



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: S WOOD

Assessment of Property at 1/14 MILLHILL LANE, HUNTSBURY, CHRISTCHURCH 8022 on 10/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 350.00 m2)		
Land (Under dwelling - Soil - 80.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - Clay pipes - 9.00 l/m)	No Earthquake Damage	
Storm Water (Town Connection - Clay pipes - 9.00 l/m)	Broken	Camera inspection 1.00 item
Water Supply (Town Connection - Plastic - 4.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North level 1)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 36.75 m2)	Structural damage	Remove, dispose and install summer hill stone 36.75 m2
Wall framing (Timber Frame - Timber - 36.75 m2)	No Earthquake Damage	

Elevation (South level 1)

Element	Damage	Repair
Patio (Concrete - Concrete - 5.60 m2)	No Earthquake Damage	
Wall Cladding (Brick Veneer - Summer Hill Stone - 36.75 m2)	Structural damage	Remove, dispose and install summer hill stone 36.75 m2
Wall framing (Timber Frame - Timber - 36.75 m2)	No Earthquake Damage	

Elevation (West level 1)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Summer Hill Stone - 17.50 m2)	Structural damage	Remove, dispose and install summer hill stone 17.50 m2
Wall framing (Timber Frame - Timber - 17.50 m2)	No Earthquake Damage	

Elevation (East level 1)

Element	Damage	Repair	
Wall Cladding (Brick Veneer - Summer Hill Stone - 17.50 m2)	Structural damage	Remove, dispose and install summer hill stone	17.50 m2
Wall framing (Timber Frame - Timber - 17.50 m2)	No Earthquake Damage		

Elevation (North ground)

Element	Damage	Repair	
Wall framing (Block - Block - 33.81 m2)	Cosmetic damage	Grind out and re-mortar	3.50 l/m
	Cosmetic damage	Paint wall	33.81 m2

Elevation (South ground)

Element	Damage	Repair	
Wall framing (Block - Block - 33.81 m2)	Cosmetic damage	Grind out and epoxy fill cracks	4.50 l/m

Elevation (West ground)

Element	Damage	Repair	
Wall framing (Block - Block - 9.20 m2)	Cosmetic damage	Grind out and re-mortar	1.00 l/m
	Cosmetic damage	Paint wall	9.20 m2

Elevation (East ground (4.0x2.3) block)

Element	Damage	Repair	
No Damage			

Foundations (Concrete ring)

Element	Damage	Repair	
Ring foundation (Load bearing - Concrete - 58.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks	1.00 l/m
	Cracks to ring foundation	Solid Plaster Repair	1.20 m2
Slab foundation (Concrete Slab - Concrete - 58.80 m2)	Cosmetic cracking	Grind out and epoxy fill (up to 5mm)	7.00 l/m

Roof (Decramastic (125m2))

Element	Damage	Repair	
No Damage			

Interior

Ground Floor - Internal Garage (Basement garage)

Room Size: 3.60 x 14.30 = 51.48 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.30 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 51.48 m2)	Cosmetic Damage	Rake out, plaster and paint	51.48 m2
Floor (Concrete - Concrete - 51.48 m2)	No Earthquake Damage		
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	No Earthquake Damage		
Wall framing (Block - Block - 82.34 m2)	Cosmetic damage	Grind out and epoxy fill cracks	4.50 l/m
	Cosmetic damage	Grind out and re-mortar	4.50 l/m
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Kitchen (Dining)

Room Size: 3.00 x 6.60 = 19.80 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 19.80 m2)	Cosmetic Damage	Sand, gap fill and paint	19.80 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 9.60 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	9.60 m2
Floor (Chipboard - Vinyl - 11.22 m2)	Cosmetic damage	Remove, dispose and replace vinyl	11.22 m2
Kitchen joinery (Standard Spec - Timber - 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 - Lining paper / paint - 46.08 m2)	Cosmetic damage	Remove, dispose and replace lining paper	46.08 m2
	Cosmetic damage	Rake out and stop	10.00 l/m
	Cosmetic damage	Paint wall	46.08 m2
Window (Aluminium Awning - Pane single glazed - 3.00 No of)	No Earthquake Damage		
Work top (Kitchen work top - Laminate - 5.00 l/m)	No Earthquake Damage		

First Floor - Laundry

Room Size: 2.30 x 3.40 = 7.82 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.82 m2)	Cosmetic Damage	Sand, gap fill and paint	7.82 m2
Door (External) (Single glass door - Timber - 1.00 item)	Cosmetic damage	Ease and repaint door	1.00 No of
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 7.82 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 27.36 m2)	Cosmetic damage	Remove, dispose and replace lining paper	14.40 m2
	Cosmetic damage	Rake out and stop	3.00 l/m
	Cosmetic damage	Paint wall	27.36 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Hallway

Room Size: 1.00 x 7.70 = 7.70 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 7.70 m2)	Cosmetic Damage	Sand, gap fill and paint	7.70 m2
Door (External) (Single solid Door - Timber - 1.00 item)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m
Floor (Chipboard - Carpet - 7.70 m2)	No Earthquake Damage		
Heating (Electric - Other - 1.00 item)	Cosmetic damage	Re fix night store to wall	1.00 No of
Wall covering (Gib - Lining paper / paint - 41.76 m2)	Cosmetic damage	Remove, dispose and replace lining paper	41.76 m2
	Cosmetic damage	Rake out and stop	4.00 l/m
	Cosmetic damage	Paint wall	41.76 m2
Window (Aluminium Fixed - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Toilet

Room Size: 0.90 x 2.30 = 2.07 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 2.07 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 2.07 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	Cosmetic damage	Replace broken seal	1.00 item
Wall covering (Gib - Lining paper / paint - 15.36 m2)	Cosmetic damage	Remove, dispose and replace lining paper	15.36 m2
	Cosmetic damage	Rake out and stop	3.00 l/m
	Cosmetic damage	Paint wall	15.36 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bathroom

Room Size: 2.30 x 2.50 = 5.75 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bath (Steel - Standard specification - 1.00 item)	No Earthquake Damage		
Bathroom Sink (Vanity single - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Stipple - 5.75 m2)	Cosmetic Damage	Sand, gap fill and paint	5.75 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Vinyl - 5.75 m2)	Cosmetic damage	Remove, dispose and replace vinyl	5.75 m2
Shower (Cubical shower unit - Base stainless - .72 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 23.04 m2)	Cosmetic damage	Remove, dispose and replace lining paper	23.04 m2
	Cosmetic damage	Rake out and stop	3.50 l/m
	Cosmetic damage	Paint wall	23.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (2nd from entry)

Room Size: 2.60 x 3.10 = 8.06 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 8.06 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	8.06 m2
	Cosmetic Damage	Paint Ceiling	8.06 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 8.06 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	8.06 m2
Wall covering (Gib - Lining paper / paint - 27.36 m2)	Cosmetic damage	Remove, dispose and replace lining paper	27.36 m2
	Cosmetic damage	Rake out and stop	3.00 l/m
	Cosmetic damage	Paint wall	27.36 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Bedroom (1st from entry)

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 - Stipple - 12.71 m2)	Cosmetic Damage	Sand, gap fill and paint	12.71 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 12.71 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	12.71 m2
Wall covering (Gib - Lining paper / paint - 34.56 m2)	Cosmetic damage	Remove, dispose and replace lining paper	34.56 m2
	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Paint wall	34.56 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

First Floor - Lounge

Room Size: 3.90 x 5.20 = 20.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Stipple - 20.28 m2)	Cosmetic Damage	Scrape off, rake out, fill, restipple	20.28 m2
	Cosmetic Damage	Paint Ceiling	20.28 m2
Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage		
Floor (Chipboard - Carpet - 20.28 m2)	Impact damage	Lift covering, screw / nail floor and relay covering	20.28 m2
Wall covering (Gib - Lining paper / paint - 43.68 m2)	Cosmetic damage	Remove, dispose and replace lining paper	43.68 m2
	Cosmetic damage	Rake out and stop	3.00 l/m
	Cosmetic damage	Paint wall	43.68 m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	5.76 m2
Window (Aluminium Awning - Pane single glazed - 2.00 No of)	No Earthquake Damage		

Scope of Works - Glossary of Terms

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

Additional Information

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

EQC Full Assessment Report

Claim Number: CLM/2011/203709
Claimant: S WOOD
Property Address: 1/14 MILLHILL LANE
HUNTSBURY
CHRISTCHURCH 8022

Assessment Date: 10/09/2011 17:11
Assessor: Jaz, Danny
Estimator: Maroulis, Andrew
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	S, WOOD				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - ASB Bank Insurance Scheme	Dwelling	05-A647518-ASB-001	Yes	

Insurance Details - Added in COMET

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

Insurance Details - Comments

Valid until 22/09/2011

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank
ASB BANK

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 visible

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	2	Standard	1961 - 1980	Rectangular	139.29

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			
Storm Water	Town Connection	Clay pipes	Broken			
			Camera inspection	1.00 item	250.00	250.00
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North level 1)

Damage: Earthquake damage

Require Scaffolding? Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	36.75 m2	355.00	13,046.25
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer
Cladding has been dismantled and the dwelling closed in with ply

Elevation (South level 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Patio	Concrete	Concrete	No Earthquake Damage			
Wall Cladding	Brick Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	36.75 m2	355.00	13,046.25
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer
Cladding has been dismantled

Elevation (West level 1)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Structural damage			
			Remove, dispose and install summer hill stone	17.50 m2	355.00	6,212.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: brick veneer
Cladding has been dismantled
Gable end

Elevation (East level 1)

Damage: Earthquake damage

Require Scaffolding? Yes

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Summer Hill Stone	Structural damage			

Wall Cladding	Brick Veneer	Summer Hill Stone	Remove, dispose and install summer hill stone	17.50 m2	355.00	6,212.50
---------------	--------------	-------------------	---	----------	--------	----------

Wall framing	Timber Frame	Timber	No Earthquake Damage
--------------	--------------	--------	----------------------

General Comments: brick veneer
Cladding has been dismantled

Elevation (North ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	3.50 l/m	50.00	175.00
			Cosmetic damage			
			Paint wall	33.81 m2	29.00	980.49

General Comments: structural block

Elevation (South ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and epoxy fill cracks	4.50 l/m	30.00	135.00

General Comments: block
This elevation is under the dwelling

Elevation (West ground)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall framing	Block	Block	Cosmetic damage			
			Grind out and re-mortar	1.00 l/m	50.00	50.00
			Cosmetic damage			
			Paint wall	9.20 m2	29.00	266.80

General Comments: block
Part of this elevation is below ground

Elevation (East ground (4.0x2.3) block)

Damage: No damage

Require Scaffolding? No

General Comments: Block
Garage entrance

Foundations (Concrete ring)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ring foundation	Load bearing	Concrete	Cracks to ring foundation			
			Grind out and epoxy fill cracks	1.00 l/m	30.00	30.00
			Cracks to ring foundation			
			Solid Plaster Repair	1.20 m2	85.00	102.00
Slab foundation	Concrete Slab	Concrete	Cosmetic cracking			
			Grind out and epoxy fill (up to 5mm)	7.00 l/m	60.00	420.00

General Comments: crack in foundation is found under the dwelling on the south elevation
No piles

Roof (Decramastic (125m2))

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Internal Garage (Basement garage)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	51.48 m2	27.00	1,389.96
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall framing	Block	Block	Cosmetic damage			
			Grind out and epoxy fill cracks	4.50 l/m	30.00	135.00
			Cosmetic damage			
			Grind out and re-mortar	4.50 l/m	50.00	225.00
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:**First Floor - Kitchen (Dining)****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Sand, gap fill and paint	19.80 m2	42.00	831.60
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	9.60 m2	66.00	633.60
Floor	Chipboard	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	11.22 m2	125.00	1,402.50
Kitchen joinery	Standard Spec	Timber	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	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	46.08 m2	30.00	1,382.40
			Cosmetic damage			
			Rake out and stop	10.00 l/m	10.00	100.00
			Cosmetic damage			
			Paint wall	46.08 m2	24.00	1,105.92
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:**First Floor - Laundry****Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Sand, gap fill and paint	7.82 m2	42.00	328.44
Door (External)	Single glass door	Timber	Cosmetic damage			
			Ease and repaint door	1.00 No of	210.00	210.00
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	14.40 m2	30.00	432.00
			Cosmetic damage			

Wall covering	Gib	Lining paper / paint	Rake out and stop	3.00 l/m	10.00	30.00
			Cosmetic damage			
			Paint wall	27.36 m2	24.00	656.64
Wash tub	Single	Stainless Steel	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Sand, gap fill and paint	7.70 m2	42.00	323.40
Door (External)	Single solid Door	Timber	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	25.00	150.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Heating	Electric	Other	Cosmetic damage			
			Re fix night store to wall	1.00 No of	120.00	120.00
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	41.76 m2	30.00	1,252.80
			Cosmetic damage			
			Rake out and stop	4.00 l/m	10.00	40.00
			Cosmetic damage			
			Paint wall	41.76 m2	24.00	1,002.24
Window	Aluminium Fixed	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Toilet

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	No Earthquake Damage			
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Vinyl	No Earthquake Damage			
Toilet	Standard	Standard Spec	Cosmetic damage			
			Replace broken seal	1.00 item	100.00	100.00
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	15.36 m2	30.00	460.80
			Cosmetic damage			
			Rake out and stop	3.00 l/m	10.00	30.00
			Cosmetic damage			
			Paint wall	15.36 m2	24.00	368.64
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Steel	Standard specification	No Earthquake Damage			
Bathroom Sink	Vanity single	Standard specification	No Earthquake Damage			
Ceiling	Gib	Stipple	Cosmetic Damage			
			Sand, gap fill and paint	5.75 m2	42.00	241.50
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			

Floor	Chipboard	Vinyl	Cosmetic damage			
			Remove, dispose and replace vinyl	5.75 m2	125.00	718.75
Shower	Cubical shower unit	Base stainless	No Earthquake Damage			
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	23.04 m2	30.00	691.20
			Cosmetic damage			
			Rake out and stop	3.50 l/m	10.00	35.00
			Cosmetic damage			
			Paint wall	23.04 m2	24.00	552.96
Window	Timber medium	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Bedroom (2nd from entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	8.06 m2	50.00	403.00
			Cosmetic Damage			
			Paint Ceiling	8.06 m2	24.00	193.44
Door (Internal)	Single Hollow Core	Timber	Cosmetic damage			
			Repaint total door surround	1.00 No of	90.00	90.00
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	8.06 m2	66.00	531.96
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	27.36 m2	30.00	820.80
			Cosmetic damage			
			Rake out and stop	3.00 l/m	10.00	30.00
			Cosmetic damage			
			Paint wall	27.36 m2	24.00	656.64
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Bedroom (1st from entry)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Sand, gap fill and paint	12.71 m2	42.00	533.82
Door (Internal)	Single Hollow Core	Timber	No Earthquake Damage			
Floor	Chipboard	Carpet	Impact damage			
			Lift covering, screw / nail floor and relay covering	12.71 m2	66.00	838.86
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Remove, dispose and replace lining paper	34.56 m2	30.00	1,036.80
			Cosmetic damage			
			Rake out and stop	2.00 l/m	10.00	20.00
			Cosmetic damage			
			Paint wall	34.56 m2	24.00	829.44
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

First Floor - Lounge

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Stipple	Cosmetic Damage			
			Scrape off, rake out, fill, restipple	20.28 m2	50.00	1,014.00
			Cosmetic Damage			
Door (Internal)	Single Hollow Core	Timber	Paint Ceiling	20.28 m2	24.00	486.72
			No Earthquake Damage			
			Impact damage			
Floor	Chipboard	Carpet	Lift covering, screw / nail floor and relay covering	20.28 m2	66.00	1,338.48
			Cosmetic damage			
			Remove, dispose and replace lining paper	43.68 m2	30.00	1,310.40
Wall covering	Gib	Lining paper / paint	Cosmetic damage			
			Rake out and stop	3.00 l/m	10.00	30.00
			Cosmetic damage			
			Paint wall	43.68 m2	24.00	1,048.32
			Structural damage			
			Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	5.76 m2	99.00	570.24
			No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments:

Fees

Fees

Name	Duration	Estimate
Council fees - External alterations & additions	1.00	1,300.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Weekly Rental	4.00	800.00
Scaffold hire - Mobile single lift aluminium	0.00	0.00
Contents movement fee	1.00	557.15
Small Job Fee	1.00	180.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1.00	1,835.00
Scaffold - Weekly Rental	2.00	400.00

Overheads

Name	Estimate
Preliminary and general	5,412.80
Margin	7,998.00
GST	13,196.70

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	250.00
	250.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete ring)	552.00
	Roof (Decramastic (125m2))	0.00
	Elevation (East ground (4.0x2.3) block)	0.00
	Elevation (East level 1)	6,212.50
	Elevation (North ground)	1,155.49
	Elevation (North level 1)	13,046.25
	Elevation (South ground)	135.00
	Elevation (South level 1)	13,046.25
	Elevation (West ground)	316.80
	Elevation (West level 1)	6,212.50
		40,676.79

Floor	Description	Estimate
First Floor	Bathroom	2,239.41
	Bedroom (1st from entry)	3,258.92
	Bedroom (2nd from entry)	2,725.84
	Hallway	2,888.44
	Kitchen (Dining)	5,456.02
	Laundry	1,657.08
	Lounge	5,798.16
	Toilet	959.44
		24,983.31
Ground Floor	Internal Garage (Basement garage)	1,749.96
		1,749.96
		26,733.27

Fees

Description	Estimate
Council fees - External alterations & additions	1,300.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Weekly Rental	800.00
Scaffold hire - Mobile single lift aluminium	0.00
Contents movement fee	557.15
Small Job Fee	180.00
Scaffold - Erect and Dismantle Scaffold - Per side of elevation	1,835.00
Scaffold - Weekly Rental	400.00
	6,907.15

Overheads

Description	Estimate
Preliminary and general	5,412.80
Margin	7,998.00
GST	13,196.70
	26,607.51
Total Estimate	101,174.72

Inspection Sign Off

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

Previous Claim Numbers (recorded manually in field)

- 2011/074766
- 2010/087085

File Notes

Date Created: 10/09/2011 09:51
Created : Jaz, Danny
Subject: Dwelling
Note: Sloped section. Dwelling is a two storey building on the hill. Concrete slab foundation, concrete structural block on ground level, summer hill stone cladding on first floor, metal tile roof. Chipboard mid floor, gib wall and ceiling finish. Dwelling is habitable and weathertight. There is no summer hill stone cladding, it has all been removed under emergency repairs.
Next Action:

Date Created: 10/09/2011 09:52
Created : Jaz, Danny
Subject: Land assessment
Note: Land has been assessed on paper.
Next Action:

Urgent Works Items



PROPERTY REFERENCE

X60IAG47518

DATE

1/5/17

PROJECT MANAGER NAME

DAVE PARSONS

BUILDING CONTRACTOR

JOHN CREIGHTON BUILDER LTD

CONSTRUCTION ADDRESS

1/14 MILLHILL LANE
HUNTSBURY

Practical Completion Defect List

IMPORTANT REMINDERS:

- This Defects List is part of a series of quality documents and a contractual requirement by Southern Response Earthquake Services (SRES).
- If no agreed expected completion date, then defect issues to be resolved within 10 days of Certificate of Practical Completion.

LOCATION

DESCRIPTION

(PROVIDE SUFFICIENT DETAILS WHEN DESCRIBING THE DEFECT/S, I.E. LOCATION, EXTENT, ETC.)

AGREED EXPECTED
COMPLETION DATE
(DD/MM/YY)

DATE
COMPLETED
(DD/MM/YY)

ARROW ACCEPTANCE
(PRINT NAME & SIGN)

PLEASE SEE NEXT PAGE.

CONTRACTOR SIGNATURE:

Please note: Within 10 days (unless alternative timeframes are agreed) please confirm that the items on this list are complete by signing and returning to Project Manager via aconex.

FLAT 1/14 MILLHILL
(REPAIR)

X60IAG47518

1/5/17

LOCATION	DESCRIPTION (PROVIDE SUFFICIENT DETAILS WHEN DESCRIBING THE DEFECT/S, I.E. LOCATION, EXTENT, ETC.)	AGREED EXPECTED COMPLETION DATE (DD/MM/YY)	DATE COMPLETED (DD/MM/YY)	ARROW ACCEPTANCE (PRINT NAME & SIGN)
General	Supply & install mailbox Gap fill around alu window frame	15/5/17		
Living	Door reveal to install & paint Aireal cable? Box over? Install wall light Carpet join/gap.			
Hall/wall	Wall ding on ext corner & ceiling crack above Door stop			
Dining	Paint top coat on wardrobe slider Cable hole?			
Kitchen	Buff out scratch on west window Ceiling paint touch ups around extractor fan Wall dings to fill & paint above bench top. Paint touch up around power points above bench Gap fill under skirting			
Bed 1	Paint of alu window frame.			
Bed 2	Wall lights install Plaster patch & paint above power point			
Laundry	Manhole cover - supply & paint			
Exterior	Plaster & paint cleaned off all bricks. Plaster laundry step & path Fit Downpipes			
Garage	Paint window & garage door reveal. Epoxy floor crack. Paint ceiling.			
Exterior cont...	Trellis erected & paint white Front fence - erect & paint			

CONTRACTOR SIGNATURE:

J &

Please note: It is expected that the items on this list are completed prior to Practical Completion. Any items outstanding will transfer to the Practical Completion Defect List.

Southern Response Earthquake Project
Details Repair / Rebuild Analysis (DRA)



Property Reference: X601AG47518
Primary Claim Number: X601AG47518
Primary Policy Number: 05A647518ASB
Client Name: Susan Wood
Address: Unit 1.... 14, Mill Hill Lane, CHRISTCHURCH 1
Main Contact: Client Susan Wood
Main Contact Email Address:
Cluster: N/A
Visitation Date: 4/08/2014
DRA Layout Version: V1.1
Issue Date: 11/10/2014
Recommendation: **Repair**
Project Manager: assessor Derek Boyce for Arrow
Arrow QS: JP2



Damage Allocation: Earthquake Event
4 September 10
Damage Allocation Summary: 4 September 10
Land Status: Green Zone - Port Hills & Banks Peninsula
Visual Geo-technical Report: Yes required
Structural Engineering Report: Yes required
DRA Version/Description: Rev A - 8/12/14 - JP2 (Duplex)

PM 100%
Final 100%

Event Comments
Structural failure of the external cladding, cracking to plasterboard, crack to concrete block garage wall, site attributes damaged

Site Summary & Assessor's Report

Building Description: The single storey unit of around 150 m2 , has a metal tiled roof, with plastic marley type spouting and painted timber fascia. The elevations consist of summerhill stone cladding with single glazed aluminium windows. The internal linings are plasterboard with painted surfaces. The ceilings have been stippled. The house is supported by a timber floor, supported from concrete block and insitu concrete foundations which also form the elevations to the attached basement garage.

Foundation & Structural Damage: There is a separation crack to the internal concrete block garage wall, (which forms part of the foundation support to the house floor) The difference in level to the garage floor is recorded as 38 mm. The house above however is within tolerances and the concrete garage slab is believed to have been poured with the 38mm variation.

Roof & Elevation Damage: The roof has no visible damage.
The summerhill stone cladding has collapsed and been removed by EQC.
Some windows and doors are now binding.

Internal Damage: There is cracking to plasterboard around window and door openings.
Some of the doors, door frames and windows have been racked.

Site Description: The sloping hill site has restricted access, approached by a narrow lane and is laid mainly to lawn and established borders.

Land Damage: Lateral spreading with differential settlement

Site Attribute Damage: The shared and private asphalt drives have been affected by lateral spreading.
The concrete patio and path have been similarly affected.
The half shared timber fence attached to the basement garage has collapsed.

Repair Methodology: Replace summerhill stone cladding.
Replace cracked section of concrete block wall to garage.
Replace and repair as specified plasterboard to walls.
Re-stipple and re-paint ceilings
Re-paint walls
Replace damaged site attributes
Stipple ceiling to be scraped off by asbestos removalist

Conclusion: Due to the amount of damage evident in our non-intrusive visual inspection and quantitative assessment, we recommend a repair methodology to re-instate the dwelling as per SR policy.
Please note this is an adjoined dwelling with D3476287 - Flat 2 - 14 Millhill Lane.

Client Notes:

	Description	Type	Photo Ref	Unit	Qty	Adjusted Qty	Rate	Sub Total
Property - Summary Information								
Structural Integrity	Floor Level	Garage Floor Levels		mm	38.00			
	Floor Level	House Levels		mm	18.00			
	Lateral Spreading	Cumulative House Spreading		mm	5.00			
	Plumb	Garage Plumbs		mm	7.00			
	Plumb	House Plumbs		mm	8.00			
	Floor Plan Levels	Sketch						
	Land Damage	Minor settlement						
Outside Southern Response Scope								
Outside EQC Scope	Access to site	Restricted						
	Drive	Asphalt		m2	52.00			
	Fence (Timber)	Below 1m		l/m	15.00			
	Hard Surface	Third share nib kerb and channel		m2	6.00			
	Outside Tap	Brass		Number of	1.00			
	Path	Concrete		m2	2.40			
	Patio	Concrete		m2	11.40			
	Shared Drive (1/3 Share)	Asphalt		m2	87.68			
	Shared Fence (1/2 Share)	Timber		l/m	10.00			
	Shared Fence (1/2 Share)	Timber		l/m	2.00			
	Steps (Concrete)	plain concrete steps at front door		m2	2.40			
Services	Power Supply	Grid Under Ground		item	1.00			
	Sewer	Town Connection		item	1.00			
	Storm Water	Town Connection		item	1.00			
	Telephone Connection	Land Line		item	1.00			
	Water Supply	Town Connection		item	1.00			
	Water Heating	Hot water cylinder		Number of	1.00			
Room Dimensions	Attached Garage (1)			m2	51.32	56.64		
	Bathroom (1)			m2	5.58	6.16		
	Bedroom (1)			m2	8.04	8.87		
	Bedroom (2)			m2	12.52	13.82		
	Dining (1)			m2	8.43	9.30		
	Hall (1)			m2	10.23	11.29		
	Kitchen (1)			m2	9.71	10.72		
	Laundry (1)			m2	5.28	5.83		
	Living (1)			m2	20.03	22.10		
	WC (1)			m2	2.25	2.48		
	Comment							
	Total As Built Area			m2	133.39	151.62		
	Insured Area (From Schedule)			m2		Unknown		
	As Built Area vs Insured Floor Area					-151.62		

Repair Budget

Structure	Elevation (Garage Elevation)							
	Block Cladding - Remove damaged blockwork and insitu concrete lintol around access point to house foundation, Renew-blockwork including starter bars epoxy resined into existing blockwork and replacement of lintol 1.50m long .40 deep and .20 wide			m2	3.00			
	Block Cladding - Rake out and epoxy fill cracks			lm	10.00			
	External Plaster - Allow to plaster and paint the perimeter foundation			m2	8.00			
	Brick Cladding - Prep and paint block cladding.			m2	40.00			
	Elevation (House Elevation)							
	External Cladding - Replace Summerhill Stone cladding			m2	102.48			
	Soffit - Paint Soffit			m2	35.00			
	Gable End - Repair			hrs	4.00			
	Gable End - Prep & Paint			m2	12.00			
	Down Pipes - Remove and Refit all down pipes			item	1.00			

	Foundation (Garage Foundation) Type C							
	Concrete Slab - rake out & epoxy fill cracks			lm	4.00			
	Comment		Foundation Type (Concrete Slab m2 56.45) out of level 38 mm.. Engineer noted slab to have been poured like this. Block work along north wall is level. Perimeter (Total measure) lm 29.45					
Ground Floor	Attached Garage(1)			m2	51.32			
	Garage Door - Replace Door and fittings			m2	6.66			
	Ceiling - Paint ceiling.			m2	51.32			
	Ceiling - Refix Plasterboard			m2	25.60			
	Internal Plaster - Allow to plaster and paint the Internal foundation of garage			m2	17.00			
	Bathroom(1)			m2	5.58			
	Ceiling - Remove stipple, restipple and paint			m2	5.58			
	Walls - Paint Walls			m2	22.67			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	3.00			
	Walls - Stop and Sand new Gib			m2	3.00			
	Bedroom(1)			m2	8.04			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	8.04			
	Walls - Remove, prep wall and replace lining paper.			m2	27.22			
	Walls - Paint Walls			m2	27.22			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	6.00			
	Walls - Stop and Sand new Gib			m2	6.00			
	Window Frames - Sand back and paint window frames . (Allow high gloss paint)			lm	6.00			
	Bedroom(2)			m2	12.52			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	12.52			
	Walls - Remove, prep wall and replace lining paper.			m2	34.00			
	Walls - Paint Walls			m2	34.00			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	11.00			
	Walls - Stop and Sand new Gib			m2	11.00			
	Dining(1)			m2	8.43			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	8.43			
	Walls - Remove, prep wall and replace lining paper.			m2	27.87			
	Walls - Paint Walls			m2	27.87			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	5.00			
	Walls - Stop and Sand new Gib			m2	5.00			
	Wall Trim - Repaint 60mm Single bevel skirting and paint			l/m	9.00			
	Hall(1)			m2	10.23			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	10.23			
	Walls - Remove, prep wall and replace lining paper.			m2	30.70			
	Walls - Paint Walls			m2	30.70			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	8.00			
	Walls - Stop and Sand new Gib			m2	8.00			
	Window Frames - Sand back and paint window frames . (Allow high gloss paint)			lm	5.00			
	Hall(Hall leading to rear door)			m2	4.00			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	4.00			
	Ceiling - Rake out tape and stop cracks.			l/m	2.00			
	Walls - Remove, prep wall and replace lining paper.			m2	19.29			
	Walls - Paint Walls			m2	19.29			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	2.00			
	Walls - Stop and Sand new Gib			m2	2.00			
	Kitchen (1)			m2	9.71			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	9.71			
	Walls - Remove, prep wall and replace lining paper.			m2	22.43			
	Walls - Paint Walls			m2	22.43			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	5.00			
	Walls - Stop and Sand new Gib			m2	5.00			
	Range Hood - Allowance to remove and reinstate			item	1.00			
	Laundry(1)			m2	5.28			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	5.28			
	Walls - Remove, prep wall and replace lining paper.			m2	22.05			
	Walls - Paint Walls			m2	22.05			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	2.00			
	Walls - Stop and Sand new Gib			m2	2.00			
	Living(1)			m2	20.03			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	20.03			
	Walls - Remove, prep wall and replace lining paper.			m2	50.10			
	Walls - Paint Walls			m2	50.10			
	Walls - Remove Gibboard and replace with Gibboard. (Allow to prep walls for new Gibboard).			m2	6.00			
	Walls - Stop and Sand new Gib			m2	6.00			
	Window Frames - Sand back and paint window frames . (Allow high gloss paint)			lm	16.00			

	WC (1)			m2	2.25			
	Ceiling - Remove stipple, restipple and paint	Asbestos Containing		m2	20.03			
	Walls - Remove, prep wall and replace li lining paper.			m2	50.10			
	Walls - Paint Walls			m2	50.10			
	Walls - Refix Gibboard and stop			m2	3.00			
	Toilet - Remove and Re-Fit Toilet.			hrs	4.00			
Services	Service (service)							
	Power Supply (Grid Under Ground)			item	1.00			
	Sewer (Town Connection)			item	1.00			
	Storm Water (Town Connection)			item	1.00			
	Telephone Connection (Land Line)			item	1.00			
	Water Supply (Town Connection)			item	1.00			
	Water Heating (Hot water cylinder)			Number of	1.00			
Allowances	General House Repairs							
	Scaffolding			Prov Sum	1			
	Allowance for straightening doors, windows & walls			Prov Sum	1			
	Allowances for disconnection and reconnection of trade services			Prov Sum	1			
	General Services			Prov Sum	1			
	General Trades			Prov Sum	1			
	Firewall - 1/2 Share			m2	8.96			
	Camera Inspection -Allowance for camera inspection of drains			item	1.00			
	Carpet - Allowances to remove and reinstate Carpets to the entire house.			item	1.00			
	Scaffold - Allowances to scaffold entire dwelling (Note part of the dwelling is Two levels)			item	1.00			
	Doors and Windows - Allowances to ease and adjust all doors and windows to the dwelling.			hrs	40.00			
	Internal Door Frames - Sand back and paint door frames 150mm x 5m .			item	10.00			
	Sub Total (excluding GST)				151.62			

		P&G	7.00%			
		Consents				
Total(excluding GST)						

House Square Meter Rate - excl GST (Excl P&G, Design, Outbuildings & Miscellaneous)		
House Square Meter Rate - excl GST (Incl P&G, Outbuildings & Miscellaneous)		

Outside EQC Scope	Asphalt Drive Way - Remove and Prep Base Course and lay New Asphalt Replaces.	m2	52.00			
	Plain Concrete Path - Remove and Prep Base Course and lay New Plain Concrete.	m2	2.40			
	Steps - (plain concrete steps at front door)	m2	2.40			
	Concrete nib - (1/3 Share) Remove & Replace	l/m	15.5			
	Storm Drain Sump (1/2 Share) - Remove & Replace	item	1.00			
	Asphalt Drive Way (1/2 Share) - Remove and Prep Base Course and lay New Asphalt Replaces.	m2	246.10			
	Timber Fence (1/2 Share) - Remove and Replace Timber fence	l/m	12.00			
	Sub Total (excluding GST)					
	House & Outside EQC Scope (excluding GST)					
			GST	15%		
	House & Outside EQC Scope (including GST)					

Note: This total includes all EQC house claim payments and applicable EQC expenses

Reviewed By:	MM1					
Name:						
Date:	8/12/2014					
Signed:						

SCHEDULE 4**PRACTICAL COMPLETION CERTIFICATE**

Name of Owner:	Susan Margaret Wood
Name of Owner:	Peter Gerard Axford
Name of Contractor:	John Creighton Builder Limited

PRACTICAL COMPLETION

Practical Completion is achieved when the Works and any agreed variations to the Works are completed except for minor omissions and defects which can be remedied in the Defects Period or at such other agreed time by the Owner and the Contractor without preventing the Works from being used by the Owner for their intended purpose.

DEFECTS PERIOD

The Defects Period begins from the date of this certificate.

EXECUTION OF PRACTICAL COMPLETION

The Owner certifies that it has inspected the Works and further certifies that Practical Completion has been achieved in accordance with the Building Contract but without in any way limiting the Contractor's obligations under the Building Act 2004 or the Building Contract.

DETAILS

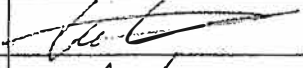
Location of the Works:	14A Millhill Lane, Hantsbury, Christchurch
------------------------	--

DATES

Actual date of Practical Completion:	2 MAY 2017
--------------------------------------	------------

SIGNATURES

Signature of Owner:	S. M. Wood	(Home owner walk through and defect list to be complete mid June 2017 when owner is back in CHCH)
Date:	1/5/2017	
Signature of Owner:	P. G. Axford	
Date:	01-05-2017	

Signature of Contractor:	
Date:	2/5/17

Signature of Project Manager:	
Date:	1/5/17

Code Compliance Certificate

Section 95, Building Act 2004

Form 7 – Building (Forms) Regulations 2004

Building consent number BCN/2015/10708

Date issued 4 July 2017

The building

Street address of building 2/14A Millhill Lane Huntsbury

Location of building within site/block number ADJACENT ACCESS WAY MILLHILL LANE

Legal description of land where building is located Flat 2 DP 40249 on Lot 8 DP 35923 having share in 857 m2

Building name

Level/unit number UNITS 1 & 2

Year first constructed 1976

Current, lawfully established use Housing

The owner

Name of owner P G Axford and S M Wood

Phone number

Contact person

Landline

Mailing address 2/14 Millhill Lane Christchurch 8022

Mobile

Daytime

Street address/ registered office 2/14 Millhill Lane Christchurch 8022

After hours

Fax

Email address

Website

First point of contact for communications with the building consent authority:

Name Southern Response Earthquake Services Limited

Phone (0800) 901 525

Contact person

Mobile

Mailing address PO Box 9123 Tower Junction Christchurch 8149

Fax

Email address srconsents@arrowinternational.co.nz

Building work

Building consent number **BCN/2015/10708**

Flat 2 - Demolish and rebuild dwelling with attached garage. Repairs and remedial works to Flat 1

Issued by: Christchurch City Council

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.

Attachments

Nil



Leila O'Sullivan

Code Compliance Auditor

Code Compliance Team

Leila.o'sullivan@ccc.govt.nz

On behalf of: Christchurch City Council

Date: 4 July 2017

Civic Offices, 53 Hereford Street, Christchurch 8011

PO Box 73013, Christchurch 8154

Phone: (03) 941-8999, Fax: (03) 941-8792

www.ccc.govt.nz