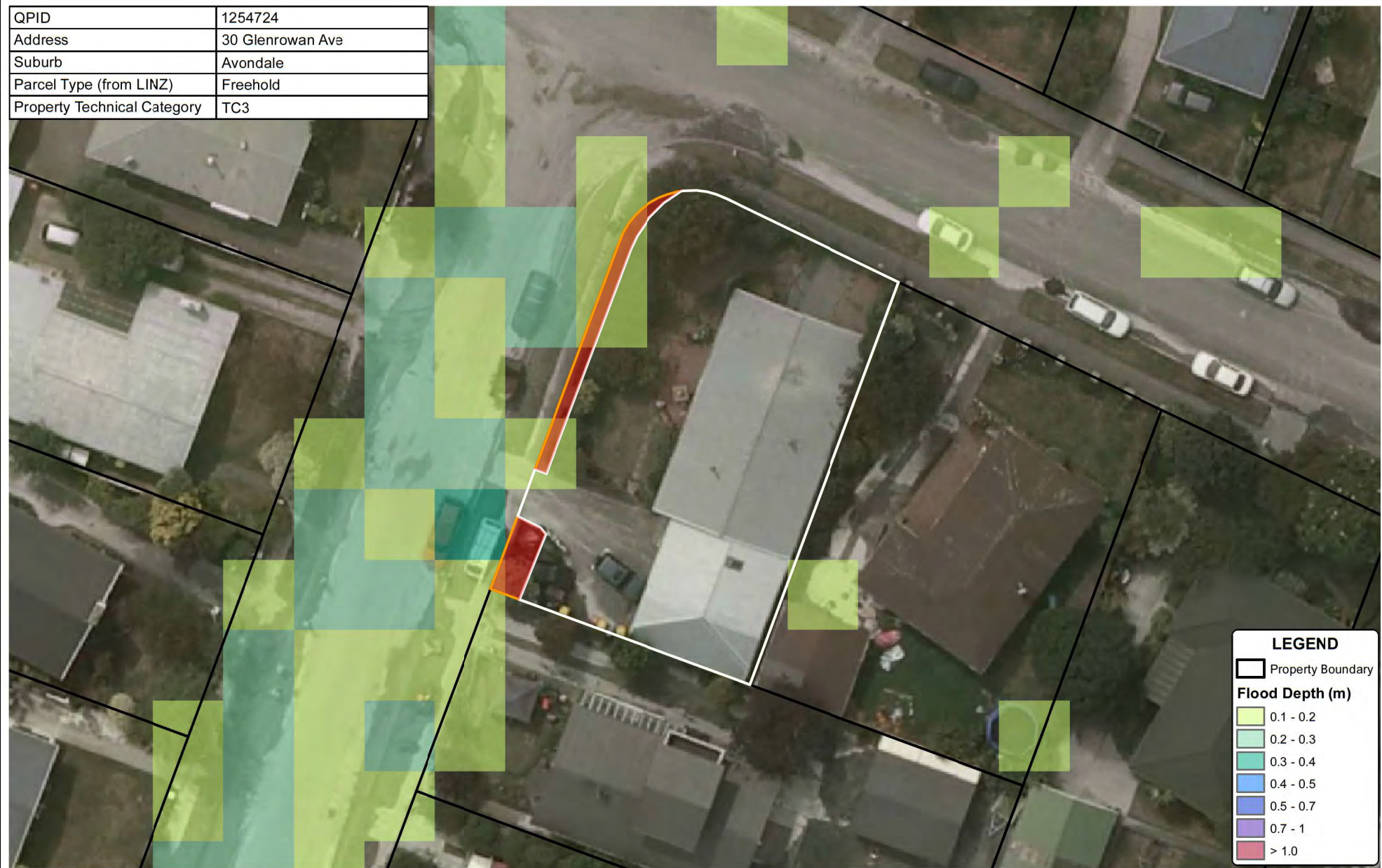
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No.

Rev.

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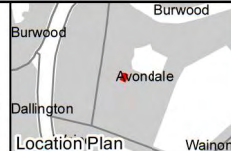
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Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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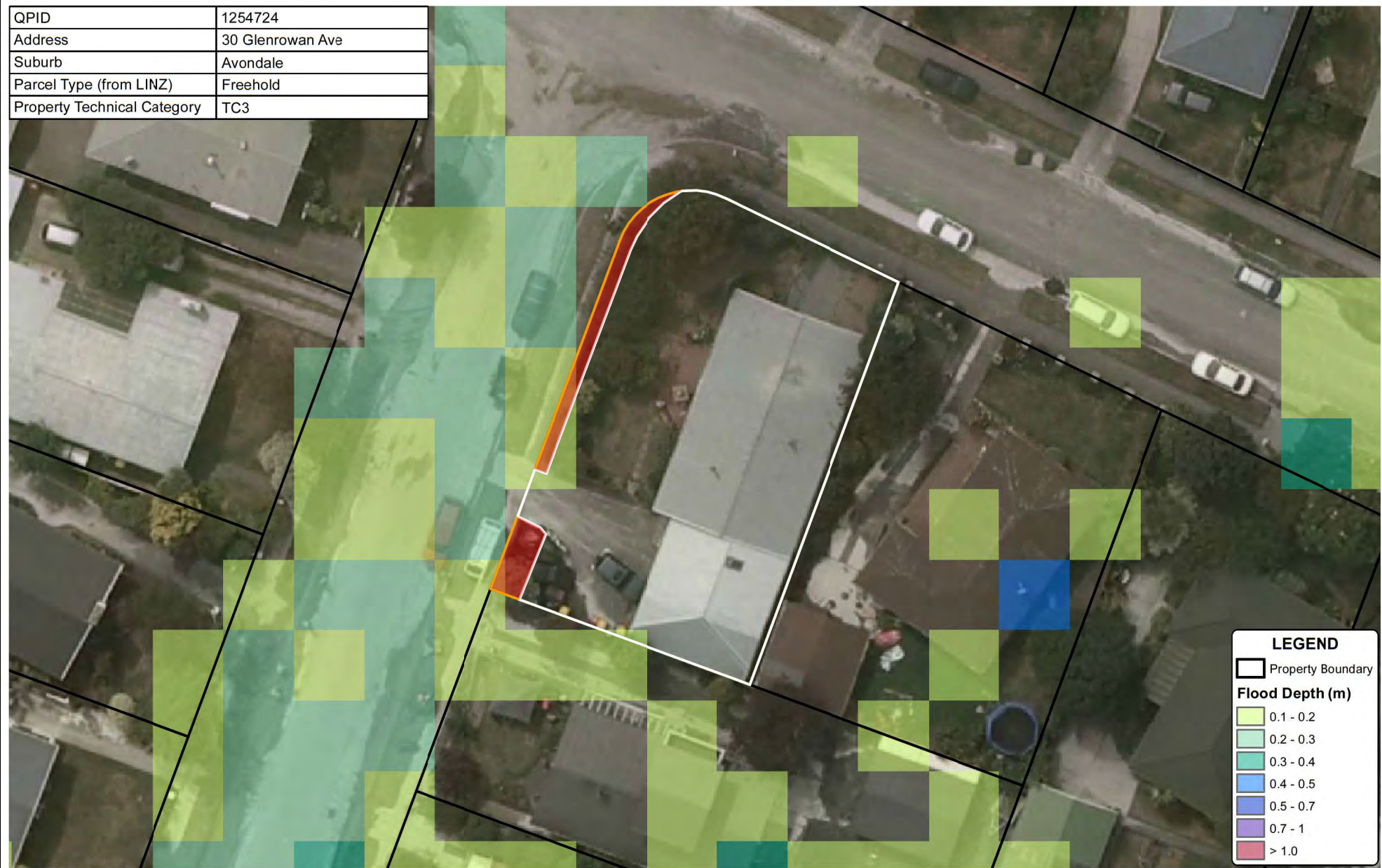
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CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No.

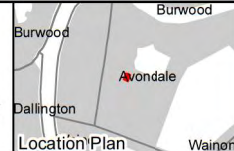
Rev. 0

QPID	1254724
Address	30 Glenrowan Ave
Suburb	Avondale
Parcel Type (from LINZ)	Freehold
Property Technical Category	TC3



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A3 SCALE 1:250

0 5 10 15 20 (m)



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CHECKED		
APPROVED		
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Prepared by Tonkin & Taylor Ltd Ref 52010-150		

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

FIGURE No.

Rev.

0

Increased Flooding Vulnerability (IFV)

DOV Field Sheet (IFV Only)

MVL Job Number	MVL4000-415
Property Address	30 Glenrowan Avenue, Avondale
Claim number	2011/083695
Valuation Reference	22782/36400
QPID	1254724
Claimant	Joanne Dittfort

1

Valuer	Mark McSkimming
Date Allocated	15 August 2014
Date Insp	21 August 2014
EQC Mud map (Y/N)	Y

2

Summary of data provided (maps)

3

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

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

Actual land area (See note 1)	607
Affected land area	
Insured land area (See note 2)	575
Minimum lot size	450
Flood map (Overland / River)	0
Floor height	600

4

Interpretation (Steps 1 - 2)
(1% AEP only)

5

	Y/N	Full insured land Y/N	Driveway	Garden and yard	Dwelling	Appurtenant Structures	Other
Did the property flood Pre Sept 2010? Y/N. If "Y", est m2 or % area (optional).							
Depth of Pre Sept 2010 quake flood (1%AEP) (m)			.2-.5	.1-.5	.1-.4		
Depth of Post Dec 2011 flood (1% AEP) (m)			.3-.7	.2-.7	.2-.5		
Exacerbated flood depth (1% AEP) (m)							
What is the change? What is obvious? (note all above are within the insured land)			Pre quake much of site floods, up to .5. Post quake whole site covered, up to .7 at front. Exacerbated shows up to .5 at dwelling.				

Frequency Change (Step 3)

Increase in 2% AEP

Increase in 10% AEP

(Note - Consider qualifying flooding >200mm only)

6

Does the property flood more frequently Y/N	n	At 2% pre quake qualifying flooding on drive and at frontage. Post quake has much of site flooding. At 10% no qualifying flooding pre quake or post quake.
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	n	
Was the property unaffected by flooding pre Sept 2010, but affected post Dec 2011?	n	

Does the property qualify for IFV? Y/N

7

Comment if No -(reason why no)

Changes to Improvements

8

Has dwelling or any other building been removed, or footprint changed?	Comment:
	Water does not enter original part of dwelling at 600mm foundations. The extension appears to be more than garaging and thus have assumed water entering pre quake, deeper post quake.

Flood Codes

9

Flood location code (Matrix Step 1)	6
Flood depth code (Matrix Step 2)	1
Frequency impact code (Matrix Step 3)	0
Location code (Matrix Step 4)	1

Adjustment %

9.0%

Subject property - 1/8/2007 Rating Values

10

RCV(2007)	RLV(2007)	Land area	House size
\$364,000	\$156,000	607	209

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

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

Exacerbated Flood Risk Valuation

Valuation Calculation sheet 30 Glenrowan Avenue, Avondale

11

Sale Range (Gross) :	Minimum	\$280,000	Maximum	\$402,500	Median	\$320,000	Average	\$322,361	Net Sale \$ / RV (2007)
RV Range (2007) :	Minimum	\$257,000	Maximum	\$423,000	Median	\$343,000	Average	\$341,667	-8%

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

Address	Suburb	RV	Sale Price	Net Sale Price	Sale Date	Sale to RV %	Land Area	Land Value	Floor Area	Building Age	OB/OI (optional)	Estimate LV	Net Rate	Gross Rate
21 Cowes Street Avondale Christchurch	Avondale	\$380,000	\$370,000	\$362,000	4-May-10	-	576 m2	\$160,000	160	1980 - 1989	\$15,000	\$190,000	\$1,031	\$2,313
33 Glenrowan Avenue Avondale	Avondale	\$343,000	\$328,500	\$320,500	22-Jun-10	-	615 m2	\$151,000	140	1970 - 1979	\$20,000	\$174,000	\$961	\$2,346
110 Breezes Road Avondale	Avondale	\$291,000	\$295,000	\$290,000	25-Jun-10	-	756 m2	\$123,000	120	1970 - 1979			\$2,458	\$2,458
55 Waratah Street Avondale	Avondale	\$423,000	\$402,500	\$394,500	4-Jul-10	-	568 m2	\$151,000	210	1980 - 1989			\$1,917	\$1,917
46 Niven Street Avondale Christchurch	Avondale	\$358,000	\$320,000	\$312,000	28-Apr-10	-	630 m2	\$151,000	130	1960 - 1969	\$19,000	\$185,000	\$892	\$2,462
5 Newport Street Avondale	Avondale	\$257,000	\$290,250	\$285,250	10-May-10	-	615 m2	\$123,000	120	1960 - 1969			\$2,419	\$2,419
42 Emlyn Place Avondale Christchurch	Avondale	\$307,000	\$280,000	\$275,000	14-May-10	-	622 m2	\$123,000	120	1960 - 1969			\$2,333	\$2,333
42 Cowes Street Avondale Christchurch	Avondale	\$316,000	\$295,000	\$290,000	7-Aug-10	-	613 m2	\$173,000	120	1980 - 1989			\$2,458	\$2,458
68 Vivian Street	Burwood	\$400,000	\$320,000	\$312,000	20-Jun-10	-	647m2	\$161,000	160	1980-1989	\$7,000	\$180,000	\$831	\$2,000
													#DIV/0!	#DIV/0!



VALUATION DETAILS (Insured area only)

STEP 1 - Pre Quake Value Sep 2010

Actual land area:	607 sq m
Insured land area	575 sq m
Dwelling area	209 sq m

Effective Date 3/09/2010

12

Method 1 - Indexed RV Approach				Method 2 - Dwelling Net Rate Approach				Method 3 - Gross Rate Approach				Method 4 - Indexed Sale Approach			
Rating values	1/08/2007			Area	Dwg Net rate	Value		Area	Gross rate	Value		Sale Date			
CV	\$364,000			209	\$950	\$199,000		209	\$1,850	\$387,000		Sale Price			
LV	\$156,000					\$7,000									
VI	\$208,000					\$206,000						% Adjustment			
CV Index	1.03			Insured Land Value		\$176,000						Time Adjustment			
LV Index	1.15			Market Value - incl chattels		\$382,000									
Est Sep 2010 CV (Actual land area)	\$373,000			Comment if unusual OB /OI											
Plus Est chattels	\$8,000														
Est Sep 2010 CV	\$381,000														
Factor for uninsured land	0.30														
Less adjustment uninsured land	\$2,837		32 m2												
Market Value - Pre Sep 2010	\$378,200			Market Value - Pre Sep 2010		\$382,000		Market Value - Pre Sep 2010		\$387,000		Market Value - Pre Sep 2010			#N/A
								AVERAGE 1 -3		\$382,000					

STEP 2 DOV ASSESSMENT

PRE QUAKE SEP 2010 VALUE	ADOPT		\$382,000	Manual Adjustment
Less Adjustment		9.00%	\$34,380	Reasons for Manual Review -
POST QUAKE DEC 2011 VALUE			\$347,620	
DOV 1			\$34,000	

13

14

Reviewed By	Chris Bridges
Date of review	12 May 2015
Reviewers Comment:	Agreed
Approved for Release	

Exacerbated Flood Risk Valuation

15

Summary of values

Property Address	30 Glenrowan Avenue, Avondale
Claim number	2011/083695
Claimant	Joanne Dittfort
QPID	1254724
Valuation Reference	22782/36400
Minimum lot value	\$165,000
Minimum Lot size	450
Actual land area	607
Insured land area	575
Pre Quake Value Sep 2010 - Insured land	\$382,000
EQC remedial costs (Including enabling works) if available	
EQC remedial costs (Excluding enabling works) if available	
Diminution of Value	\$34,000

DECLINED AND/OR WITHDRAWN CLAIM(S)

The following information contains documents relating to claims that were declined by NHC Toka Tū Ake and/or withdrawn by the claimant.



MHR Drainage
6c Venture Place, Christchurch, 8042
03 339 2415
admin@mhr.nz

Drainage Assessment for:

30 Glenrowan Avenue,
Avondale, Christchurch
CLM/2011/083695

Following CCTV inspection of both the sewer and stormwater drainage at the above property dated, 09/09/2021, our report is as follows:

PROPERTY OVERVIEW

The above address is situated on a flat section with private sewer and stormwater lines. The land type is TC2, and the approx. age of the dwelling is 1970s. The surfaces over the drainage are, an asphalt driveway and concrete paths (both of which have been replaced and are in good condition), a timber deck, garden, and lawns. There are small to medium trees and plantings situated around the section.

FINDINGS SPECIFIC TO SEWER DRAIN

The sewer consists of both 100mm uPVC and Earthenware ceramics (EWC) inside the property boundary. The average depth of the sewer inside the property boundary is approx. 0.9 m. The sewer lateral has been replaced with PE outside the property boundary.

The CCTV footage was televised from gully trap 1 and 2 (GT 1 & 2). The CCTV footage from the GT 1 ended at 11.76 m two meters downstream of the junction to GT 2. The CCTV footage from GT 2 ended at 28.81 under the kerb outside the property boundary.

The CCTV footage of the section surveyed, identified that a small section of the sewer has been repaired inside the property boundary. There were no signs of any historical or earthquake related damage within the section surveyed.

FINDINGS SPECIFIC TO STORMWATER DRAIN

The stormwater drains consist of both 100mm uPVC and EWC. These were cleaned out as part of this survey. The stormwater runs to two separate kerb outlets (KO & KO 1) which are located outside the property boundary.

The CCTV footage was obtained from multiple locations but is limited due to the lines holding water and debris. The CCTV footage from KO 1 ends at 12.29 m, one meter downstream of DP 4. The CCTV footage from DP 2 ends at 22.50 m where the KO is located. This line has been replaced with uPVC. The CCTV footage from DP 3 ends at 10.88 m on the northern side of the dwelling. The line shows a heavy build up of debris and holds water.





MHR Drainage
6c Venture Place, Christchurch, 8042
03 339 2415
admin@mhr.nz

The CCTV footage of the section surveyed identified that previous repair work has been carried out on the stormwater line. The driveway sump does not have the required catchment and does not comply with the NZBC. Although the camera could not be pushed through to the KO 1, water was run through this line from DP 3, and it was flowing as it should. There were no signs of any historical or earthquake related damage within the stormwater system.

SUMMARY AND RECOMMENDATIONS:

Following our survey, it is evident that the sewer and stormwater drainage has no sign of any historical or earthquake related damage. Therefore, no allowance has been made for any repairs. We do however recommend the stormwater line is cleaned annually to avoid future blockages. Please refer to the as built drawings for all locations.

If you have any questions regarding the above, please do not hesitate to contact me (021) 55 28 33.

Regards,

Josh Mackey

Certifying Drainlayer



REPAIR & REINSTATEMENT COSTING SHEET - STANDARD DRAINS

Customer Name	Nicola & Marcel Walker
Customer Address	30 Glenrowan Avenue
	Avondale, Christchurch

Customer EQC Claim #	CLM/2011/083695
Prepared By (Contractor)	Mhr Drainage
PGDB Registration #	22415

Assessment Date	Thursday, 9 September 2021
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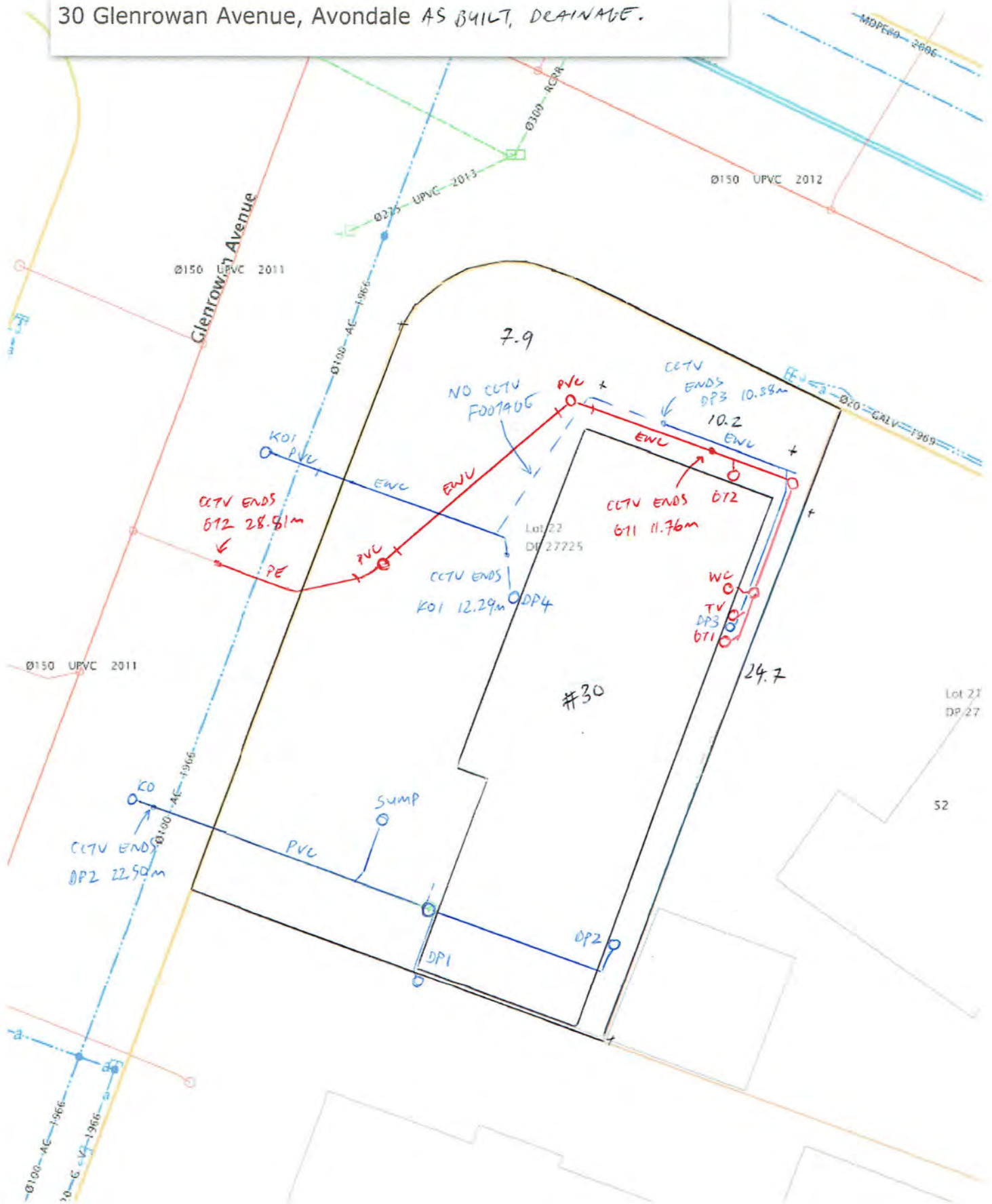
Reviewed / Approved By (Contractor)	Josh Mackey
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[illegible]

Utilities

over Map

30 Glenrowan Avenue, Avondale AS BUILT, DRAINAGE.



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