



Calculation Sheet

CLM/2010/29577

Date: 31-1-11

Author: Lloyd Gattis

M Askew
9 MILLER AVENUE
ALLENTON
ASHBURTON
H: [REDACTED]
W: [REDACTED]
M: [REDACTED]

LA: Kelley Moss

Estimator: Chris Moore

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Lounge	Repair minor cracking to ceiling rake out plaster	LM m ²	5.5	4.9		3.2 26.95	15.00 20.00	48.00 539.00
Dining Room	Blend ceiling with lounge	m ²	6.7	3.6		24.12	20.00	482.40
Kitchen	Blend ceiling with lounge							
Family Room								
Bedroom 1								
Ensuite								
Bedroom 2								
Bedroom 3								

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Calculation Sheet – Page 2

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Bedroom 4								
Bathroom								
Toilet 1								
Toilet 2								
Office / Study								
Rumpus								
Entry / Hall(s)								
Stairwell								
Laundry								
Garage								
Sub total (Page 2)								

29-

129577
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Calculation Sheet – Page 3

Room		Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Roof									
EXTERNAL WALLS	North	Repair minor cracking to brickwork rake out mortar + repoint	LM				1.2	20-	24-00
	South								
	East								
	West	Repair minor cracking to brickwork rake out mortar + repoint	LM				1.6	20-00	32-00
Decks									
CHIMNEY	Base								
	Ceiling Cavity								
	Above Roof								
	Fireplace								
Sub total (Page 3)									56-00

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129577

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Calculation Sheet – Page 4

Room	Repair Strategy	Units	Length	Breadth	Depth	Quantity	Rate	Cost
Foundations								
Piling								
Services	Gib stopper make up min charge							252
	Brick layer make up min charge							244
Other Dwelling Items								
Out-buildings								
Land and Retaining Walls								
Sub-total - Page 4								496-00

	Sub total – Page 1:	1069-40
	Page 2:	
	Page 3:	56-00
	Page 4:	496-00
	+ P&G, Margin & GST Figure:	593-75
	TOTAL:	2215-15



Statement of Claim Checklist / Repair Strategy

Date: 22/1/11

Author: Kelley Moss

CLM/2010/129577

M Askew
9 MILLER AVENUE
ALLENTON
ASHBURTON
H:
W:
M:

LA: Kelley Moss

Estimator: CHRIS MOORE

Room	Earthquake Damage Y/N	Walls ✓	Ceiling ✓	Floor ✓	Repair Strategy
Lounge	Y		✓		Repair minor cracking to ceiling rake out plaster + repaint
Dining Room	N				Blend ceiling with lounge
Kitchen	N				Blend ceiling with lounge
Family Room	N/A				
Bedroom 1	N				Pre eq paper crinkle above window
Ensuite	N/A				
Bedroom 2	N				Pre eq paper crinkle above window.
Bedroom 3	N				Pre eq paper crinkle above window.

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SOC / Repair Strategy – Page 2

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

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Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	Y	Repair minor cracking to brickwork take out mortar + repoint
	South	N	
	East	N	
	West	Y	Repair minor cracking to brickwork take out mortar + repoint
Decks		N/A	
CHIMNEY flue	Base	N	
	Ceiling Cavity	N	
	Above Roof	N	
	Fireplace	N	

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SOC / Repair Strategy – Page 4

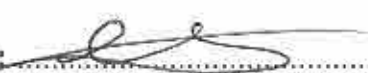
12957

Item	Event Damage	Repair Strategy
	Y / N	
Foundations	N	Pre eg minor crack to concrete ring south west corner Pre eg plaster cracking e vents all sides Concrete ring cracks in Bed 1 & 3 pending engineer report
FOUNDATIONS + Piling		Claimant is obtaining an engineers report, this will be sent to EQC when completed.
Services	N/A	
Other Dwelling Items	N/A	
Outbuildings	N/A	
Land & Retaining Walls (Discuss with Supervisor)	N/A	

Supplementary Notes:

I confirm the rooms and areas listed above have been inspected by an EQC representative.

Damage caused by the event has been noted and to my knowledge there are no other areas of damage resulting from the event.

Signature of Claimant:  Dated: 22-1-11

.....
Initials)

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

EQC Full Assessment Report

Claim Number: CLM/2011/030005
Claimant: M ASKEW
Property Address: 9 MILLER AVENUE
 ALLENTON
 ASHBURTON 7700

Assessment Date: 29/10/2011 15:37
Assessor: Judson, Andrew
Estimator: Tucker, Stephen
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	M, ASKEW				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - BNZ Bank Insurance Scheme	Dwelling		Yes	

Insurance Details - Added in COMET

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

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

BANK OF NEW ZEALAND

Mortgage Details - Comments

Opt Out

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

Hazards

Hazards: No hazards

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	1961 - 1980	Rectangular	123.95
Ext garage	1	Standard	1961 - 1980	Rectangular	61.98

Full Assessment

Site

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

General Comments:

Services

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

General Comments:

Main Building

Exterior

Roof (Corrugated iron)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete ring, piles)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Piles	Ordinary	Concrete	No Earthquake Damage			
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Splash coat repair	4.00 m2	35.00	140.00

General Comments: Damage to SW corner existing

Elevation (N wall brick)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	2.00 l/m	30.00	60.00
			Structural damage			
			Relay and re-bed loose bricks	0.14 m2	85.00	12.24
			Structural damage			
			Remove, dispose and replace bricks	0.04 m2	154.00	6.16

General Comments:

Elevation (S wall brick)

Damage: Earthquake damage

Require Scaffolding? No

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

General Comments:

Elevation (E wall brick)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (W wall brick)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	3.00 l/m	30.00	90.00
			Structural damage			
			Remove, dispose and replace bricks	0.12 m2	154.00	18.48

General Comments:**Ground Floor - Kitchen (Includes dining and living)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	68.85 m2	27.00	1,858.95
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Wallpaper	No Earthquake Damage			
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	5.00 l/m	12.00	60.00
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**Ground Floor - Laundry****Damage:** No damage**Require Scaffolding?** No**General Comments:** painted hardboard ceiling and walls, laminate over t and g floor, int timber door, ext glass paneled timber door, timber framed window, stainless washtub**Ground Floor - Toilet****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted gib ceiling, wallpaper over gib walls, laminate over t and g floor, int timber door, small timber window, standard spec toilet**Ground Floor - Bathroom****Damage:** No damage**Require Scaffolding?** No**General Comments:** Painted gib walls and ceiling, standard spec bath and basin, laminate over t and g floor, timber window, int timber door, meter sq fixed mirror, shower over bath with door,**Ground Floor - Bedroom (End of hallway)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Rake out and stop	0.30 l/m	10.00	3.00
			Cosmetic damage			
			Remove, dispose and replace wallpaper	30.24 m2	43.00	1,300.32
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:**Ground Floor - Bedroom (Second on right from kitchen)**

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Rake out and stop	0.30 l/m	10.00	3.00
			Cosmetic damage			
			Remove, dispose and replace wallpaper	36.48 m2	43.00	1,568.64
Window	Timber medium	Pane single glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	2.40 l/m	12.00	28.80

General Comments:

Ground Floor - Hallway

Damage: No damage

Require Scaffolding? No

General Comments: painted wallpaper over gib ceiling, carpet over t and g floor, wallpaper on gib walls

Ground Floor - Bedroom (First on right from kitchen)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Wallpaper / paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	T&G	Carpet	No Earthquake Damage			
Wall covering	Gib	Wallpaper	Cosmetic damage			
			Rake out and stop	0.30 l/m	10.00	3.00
			Cosmetic damage			
			Remove, dispose and replace wallpaper	33.60 m2	43.00	1,444.80
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

Ext garage

Exterior

Roof (Corrugated iron)

Damage: No damage

Require Scaffolding? No

General Comments:

Foundations (Concrete slab)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (N wall Hardiplank & precast concrete, iron)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (S stucco)

Damage: No damage

Require Scaffolding? No

General Comments:

Elevation (E wall Hardiplank)

Damage: No damage

Require Scaffolding? No

General Comments:**Elevation (W wall Precast concrete)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Room (Other) (Man cave, beer room)****Damage:** Damage but not earthquake related**Require Scaffolding?** No**Non Earthquake Notes:** Existing cracks to walls**General Comments:****Ground Floor - Room (Other) (Potting room)****Damage:** No damage**Require Scaffolding?** No**General Comments:****Ground Floor - Room (Other) (Garage 2)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Concrete slab, unlined, no garage door**Ground Floor - Room (Other) (Garage 1)****Damage:** No damage**Require Scaffolding?** No**General Comments:** Unlined, concrete floor, auto tilta door**Fees****Fees**

Name	Duration	Estimate
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Overheads

Name	Estimate
Preliminary and general	532.59
Margin	719.00
GST	1,186.35

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring, piles)	140.00
	Roof (Corrugated iron)	0.00
	Elevation (E wall brick)	0.00
	Elevation (N wall brick)	78.40
	Elevation (S wall brick)	60.00
	Elevation (W wall brick)	108.48
		386.88

Floor	Description	Estimate
Ground Floor	Bathroom	0.00
	Bedroom (End of hallway)	1,303.32
	Bedroom (First on right from kitchen)	1,447.80
	Bedroom (Second on right from kitchen)	1,600.44
	Hallway	0.00
	Kitchen (Includes dining and living)	1,918.95
	Laundry	0.00
	Toilet	0.00
		6,270.51

6,270.51

Ext garage

Name	Description	Estimate
Exterior	Foundations (Concrete slab)	0.00
	Roof (Corrugated iron)	0.00
	Elevation (E wall Hardiplank)	0.00
	Elevation (N wall Hardiplank & precast concrete, iron)	0.00
	Elevation (S stucco)	0.00
	Elevation (W wall Precast concrete)	0.00
		0.00

Floor	Description	Estimate
Ground Floor	Room (Other) (Garage 1)	0.00
	Room (Other) (Garage 2)	0.00
	Room (Other) (Man cave, beer room)	0.00
	Room (Other) (Potting room)	0.00
		0.00

0.00

Fees

Description	Estimate
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Overheads

Description	Estimate
Preliminary and general	532.59
Margin	719.00

GST	1,186.35
	2,437.94
Total Estimate	9,095.33

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)

- 2010/129577

File Notes

Date Created: 29/10/2011 15:02
Created : Judson, Andrew
Subject: Previous claim
Note: 2010/129577 customer has already been assessed over previous claim number and received \$ [REDACTED] to cover ceiling in the living room, and some brick repair
Next Action:

Date Created: 29/10/2011 15:41
Created : Judson, Andrew
Subject: Overview
Note: Three bedroom, 1960s brick and iron dwelling, with ext garage
Next Action:

Urgent Works Items

Scope of Works



Customer: M ASKEW

Document explanatory note:

This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired. A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Assessment of Property at 9 MILLER AVENUE, ALLENTON, ASHBURTON 7700 on 29/10/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 590.00 m2)		
Land (Under dwelling - Soil - 185.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 10.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Steel - 10.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Roof (Corrugated iron)

Element	Damage	Repair
No Damage		

Foundations (Concrete ring, piles)

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 54.00 l/m)	Cracks to ring foundation	Splash coat repair 4.00 m2

Elevation (N wall brick)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 21.84 m2)	Cracking	Grind out and repoint mortar 2.00 l/m
	Structural damage	Relay and re-bed loose bricks 0.14 m2
	Structural damage	Remove, dispose and replace bricks 0.04 m2

Elevation (S wall brick)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 22.08 m2)	Cracking	Grind out and repoint mortar 2.00 l/m

Elevation (E wall brick)

Element	Damage	Repair
No Damage		

Elevation (W wall brick)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Brick - 40.80 m2)	Cracking	Grind out and repoint mortar	3.00 l/m
	Structural damage	Remove, dispose and replace bricks	0.12 m2

Interior**Ground Floor - Kitchen (Includes dining and living)**

Room Size: 8.50 x 8.10 = 68.85 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 68.85 m2)	Cosmetic Damage	Rake out, plaster and paint	68.85 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 68.85 m2)	No Earthquake Damage		
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage		
Range (Free standing oven) (Electric - Standard Electric - 1.00 item)	No Earthquake Damage		
Range Hood (Over Head - Standard spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 79.68 m2)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 5.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	5.00 l/m
Work top (Kitchen work top - Laminate - 3.90 l/m)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 2.40 x 1.80 = 4.32 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet

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

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 1.80 x 1.80 = 3.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (End of hallway)

Room Size: 3.30 x 3.00 = 9.90 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 9.90 m2)	No Earthquake Damage	

Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 9.90 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 30.24 m2)	Cosmetic damage	Rake out and stop	0.30 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	30.24 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Second on right from kitchen)

Room Size: 3.60 x 4.00 = 14.40 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 14.40 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 14.40 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 36.48 m2)	Cosmetic damage	Rake out and stop	0.30 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	36.48 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	2.40 l/m

Ground Floor - Hallway

Room Size: 1.10 x 6.00 = 6.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Bedroom (First on right from kitchen)

Room Size: 3.40 x 3.60 = 12.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Wallpaper / paint - 12.24 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 12.24 m2)	No Earthquake Damage		
Wall covering (Gib - Wallpaper - 33.60 m2)	Cosmetic damage	Rake out and stop	0.30 l/m
	Cosmetic damage	Remove, dispose and replace wallpaper	33.60 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ext garage**Exterior****Roof (Corrugated iron)**

Element	Damage	Repair
No Damage		

Foundations (Concrete slab)

Element	Damage	Repair
No Damage		

Elevation (N wall Hardiplank & precast concrete, iron)

Element	Damage	Repair
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No Damage

Elevation (S stucco)

Element	Damage	Repair
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No Damage

Elevation (E wall Hardiplank)

Element	Damage	Repair
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No Damage

Elevation (W wall Precast concrete)

Element	Damage	Repair
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No Damage

Interior**Ground Floor - Room (Other) (Man cave, beer room)**Room Size: $2.60 \times 3.10 = 8.06$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.00 m

Element	Damage	Repair
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No Damage

Ground Floor - Room (Other) (Potting room)Room Size: $2.10 \times 3.40 = 7.14$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.00 m

Element	Damage	Repair
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No Damage

Ground Floor - Room (Other) (Garage 2)Room Size: $2.60 \times 5.20 = 13.52$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.00 m

Element	Damage	Repair
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No Damage

Ground Floor - Room (Other) (Garage 1)Room Size: $3.60 \times 8.80 = 31.68$ (length(m) x width(m) = Area Size(m²))

Stud Height: 2.20 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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