

EARTHQUAKE RECOVERY (EQR) DOCUMENTATION

The following information contains all records of EQR involvement for the property.

The following information may also contain duplication of documents. To fulfil our obligation under the OIA Act, these documents have been provided as you have requested for all available information Natural Hazards Commission Toka Tū Ake holds for the requested property and claim(s).

Released Under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 25-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010118895	12 HASENDENE DRIVE, LINCOLN		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Tasq Painters ***** (S472)		Property F2'd By:	Peggy Yang	F2 Completed Date:	17-10-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	Peggy Yang	F3 Completed Date:	17-10-2016

Adjustments

				Original Budget			Budget Variation			Gross Claimed	Gross Certified	
EQC Claim Number + Address		Project	Status	Unmapped Adjmt Lines	Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2010/118895	12 HASENDENE DRIVE	No Adjustments for this Claim			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLM/2012/039268	12 HASENDENE DRIVE	E028	F3	0	10,728.92	10,728.92	0.00	16,021.83	16,021.83	0.00	26,750.75	26,750.75
CLM/2012/039268	12 HASENDENE DRIVE	E034	F3	0	0.00	0.00	0.00	869.57	869.57	0.00	0.00	0.00
Property Total				0	10,728.92	10,728.92	0.00	16,891.40	16,891.40	0.00	26,750.75	26,750.75

Assignments

EQC Claim Number + Address			Subcontractor	Workflow	Contractor	Adjustment	Gross	Gross
	CC + Hub Status	Assignment	Hub Comments	Status	Quote	Line Count	Claimed	Certified
CLM/2010/118895	12 HASENDENE DRIVE	Substantive Works - Primary	<UNASSIGNED>	NOT REQUIRED	0.00	0	0.00	0.00
	Transmitted To Hub -> Not Required - Paid Out Confirmed		0					
CLM/2012/039268	12 HASENDENE DRIVE	Substantive Works - Primary	CLOSED OUT-Tasq Painters ***** (S472)	COMPLETIONS	26,750.75	16	26,750.75	26,750.75
	Transmitted To Hub -> Claim File Review Complete		DLP LETTER SENT - 26/02/15 - EF					
Property Total					26,750.75	16	26,750.75	26,750.75

Works Orders

EQC Claim Number	WO Number	Assignment	Subcontractor	Workflow Status	Issuing QS	WO Status	Issued Date	Works Order Value
CLM/2012/039268	E028-02756	Substantive Works - Primary - 03-Feb-2014	CLOSED OUT-Tasq Painters ***** (S472)	COMPLETIONS	Lorcan Grogan	Issued	09/05/2014	25,201.20
CLM/2012/039268	E028-02756-01	Substantive Works - Primary - 03-Feb-2014	CLOSED OUT-Tasq Painters ***** (S472)	COMPLETIONS	John Paul Mcdonald	Issued	17/06/2014	787.50
CLM/2012/039268	E028-02756-02	Substantive Works - Primary - 03-Feb-2014	CLOSED OUT-Tasq Painters ***** (S472)	COMPLETIONS	Lorcan Grogan	Issued	03/07/2014	762.05
Property Total								26,750.75

Released Under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 25-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010118895	12 HASENDENE DRIVE, LINCOLN		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Tasq Painters ***** (S472)		Property F2'd By:	Peggy Yang	F2 Completed Date:	17-10-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	Peggy Yang	F3 Completed Date:	17-10-2016

Claims / Certs / Payables

S472	CLOSED OUT-Tasq Painters *****						
EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim
CLM/2012/039268	Subst OB	Substantive Works	20	EQR\LorcanG	\$728.92	30-Jun-2014	\$10,000.00
CLM/2012/039268	Subst BV	Scope Addition	20	EQR\LorcanG	\$2,956.54	30-Jun-2014	\$10,000.00
CLM/2012/039268	Subst OB	Substantive Works	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$728.92
CLM/2012/039268	Subst BV	Scope Addition	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$2,956.54
CLM/2012/039268	Subst BV	Scope Alternative	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$1,515.74
CLM/2012/039268	Subst BV	Variation	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$787.50
CLM/2012/039268	Subst BV	Variation	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$762.05

EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes
CLM/2012/039268	Subst OB	Substantive Works	21	EQR\LorcanG	\$0.00	03-Jul-2014	\$10,000.00	038-14
CLM/2012/039268	Subst BV	Scope Addition	21	EQR\LorcanG	\$0.00	03-Jul-2014	\$10,000.00	038-14
CLM/2012/039268	Subst OB	Substantive Works	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$728.92	inv 02-15
CLM/2012/039268	Subst BV	Scope Addition	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$2,956.54	inv 02-15
CLM/2012/039268	Subst BV	Scope Alternative	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$1,515.74	inv 02-15
CLM/2012/039268	Subst BV	Variation	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$787.50	inv 02-15
CLM/2012/039268	Subst BV	Variation	43	EQR\MaryamD	\$0.00	05-Mar-2015	\$762.05	inv 02-15

S472	CLOSED OUT-Tasq Painters ***** Total	Claims	\$26,750.75	Certs	\$26,750.75	Payables	\$0.00
------	--------------------------------------	--------	-------------	-------	-------------	----------	--------

M000		Materials									
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No			
CLM/2012/039268			Creditors Invoices	EQ1610005LC-36	11334	05-Oct-2016	\$869.57	D4458342STP			
M000	Materials Total					Claims	\$0.00	Certs	\$0.00	Payables	\$869.57

Property Total	Claims	\$26,750.75	Certs	\$26,750.75	Payables	\$869.57
----------------	--------	-------------	-------	-------------	----------	----------

No Open Complaints / Remedial Issues on this Property

Released Under the Official Information Act 1982

EQR Property Overview Report

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

Printed Date: 25-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
2010118895	12 HASENDENE DRIVE, LINCOLN		F3 - Complete & Finalised	Some Finalisation has taken place		
Main Contractor:	CLOSED OUT-Tasq Painters ***** (S472)		Property F2'd By:	Peggy Yang	F2 Completed Date:	17-10-2016
Cont Managing Hub:	<UNALLOCATED>	Not Vulnerable	Property F3'd By:	Peggy Yang	F3 Completed Date:	17-10-2016

Finalisation Documents

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2012/039268	Practical Completion Certificate (PCC)	Blenheim	25/02/2015
CLM/2012/039268	Construction Completion Inspection	Blenheim	25/02/2015
CLM/2012/039268	Final Account Agreement	Blenheim	11/03/2015
CLM/2012/039268	Defects Liability Certificate	Blenheim	21/10/2015

Property Total Finalisation Documents Present: 4

No Technical Services Referrals on this Property

Asbestos Test Information

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2010/118895	12 HASENDENE DRIVE	<NOT SPECIFIED>	<NOT SPECIFIED>
CLM/2012/039268	12 HASENDENE DRIVE	No	<NOT SPECIFIED>

Property Total Number of Claims: 2

Contractors

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
S472 CLOSED OUT-Tasq Painters *****	Rationalised	EQRC0502	Main Contractor	Substantive Works

Property Total Number of Contractors: 1

Scope of Works



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: JOESPH TJOA

Assessment of Property at 12 HASENDENE DRIVE, LINCOLN 7608 on 13/08/2013

Site

Element	Damage	Repair
Land (Exposed - Soil - 1120.00 m2)		
Land (Under dwelling - Soil - 242.00 m2)		

Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 12.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 12.00 l/m)	No Earthquake Damage	

Main Building

Exterior

Elevation (North 26.17x2.4)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 62.81 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
Wall framing (Timber Frame - Timber - 62.81 m2)	No Earthquake Damage	

Elevation (South 26.17 x 2.4)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 62.81 m2)	Cracking	Grind out and repoint mortar 1.50 l/m
Wall framing (Timber Frame - Timber - 62.81 m2)	No Earthquake Damage	

Elevation (West 17.5 x 2.4)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 42.00 m2)	Cracking	Grind out and repoint mortar 3.00 l/m
Wall framing (Timber Frame - Timber - 42.00 m2)	No Earthquake Damage	

Elevation (East 17.5 x 2.4)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 42.00 m2)	Damaged finish	Grind out and repoint mortar 2.00 l/m
Wall framing (Timber Frame - Timber - 42.00 m2)	No Earthquake Damage	

Roof (Metal tile)

Element	Damage	Repair
No Damage		

Foundations (Concrete slab foundation)

Element	Damage	Repair
No Damage		

Interior**Ground Floor - Entry (Main entry - open plan with hall)**

Room Size: 1.80 x 6.40 = 11.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 11.52 m2)	Cosmetic Damage	Rake out and stop 1.00 l/m
	Cosmetic Damage	Paint Ceiling 11.52 m2
Door (External) (Single solid Door - Timber - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills 5.00 l/m
Floor (Concrete - Tiles - 11.52 m2)	Cosmetic damage	Remove, dispose and install tiles 11.52 m2
Wall covering (Gib - Paint - 39.36 m2)	No Earthquake Damage	

Ground Floor - Dining Room (Open plan with kitchen)

Room Size: 3.80 x 4.80 = 18.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 18.24 m2)	Cosmetic Damage	Paint Ceiling 18.24 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)		
Floor (Concrete - Carpet - 18.24 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 41.28 m2)	Cosmetic damage	Rake out and stop 1.20 l/m
	Cosmetic damage	Paint wall 33.60 m2
Window (Aluminium Awning - Pane single glazed - 1.00 No of)		

Ground Floor - Kitchen

Room Size: 2.80 x 3.30 = 9.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 9.24 m2)	Cosmetic Damage	Rake out and stop 1.00 l/m
	Cosmetic Damage	Paint Ceiling 9.24 m2
Floor (Concrete - Tiles - 9.24 m2)	Cosmetic damage	Remove, dispose and install tiles 9.24 m2
Heating (Electric - Under floor electric - 1.00 item)	Structural damage	Remove, dispose and replace underfloor electric 9.24 m2
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 - Medium spec - 1.00 item)	Fallen from wall	Remove, Rehang 1.00 item
Wall covering (Gib - Paint - 29.28 m2)	Cosmetic damage	Paint wall 29.28 m2
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage	
Work top (Kitchen work top - Laminate - 5.50 l/m)	No Earthquake Damage	

Ground Floor - Family Room (NW corner, off dining)

Room Size: 3.80 x 4.80 = 18.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 18.24 m2)	Cosmetic Damage	Gap fill and paint trims	17.20 l/m
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 18.24 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 41.28 m2)	Cosmetic damage	Rake out and stop	1.00 l/m
	Cosmetic damage	Paint wall	41.28 m2
Window (Aluminium Fixed - Pane double glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	7.00 l/m

Ground Floor - Bedroom (Master bedroom, end of hall)

Room Size: 4.50 x 4.80 = 21.60 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 21.60 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 21.60 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.64 m2)			
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - En Suite

Room Size: 1.80 x 2.60 = 4.68 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Bathroom Sink (Basin - Standard specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.68 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 4.68 m2)	Cosmetic damage	Remove, dispose and install tiles	4.68 m2
	Structural damage	Uplift covering, remove waterproof membrane, lay membrane.	4.68 m2
Heating (Electric - Under floor electric - 1.00 item)	Structural damage	Remove, dispose and replace underfloor electric	4.68 m2
Shower (Cubical shower unit - Acrylic shower - 3.60 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Gib - Paint - 21.12 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane single glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Walk In Wardrobe (In Master Bedroom)

Room Size: 1.20 x 2.50 = 3.00 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Built In Shelves (Wall unit - MDF - 12.00 m2)	No Earthquake Damage		
Ceiling (Gib - Paint - 3.00 m2)	No Earthquake Damage		

Door (Internal) (Single Hollow Core - MDF - Cosmetic damage 1.00 No of)	Repaint total door surround	1.00 No of
Floor (Chipboard - Carpet - 3.00 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 17.76 m2)	No Earthquake Damage	

Ground Floor - Bedroom (First left off hall)

Room Size: 3.40 x 4.20 = 14.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.28 m2)	Cosmetic Damage	Gap fill and paint trims	15.20 l/m
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 14.28 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.48 m2)			
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (First left off hall)

Room Size: 3.40 x 4.20 = 14.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 14.28 m2)	Cosmetic Damage	Gap fill and paint trims	15.20 l/m
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)			
Floor (Concrete - Carpet - 14.28 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 36.48 m2)			
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bedroom (Second on the left)

Room Size: 3.40 x 4.20 = 14.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
No Damage			

Ground Floor - Bedroom (first on right)

Room Size: 2.90 x 3.20 = 9.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.28 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Repaint total door surround	1.00 No of
Floor (Concrete - Carpet - 9.28 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 29.28 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Bathroom

Room Size: 2.40 x 3.20 = 7.68 (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 - 7.68 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 7.68 m2)	Impact damage	Remove, dispose and replace tiles	7.68 m2
Heating (Electric - Under floor electric - 1.00 item)	Structural damage	Remove, dispose and replace underfloor electric	7.68 m2
Shower (Cubical shower unit - Acrylic shower - 3.80 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 26.88 m2)	No Earthquake Damage		
Window (Aluminium Awning - Pane double glazed - 1.00 No of)	No Earthquake Damage		

Ground Floor - Laundry

Room Size: 1.60 x 3.30 = 5.28 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Hallway

Room Size: 1.10 x 11.40 = 12.54 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 12.54 m2)	Cosmetic Damage	Rake out and stop
	Cosmetic Damage	Paint Ceiling
Floor (Concrete - Carpet - 12.54 m2)	No Earthquake Damage	
Wall covering (Gib - Paint - 60.00 m2)	No Earthquake Damage	

Ground Floor - Internal Garage

Room Size: 5.70 x 6.20 = 35.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
No Damage		

Ground Floor - Toilet

Room Size: 1.10 x 2.00 = 2.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
Ceiling (Gib - Paint - 2.20 m2)	No Earthquake Damage	
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Tiles - 2.20 m2)	Cosmetic damage	Remove, dispose and install tiles
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage	
Wall covering (Gib - Paint - 14.88 m2)	No Earthquake Damage	
Window (Aluminium Awning - Pane double glazed - 1.00 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/2012/039268
Claimant: JOESPH TJOA
Property Address: 12 HASENDENE DRIVE
 LINCOLN 7608

Assessment Date: 13/08/2013 14:53
Assessor: Dollimore, Jane
Estimator: Boyce, Matthew

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	JOESPH, TJOA	03 3252500	021 1827271		

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	3646747D02		

Insurance Details - Added in COMET

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

Insurance Details - Comments

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: 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	Post 1980	Rectangular	207.51

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	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North 26.17x2.4)

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
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Brick veneer
Aluminium joinery

Elevation (South 26.17 x 2.4)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Grind out and repoint mortar	1.50 l/m	30.00	45.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Brick veneer
Aluminium joinery

Elevation (West 17.5 x 2.4)

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
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Brick veneer
Aluminium joinery

Elevation (East 17.5 x 2.4)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Damaged finish			
			Grind out and repoint mortar	2.00 l/m	50.00	100.00
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments: Brick veneer
Aluminium joinery

Roof (Metal tile)

Damage: No damage

Require Scaffolding? No

General Comments: Coloursteel metal roof tile

Foundations (Concrete slab foundation)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Entry (Main entry - open plan with hall)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic Damage			
Door (External)	Single solid Door	Timber	Paint Ceiling	11.52 m2	24.00	276.48
			Cosmetic damage			
			Gap fill and paint jambs / sills	5.00 l/m	13.00	65.00
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	11.52 m2	170.00	1,958.40
			No Earthquake Damage			
Wall covering	Gib	Paint				

General Comments: Painted gib linings to walls and ceiling
Tiled floor

Floor tiles are cracked in corners
Plaster to cracks to ceiling

Ground Floor - Dining Room (Open plan with kitchen)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	18.24 m2	24.00	437.76
Door (Internal)	Single Hollow Core	MDF				
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.20 l/m	10.00	12.00
			Cosmetic damage			
Window	Aluminium Awning	Pane single glazed	Paint wall	33.60 m2	24.00	806.40

General Comments: Painted gib wall linings to walls and ceilings
Carpet floor covering
Internal hollowcore door x1

Plaster cracks to walls
Ceiling will require paint due to kitchen repair

Ground Floor - Kitchen

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic Damage			
Floor	Concrete	Tiles	Paint Ceiling	9.24 m2	24.00	221.76
			Cosmetic damage			
			Remove, dispose and install tiles	9.24 m2	170.00	1,570.80

Heating	Electric	Under floor electric	Structural damage			
			Remove, dispose and replace underfloor electric	9.24 m2	633.00	5,848.92
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range (Free standing oven)	Electric	Standard Electric	No Earthquake Damage			
Range Hood	Over Head	Medium spec	Fallen from wall			
			Remove, Rehang	1.00 item	180.00	180.00
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	29.28 m2	24.00	702.72
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Painted gib wall linings to walls and ceilings
 Tiled floor covering
 Kitchen bench 5.5m
 Stainless range hood x1

Plaster damage to ceiling
 Cracked floor tiles
 Range hood loose - Refix / Adjust

Ground Floor - Family Room (NW corner, off dining)**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint trims	17.20 l/m	17.00	292.40
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic damage			
			Paint wall	41.28 m2	24.00	990.72
Window	Aluminium Fixed	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	7.00 l/m	12.00	84.00

General Comments:

Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Aluminium ranch slider
 Aluminium window
 Double interior door x1
 Single interior door x1

Plaster damage to walls
 Paint cracks to trims
 Paint damage to window jambs

Ground Floor - Bedroom (Master bedroom, end of hall)**Damage:**

Earthquake damage

Require Scaffolding?

No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments:

Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Interior hollow core door x1
 Aluminium window x1

Ground Floor - En Suite**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	4.68 m2	170.00	795.60
			Structural damage			
			Uplift covering, remove waterproof membrane, lay membrane.	4.68 m2	180.00	842.40
Heating	Electric	Under floor electric	Structural damage			
			Remove, dispose and replace underfloor electric	4.68 m2	633.00	2,962.44
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane single glazed	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering, under floor heating
 Acrylic shower lining glass door
 Vanity x1
 Toilet x1

Ground Floor - Walk In Wardrobe (In Master Bedroom)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Shelves	Wall unit	MDF	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Chipboard	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Interior hollowcore door x1

Ground Floor - Bedroom (First left off hall)**Damage:** Earthquake damage**Require Scaffolding?** No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint trims	15.20 l/m	17.00	258.40
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 minor paint separation to trim

Ground Floor - Bedroom (First left off hall)**Damage:** Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint trims	15.20 l/m	17.00	258.40
Door (Internal)	Single Hollow Core	MDF				
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint				
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
Carpet floor covering

minor paint seperation to trim

Ground Floor - Bedroom (Second on the left)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Bedroom (first on right)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	63.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
Carpet floor covering
Aluminum window x1
Interior door x1

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	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Impact damage			
			Remove, dispose and replace tiles	7.68 m2	170.00	1,305.60
Heating	Electric	Under floor electric	Structural damage			
			Remove, dispose and replace underfloor electric	7.68 m2	633.00	4,861.44
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
Tiled floor covering
Acrylic shower unit x1
Bath x1
vanity x1

Ground Floor - Laundry

Damage: No damage
Require Scaffolding? No
General Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering
 workbench with stainless sink @ 3.3m

Ground Floor - Hallway

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out and stop	1.00 l/m	10.00	10.00
			Cosmetic Damage			
			Paint Ceiling	12.54 m2	24.00	300.96
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Plaster damage to ceiling linings

Ground Floor - Internal Garage

Damage: Damage but not earthquake related
Require Scaffolding? No
Non Earthquake Notes: Paint seperation around garage door trim
General Comments:

Ground Floor - Toilet

Damage: Earthquake damage
Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	Cosmetic damage			
			Remove, dispose and install tiles	2.20 m2	170.00	374.00
Toilet	Standard	Standard Spec	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			

General Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering
 Toilet x1

Fees**Fees**

Name	Duration	Estimate
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	2,076.85
Margin	2,821.74
GST	4,655.88

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab foundation)	0.00
	Elevation (East 17.5 x 2.4)	100.00
	Roof (Metal tile)	0.00
	Elevation (North 26.17x2.4)	90.00
	Elevation (South 26.17 x 2.4)	45.00
	Elevation (West 17.5 x 2.4)	90.00
		325.00

Floor	Description	Estimate
Ground Floor	Bathroom	6,167.04
	Bedroom (First left off hall)	516.80
	Bedroom (first on right)	63.00
	Bedroom (Master bedroom, end of hall)	63.00
	Bedroom (Second on the left)	0.00
	Dining Room (Open plan with kitchen)	1,256.16
	En Suite	4,600.44
	Entry (Main entry - open plan with hall)	2,309.88
	Family Room (NW corner, off dining)	1,377.12
	Hallway	310.96
	Internal Garage	0.00
	Kitchen	8,534.20
	Laundry	0.00
	Toilet	374.00
	Walk In Wardrobe (In Master Bedroom)	63.00
		25,635.60
		25,635.60

Fees

Description	Estimate
Small Job Fee	180.00
	180.00

Overheads

Description	Estimate
Preliminary and general	2,076.85
Margin	2,821.74
GST	4,655.88
	9,554.47
Total Estimate	35,695.07

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?	No	N/A
Under sub floor?	No	Slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- 2010/118895

File Notes

Date Created: 13/08/2013 14:06

Created : Dollimore, Jane

Subject: Comet A

Note: On 13/08/13 we completed an assessment on this dwelling relating to damage caused during the 23/12/13 event. We completed the assessment in correspondence with the previous comet paper assessment, which was completed on 23/12/11. We found additional cosmetic damage throughout the interior of the dwelling.

The home was built 7 years ago, the customer is the original and only occupier. The dwelling is single story, concrete slab foundation, timber framing, brick veneer and a metal tile roof. The home has an internal garage with the rear of the property fully fenced and open to the street at the front of the dwelling.

I discussed our findings of cosmetic damage with the customer and he was in agreement. The home is weathertight and habitable. This assessment includes all earthquake damage. From Sept 10 and Dec 23. The customer has received a payment from EQC for the Sept assessment but has not as yet completed any repairs.

Next Action:

Date Created: 01/02/2014 00:11

Created : Administrator, Alchemy

Subject: COMET sent to EQR on 01/02/2014

Note: COMET sent to EQR on 01/02/2014

Next Action:

Urgent Works Items

Remove fixtures/fittings
Electrician required.

EQC Claim Assessment

Address	12 HASENDENE DRIVE, LINCOLN, 7608	EQC Claim Number	CLM/2012/039268
Hazards	Nil	EQC Assessor (L,F)	Dollimore, Jane
Inspection Date	13-Aug-2013	Placard	No Sticker
Status	Current	EQC Estimator (L,F)	Boyce, Matthew

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
TJOA JOESPH	+64 (03) 3252500	+64	+64 (021) 1827271	sienlaurnce@yahoo.com.au ✓

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
Water Supply	Town Connection, Plastic	12 m
Sewerage	Town Connection, PVC Pipe	12 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
Land	Exposed, Soil	1120 m2
Land	Under dwelling, Soil	242 m2

MAIN BUILDING	Age	Post 1980	Area	207.5m2	Footprint	Rectangular
---------------	-----	-----------	------	---------	-----------	-------------

Structure	Small Job Fee. only for exterior. Brick works		
Element	Description / Damage / Repair Strategy	Measure	
Elevation (North 26.17x2.4)			
Wall framing	Timber Frame, Timber	(62.81 m2)	
Wall cladding	Brick veneer, Brick	(62.81 m2)	
	Cracking		
	~~Grind out and repoint mortar~~		3 m

Comments: Brick veneer
Aluminium joinery

Element	Description / Damage / Repair Strategy	Measure
Elevation (South 26.17 x 2.4)		
Wall framing	Timber Frame, Timber (62.81 m2)	
Wall cladding	Brick veneer, Brick (62.81 m2)	
	Cracking	
	Grind out and repoint mortar	1.5 m

Comments: Brick veneer
Aluminium joinery

Element	Description / Damage / Repair Strategy	Measure
Elevation (West 17.5 x 2.4)		
Wall framing	Timber Frame, Timber (42.00 m2)	
Wall cladding	Brick veneer, Brick (42.00 m2)	
	Cracking	

EQC Claim Number CLM/2012/039268

~~Grind out and repoint mortar~~

3 m

Comments: Brick veneer
Aluminium joinery

Element	Description / Damage / Repair Strategy	Measure
Elevation (East 17.5 x 2.4)		
Wall framing	Timber Frame, Timber (42.00 m2)	
Wall cladding	Brick veneer, Brick (42.00 m2)	
	Damaged finish	
	~~Grind out and repoint mortar~~	2 m

Comments: Brick veneer
Aluminium joinery

Element	Description / Damage / Repair Strategy	Measure
Foundations (Concrete slab foundation)		

Element	Description / Damage / Repair Strategy	Measure
Roof (Metal tile)		

Comments: Coloursteel metal roof tile

Ground Floor

Room / Element	Description / Damage / Repair Strategy	Measure
Entry Main entry - open plan with hall (L=6.4m W=1.8m H=2.4m)		
Floor	Concrete, Tiles (11.52 m2)	
	Cosmetic damage	
	Remove, dispose and install tiles	11.52 m2
Wall covering	Gib, Paint (39.36 m2) GFP	
Ceiling	Gib, Paint (11.52 m2)	
	Cosmetic Damage	
	Paint Ceiling	11.52 m2
	Rake out and stop	1 m
Door (External)	Single solid Door, Timber (1.00 No of)	
	Cosmetic damage	
Delete X	Gap fill and paint jambs / sills	5 m

Room - Comments: Painted gib linings to walls and ceiling
Tiled floor

Floor tiles are cracked in corners
Plaster to cracks to ceiling

Room - Additional Notes:

Dining Room Open plan with kitchen (L=4.8m W=3.8m H=2.4m)

Window	Aluminium Awning, Pane single glazed (1.00 No of)	
Floor	Concrete, Carpet (18.24 m2)	
Ceiling	Gib, Paint (18.24 m2)	
	Cosmetic Damage	
	GFP Paint Ceiling	18.24 m2
Wall covering	Gib, Paint (41.28 m2)	

EQC Claim Number CLM/2012/039268

Cosmetic damage

RPP

Paint wall

33.6 m2

~~Rake out and stop~~

1.2 m

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

Room - Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Internal hollowcore door x1

Plaster cracks to walls
 Ceiling will require paint due to kitchen repair

Room - Additional Notes:**Kitchen (L=3.3m W=2.8m H=2.4m)**

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Concrete, Tiles (9.24 m2)

Cosmetic damage

Remove, dispose and install tiles ✓

9.24 m2

Heating Electric, Under floor electric (1.00 Item)

Structural damage

Remove, dispose and replace underfloor electric ✓

9.24 m2

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

Wall covering Gib, Paint (29.28 m2)

Cosmetic damage

RPP

Paint wall

29.28 m2

Ceiling Gib, Paint (9.24 m2)

Cosmetic Damage

RPP

Paint Ceiling

9.24 m2

~~Rake out and stop~~

1 m

Work top Kitchen work top, Laminate (5.50 m)

Kitchen joinery Medium Spec, MDF (1.00 Item)

Range Hood Over Head, Medium spec (1.00 Item)

Fallen from wall ✓

Remove, Rehang

1 Item

Room - Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering
 Kitchen bench 5.5m
 Stainless range hood x1

Plaster damage to ceiling
 Cracked floor tiles
 Range hood loose - Refix / Adjust

Room - Additional Notes:**Family Room NW corner, off dining (L=4.8m W=3.8m H=2.4m)**

Window Aluminium Fixed, Pane double glazed (2.00 No of)

Cosmetic damage

EQC Claim Number CLM/2012/039268

Gap fill and paint jams / sills

15 Lm 7 m

Floor Concrete, Carpet (18.24 m2)

Wall covering Gib, Paint (41.28 m2)

Cosmetic damage

Paint wall

41.28 m2

Rake out and stop

1 m

Ceiling Gib, Paint (18.24 m2)

Cosmetic Damage

Gap fill and paint trims

17.2 m

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

Room - Comments: Painted gib wall linings to walls and ceilings

Carpet floor covering

Aluminium ranch slider

Aluminium window

Double interior door x1

Single interior door x1

Plaster damage to walls

Paint cracks to trims

Paint damage to window jams

Room - Additional Notes:**Bedroom Master bedroom, end of hall (L=4.8m W=4.5m H=2.4m)**

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (21.60 m2)

Wall covering Gib, Paint (44.64 m2) RPP

Ceiling Gib, Paint (21.60 m2) GFP

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

Cosmetic damage

Repaint total door surround

1 No of

Room - Comments: Painted gib wall linings to walls and ceilings

Carpet floor covering

Interior hollow core door x1

Aluminium window x1

Room - Additional Notes:**En Suite (L=2.6m W=1.8m H=2.4m)**

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

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (4.68 m2)

Cosmetic damage

Remove, dispose and install tiles ✓

4.68 m2

Structural damage

Uplift covering, remove waterproof membrane, lay membrane.

4.68 m2

Shower Cubical shower unit, Acrylic shower (3.60 m2)

Heating Electric, Under floor electric (1.00 Item)

EQC Claim Number CLM/2012/039268

Structural damage

Remove, dispose and replace underfloor electric 4.68 m2

Wall covering	Gib, Paint (21.12 m2)
Ceiling	Gib, Paint (4.68 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)
Toilet	Standard, Standard Spec (1.00 Item)

Room - Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering, under floor heating
 Acrylic shower lining glass door
 Vanity x1
 Toilet x1

Room - Additional Notes:

Walk In Wardrobe In Master Bedroom (L=2.5m W=1.2m H=2.4m)

Floor	Chipboard, Carpet (3.00 m2)
Ceiling	Gib, Paint (3.00 m2)
Wall covering	Gib, Paint (17.76 m2)
Door (Internal)	Single Hollow Core, MDF (1.00 No of)

Cosmetic damage

Delete

Repaint total door surround

1 No of

Built in shelves	Wall unit, MDF (12.00 m2)
------------------	---------------------------

Room - Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Interior hollowcore door x1

Room - Additional Notes:

Bedroom First left off hall (L=4.2m W=3.4m H=2.4m)

Window	Aluminium Awning, Pane double glazed (1.00 No of)	Trim 6 Lm. GFP
Floor	Concrete, Carpet (14.28 m2)	
Wall covering	Gib, Paint (36.48 m2)	GFP
Ceiling	Gib, Paint (14.28 m2)	

Cosmetic Damage

GFP

Gap fill and paint trims

15.2 m

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

Room - Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering

minor paint seperation to trim

Room - Additional Notes:

Bedroom First left off hall (L=4.2m W=3.4m H=2.4m)

Window	Aluminium Awning, Pane double glazed (1.00 No of)
Floor	Concrete, Carpet (14.28 m2)
Ceiling	Gib, Paint (14.28 m2)

Cosmetic Damage

EQC Claim Number CLM/2012/039268

Gap fill and paint trims

15.2 m

Wall covering Gib, Paint (36.48 m2)
 Door (Internal) Single Hollow Core, MDF (1.00 No of)
Room - Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 minor paint separation to trim

Room - Additional Notes:**Bedroom Second on the left (L=4.2m W=3.4m H=2.4m)****Room - Additional Notes:**

GFP walls

Bedroom first on right (L=3.2m W=2.9m H=2.4m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Concrete, Carpet (9.28 m2)

Ceiling Gib, Paint (9.28 m2)

Wall covering Gib, Paint (29.28 m2) ~~GFP~~ ~~Red~~ Paint.

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

Cosmetic damage

Repaint total door surround ✓

1 No of

Room - Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering
 Aluminum window x1
 Interior door x1

Room - Additional Notes:**Bathroom (L=3.2m W=2.4m H=2.4m)**

Bath Acrylic, Standard specification (1.00 Item)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Bathroom sink Basin, Standard specification (1.00 Item)

Floor Concrete, Tiles (7.68 m2)

Impact damage

Remove, dispose and replace tiles

7.68 m2

Shower Cubical shower unit, Acrylic shower (3.80 m2)

Heating Electric, Under floor electric (1.00 Item)

Structural damage

Remove, dispose and replace underfloor electric

7.68 m2

Ceiling Gib, Paint (7.68 m2)

Wall covering Gib, Paint (26.88 m2)

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

EQC Claim Number CLM/2012/039268

Room - Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering
 Acrylic shower unit x1
 Bath x1
 vanity x1

Room - Additional Notes:

Laundry (L=3.3m W=1.6m H=2.4m)

Room - Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering
 workbench with stainless sink @ 3.3m

Room - Additional Notes:

Hallway (L=11.4m W=1.1m H=2.4m)

Floor Concrete, Carpet (12.54 m2)

Wall covering Gib, Paint (60.00 m2) *Paint.*

Ceiling Gib, Paint (12.54 m2)

Cosmetic Damage

Paint. Paint Ceiling

12.54 m2

~~Rake out and stop~~

~~4 m~~

Room - Comments: Painted gib wall linings to walls and ceilings
 Carpet floor covering

Plaster damage to ceiling linings

Room - Additional Notes:

Internal Garage (L=6.2m W=5.7m H=2.4m)

Room - Non Earthquake Damage Notes: Paint separation around garage door trim

Room - Additional Notes: *GFP Walls.*

" Ceiling.

Toilet (L=2.0m W=1.1m H=2.4m)

Window Aluminium Awning, Pane double glazed (1.00 No of)

Floor Concrete, Tiles (2.20 m2)

✓ Cosmetic damage

Remove, dispose and install tiles

2.2 m2

Wall covering Gib, Paint (14.88 m2)

Ceiling Gib, Paint (2.20 m2)

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

Toilet Standard, Standard Spec (1.00 Item) *Remove refit.*

Room - Comments: Painted gib wall linings to walls and ceilings
 Tiled floor covering
 Toilet x1

Room - Additional Notes:

EQC Claim Number CLM/2012/039268

End Of Assessment



Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9900
Facsimile 03 343 4167

Works Order

To:

Rolleston Garden Centre - T/A Tasq Painters
2356 Wards Road
Darfeild 7571
Christchurch

Phone 0275-867-076 A/H 03-347-9955
Email sandspurdon@xtra.co.nz

Order No E028-02756

Please quote Works Order Number on
all invoices, correspondences etc

Accreditation Number EQRC0502
Contractor Code S472

From:

Hub Blenheim
Works Order Date 09-May-2014

Project Number E028

Please proceed with the works outlined in the attached approved Scope of Works for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2012/039268	12 HASENDENE DRIVE, LINCOLN	09-Jun-2014	25,201.20
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 25,201.20

The above stated contract price is deemed to be a complete price to undertake and complete the works as detailed within the attached Scope of Works. The Scope of Works shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Lorcan Grogan**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Works Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Works Order is conditional upon evaluation and acceptance by the Fletcher EQR Contract Supervisor of the SSSP (and Task Analysis where applicable). You may not proceed with any work without this signed acceptance.
This Works Order is to be read in conjunction with the attached approved Scope of Works referencing this Works Order.
If no Scope of Works is attached please contact the issuing Quantity Surveyor for a copy of the Scope of Works.
This Works Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Works Order.
The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

REVISED

Quote Date - 6 May 14

Revised Date - 7 May 14

- 9 MAY 2014**Contractors Approved Scope of Works**Planned Start Date **9 Jun 14**Planned Finish Date **23 Jun 14**

Claim Number: **2012/039268**
 Customer Name: **Joseph Tjoa**
 Customer Address: **12 Hasendene Drive
 Lincoln**

Age of Dwelling: Post 1980
 Total Sq. Meterage: 207.5

Hub: Lincoln
 EQR Site Supervisor: **Jack Stewart**
 QS: **Lorcan Grogan**
 Contractor: **Tasq Painters**
 Accreditation Number: **EQRC0502**

Document explanatory note:

There shall be no amendments to this document. All associated costs (i.e. labour, materials and plant) for each repair as described below shall be included in the rate provided. Any margin for profit and off site overheads shall be included in your rates to carry out the repairs. No claim for additional costs will be considered once a works order has been issued for this Approved Scope of Works. Once a work order has

Assessment of Property at - 2012/039268 - 12 Hasendene Drive, Lincoln**Scope of Works****Exterior: Elevation N**

Element	Repair	Qty	Unit	Rate	Total
Sub Total					

Exterior: Elevation S

Element	Repair	Qty	Unit	Rate	Total
Sub Total					

Exterior: Elevation E

Element	Repair	Qty	Unit	Rate	Total
Sub Total					

Exterior: Elevation W

Element	Repair	Qty	Unit	Rate	Total
Sub Total					

Kitchen

Element	Repair	Qty	Unit	Rate	Total
Walls	Wall Covering - Rake out and stop plasterboard joint cracks (m2)	29.28	m2	14	409.92
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks (m2)	9.24	m2	30.35	280.43
Floor	Floor - Remove, dispose, supply and install tiles	9.24	m2	190	1755.60
Heating	Heating - Remove, dispose, supply and install underfloor heating - electric	9.24	m2	45	415.80
Walls	Wall Covering - Paint wall	29.28	m2	19.45	569.50
Ceiling	Ceiling - Paint ceiling	9.24	m2	21.70	200.51
Range Hood	Range hood - Remove, set aside and re install range hood	1	Item	140.00	140.00
Sub Total					3771.76

Dining Room

Element	Repair	Qty	Unit	Rate	Total
---------	--------	-----	------	------	-------

Ceiling	Ceiling - Gap fill, sand and paint	18.24 m2	x	27	=	492.48
Walls	Wall Covering - Rake out and stop plasterboard joint cracks (m2)	33.6 m2	x	14	=	470.40
Walls	Wall Covering - Paint wall	33.6 m2	x	19.45	=	653.52
Sub Total						1616.40

Family Room

Element	Repair	Qty	Unit		Rate	Total
Windows	Door / Window (External) - Cosmetic damage - Gap fill and paint jambs / sills	15 m	x	12	=	180.00
Walls	Wall Covering - Rake out and stop plasterboard joint cracks (m2)	41.28 m2	x	14	=	577.92
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks and paint	17.2 m2	x	30.35	=	522.02
Walls	Wall Covering - Paint wall	41.28 m2	x	19.45	=	802.90
Sub Total						2082.84

Toilet 1

Element	Repair	Qty	Unit		Rate	Total
Toilet	Toilet - Remove and reinstall for other trades	1 No.of	x	120	=	120.00
Floor	Floor - Remove, dispose, supply and install tiles	2.2 m2	x	190	=	418.00
Sub Total						538.00

Bathroom 1

Element	Repair	Qty	Unit		Rate	Total
Floor	Floor - Remove, dispose, supply and install tiles	7.68 m2	x	190	=	1459.20
Heating	Heating - Remove, dispose, supply and install underfloor heating - electric	7.68 m2	x	45	=	345.60
Sub Total						1804.80

Entry

Element	Repair	Qty	Unit		Rate	Total
Walls	Wall Covering - Gap fill, sand and paint	39.36 m2	x	21.70	=	854.11
Floor	Floor - Remove, dispose, supply and install tiles	11.52 m2	x	190	=	2188.80
Ceiling	Ceiling - Paint ceiling	11.52 m2	x	21.70	=	249.98
Ceiling	Ceiling - Rake out and stop plasterboard joint cracks (m)	1 m	x	14	=	14.00
Sub Total						3306.89

Hallway

Element	Repair	Qty	Unit		Rate	Total
Walls	Wall Covering - Paint wall	60 m2	x	19.45	=	1167.00
Ceiling	Ceiling - Paint ceiling	12.54 m2	x	21.70	=	272.12
Sub Total						1439.12

Bedroom 1 (Master end of hall)

Element	Repair	Qty	Unit		Rate	Total
Walls	Wall Covering - Rake out and stop plasterboard joint cracks and paint	44.64 m2	x	29	=	1294.56
Ceiling	Ceiling - Gap fill, sand and paint	21.6 m2	x	27	=	583.20
Doors	Door (Internal) - Paint door surround	1 No.of	x	50.50	=	50.50
Sub Total						1928.26

Bedroom 2 (first left off hall)

Element	Repair	Qty	Unit		Rate		Total
Ceiling	Ceiling - Gap fill, sand and paint	15.2	m2	x	27	=	410.40
Windows	Door / Window (External) - Cosmetic damage - Gap fill and paint jambs / sills	6	m	x	12	=	72.00
Walls	Wall Covering - Gap fill, sand and paint	36.48	m2	x	21.70	=	791.62
Sub Total							1274.02

Bedroom 3 (First on right)

Element	Repair	Qty	Unit		Rate		Total
Walls	Wall Covering - Paint wall	29.28	m2	x	19.45	=	569.50
Doors	Door (Internal) - Paint door surround	1	No.of	x	50.50	=	50.50
Sub Total							620.00

Bedroom 4 (second left off hall)

Element	Repair	Qty	Unit		Rate		Total
Walls	Wall Covering - Gap fill, sand and paint	36.48	m2	x	21.70	=	791.62
Sub Total							791.62

Ensuite

Element	Repair	Qty	Unit		Rate		Total
Floor	Floor - Remove, dispose, supply and install tiles	4.68	m2	x	190	=	889.20
Heating	Heating - Remove, dispose, supply and install underfloor heating - electric	4.68	m2	x	45	=	210.60
Sub Total							1099.80

Internal Garage

Element	Repair	Qty	Unit		Rate		Total
Walls	Wall Covering - Gap fill, sand and paint	57.12	m2	x	21.70	=	1239.50
Ceiling	Ceiling - Gap fill, sand and paint	35.34	m2	x	27.00	=	954.18
Sub Total							2193.68

Walk-in Robe

Element	Repair	Qty	Unit		Rate		Total
Sub Total							

Other 1 (first left off hall)

Element	Repair	Qty	Unit		Rate		Total
Sub Total							
SOW Total							22467.19

Preliminaries and General**Small Job Fee**

Element	Repair	Qty	Unit		Rate		Total
Small Job Fee Exterior Brick Works	Fees - Small Job Fee	1	No.of	x	200.00	=	200.00

To cover all minor mortar repairs on exterior

Sub Total 200.00

Project Management

Element	Repair	Qty	Unit		Rate		Total
Project Management	Fees - Project management	20	Hr	x	50	=	1000.00
Sub Total							1000.00

Builders Clean

Element	Repair	Qty	Unit		Rate		Total
Builders Clean	Fees - Builders clean	5	Hr	x	40	=	200.00
Sub Total							200.00

Floor Protection

Element	Repair	Qty	Unit		Rate		Total
Floor Protection	Fees - Floor protection	207	m2	x	2	=	414.00
Sub Total							414.00

Electrician

Element	Repair	Qty	Unit		Rate		Total
Electrician	Electrical/Power - Disconnect and reconnect fittings (Please provide number of fittings with quote)	1	Item	x	720.00	=	720.00
Sub Total							720.00

25+ lights, range hood and underfloor heating connection etc

4 trips as underfloor tiling connections will be done progressively.

Other	Health & Safety			x	200	=	200.00
Other				x		=	
Other				x		=	
Other				x		=	
P&G Total							2534.00 x 2734

[Signature]
c/s
2.5.14

A J COULTON
APPROVED

- 1 MAY 2014

[Signature]

Grand Total (Excl.GST)

GST

Grand Total (Incl.GST)

25001.19

x \$25, 201.19

3750.18

\$28751.37

[Signature]
9/5/14
Fletcher
Alan Strang

Calc error of \$200 in P+GS
[Signature]



Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Telephone 03 341 9900
Facsimile 03 343 4167

Variation Order

Variation Order No E028-02756-01

To:

Rolleston Garden Centre - T/A Tasq Painters
2356 Wards Road
Darfeild 7571
Christchurch
Phone **0275-867-076** A/H **03-347-9955**
Email **sandspurdon@xtra.co.nz**

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No **E028-02756**
Accreditation Number **EQRC0502**
Contractor Code **S472**

From:

Hub **Blenheim**
Works Order Date **17-Jun-2014**

Project Number **E028**

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2012/039268	12 HASENDENE DRIVE, LINCOLN	09-Jun-2014	787.50
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 787.50

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **John Paul McDonald**

On behalf of Fletcher Construction

as agent for Earthquake Commission Signature

IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

Variation to Works Order

16 JUN 2014



Claim Number	2012/039286	Contractor Name	TASQ Painters
Customer Name	L Tjoa	Supervisor	Jack Stewart
Main Contact	Laurence	Date	13/06/2014
Property Address	12 Hasenede Dr	Customer email	sienlaurence@yahoo.com.au
Phone	273928317		

For all Variations please contact your Contract Supervisor before proceeding with any work.

This section must be

filled out by the contractor in full with as much supporting information as possible: Descriptions, Repair Strategies, Quantities, Units, Rates, Photos where appropriate - The contractor must ensure the reason for the variation is clearly stated (For example - unforeseen additional scope required, alternative repair strategy required etc...) and that works to be undertaken have not been previously allowed for.

Section 1**Completed by Contractor**

Reason for Submitting a Variation

Bathroom & ensuite have half height trimmed wall tiles which require removal and replacement and brushed edge trim capping. Also bath side wall tiles, different type, are overlaid on floor tiles so while trying get some broke. Required grinding out & replacement.

Exterior mortar cracks were covered on SOW no no meterage provided.

Item	Description	Quantity	Unit	Rate	Amount
1	Bathroom - remove & relay half height walls tile including capping	3		105	\$315.00
2	Ensuite - remove & relay half height walls tile including capping	2.5		105	\$262.50
3	Replace bath side wall tiles x 3	3		25	\$75.00
4	Exterior mortar - grind out & repoint (areas were tagged by owner)	4.5		30	\$135.00
	Photos of damaged supplied.				
Total					\$787.50

Section 2**Completed by Contract Supervisor**

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☒ No ☐

Notes

Sighted and agreed. Photos attached.
Skirting Tiles required replacement.

Name Jack StewartDate 17.06.14

Signature

Section 4**Completed by Quantity Surveyor**

Contractor

Claimed

Amount

\$

Hub Name

Lincoln

Variation Total

\$

787.50

Hub Number

09 E 011

Tax Invoice/Payment Claim No.

Name

SP McDonald

Date

17/6/14

Signature

Section 5**Completed by EQC Representative**

Instruction given for work to proceed

Yes ☒ No ☐

Work sighted

Yes ☐ No ☒

Notes

Pending on QS approval

Name

Wayne Roberts
EQC Estimator

Date

17/6/14

Signature



Fletcher EQR acting as agent for EQC
(divn of FletcherConstruction)
P O Box 80105
CHRISTCHURCH 8440

Variation Order

Telephone 03 341 9900
Facsimile 03 343 4167

Variation Order No E028-02756-02

To:

Rolleston Garden Centre - T/A Tasq Painters
2356 Wards Road
Darfeild 7571
Christchurch
Phone 0275-867-076 A/H 03-347-9955
Email sandspurdon@xtra.co.nz

Please quote Variation Order Number / Works Order Number
on all invoices, correspondences etc

Work Order No E028-02756
Accreditation Number EQRC0502
Contractor Code S472

From:

Hub Blenheim
Works Order Date 03-Jul-2014

Project Number E028

Please proceed with the works outlined in the attached approved Variation To Works Order for:

EQC Claim Number	Address	Start Date	\$ Ex. GST
CLM/2012/039268	12 HASENDENE DRIVE, LINCOLN	09-Jun-2014	762.05
NZ Govt Goods and Services Tax Is Not Included In This Total			Total Cost 762.05

The above stated variation price is deemed to be a complete price to undertake and complete the works as detailed within the attached Variation To Works Order. The Variation To Works Order shall not be varied without Fletcher EQR's prior written consent. No additional costs will be accepted unless approved by a further written Variation Order issued and signed by Fletcher EQR. Any request for payment based on an invalid variation instruction will be refused.
All Works shall be completed in accordance with the approved Scope of Works unless varied as above.

Authorised By **Lorcan Grogan**
On behalf of Fletcher Construction
as agent for Earthquake Commission Signature

IMPORTANT

This Variation Order is only valid when authorized and signed by a Fletcher EQR Quantity Surveyor.
This Variation Order is to be read in conjunction with the attached approved Variation To Works Order.
If no Variation To Works Order is attached please contact the issuing Quantity Surveyor for a copy of the Variation To Works Order.
This Variation Order is subject to the terms and conditions contained in the Short Form Agreement for engagement of contractors between the parties.
Please send all invoices and correspondence to the Fletcher EQR Hub responsible for issuing this Variation Order.

The Contractor is responsible for all Warranties to be passed onto the homeowner.
No additional private work is to be undertaken. Fletcher EQR reserves the right to terminate the contract and de-accredit any contractor working on site without approval.
EQC and Fletcher EQR employ zero tolerance in relation to fraud and will prosecute offenders.

17 JUN 2014



Claim Number	2012/039286	Contractor Name	TASQ Painters
Customer Name	L Tjoa	Supervisor	Jack Stewart
Main Contact	Laurence	Date	16/06/2014
Property Address	12 Hasenedene Dr	Customer email	sienlaurence@yahoo.com.au
Phone	273928317		

This section must be

Section 1	Completed by Contractor
-----------	-------------------------

Positive - Bathroom walls. Reviewed by Jack Stewart 16/6/14	Reason for Submitting
---	-----------------------

Item	Description	Quantity	Unit	Rate	Amount
1	Wall Gap fill and Paint - Damage by removal of wall tiles	26.88	26.88	28.35	\$762.05
Total					\$762.05

Section 2		Completed by Contract Supervisor
-----------	--	----------------------------------

Notes Extensive tile replacement req.
Tile v/o already exempted.

Name Jack V. 20 Date 1-7-14 Signature [Signature]

Section 4 Completed by Quantity Surveyor

Contractor Claimed Amount	\$	Hub Name	Lincoln
---------------------------------	----	----------	---------

Variation Total \$ 762.05 Hub Number 9 E 011

Tax Invoice/Payment Claim No.

Name Horacio Pagan Date 01/10/2014 Signature [Signature]

Section 5 Completed by EQC Representative

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

Notes
Pending on QS approval.

Name Wayne Roberts Date 1/7/14 Signature 
EQC Estimator

Defects Liability Certificate

Claim Number	CLM/2012/039268		
Date of Completion	25/02/2015	Date defect period ends	25/02/2016
Property address	12 HASENDENE DRIVE, LINCOLN		
Main contractor	zzzzzzRolleston Garden Centre - T/A Tasq Painters *****		
Principal	Earthquake Commission (EQC)		

End of Defects Liability Period

The Principal is required to issue a Defects Liability Certificate. The NBC SW Standard Conditions rul 13.1 states that:

The Principal must certify to the Contractor when in relation to the Contract Works or a Separate Section of them:-

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

This Certificate

This is to certify that in accordance with rule 13.1, the above named Contract Works the 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

This certificate cannot be relied on for any other purpose.

Contracts supervisor

Nick Johnson

Date of issue 21/10/2015

on behalf of Fletcher EQR acting as agent to EQC

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

Address
Claim Number
Contractor
Contract Supervisor

12 Hasendene Drive, Lincoln

CLM/2012/039268

Tasq Painters

Jack Stewart

Inspection completed by: Michael O'KamaDate 20/02/15

Others present:

- This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that Works Order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC

1.	All work completed as per approved Scope of Work? (Refer <i>Summary of Work Completed</i>)	Y	N
3.	All Variations completed (detail below)?	Y	N
4.	Any quality issues or minor defects? (detail below)	Y	N
5.	Any significant deferred work? (detail below)	Y	N
6.	All consented or restricted work carried out and associated inspections completed (as required)?	Y	N
*	<i>Advise Contractor that PS3, Memorandum of Building, Inspection records and evidence are required to be submitted at time of Invoicing</i>		

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

VO per
scope

Quality

VO1

VO2

VO3

VO4

MINOR DEFECTS

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

- 1.
- 2.
- 3.
- 4.
- 5.

Date that all minor defects will be rectified:

/ /

CA

10

MS-SF0702 CONSTRUCTION COMPLETION INSPECTION

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

Proposed Date for commencement of Significant Deferred Work: / /

ecm

SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per **Approved Scope of Work** and **Approved Variations**, excluding any minor defects noted.

Contract Supervisor

Malcolm Conn

Malcolm Conn

20/2/15

Contractor

S Noon

S Noon

25 / 2 / 15

Works Manager / EQC (if attending)

Homeowner (or their authorised representative)

Lawrence Tjora

Name

Lawrence Tjora

Signature

25/2/2015

Date

If the Homeowners signature is not obtained for any reason please state the reason below:

CRM

NOTES

This sign off deals only with the scope of works carried out under EQC supervision. It does not deal with the driveway which has been damaged by lase and is to be remediated and resolved by contractor insurance

FOR OFFICE USE

ECM UPDATED

ECM

25/2/15

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

/ /

ALL ACTIONS COMPLETED (Letter, PCC Issued etc)

/ /

Initials

Date

*Note. PCC not to be issued until it is confirmed that all minor defects have been rectified

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

Contract: - 2012-089268
 Location: - 12 Hasendene Drive
 Principal: - Tasq Painters

Practical Completion

Practical Completion means that the Contract Works, or a Separate Section of them attain Practical Completion when information and warranties listed in the Specific Conditions have been provided and when, except for:-

- (a) Work which the Principal and the Contractor have agreed to defer for completion during the Defects Liability Period and
- (b) minor omissions and minor defects which the Principal and the Contractor agree
 - (i) the Contractor has reasonable grounds for not correcting promptly; and
 - (ii) do not prevent the Contract Works, or a Separate Section of them, from being used for their intended purpose; and
 - (iii) can be corrected without prejudicing the convenient use of the Contract Works or a Separate Section of them,

the Contractor has fulfilled its obligations under the Contract.

This Certificate

This is to certify that in accordance with rule 12.1, the Contract Works have been inspected and qualified for Practical Completion on ~.

The Defects Liability period as detailed in rule 13.1 commenced on this date and continue for a period of ~. 90 days

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

It is provided in accordance with and subject to rule 1.2 Principal's main obligations.

The certificate cannot be relied on for any other purpose.

Signed by/date:

Michael O'Connor

2012/15 (Date signed)

MS-SF0409

Exempt Building Work File Record

CLAIM NUMBER:

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

This is a record of the decision to complete earthquake repairs without building consent. The works described have been determined as exempt from the need for building consent.

12 Hasendene Drive, Lincoln

Property Address:

CLM/2012/039268

Date: _____

Tasq Painters

Hub: _____

Property Contact Name

Jack Stewart

Cont. Supervisor _____

Contact Details:

Ph. (2) _____

Contractor: _____

Site Supervisor Name: _____

Contact Details:

Ph. _____

Email _____

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

As per scow + variations.

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

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

Provided to the homeowner/agent name: _____

Phone: _____

Date: _____

26/02/15

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

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

Filing an Exempt Building Work Record Explanatory Note

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

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

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

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

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

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

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

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

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

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

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

- **Note¹** This stems from the current estimate¹ that somewhere between 10 – 12% of all EQR works will require a Building Consent
- **Note²** Work prescribed within Schedule 1(a- j) and (m & n) of the Building Act 2004. Schedule 1(k) requires Councils (discretionary) approval.
- **Note³** When each house is transacted, a Land Information Memoranda (a LIM), will be requested by the purchaser's lawyer as a standard part of the conveyance procedure. The LIM records all works completed under a Building Consent (and any item 'K' Exemption where applicable) as well as a myriad of other information relevant to that property. The LIM uptake in Canterbury is one of the highest in New Zealand.
- **Note⁴** The gaining of a LIM to facilitate a property transaction is driven by LGOIMA, this stands for – 'Local Government Official Information and Meetings Act 1987 No 174 (as at 01 November 2010), Public Act'. S4 (a) requires Councils "to provide for the availability to the public of official information held by local authorities"....4 (b) "to provide for proper access by each person to official information relating to that person". This Act compels the authorities to disclose "what's known" about a property.

MS-SF0509



FINAL ACCOUNT AGREEMENT

CLAIM NUMBER:

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

Property Address: 12 Hasendene Dr
Lincoln

Date 4 Mar 15

Hub Blenheim

Contracts Supervisor Michael O'Connor

Property Contact Name: L Tjoa

Contractor Details TASQ Painters Ltd

Accreditation No EQRC0502

Contact details Ph. (1) 027 869 4485

Ph. (2)

email sandspurdon@xtra.co.nz

Original Contract Value	(Ex GST)	\$25201.20	✓
Variations	(Ex GST)	\$1549.55	✓
Final Contract Value	(Ex GST)	\$26750.75	✓
Less Previous Payments	(Ex GST)	-\$20000.00	✓
GST Amount		\$1012.61	
Amount for Final payment	(Including GST)	\$7763.36	

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: 9 Jun 14

Contract Finish Date 18 Feb 15

Minor remedial brickwork caused multiple delays

Signature of Contractor:		Date: 4 Mar 15
Print Name	Steve Noon	
Signature of Contracts Supervisor:		Date:
Print Name		
Signature of Quantity Surveyor:		Date: 05 MAR 2015
Print Name	Mangam mi	

slow
notech
pav

PN 142

B

TASQ Painters Invoice

TASQ

TASQ Painters
2536 Wards Road
RD 1
Darfield 7571
Mobile: 021 867 076
A/Hrs: 03 317 9952
sandspurdon@xtra.co.nz

Invoice Date 04 Mar 15
Invoice No. 02-15
Bill To Fletchers Construction Ltd
for EQC Canterbury
Phone _____
E-Mail gs.lincoln@eqr.co.nz

GST No. 43-539-795

Accreditation No. EQR20502

Date	Description	Amount
	To do all works as scoped for claim 2012/039268	
	at 12 Hasendene Dr, Lincoln	
9/05/2014	WO Issued	\$25,201.20
	VOs 1 -2 bathroom & ensuite	\$1,549.55
	17 Jun & 4 Jul	
26/06/2014	Progress Payment	-\$20,000.00

	Subtotal	\$6,750.75
	GST	\$1,012.61
	Total	\$7,763.36

Hub # 1111111	
E011	
Received	4.03.15
Entered	05 MAR 2015
Certified	\$6750.75

AMI Insurance
 New Plymouth
 Cnr St Aubyn & Egmont Streets
 PO Box 741
 Taranaki Mail Centre
 New Plymouth 4340

Phone 0-6-060 8248
 Fax 0-6-759 8989



~~FO28~~ FO34 ✓

5 October 2016

The Fletchers Construction Company Ltd
 PO Box 80105
 Christchurch
 8440

Task Contracting
 Liquidated no recovery
 line.

TAX INVOICE 342

GST NUMBER 51-860-403

Our Insured: Mr Josef Tjoa & Mrs Agatha Kosasih
 Our Reference: D4458342STP
 Your Reference: CLM/2012/039268

Description	Amount	
	\$1000.00	GST incl.

Your reference CLM/2012/039268

\$869.57

Claimant Jozef Tjoa – AMI Insurance

Recovery of damage to driveway at 12 Hasendene Drive, Christchurch

Please pay to account 06-0801-0055108-008 using reference D4458342



Yours faithfully

Tracy
 Tracy Smith
 Customer Services Officer
 ref: CO04

HUB E034	CENTRAL	RECEIVED
7/10/16	CLM	2012/039268
ADDRESS: 12 HASENDENE DR		
VERIFY PAYMENT CLAIM/INVOICE - PRINT NAME & SIGN BELOW		
CS:	SIGN	
QS: SIMON MCMURTRIE	SIGN	
CODE: WOOD/CONS	PA ENTERED	11/10/16
AUTHORISED:	SIGN	

Kavanagh

Our Ref: 844322

DISCHARGE – THIRD PARTY LIABILITY

Subject to Vero Liability Insurance Limited Auckland as indemnifiers of Fletcher Construction Ltd agreeing to pay AMI Insurance the sum of eleven thousand five hundred eighty six dollars ninety-three cents (\$11,586.93) inclusive of GST we do hereby agree to release and discharge Fletchers Construction Ltd and their employees and agents from all claims and demands which we have or hereafter might have against the said Fletchers Construction Ltd and their employees and agents in respect of or in any way arising out of liability in respect of damage to a driveway located at 12 Hasendere Drive, Lincoln which occurred late in 2014.

It is understood that Vero Liability Insurance Ltd will make payment in the sum of \$10,586.93) and a further sum of \$1,000 (being the excess applicable under the Fletchers EQR policy) will be paid directly by Fletchers EQR.

It is expressly understood and agreed that the furnishing of this Discharge or assistance in making of the Discharge by the adjuster or any other persons an act of courtesy and is not a waiver of rights or admission of liability of the underwriters, and any other information and other documents required shall be furnished on request.

Dated this Thursday day of 22nd September 2016.

Signed

Bank Details

06-0801-0055108-0008

Witness

Julie Howard Jones

Occupation

(SO)

Address

C/- AMI Insurance, New Plymouth.

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.



Statement of Claim Checklist / Repair Strategy

Date: 3.6.11Author: John Connell

CLM/2010/118895

Laurence Tjoa
12 HASENDENE DRIVELINCOLN
H:03-325-2500
W:
M:021-182-771LA: John ConnellEstimator: George Peterson

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
5.5 x 4.4 Lounge 2.4	N	—	—	carpet	
3.8 x 4.8 Dining Room 2.4	Y	✓	—	carpet	Cracks to walls 0.1m. Rake out, stop + paint.
2.8 x 3.3 Kitchen 2.4	Y	✓	—	✓ Tiles	Paint separation to window. Sand + paint. Rangehood loose. Allow carpenter 1 hour. Cracked tiles to floor. Lift tiles, relay under floor heating + relay tiles.
3.8 x 4.8 Family Room 2.4	Y	✓	—	carpet	Cracks to walls 0.3m Rake out, stop + paint.
4.5 x 4.8 Bedroom 1 2.4	Y	✓	—	carpet	Paint separation to door frame. Paint door frame.
1.8 x 2.6 Ensuite 2.4	Y	—	—	✓ Tiles	2 cracked tiles to floor. Lift tiles, relay under floor heating, relay tiles.
4.2 x 3.4 Bedroom 2 2.4	N	—	—	carpet	
3.4 x 4.2 Bedroom 3 2.4	N	—	—	carpet	

2010/118875

L. Tjoa

Affix label here

SOC / Repair Strategy - Page 2

Room	Earthquake Damage	Walls	Ceiling	Floor	Repair Strategy
	Y/N	✓	✓	✓	
3.2 x 2.9 Bedroom 4 2.4	N	✓	—	carpet.	Paint separation to door frame. Paint door frame.
3.2 x 2.4 Bathroom 2.4	Y	—	—	✓ Tiles	2 Tiles cracked in floor. lift tiles, relay under floor heating, relay tiles.
2.0 x 1.0 Toilet 1 2.4	Y	—	—	✓ Tiles	1 Tile cracked in floor. Lift + relay tiles.
Toilet 2	N/A	—	—	—	
11.04 x 1.0 Hallway Office Study	Y	—	✓	carpet.	Paint ceiling as connected to ceiling in entry hall.
2.5 x 1.02 Walk in Rampage robe 2.4	Y	✓	—	carpet.	Paint separation to door frame. Paint door frame.
6.4 x 1.08 Entry / Hall(s) 2.4	Y	✓	✓	Tiles.	Paint separation to door frame. Paint door frame. Cracks to ceiling 1.0m. Take out stop + paint.
Stairwell	N/A	—	—	—	
3.3 x 1.6 Laundry 2.4	N	—	—	Tiles.	
Garage 2.4	N	—	—	carpet.	
Other					



 (Initials)

L 1909
2010/118895

Affix label here

SOC / Repair Strategy – Page 3

Item		Event Damage	Repair Strategy
		Y / N	
Roof		N	
EXTERNAL WALLS	North	Y	1.8m horizontal cracking to brickwork. Grind out + re mortar.
	South	N	
	East	Y	0.4 horizontal cracking to brickwork. Grind out + re mortar.
	West	Y	1.7m horizontal cracking to brickwork. Grind out + re mortar.
Decks		N	
CHIMNEY	Base	N	
	Ceiling Cavity	N	
	Above Roof	N	
	Fireplace	N	

.....
(Initials)

SOC / Repair Strategy – Page 4

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

Supplementary Notes:

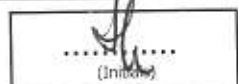
I confirm the rooms and areas listed above have been inspected by an EQC representative.

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:

03/06/11



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



Scope of Works

Completed By: *John Connell.*

Date: *3.6.11.*

Page *1* of *3*

CLM/2010/118895

Laurence Tjoa
12 HASENDENE DRIVE

LINCOLN
H: 03-325-2500
W:
M: 021-182-771

Element Details:

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

DESCRIPTION:

REPAIR STRATEGY:

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
DINING ROOM: <i>3.8 x 4.8 x 2.4</i>							
<i>Walls - Rake out + stop</i>	<i>hrs</i>				<i>1</i>	<i>45.0</i>	<i>45.00</i>
<i>Walls - Materials</i>	<i>eq</i>				<i>1</i>	<i>10.0</i>	<i>10.00</i>
<i>Walls - Paint. (o/p 2 walls)</i>	<i>m²</i>	<i>8.6</i>	<i>2.4</i>		<i>20.64</i>	<i>24.0</i>	<i>495.36</i>
KITCHEN: <i>2.8 x 3.3 x 2.4</i>							
<i>Walls - Paint walls. (o/p 3 walls)</i>	<i>m²</i>	<i>8.9</i>	<i>2.4</i>		<i>21.36</i>	<i>24.0</i>	<i>512.64</i>
<i>Floors - Uplift, supply + lay tiles.</i>	<i>m²</i>	<i>2.8</i>	<i>3.3</i>		<i>9.24</i>	<i>170.0</i>	<i>1570.80</i>
<i>Rangehood loose - Carpenter Labour</i>	<i>hrs</i>				<i>1</i>	<i>45.0</i>	<i>45.0</i>
<i>Supply + fit under tile heating.</i>	<i>eq</i>				<i>1</i>	<i>902.0</i>	<i>902.00</i>
FAMILY ROOM: <i>3.8 x 4.8 x 2.4.</i>							
<i>Walls - Rake out + stop.</i>	<i>hrs</i>				<i>1</i>	<i>45.0</i>	<i>45.00</i>
<i>Walls - Materials.</i>	<i>eq</i>				<i>1</i>	<i>10.0</i>	<i>10.00</i>
<i>Walls - Paint. (o/p 3 walls)</i>	<i>m²</i>	<i>13.4</i>	<i>2.4</i>		<i>32.16</i>	<i>24.0</i>	<i>771.84</i>
BEDROOM 1: <i>4.5 x 4.8 x 2.4.</i>							
<i>Paint door jambs - Labour painter</i>	<i>hrs</i>				<i>1</i>	<i>45.0</i>	<i>45.00</i>
<i>Materials - Paint</i>	<i>eq</i>				<i>1</i>	<i>15.0</i>	<i>15.00</i>

Subtotal **4467.64**

+ P&G, Margin & GST Figure

TOTAL

* Unit Categories to be used as follows:

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

EQC 039 - Revised 07-09

chcd n.d



Scope of Works

Completed By: John Connell

CLM/2010/118895

Date: 3.6.11Page 2 of 3Laurence Tjoa
12 HASENDENE DRIVELINCOLN
H:03-325-2500
W:
M:021-182-771

Element Details:

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

DESCRIPTION:

REPAIR STRATEGY:

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
ENSUITE. 1.8 x 2.6 x 2.4							
Floors - Uplift, supply + lay tiles	m ²	1.8	2.6		4.68	170.0	795.60
Floors - Supply + Fit under Floor heating	ea				1	564.0	564.00
BEDROOM 4. 3.2 x 2.9 x 2.4							
Paint door jamb - Labour painter	hrs				1	45.0	45.00
Materials - Paint.					1	15.0	15.00
BATHROOM. 3.2 x 2.4 x 2.4							
Floors - Uplift, supply + lay tiles	m ²	3.2	2.4		7.68	170.0	1305.60
Floors - Supply + Fit under Floor heating	ea				1	756.0	756.00
TOILET 1. 2.0 x 1.1 x 2.4							
Floors - Uplift, supply + lay tiles	m ²	2.0	1.1		2.2	170.0	374.00
HALLWAY. 11.4 x 1.1 x 2.4							
Ceiling - Paint	m ²	11.4	1.1		12.54	24.0	300.96
WALK in ROBE. 2.5 x 1.2 x 2.4							
Paint door jamb - Labour painter	hrs				1	45.0	45.00
Materials - Paint.	ea				1	15.0	15.00

* Unit Categories to be used as follows:

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

Subtotal 4216.16

+ P&G, Margin & GST Figure

TOTAL

EQC 039 - Revised 07-09

CHkd N.O



EARTHQUAKE COMMISSION

Scope of Works

Completed By: John Connell

CLM/2010/118895

Laurence Tjoa
12 HASENDENE DRIVE

Date: 3.6.11

LINCOLN
H:03-325-2500
W:
M:021-182-771

Page 3 of 3

Element Details:

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

DESCRIPTION:

REPAIR STRATEGY:

LINE ITEMS:

DESCRIPTION:	Units	Length	Breadth	Depth	Qty	Rate	Cost
ENTRY HALL 6.4 x 1.8 x 2.4.							
Paint door jamb - labour painter	hrs				1	45.0	45.00
Materials - Paint	eq				1	15.0	15.00
Ceilings - Rake out + stop	hrs				1	45.0	45.00
Ceilings - Materials	eq				1	10.0	10.00
Ceilings - Paint	m ²	6.4	1.8		11.52	24.0	276.48
NORTH WALL							
Grind out + re-mortar	hrs				2	50.0	100.00
Materials	eq				1	10.0	10.00
EAST WALL							
Grind out + re mortar	hrs				1	50.0	50.00
Materials	eq				1	10.0	10.00
WEST WALL.							
Grind out + re mortar	hrs				2	50.0	100.00
Materials	eq				1	10.0	10.00
							671.48
Page 1							4467.64
Page 2							4216.16
Page 3							671.48
Subtotal							9355.28
+ P&C, Margin & GST Figure							3425.90
TOTAL							12781.18

* Unit Categories to be used as follows:

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

EQC 039 - Revised 07-09

CHK'd N.D.

EQC

EARTHQUAKE COMMISSION

Date:

Claim Number: 2010/

Estimator Name:

3/6/11

2010/118895

GEORGE PETERSON

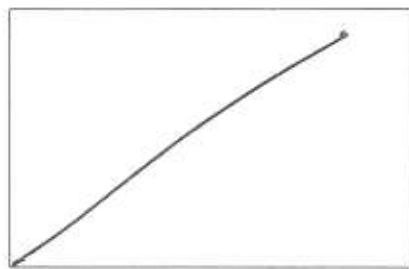
Dwelling Inspection Checklist: Show measurements indicate damage

5.5 N/D Lounge	3.8 o/p WALLS 100 4.4 o/p Dining Room	3.3 RANCH HOOD LOOSE. PAINT SEPARATION TO WINDOW. 4.8 TWO CRACKED TILES. UNDERFLOOR HEATING o/p (FLOOR) Kitchen
3.8 WALLS 100 100 Family Room	4.5 PAINT SEPARATION TO DOOR FRAME TO ENSUITE 4.8 o/p Bed 1	1.8 TWO TILES CRACKED UNDERFLOOR HEATING. (FLOOR) 4.8 Ensuite
4.2 N/D Bed 2	4.2 N/D 3.4 Bed 3	3.2 PAINT SEPARATION TO DOOR FRAME 3.4 Bed 4
3.2 (FLOOR) TWO TILES CRACKED UNDERFLOOR HEATING 2.4 Bathroom	2.0 ONE CRACKED TILE. NO U/FLOOR HEATING. 1.1 Toilet 1	Toilet 2
1.1 CEILING. PART OF ENTRYS. Office/Study	1.2 PAINT SEPARATION TO DOOR FRAME 11.4 Rumpus	1.8 CEILING 1.0 PAINT SEPARATION TO DOOR FRAME 2.5 Entry/Hall(s)

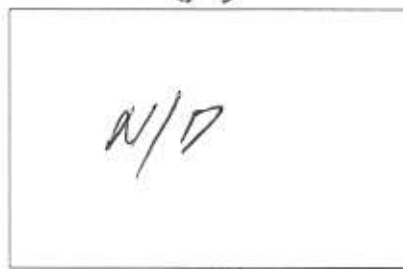
WIR
ROAD

Date: 3/6/11	Claim Number: 2010/ 2010/118 895	Estimator Name: GEORGE PETERSON
-----------------	-------------------------------------	------------------------------------

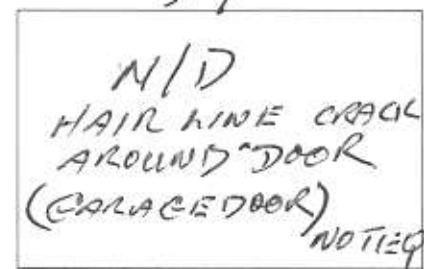
Dwelling Inspection Checklist: Show measurements indicate damage



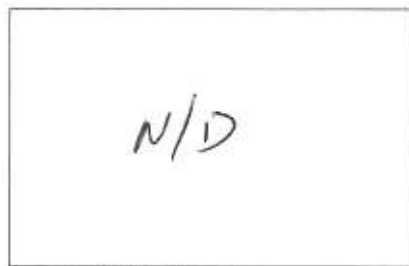
Stairwell



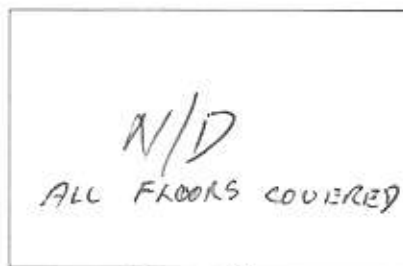
Laundry



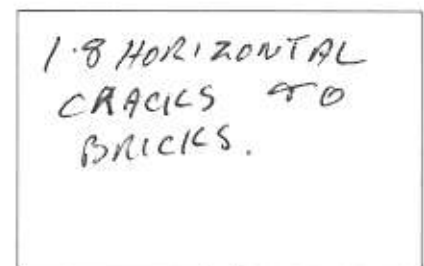
Outbuilding/Garage



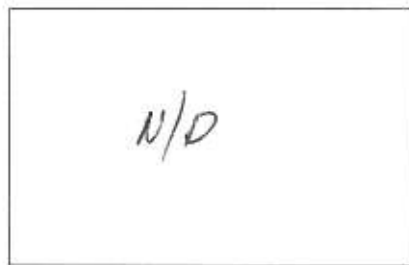
ROOF



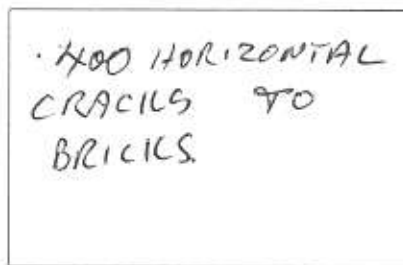
SLAB



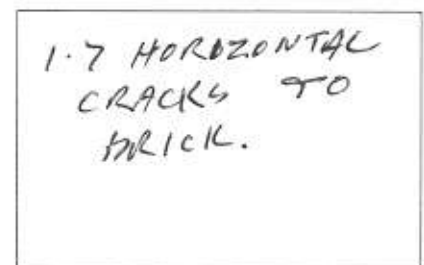
W



S



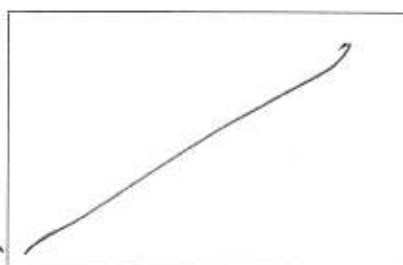
E



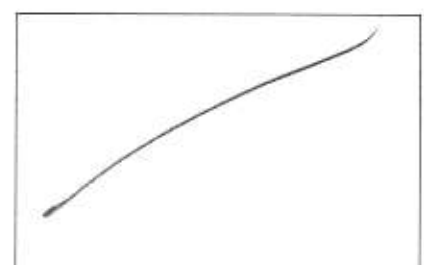
W



SERVICES



ROAD



Legend

	Crack to ceiling (show length)
	Crack to wall (show length)
	External damage
	Foundation damage



Date:

Claim Number: 2010/

Estimator Name:

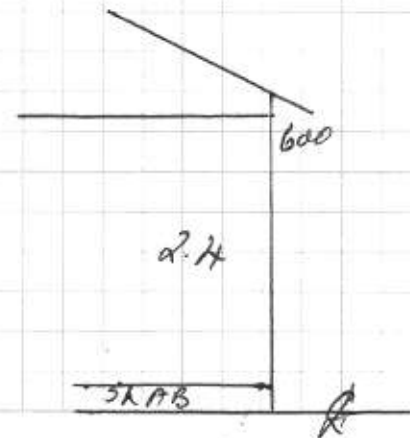
3/6/11

2010/118 495

GEORGE PETERSON

Dwelling Inspection Checklist: Show measurements indicate damage

AS PER PLAN
ATTACHED



ROAD

Area m2:	242.0
Stud Heights:	2.4
Wall Finish:	Wallpaper Plastered <u>Paint Finish</u>
Other:	N
Services:	Specify Damage: OK
Chimneys:	Construction Type: Height: Damage Description: Above Roof Below Roof Total Repair NO
Foundations Damage:	Timber Concrete Ring <u>Concrete Slab</u> Other (Specify): <u>Minor</u> Moderate Severe House Moved off Foundations? NO Concrete Slab Cracked? Crack Width: Crack Length: NO
Roof: Pitch 17	Framed <u>Trussed</u> Type: Clay Tiles Concrete Tiles <u>Rolled Metal</u> Other Damage: NO
Cladding Type:	Weatherboard <u>Brick Veneer</u> Hardi Plank Other



Sketch Plan of Property

CLM/2010/118895

Laurence Tjoa
12 HASENDENE DRIVE

LINCOLN
H:03-325-2500
W:
M:021-182-771

Completed By: **GEORGE PETERSON**
Supvr ID:
LA ID:

Date: 3/6/11

LA File Ref:

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

AS PER
PLAN ATTACHED.

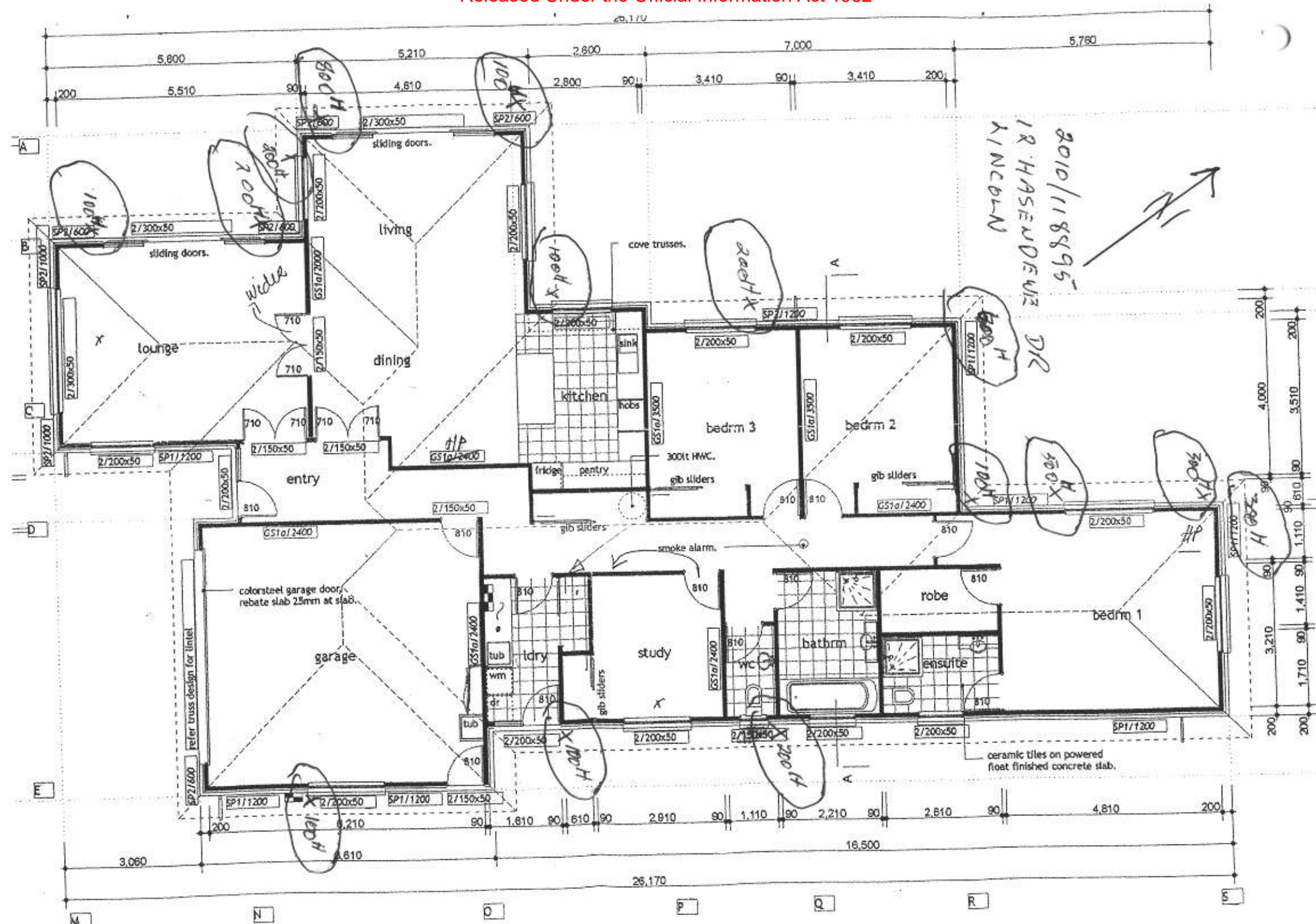


ROAD

Additional Information

I THINK TILES ARE FAULTY AND NOT EQC.

SOFFIT: - 600 HARDIFLEX
FASCIA: - MASS



Claim No. CLM/2010/118895

01 March 2013

JOZEF TJOA
12 HASENDENE DRIVE
LINCOLN 7608

Dear JOZEF TJOA

Your settlement calculation

EQC has now calculated your claim entitlement and paid the following amount(s).

Item	Amount	Excess	Balance
Dwelling (claims 2010-118895 & 2011-158326)	\$12,781.18	\$200.00	\$12,581.18
Total			\$12,581.18

Total amount of this payment is **\$12,581.18**

Payment

It is important that the payment(s) made to you are used for the purpose of repair or replacement of damaged property.

If you have not provided EQC with a bank deposit slip (to enable electronic payment) your payment will be made by cheque. If you are expecting further payments from EQC and would prefer payment by direct credit, please send us a bank deposit slip, or a letter from your bank identifying your bank account number. We can accept these electronically if they are scanned and emailed. Please include your claim number in any correspondence to us.

If you believe there are outstanding aspects of your claim, you should bank your cheque(s) and EQC will continue to respond to your queries. Banking your claim settlement cheque does not affect your current or any future entitlement(s).

Your obligations

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

Further contact

If you have any concerns about your claim please contact us either by sending an email to claims@eqc.govt.nz or call our free phone number 0800 DAMAGE (0800 326243) international call +64 4 978 6400 or +64 4 978 6401.

Yours faithfully

Bruce Emson

General Manager, Customer Services