

# Scope of Works



**Customer:** KAREN HOLMES

**Document explanatory note:**

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

## Assessment of Property at 170 HAMPSHIRE STREET, ARANUI, CHRISTCHURCH 8061 on 19/09/2011

### Site

Element	Damage	Repair
Garden Shed (Garden - Steel - 4.00 m2)		
Land (Exposed - Soil - 690.00 m2)		

### Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 20.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 20.00 l/m)	No Earthquake Damage	

## Main Building

### Exterior

#### Foundations

Element	Damage	Repair
Piles (Ordinary - Concrete - 1.00 item)	No Earthquake Damage	
Ring foundation (Load bearing - Concrete - 46.00 l/m)	Cracks to ring foundation	Grind out and epoxy fill cracks 2.00 l/m
	Cracks to ring foundation	Solid Plaster Repair 0.36 m2
	Cracks to ring foundation	Splash coat repair 0.70 m2

#### Elevation (North wall)

Element	Damage	Repair
Stairs (External) (Box - Concrete - 1.90 l/m)	No Earthquake Damage	
Wall Cladding (Brick Veneer - Brick - 31.44 m2)	Cracking	Grind out and repoint mortar 1.00 l/m
	Cracking	Remove and relay loose sill bricks 0.40 l/m
	Structural damage	Remove, dispose and replace bricks 2.20 m2

#### Elevation (West wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 23.28 m2)	Cracking	Grind out and repoint mortar 5.10 l/m
	Cracking	Remove and relay loose sill bricks 0.40 l/m

#### Elevation (South wall)

Element	Damage	Repair
Wall Cladding (Brick Veneer - Brick - 31.44 m2)	Cracking	Grind out and repoint mortar 6.20 l/m
	Cracking	Refix and seal quadrant

**Elevation (East wall)**

Element	Damage	Repair	
Deck (Below 1m - Timber - 25.22 m2)	No Earthquake Damage		
Wall Cladding (Brick Veneer - Brick - 23.28 m2)	Cracking	Grind out and repoint mortar	3.20 l/m

**Roof**

Element	Damage	Repair	
Roof Covering (Pitched - Concrete tile - 110.60 m2)	Impact damage	Remove, dispose, supply and install concrete tiles	0.32 m2
Roof framing (Framed - Timber - 110.60 m2)	No Earthquake Damage		

**Interior****Ground Floor - Lounge**

Room Size: 3.70 x 5.00 = 18.50 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 18.50 m2)	Cosmetic Damage	Remove, dispose and replace lining paper	18.50 m2
	Cosmetic Damage	Paint Ceiling	18.50 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (T&G - Carpet - 18.50 m2)	No Earthquake Damage		
Heating (Wood - Wood burner - 1.00 item)	Cosmetic damage	Remove supply and replace Fire surround / Hearth	1.00 No of
Trim (Painted MDF - Trim 60mm - 17.40 l/m)	Damaged finish	Gap fill and paint trims	17.40 l/m
Wall covering (Gib - Wall paper / paint - 41.76 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	12.00 m2
	Cosmetic damage	Paint wall	12.00 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	8.00 l/m

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

Room Size: 7.60 x 3.60 = 27.36 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 27.36 m2)	Cosmetic Damage	Rake out, plaster and paint	27.36 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease and repaint door/varnish	1.00 No of
Door (Internal) (Sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 20.16 m2)	No Earthquake Damage		
Floor (T&G - T+G polished timber - 7.20 m2)	No Earthquake Damage		
Heating (Wood - Open fire - 1.00 item)	Cosmetic damage	Remove, dispose and replace tiles to fire place	0.96 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		
Wall covering (Gib - Lining paper / paint - 53.76 m2)	Cosmetic damage	Remove, dispose and replace lining paper	53.76 m2
	Cosmetic damage	Paint wall	53.76 m2
Window (Timber medium - Pane single glazed - 3.00 No of)	Cosmetic damage	Ease window	2.00 No of
	Cosmetic damage	Gap fill and paint jambs / sills	16.00 l/m

Work top (Kitchen work top - Stainless - 3.00 l/m)	Impact damage	Grind out and re-grout tiles	0.50 l/m
	Splashback damage	Remove and re-silicon	3.00 l/m

**Ground Floor - Laundry**

Room Size: 1.50 x 2.10 = 3.15 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 3.15 m2)	Cosmetic Damage	Sand, gap fill and paint	3.15 m2
Door (External) (Single glass door - Timber - 1.00 item)	Cosmetic damage	Ease door	1.00 No of
Floor (T&G - T+G polished timber - 3.15 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 17.28 m2)	Cosmetic damage	Sand, gap fill and paint	17.28 m2
Wash tub (Single - Stainless Steel - 1.00 item)	No Earthquake Damage		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Bedroom (1st on right from front door)**

Room Size: 2.70 x 3.00 = 8.10 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 8.10 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 (T&G - Carpet - 8.10 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 27.36 m2)	Cosmetic damage	Rake out and stop	2.00 l/m
	Cosmetic damage	Remove, dispose and replace lining paper	20.16 m2
	Cosmetic damage	Paint wall	27.36 m2
Window (Timber medium - Pane single glazed - 2.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	10.00 l/m

**Ground Floor - Bedroom (Middle room)**

Room Size: 3.90 x 3.30 = 12.87 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 12.87 m2)	Cosmetic Damage	Rake out, plaster and paint	12.87 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (T&G - Carpet - 12.87 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 34.56 m2)	Cosmetic damage	Remove, dispose and replace lining paper	25.20 m2
	Cosmetic damage	Paint wall	25.20 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	8.00 l/m

**Ground Floor - Bedroom (3rd right from front door)**

Room Size: 2.70 x 2.70 = 7.29 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 7.29 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of

Floor (T&G - Carpet - 7.29 m2)	No Earthquake Damage		
Wall covering (Gib - Lining paper / paint - 25.92 m2)	Cosmetic damage	Remove, dispose and replace lining paper	25.92 m2
	Cosmetic damage	Paint wall	25.92 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00 l/m

**Ground Floor - Bathroom**

Room Size: 2.40 x 2.70 = 6.48 (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)	Impact damage	Remove and re-silicon	0.60 l/m
Ceiling (Hardboard - Paint - 6.48 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	Cosmetic damage	Ease door	1.00 No of
Floor (T&G - Vinyl - 6.48 m2)	No Earthquake Damage		
Shower (Cubical shower unit - Acrylic shower - 1.00 m2)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 24.48 m2)	Cosmetic damage	Sand, gap fill and paint	24.48 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Toilet**

Room Size: 0.80 x 1.50 = 1.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Hardboard - Paint - 1.20 m2)	Cosmetic Damage	Sand, gap fill and paint	1.20 m2
Door (Internal) (Single Hollow Core - MDF - 2.00 No of)	No Earthquake Damage		
Floor (T&G - Vinyl - 1.20 m2)	No Earthquake Damage		
Toilet (Standard - Standard Spec - 1.00 item)	No Earthquake Damage		
Wall covering (Hardboard - Paint - 11.04 m2)	Cosmetic damage	Sand, gap fill and paint	11.04 m2
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage		

**Ground Floor - Hallway**

Room Size: 1.10 x 5.80 = 6.38 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair	
Ceiling (Gib - Lining paper / paint - 6.38 m2)	Cosmetic Damage	Rake out and stop	2.20 l/m
	Cosmetic Damage	Paint Ceiling	6.38 m2
	Cosmetic Damage	Remove, dispose and replace lining paper	6.38 m2
Door (External) (Single glass door - Timber - 1.00 item)	Cosmetic damage	Ease and repaint door	1.00 No of
Floor (T&G - Carpet - 6.38 m2)	No Earthquake Damage		
Heating (Electric - Night store - 1.00 item)	Remove for other trades	Remove and replace heating source for other trades	1.00 item
Wall covering (Gib - Wall paper / paint - 33.12 m2)	Cosmetic damage	Remove, dispose and replace wallpaper - paint	33.12 m2



**Garage****Exterior****Foundations**

Element	Damage	Repair
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No Damage

**Elevation (North)**

Element	Damage	Repair
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No Damage

**Elevation (North)**

Element	Damage	Repair
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No Damage

**Elevation (East wall)**

Element	Damage	Repair
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No Damage

**Elevation (West)**

Element	Damage	Repair
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Wall Cladding (Brick - Brick - 11.04 m2)	No Earthquake Damage	
Wall framing (Timber Frame - Timber - 11.04 m2)	Structural Damage	Remove and repair 100 x 50 framing 9.00 l/m

**Roof**

Element	Damage	Repair
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No Damage

**Interior****Ground Floor - Room (Other)**

Room Size: 4.60 x 7.10 = 32.66 (length(m) x width(m) = Area Size(m2))

Stud Height: 2.40 m

Element	Damage	Repair
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Door (Internal) (Single Hollow Core - Timber - 1.00 No of)	No Earthquake Damage	
Floor (Concrete - Concrete - 32.66 m2)	No Earthquake Damage	
Garage door (Tilt-a-door Metal - Steel - 1.00 No of)	Impact damage	Adjust door 1.00 No of
Wall covering (Gib - Paint - 56.16 m2)		
Window (Timber medium - Pane single glazed - 1.00 No of)	No Earthquake Damage	

Scope of Works - Glossary of Terms

<b>Cosmetic Damage</b>	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'.
<b>Impact Damage</b>	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.
<b>Structural Damage</b>	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

<b>Building Terms</b>	The Department of Building and Housing website has a comprehensive list of common building terms: <a href="http://www.dbh.govt.nz/building-az-wxyz">http://www.dbh.govt.nz/building-az-wxyz</a>
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# Scope Change Summary

Claim No:	2011/096712	Penny Homes Chch EQRC 0804	
Claimant:	Holmes, Karen & William	PO Box 10-141, Christchurch 8145	
Property Address:	170 Hampshire Street	Ph	[REDACTED]
		Michael or Paul	
Claimant Phone:	[REDACTED]	EQR Supervisor:	Phillip Easdown
Date:	14/05/2012	EQR Hub	Aranui

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Room:	Walls	Ceiling	Floor	Minor Amendments to Scope	Major Amendments to Scope
Bathroom 1		✓		fill, sand & paint ceiling	
Foundation				grind & epoxy fill cracks	
Foundation				replaster - & repair splashcoat	
Foundation				paint exterior - foundations at front entry	
Hallway			✓	lift & relay existing carpet	
Hallway			✓	refix flooring	
Kitchen			✓	lift & relay existing carpet	
Kitchen			✓	refix flooring	
Kitchen		✓		remove, replace lining paper & paint ceiling	
Lounge	✓			remove, replace lining paper & paint walls - excludes feature walls	
Lounge		✓		fill, sand & paint ceiling	
North Elevation				Grind out and repoint mortar	
North Elevation				rebed & relay loose bricks / blocks	
South Elevation				remove, dispose & replace bricks / blocks	
Toilet 1				remove & refit - cistern to wall	
West Elevation				Grind out and repoint mortar	



Scope Change Summary - MS-SF0405



Claim Number	2011/096712	Contractor Name	Penny Homes
Customer Name	Karen Holmes	Supervisor	Phillip Easdown
Main Contact		Date	4/5/12
Property Address	170 hampshire Street	Customer Email	
Phone		Page	1 of 2

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that "photos" are taken to assist with the E.Q.C approval of the Scope Change.

Alternative Repair Strategy	Additional Damage	Non-Earthquake Damage	Room (Dimensions)	Walls	Ceiling	Floor	Changes to original EQC scope	E.Q.C Approval
	✓		EAST ELEVATION	✓			V.o- Remove & relay bricks 2m <sup>2</sup>	
✓	✓		NORTH ELEVATION	✓			V.o- Remove & relay bricks 3m <sup>2</sup> V.o- Grind out & re-point mortar 4m	
	✓		WEST ELEVATION	✓			V.o- Grind out & re-point mortar 7m	
	✓		SOUTH ELEVATION	✓			V.o- Remove & relay bricks 9.5m <sup>2</sup>	
	✓		FOUNDATION				V.o- Paint 5.5m <sup>2</sup> V.o- Wire brush & prime exposed reinforcing V.o- Solid plaster repair 1m <sup>2</sup>	
	✓		ROOF				V.o- Re-point ridge cappings 30m V.o- Inspect chimney to confirm safe.	
	✓		BATHROOM		✓		V.o- Gap fill & paint 6.48m <sup>2</sup>	
✓			Bedroom 3rd RIGHT	✓			V.o- Remove, dispose, rake, stop, hang & paint lining paper 25.92m <sup>2</sup> V.o- Door- Paint surround. 1m <sup>2</sup>	
✓			Bedroom MIDDLE	✓	✓		V.o- Remove, dispose, rake, stop, hang & paint lining paper 25.2m <sup>2</sup> (3 walls) V.o- Gap fill & paint 12.87m <sup>2</sup>	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.

The above scope changes should be added to the EQC claim assessment for EQC to review/ approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor PHILLIP EASDOWN Date: 4/5/12 Signature [Signature]  
 Name of EQC Representative Deane Brewer Date: 28 MAY 2012 Signature [Signature]  
 EQC Estimator  
 Role \_\_\_\_\_

Key	SC	Scope Change		
	ARM	Alternative to EQC Repair Strategy		



Scope Change Summary - MS-SF0405



Claim Number	2011/096712	Contractor Name	Penny Homes
Customer Name	Karen Holmes	Supervisor	Phillip Easdown
Main Contact		Date	4/5/12
Property Address	170 hampshire Street	Customer Email	
Phone		Page	2 of 2

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that "photos" are taken to assist with the E.Q.C approval of the Scope Change.

Alternative Repair Strategy	Additional Damage	Non-Earthquake Damage	Room (Dimensions)	Walls	Ceiling	Floor	Changes to original EQC scope	E.Q.C Approval
✓	✓		HALLWAY	✓		✓	V.o - lift carpet, repair flooring & relay existing carpet. V.o - Remove, dispose, rake, stop, hang & paint lining paper 33.12 m <sup>2</sup>	
✓			KITCHEN	✓	✓		V.o - Remove, dispose, rake, stop, hang & paint lining paper 53.76 m <sup>2</sup> V.o - Remove, dispose, rake, stop, hang & paint lining paper 27.36 m <sup>2</sup> V.o - Heating - Reset & grab hearth. V.o - lift carpet, repair flooring & relay existing carpet.	
	✓		LAUNDRY				V.o - Adjust striking plate in <sup>o</sup>	
✓			LOUNGE	✓	✓		V.o - Remove, dispose, rake, stop, hang & paint lining paper 31 m <sup>2</sup> (3 walls) V.o - Gap fill & paint 18.5 m <sup>2</sup>	
	✓		TOILET				V.o - Refix cistern in <sup>o</sup>	
✓			GARAGE				V.o - Door - Refix & adjust in <sup>o</sup>	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property. The above scope changes should be added to the EQC claim assessment for EQC to review/ approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor P EASDOWN Date: 4/5/12 Signature [Signature]  
 Name of EQC Representative Deane Brewer Date: 28 MAY 2012 Signature [Signature]  
 EQC Estimator \_\_\_\_\_ Role \_\_\_\_\_

Key	SC	Scope Change
	ARM	Alternative to EQC Repair Strategy



### EQC Claim Assessment

<b>Address</b>	170 HAMPSHIRE STREET, ARANUI, CHRISTCHURCH, 8061	<b>EQC Claim Number</b>	CLM/2011/096712
<b>Hazards</b>	Nil	<b>EQC Assessor (L,F)</b>	Fogarty, Kate
<b>Inspection Date</b>	19-Sep-2011	<b>Placard</b>	No Sticker
		<b>EQC Estimator (L,F)</b>	Iggo, Gordon

Claimants				
Name	Home Phone	Work Phone	Mobile Phone	Email Address
HOLMES KAREN				

Property - Overheads and Fees	
<b>Included Items</b>	Contents movement fee, Contractor's margin, Council fees - External alterations & additions, Covering incidental costs., Goods and services tax

Property Detail - Services		
Element	Description / Damage / Repair Strategy	Measure
<b>Water Supply</b>	Town Connection, Plastic	20 m
<b>Sewerage</b>	Town Connection, PVC Pipe	20 m

Property Detail - Site		
Element	Description / Damage / Repair Strategy	Measure
<b>Garden Shed</b>	Garden, Steel	4 m2
<b>Land</b>	Exposed, Soil	690 m2

<b>MAIN BUILDING</b>	Age 1961 - 1980	Area 94.2m2	Footprint Rectangular
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Structure		
Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (East wall)</b>		
Deck	Below 1m, Timber (25.22 m2)	
Wall cladding	Brick veneer, Brick (23.28 m2)	
	Cracking <i>v.o. - Remove, relay bricks 2m</i>	
	Grind out and repoint mortar	3.2 m

**Comments:** white pointing on red brick, timber deck

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (North wall)</b>		
Stairs (External)	Box, Concrete (1.90 m)	
Wall cladding	Brick veneer, Brick (31.44 m2)	
	Cracking	
	✓ Grind out and repoint mortar 1.5 x 1	1 m
	✓ Remove and relay loose sill bricks	0.4 m
	Structural damage <i>relay</i>	
	✓ Remove, dispose and replace bricks	2.2 m2 <del>2.5 m2</del> <i>3 m2</i>

**Comments:** white pointing to red brick

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (West wall)</b>		
Wall cladding	<i>ROAD SIDE</i> Brick veneer, Brick (23.28 m2)	



EQC Claim Number CLM/2011/096712

## Cracking

✓ Grind out and repoint mortar	V.O. add 2m	5.1 m	7.1m
✓ Remove and relay loose sill bricks		0.4 m	

**Comments:** white pointing to red brick

Element	Description / Damage / Repair Strategy	Measure
<b>Elevation (South wall)</b>		
Wall cladding ✓	Brick veneer, Brick (31.44 m2)	
	Cracking V.O. Remove, <del>dispose</del> , <i>relay bricks</i>	9.5m <sup>2</sup>
	✓ Grind out and repoint mortar	6.2 m
	✓ Refix and seal quadrant	100 Sum

**Comments:** white pointing to red brick

Element	Description / Damage / Repair Strategy	Measure
<b>Foundations</b>		
Ring foundation ✓	Load bearing, Concrete (46.00 m)	
	Cracks to ring foundation V.O. Paint	5.5m <sup>2</sup>
	Grind out and epoxy fill cracks	2 m
	Solid Plaster Repair V.O. wire brush & prime exposed steel.	0.36 m <sup>2</sup>
	Splash coat repair	0.7 m <sup>2</sup>
Piles	Ordinary, Concrete (1.00 Item)	

*Engineer 1 page report*

**Comments:** Plastered. And splash coated ring foundation

Element	Description / Damage / Repair Strategy	Measure
<b>Roof</b>		
Roof Covering ✓	Pitched, Concrete tile (110.60 m2)	
	Impact damage V.O. Repoint ridge capping 30cm.	
	✓ Remove, dispose, supply and install concrete tiles	0.32 m <sup>2</sup>
Roof framing	Framed, Timber (110.60 m2)	

*Chimney repairs?*

**Comments:** Unpainted concrete tiles*V.O. Check Chimney is to ceiling level.***Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Bathroom (L=2.7m W=2.4m H=2.4m)</b>		
Door (Internal) ✓	Single Hollow Core, MDF (1.00 No of)	
	Cosmetic damage	
	Ease door <i>bottom edge.</i>	1 No of
Window	Timber medium, Pane single glazed (1.00 No of)	
Bath	Acrylic, Standard specification (1.00 Item)	
Bathroom sink ✓	Basin, Standard specification (1.00 Item)	
	Impact damage	
	Remove and re-silicon	0.6 m
Shower	Cubical shower unit, Acrylic shower (1.00 m2)	
Wall covering ✓	Hardboard, Paint (24.48 m2)	
	Cosmetic damage	
	Sand, gap fill and paint	24.48 m <sup>2</sup>
Ceiling	Hardboard, Paint (6.48 m2)	
Floor	T&G, Vinyl (6.48 m2)	

*V.O. Gap fill & paint 6.48m<sup>2</sup>*

**Room - Additional Notes:****Bedroom 1st on right from front door (L=3.0m W=2.7m H=2.4m)**

Wall covering ✓	Gib, Lining paper / paint (27.36 m2)		
	Cosmetic damage		
	✓ Paint wall		27.36 m2
	✓ Rake out and stop		2 m
	✓ Remove, dispose and replace lining paper		20.16 m2
Ceiling	Gib, Lining paper / paint (8.10 m2)		
Door (Internal) ✓	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Repaint total door surround		1 No of
Window ✓	Timber medium, Pane single glazed (2.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		10 m
Floor	T&G, Carpet (8.10 m2)		

**Room - Additional Notes:****Bedroom 3rd right from front door (L=2.7m W=2.7m H=2.4m)**

Wall covering ✓	Gib, Lining paper / paint (25.92 m2) ?		
	Cosmetic damage		
	Paint wall	rake & stop.	25.92 m2 ?
	Remove, dispose and replace lining paper		25.92 m2
Ceiling	Gib, Paint (7.29 m2)		
Door (Internal) ✓	Single Hollow Core, MDF (1.00 No of)		
	Cosmetic damage		
	Ease door e Paint surround.		1 No of
Window ✓	Timber medium, Pane single glazed (1.00 No of)		
	Cosmetic damage		
	Gap fill and paint jambs / sills		6 m
Floor	T&G, Carpet (7.29 m2)		

**Room - Additional Notes:****Bedroom Middle room (L=3.3m W=3.9m H=2.4m)**

Wall covering ✓	Gib, Lining paper / paint (34.56 m2)		
	Cosmetic damage		
	Paint wall	NOT FEATHER WAIN. rake & stop.	25.2 m2
	Remove, dispose and replace lining paper		25.2 m2
Ceiling ✓	Gib, Paint (12.87 m2)		
	Cosmetic Damage ✓	Gap fill & paint	
	Rake out, plaster and paint		12.87 m2
Door (Internal)	Single Hollow Core, MDF (1.00 No of)		
Window ✓	Timber medium, Pane single glazed (1.00 No of)		



		Cosmetic damage	
		Gap fill and paint jambs / sills	8 m
Floor	✓	T&G, Carpet (12.87 m2)	
<b>Room - Comments:</b> feature wall			
<b>Room - Additional Notes:</b>			
<b>Hallway (L=5.8m W=1.1m H=2.4m)</b>			
Wall covering	✓	Gib, Wall paper / paint (33.12 m2)	
		Cosmetic damage	
		Remove, dispose and replace wallpaper - paint	33.12 m2
		<i>rake &amp; re-stap stop</i>	
Ceiling	✓	Gib, Lining paper / paint (6.38 m2)	
		Cosmetic Damage	
		Paint Ceiling	6.38 m2
		Rake out and stop	2.2 m
		Remove, dispose and replace lining paper	6.38 m2
Heating	✓	Electric, Night store (1.00 Item)	
		Remove for other trades	
		Remove and replace heating source for other trades	1 Item
Floor		T&G, Carpet (6.38 m2)	
Door (External)	✓	Single glass door, Timber (1.00 Item)	
		Cosmetic damage	
		Ease and repaint door	1 No of
<b>Room - Additional Notes:</b>			
<b>Kitchen Includes dining (L=3.6m W=7.6m H=2.4m)</b>			
Wall covering	✓	Gib, Lining paper / paint (53.76 m2)	
		Cosmetic damage	
		Paint wall	53.76 m2
		Remove, dispose and replace lining paper	53.76 m2
		<i>rake &amp; stop</i>	
Ceiling	✓	Gib, Paint (27.36 m2)	
		Cosmetic Damage	
		Rake out, plaster and paint	27.36 m2
		<i>re-lin</i>	
		<i>shiny</i>	
Work top	✓	Kitchen work top, Stainless (3.00 m)	
		✓ Impact damage	
		Grind out and re-grout tiles	0.5 m
		✓ Splashback damage	
		Remove and re-silicon	3 m
Kitchen joinery		Medium Spec, MDF (1.00 Item)	
Door (Internal)	✓	Single Hollow Core, MDF (1.00 No of)	
		Cosmetic damage	
		Ease and repaint door/varnish	1 No of
Window	✓	Timber medium, Pane single glazed (3.00 No of)	
		Cosmetic damage	

EQC Claim Number CLM/2011/096712

	Ease window	2 No of
	Gap fill and paint jambs / sills	16 m
Range ( Free standing oven )	Electric, Standard Electric (1.00 Item)	
Heating ✓	Wood, Open fire (1.00 Item)	
	Cosmetic damage <i>v.o. Reset &amp; grout hearth.</i>	
	Remove, dispose and replace tiles to fire place	0.96 m2
Floor	T&G, T+G polished timber (7.20 m2)	
Floor	T&G, Carpet (20.16 m2) <i>v.o. lift carpet refit floor &amp; relay existing carpet.</i>	
Door (Internal)	Sliding, MDF (1.00 No of)	

## Room - Additional Notes:

## Laundry (L=2.1m W=1.5m H=2.4m)

Window	Timber medium, Pane single glazed (1.00 No of)	
Wall covering ✓	Hardboard, Paint (17.28 m2)	
	Cosmetic damage	
	Sand, gap fill and paint	17.28 m2
Ceiling ✓	Hardboard, Paint (3.15 m2)	
	Cosmetic Damage	
	Sand, gap fill and paint	3.15 m2
Wash tub	Single, Stainless Steel (1.00 Item)	
Floor	T&G, T+G polished timber (3.15 m2)	
Door (External) ✓	Single glass door, Timber (1.00 Item)	
	Cosmetic damage	
	Ease door, <i>adjust catch.</i>	1 No of

## Room - Additional Notes:

## Lounge (L=5.0m W=3.7m H=2.4m)

Wall covering ✓	Gib, Wall paper / paint (41.76 m2)	
	Cosmetic damage <i>v.o. (Not the feature wall.) rake &amp; strip</i>	
	Paint wall <i>18.4 + 12.9</i>	12 m2 <i>31 m2</i>
	Remove, dispose and replace wallpaper - paint	12 m2 <i>u</i>
Ceiling ✓	Gib, Lining paper / paint (18.50 m2)	
	Cosmetic Damage <i>v.o. gap fill &amp; paint</i>	
	Paint Ceiling	18.5 m2
	Remove, dispose and replace lining paper	18.5 m2
Door (Internal) ✓	Single Hollow Core, MDF (1.00 No of)	
	Cosmetic damage	
	Ease door	1 No of
Window ✓	Timber medium, Pane single glazed (2.00 No of)	
	Cosmetic damage	
	Gap fill and paint jambs / sills	8 m
Trim ✓	Painted MDF, Trim 60mm (17.40 m)	
	Damaged finish	



EQC Claim Number CLM/2011/096712

	Gap fill and paint trims	17.4 m
Heating	Wood, Wood burner (1.00 Item)	
	Cosmetic damage	
	Remove supply and replace Fire surround / Hearth	1 No of
Floor	T&G, Carpet (18.50 m2)	
<b>Room - Comments:</b> Feature wall		
<b>Room - Additional Notes:</b>		

**Toilet (L=1.5m W=0.8m H=2.4m)**

Door (Internal)	Single Hollow Core, MDF (2.00 No of)	
Toilet	Standard, Standard Spec (1.00 Item)	<i>No. Refix system. In</i>
Window	Timber medium, Pane single glazed (1.00 No of)	
Wall covering	Hardboard, Paint (11.04 m2)	
	Cosmetic damage	
	Sand, gap fill and paint	11.04 m2
Ceiling	Hardboard, Paint (1.20 m2)	
	Cosmetic Damage	
	Sand, gap fill and paint	1.2 m2
Floor	T&G, Vinyl (1.20 m2)	
<b>Room - Additional Notes:</b>		

**GARAGE** Age 1961 - 1980 Area 33.2m2 Footprint Rectangular

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

**Comments:** clad in colorsteel trimline 4.6x2.0

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (West)**

Wall framing	Timber Frame, Timber (11.04 m2) <i>renew on site</i>	
	Structural Damage	
	Remove and repair 100 x 50 framing	9 m

Wall cladding Brick (11.04 m2)

Element	Description / Damage / Repair Strategy	Measure
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**Elevation (North)**

**Comments:** 7.1 x 2 timber frame polite cladding

Element	Description / Damage / Repair Strategy	Measure
---------	--	---------

**Elevation (North)**

**Comments:** 7.1 x 2 timber frame polite cement sheet

**Non Earthquake Damage Notes:** Broken cement sheet

Element	Description / Damage / Repair Strategy	Measure
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**Foundations**

EQC Claim Number CLM/2011/096712

**Comments:** Concrete slab foundation. 7.1 x 4.6 , unable to view , owner advised ok

Element	Description / Damage / Repair Strategy	Measure
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**Roof**

**Comments:** Corrugated iron unpainted 7.1 x 4.6

**Ground Floor**

Room / Element	Description / Damage / Repair Strategy	Measure
<b>Room (Other) (L=7.1m W=4.6m H=2.4m)</b>		
Wall covering	Gib, Paint (56.16 m2)	
Door (Internal)	Single Hollow Core, Timber (1.00 No of)	
Window	Timber medium, Pane single glazed (1.00 No of)	
Floor	Concrete (32.66 m2)	
Garage door ✓	Tilt-a-door Metal, Steel (1.00 No of) Impact damage <i>Reflex &amp;</i> Adjust door	1 No of

**Room - Additional Notes:**

**End Of Assessment**



# Scope Change Summary



Claim No:	2011/092127	Penny Homes Chch EQRC 0804
Claimant:	Jones, Elizabeth	PO Box 10-141, Christchurch 8145
Property Address:	154 Hampshire St	Ph [REDACTED]
		Michael or Paul
Claimant Phone:	[REDACTED]	EQR Supervisor: Denis
Date:	6/05/2012	EQR Hub: INNB

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Room:	Walls	Ceiling	Floor	Minor Amendments to Scope	Major Amendments to Scope
Bedroom 2				sand, gap & paint door trim, jamb & frame - & ease door & refit architrave	
Bedroom 3	✓			remove, replace lining paper & paint walls	
Bedroom 3	✓			rake & stop walls	
Bedroom 3	✓			paint walls	
East Elevation				rebed & relay loose bricks / blocks	
East Elevation				gap fill & paint - & refix scotias	
Foundation			✓	jack & pack piles	
Foundation				Grind out and repoint mortar	
Hallway		✓		replace plaster board ceiling & prep for paint	
Hallway		✓		paint ceiling	
Kitchen		✓		replace plaster board ceiling & prep for paint	
Kitchen		✓		fill, sand & paint ceiling	
Laundry	✓			remove, replace lining paper & paint walls	
Laundry	✓			paint walls	
North Elevation				rebed & relay loose bricks / blocks - to sills	
North Elevation				remove, dispose & replace bricks / blocks - to sills	
North Elevation				gap fill & paint - & refix scotias	
Roof				remove, dispose & replace PVC spouting	
South Elevation				rebed & relay loose bricks / blocks - to sills	
South Elevation				rebed & relay loose bricks / blocks	
South Elevation				Grind out and repoint mortar	
Toilet 1	✓			fill, sand & paint walls	
West Elevation				rebed & relay loose bricks / blocks - to sills	
West Elevation				rebed & relay loose bricks / blocks	
West Elevation				Grind out and repoint mortar	
West Elevation				remove, dispose & replace bricks / blocks - to sills	

Scope Change Summary - MS-SF0405

CONTRACT DOCUMENT



Claim Number	2011/092127	Contractor Name	Penny Homes
Customer Name	Elizabeth Jones	Supervisor	Phillip Easdown
Main Contact		Date	
Property Address	154 Hampshire Street	Customer Email	
Phone		Page	1 of 2

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that "photos" are taken to assist with the E.Q.C approval of the Scope Change.

Alternative Repair Strategy	Additional Damage	Non-Earthquake Damage	Room (Dimensions)	Walls	Ceiling	Floor	Changes to original EQC scope	E.Q.C Approval
	✓		NORTH ELEVATION	✓			VA- Replace sill bricks 1# VA- lift & relay sill bricks 4.5m	
	✓		EAST ELEVATION	✓			VA- Remove & relay bricks 4m <sup>2</sup> VA- lift & relay sill bricks 1.5m VA- Refix trim 2m	
✓	✓		SOUTH ELEVATION	✓			VA- lift & relay sill bricks 2m VA- Remove & relay bricks 9.5m <sup>2</sup> VA- Grnd out & repaint mortar 5m	
	✓		WEST ELEVATION	✓			VA- Remove & relay bricks 4.5m <sup>2</sup> VA- lift & relay sill bricks 5m VA- Replace sill bricks 1#	
	✓		FOUNDATION				VA- Jack & pack piles 6# VA- Grnd out & repaint mortar 11m	
	✓		ROOF				VA- Spouting - Replace 5m	
			CHIMNEY				VA- To ceiling (TAG OUT)	
✓	✓		KITCHEN		✓		VA- Remove, dispose, take out, stop, hang & paint lining paper 13.69m <sup>2</sup> VA- Remove, dispose, replace g/b & stop 2.88m <sup>2</sup>	
	✓		BEEDROOM (LAST ON RIGHT)				VA- Remove architraves, realign frame, refit & paint surround 5.1m.	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property. The above scope changes should be added to the EQC claim assessment for EQC to review/ approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor P. EASDOWN Date: 25/5/12 Signature [Signature]  
 Name of EQC Representative Deane Brewer Date: 14 JUN 2012 Signature [Signature]  
 EQC Estimator  
 Role \_\_\_\_\_

Key	SC	Scope Change		
	ARM	Alternative to EQC Repair Strategy		

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CONTRACT DOCUMENT



Scope Change Summary - MS-SF0405

Claim Number	2011/092127	Contractor Name	Penny Homes
Customer Name	Elizabeth Jones	Supervisor	Phillip Easdown
Main Contact		Date	
Property Address	154 Hampshire Street	Customer Email	
Phone		Page	2 of 2

This form is to record any scope changes or alternative repair methodologies to those described in the EQC assessment documentation. It is vital that for all amendments that "photos" are taken to assist with the E.Q.C approval of the Scope Change.

Alternative Repair Strategy	Additional Damage	Non-Earthquake Damage	Room (Dimensions)	Walls	Ceiling	Floor	Changes to original EQC scope	E.Q.C Approval
	✓		BEDROOM (END OF HALL)	✓			V.A - Remove, dispose & hang lining paper 2.3 m <sup>2</sup>	
	✓		TOILET	✓			V.A - Rake, stop & paint 12.48 m <sup>2</sup>	
✓	✓		HALLWAY		✓		V.A - Remove, dispose & replace gib 7.88 m <sup>2</sup> V.A - Paint 10.7 m <sup>2</sup>	
✓			LAUNDRY	✓			V.A - Remove, dispose & hang lining paper 10 m <sup>2</sup>	

Fletcher EQR has recorded the above scope changes to the EQC claim assessment at this property.  
The above scope changes should be added to the EQC claim assessment for EQC to review/ approve prior to confirmation with customer and issue of any Works Order.

EQR Contracts Supervisor PEASDOWN Date: 25/5/12 Signature

Name of EQC Representative Deane Brewer Date: 14 JUN 2012 Signature

EQC Estimator \_\_\_\_\_ Role \_\_\_\_\_

Key	SC	Scope Change
	ARM	Alternative to EQC Repair Strategy

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## Contract Quotation

Claim No:	2011/096712	Penny Homes Christchurch EQRC 0804
Claimant:	Holmes, Karen & William	PO Box 10-141 Christchurch, 8145
Property Address:	170 Hampshire Street	Ph [REDACTED]
Claimant Phone:	[REDACTED]	EQR Supervisor: Phillip Easdown
Date:	Monday, 14 May 2012	EQR Hub Aranui

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Rooms	Description of Work	Qty	Rate	Subtotal	Contractors Quote	Scope Change Quote
Bathroom 1	Walls: fill, sand & paint walls	24	\$28.00	\$685.44	<b>\$820.44</b>	\$181.44
	Fitout: rake & reseal with MS silicone sealant - sink	1	\$45.00	\$45.00		
	Door: ease door	1	\$90.00	\$90.00		
	<b>Total Scope of Bathroom 1:</b>					
	Scope Change to Ceiling: fill, sand & paint ceiling	6.5	\$28.00	\$181.44		
Bedroom 1	Window: gap, fill & paint jamb - sills	1	\$100.00	\$100.00	<b>\$1,867.44</b>	
	Walls: rake & stop walls	2	\$15.00	\$30.00		
	Walls: remove, replace lining paper & paint walls	27	\$54.00	\$1,477.44		
	Door: sand, gap & paint door trim, jamb & frame	1	\$260.00	\$260.00		
	<b>Total Scope of Bedroom 1:</b>					
Bedroom 2	Window: gap, fill & paint jamb - sills	1	\$100.00	\$100.00	<b>\$1,821.16</b>	
	Walls: remove, replace lining paper & paint walls - excludes feature wall behind bed	25	\$54.00	\$1,360.80		
	Ceiling: rake, plaster & paint ceiling	13	\$28.00	\$360.36		
	<b>Total Scope of Bedroom 2:</b>					
Bedroom 3	Window: gap, fill & paint jamb - sills	1	\$100.00	\$100.00	<b>\$1,719.28</b>	
	Walls: remove, replace lining paper & paint walls - see tags re error to room length	28	\$54.00	\$1,529.28		
	Door: ease door	1	\$90.00	\$90.00		
	<b>Total Scope of Bedroom 3:</b>					
East Elevation	Exterior: Grind out and repoint mortar	3.2	\$45.00	\$144.00	<b>\$144.00</b>	
	<b>Total Scope of East Elevation:</b>					
Foundation	Scope Change to Exterior: grind & epoxy fill cracks	3	\$120.00	\$360.00		\$360.00
	Scope Change to Exterior: replaster - & repair splashcoat	2	\$55.00	\$110.00		\$110.00
	Scope Change to Exterior: paint exterior - foundations at front entry	5.5	\$36.50	\$200.75		\$200.75
Garage room	Door: Labour & materials - adjust tilt door	2	\$50.00	\$100.00	<b>\$100.00</b>	
	<b>Total Scope of Garage room:</b>					
GGE West Elevation	Walls: remove, dispose & replace timber framing	9	\$120.00	\$1,080.00		



## Contract Quotation

CONTRACT  
DOCUMENT

Claim No:	2011/096712	Penny Homes Christchurch EQRC 0804			
Claimant:	Holmes, Karen & William	PO Box 10-141 Christchurch, 8145			
Property Address:	170 Hampshire Street	Ph [REDACTED]			
	<b>Total Scope of GGE West Elevation:</b>			<b>\$1,080.00</b>	
Hallway	Walls: remove, replace lining paper & paint walls	33	\$54.00	\$1,788.48	
	Fitout: remove & refit - nite store heater - see tags	3	\$45.00	\$135.00	
	Door: ease door & paint	1	\$90.00	\$90.00	
	Ceiling: rake & stop ceiling	2.2	\$15.00	\$33.00	
	Ceiling: remove, replace lining paper & paint ceiling	6.4	\$55.00	\$350.90	
	<b>Total Scope of Hallway:</b>				<b>\$2,397.38</b>
	Scope Change to Floor: lift & relay existing carpet	6.4	\$27.00	\$172.26	\$172.26
Scope Change to Floor: refix flooring	6.4	\$17.50	\$111.65	\$111.65	
Kitchen	Window: gap, fill & paint jamb - sills	1	\$100.00	\$100.00	
	Window: ease window	2	\$68.00	\$136.00	
	Walls: remove, replace lining paper & paint walls	54	\$54.00	\$2,903.04	
	Fitout: rake & re-grout tiles	0.5	\$50.00	\$25.00	
	Fitout: rake & reseal with MS silicone sealant	3	\$45.00	\$135.00	
	Fitout: rake & re-grout tiles - & refix to fireplace	1	\$50.00	\$50.00	
	Door: ease door & paint	1	\$90.00	\$90.00	
	<b>Total Scope of Kitchen:</b>				<b>\$3,439.04</b>
	Scope Change to Floor: lift & relay existing carpet	20	\$27.00	\$545.40	\$545.40
Scope Change to Floor: refix flooring	20	\$17.50	\$353.50	\$353.50	
Scope Change to Ceiling: remove, replace lining paper & paint ceiling	27	\$55.00	\$1,504.80	\$1,504.80	
Laundry	Walls: fill, sand & paint walls	17	\$28.00	\$483.84	
	Door: ease door - lift striker & catch	1	\$90.00	\$90.00	
	Ceiling: fill, sand & paint ceiling	3.2	\$28.00	\$88.20	
	<b>Total Scope of Laundry:</b>				<b>\$662.04</b>
Lounge	Window: gap, fill & paint jamb - sills	1	\$100.00	\$100.00	
	Walls: remove & replace wall tiles - to hearth	1	\$145.00	\$145.00	
	Trim: sand, gap & paint trim	17	\$12.50	\$217.50	
	Door: ease door	1	\$90.00	\$90.00	
	<b>Total Scope of Lounge:</b>				<b>\$552.50</b>
	Scope Change to Walls: remove, replace lining paper & paint walls - excludes feature walls	31	\$54.00	\$1,674.00	\$1,674.00
Scope Change to Ceiling: fill, sand & paint ceiling	19	\$28.00	\$518.00	\$518.00	
North Elevation	Exterior: rebed & relay loose bricks / blocks - to sills	0.4	\$85.00	\$34.00	
	<b>Total Scope of North Elevation:</b>				<b>\$34.00</b>
	Scope Change to Exterior: Grind out and repoint mortar	4	\$45.00	\$180.00	\$180.00
	Scope Change to Exterior: rebed & relay loose bricks / blocks	3	\$85.00	\$255.00	\$255.00

## Contract Quotation

CONTRACT  
DOCUMENT

Claim No:	2011/096712	Penny Homes Christchurch EQRC 0804	
Claimant:	Holmes, Karen & William	PO Box 10-141 Christchurch, 8145	
Property Address:	170 Hampshire Street	Ph [REDACTED]	
Roof	Exterior: replace concrete roof tiles Exterior: repoint ridges <b>Total Scope of Roof:</b>	1 \$85.00 \$85.00 30 \$75.00 \$2,250.00	<b>\$2,335.00</b>
South Elevation	Sundry: Labour & materials - to refix & seal quad Exterior: Grind out and repoint mortar <b>Total Scope of South Elevation:</b> Scope Change to Exterior: remove, dispose & replace bricks / blocks	2 \$50.00 \$100.00 6.2 \$45.00 \$279.00 9.5 \$183.00 \$1,738.50	<b>\$379.00</b> \$1,738.50
Toilet 1	Walls: fill, sand & paint walls Ceiling: fill, sand & paint ceiling <b>Total Scope of Toilet 1:</b> Scope Change to Fitout: remove & refit - cistern to wall	11 \$28.00 \$309.12 1.2 \$28.00 \$33.60 2 \$45.00 \$90.00	<b>\$342.72</b> \$90.00
West Elevation	Exterior: rebed & relay loose bricks / blocks - to sills <b>Total Scope of West Elevation:</b> Scope Change to Exterior: Grind out and repoint mortar	0.4 \$85.00 \$34.00 7.1 \$45.00 \$319.50	<b>\$34.00</b> \$319.50
P&G	<b>Total Preliminary and General Costs:</b> Subcontractor Travel \$859.68 Skip Bins & Rubbish removal \$243.00 Drop cloths / flooring protection \$170.00 Generator hire \$151.20 Scaffold \$1458 Dump fees - hardfill / tonne \$216.00 Cleaning \$442.80 Power isolation - Telpower \$270.00		<b>\$3,810.68</b>
PM	<b>Contractor Management Fee</b>		<b>\$900.00</b>

Total Excluding GST	\$22,438.68	\$8,314.80
GST at 15%	\$3,365.80	\$1,247.22
<b>Total Including GST</b>	<b>\$25,804.48</b>	<b>\$9,562.02</b>

<b>Grand Total with Scope Changes Excl GST</b>	<b>\$30,753.48</b>
<b>Grand Total with Scope Changes Incl GST</b>	<b>\$35,366.50</b>

Estimated time of completion:

# of Working Days:

35

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28 MAY 2012

Deane Brewer  
EQC Estimator



# Contract Quotation

Claim No:	2011/096712	Penny Homes Christchurch EQRC 0804
Claimant:	Holmes, Karen & William	PO Box 10-141 Christchurch, 8145
Property Address:	170 Hampshire Street	Ph [REDACTED]

Start Date:

Finish Date:

Contractors Signature:

**Tags**

- General
- West Elevation
- Bedroom 1
- Bedroom 3
- Hallway

**Tag Details**

- No allowance is made to remediate workmanship or materials to new code standards
- Power isolation required approx 2 days
- Rot to windows noted as deferred maint.
- Note error to room dimensions Length = 3.2m not 2.7 as per Scope Document
- Removal of nitestore heater risks damage to ceramic bricks, no responsibility will be held for damage during storage.

CONTRACT DOCUMENT





Mrs Karen Holmes  
 170 Hampshire Street, Aranui  
 c/o Fletcher EQR North New Brighton Hub  
 Attn: Alison Rance

8<sup>th</sup> April, 2013

Ref:1304-01075

Dear Alison,

We thank you for the invitation to submit our Service Proposal for the removal of household effects for Mrs Karen Holmes, based on the surveyed volume of 28 cubic metres from 170 Hampshire Street, Aranui to Crown Relocations warehouse facility.

**Our professional services include:**

- A. Crown to pack and supply all pack materials. Crown to provide a detailed inventory including the export wrap of 2 cubic metres on wooden carvings.
- B. Uplift of all items from residence, transportation to Crown Relocations, and unloading into our warehouse facility.
- C. Delivery to residence, unpacking, and clearing away of all waste materials, as required.

**Our Service Proposal for the above is:**

• Full Pack Service (A & B only)	1490.09	\$1713.60	A+B =	\$	1490.09
	125.22	\$ 144.00	Export wrap	Wrap =	\$ 125.22
		\$2136.24	- Total including GST	C =	\$ 672.00
• Redelivery Service (C only)	672.00	\$ 772.80	Storage Handling	\$	179.20
* Claim number 2011/096712			Sweeps Storage	\$	336.00
				\$	2802.51 incl GST
				\$	420.35 GST
				\$	3222.86 in GST

Crown Relocation's "In-Transit Protection" cover is not required for the Fletcher EQR Project.

Additional Storage charges are as follows:

- Storage per week or part thereof 6720 \$ 77.28 (minimum 2 weeks)
- Store Handling Fee in to store 89.60 \$ 103.04
- Store Handling Fee out of store 89.60 \$ 103.04

(Our Service Proposal is inclusive of GST)

This service proposal is valid for 60 days from date of issue. We offer the above in the total confidence that you will be fully satisfied and look forward to servicing your removal.

Yours faithfully  
**CROWN RELOCATIONS**

CHRIS STEVENS  
 HUB ESTIMATOR  
 EOC CHCH

*Steve Yarham*

9 APR 2013

PP STEVE YARHAM  
 LOCAL MOVING SERVICES TEAM LEADER

CONTRACT  
DOCUMENT

## Contract Quotation

Claim No:	2011/092127	Penny Homes Christchurch EQRC 0804
Claimant:	Jones, Elizabeth	PO Box 10-141 Christchurch, 8145
Property Address:	154 Hampshire St	Ph [REDACTED]
Claimant Phone:	[REDACTED]	EQR Supervisor: Phillip Easdown
Date:	Tuesday, 5 June 2012	EQR Hub Aranui

This Scope Change Summary should be read in conjunction with the EQC Statement of Claim. The work described in these two documents covers the full scope of work for the property. Please scan document and send through Aconex.

Rooms	Description of Work	Qty	Rate	Subtotal	Contractors Quote	Scope Change Quote
Bathroom 1	Walls: fill, sand & paint walls - & refix wooden panelling <b>Total Scope of Bathroom 1:</b>	8.4	\$27.00	\$226.80	<b>\$226.80</b>	
Bedroom 2	Walls: remove, replace lining paper & paint walls  Walls: rake & stop walls Ceiling: remove, replace lining paper & paint ceiling  <b>Total Scope of Bedroom 2:</b> Scope Change to Door: sand, gap & paint door trim, jamb & frame - & ease door & refit architrave	33 1.6 12 1	\$54.00 \$14.50 \$55.00 \$260.00	\$1,788.48 \$23.20 \$653.40 \$260.00	<b>\$2,465.08</b>	\$260.00
Bedroom 3	Scope Change to Walls: remove, replace lining paper & paint walls Scope Change to Walls: rake & stop walls Scope Change to Walls: paint walls	23 2 7.2	\$54.00 \$14.50 \$18.00	\$1,242.00 \$29.00 \$130.32		\$1,242.00 \$29.00 \$130.32
East Elevation	Exterior: Grind out and repoint mortar <b>Total Scope of East Elevation:</b> Scope Change to Exterior: rebed & relay loose bricks / blocks Scope Change to Exterior: gap fill & paint - & refix scotias	1.8 4 2	\$45.00 \$85.00 \$38.00	\$81.00 \$340.00 \$76.00	<b>\$81.00</b>	\$340.00 \$76.00
Foundation	Exterior: grind & epoxy fill cracks Exterior: replaster - & splashcoat repair <b>Total Scope of Foundation:</b> Scope Change to Floor: jack & pack piles Scope Change to Exterior: Grind out and repoint mortar	3.2 1.1 6 11	\$120.00 \$55.00 \$100.00 \$45.00	\$384.00 \$62.70 \$600.00 \$495.00	<b>\$446.70</b>	\$600.00 \$495.00
Hallway	Walls: remove, replace lining paper & paint walls  Ceiling: rake & stop ceiling <b>Total Scope of Hallway:</b> Scope Change to Ceiling: replace plaster board ceiling & prep for paint Scope Change to Ceiling: paint ceiling	45 1 2.9 11	\$54.00 \$15.00 \$90.00 \$19.00	\$2,410.56 \$15.00 \$259.20 \$203.30	<b>\$2,425.56</b>	\$259.20 \$203.30
Kitchen	Walls: remove, replace lining paper & paint walls  Walls: rake & stop walls	12 1.2	\$54.00 \$14.50	\$648.00 \$17.40		

CONTRACT  
DOCUMENT

## Contract Quotation

Claim No:	2011/092127	Penny Homes Christchurch EQRC 0804				
Claimant:	Jones, Elizabeth	PO Box 10-141 Christchurch, 8145				
Property Address:	154 Hampshire St	Ph [REDACTED]				
	Walls: paint walls	18	\$18.00	\$324.00	<b>\$1,169.40</b>	
	Door: ease door	2	\$90.00	\$180.00		
	<b>Total Scope of Kitchen:</b>					
	Scope Change to Ceiling: replace plaster board ceiling & prep for paint	2.9	\$90.00	\$259.20		\$259.20
	Scope Change to Ceiling: fill, sand & paint ceiling	14	\$28.00	\$383.32		\$383.32
Laundry	Scope Change to Walls: remove, replace lining paper & paint walls	10	\$54.00	\$540.00		\$540.00
	Scope Change to Walls: paint walls	9.7	\$18.00	\$174.60		\$174.60
Living	Walls: remove, replace lining paper & paint walls	20	\$54.00	\$1,080.00	<b>\$2,282.45</b>	
	Walls: rake & stop walls	0.5	\$14.50	\$7.25		
	Walls: paint walls	14	\$18.00	\$244.80		
	Ceiling: remove, replace lining paper & paint ceiling	17	\$55.00	\$950.40		
	<b>Total Scope of Living:</b>					
North Elevation	Exterior: Grind out and repoint mortar	3.8	\$45.00	\$171.00	<b>\$596.00</b>	
	Exterior: rebed & relay loose bricks / blocks	5	\$85.00	\$425.00		
	<b>Total Scope of North Elevation:</b>					
	Scope Change to Exterior: rebed & relay loose bricks / blocks - to sills	4.5	\$85.00	\$382.50		\$382.50
	Scope Change to Exterior: remove, dispose & replace bricks / blocks - to sills	1	\$183.00	\$183.00		\$183.00
	Scope Change to Exterior: gap fill & paint - & refix scotias	1.5	\$38.00	\$57.00		\$57.00
Roof	Sundry: Labour & materials - to inspect framing	2	\$50.00	\$100.00	<b>\$220.50</b>	
	roof: replace ridges	2.5	\$45.00	\$112.50		
	roof: replace concrete roof tiles ea	1	\$8.00	\$8.00		
	<b>Total Scope of Roof:</b>					
	Scope Change to roof: remove, dispose & replace PVC spouting	5	\$35.00	\$175.00	\$175.00	
South Elevation	Scope Change to Exterior: rebed & relay loose bricks / blocks - to sills	2	\$85.00	\$170.00		\$170.00
	Scope Change to Exterior: rebed & relay loose bricks / blocks	9.5	\$85.00	\$807.50		\$807.50
	Scope Change to Exterior: Grind out and repoint mortar	5	\$45.00	\$225.00		\$225.00
Toilet 1	Scope Change to Walls: fill, sand & paint walls	18	\$27.00	\$492.48		\$492.48
West Elevation	Scope Change to Exterior: rebed & relay loose bricks / blocks - to sills	5	\$85.00	\$425.00		\$425.00
	Scope Change to Exterior: rebed & relay loose bricks / blocks	4.5	\$85.00	\$382.50		\$382.50



CONTRACT  
DOCUMENT

## Contract Quotation

Claim No:	2011/092127	Penny Homes Christchurch EQRC 0804	
Claimant:	Jones, Elizabeth	PO Box 10-141 Christchurch, 8145	
Property Address:	154 Hampshire St	PH [REDACTED]	
	Scope Change to Exterior: Grind out and repoint mortar	2.7	\$45.00 \$121.50 \$121.50
	Scope Change to Exterior: remove, dispose & replace bricks / blocks - to sills	1	\$183.00 \$183.00 \$183.00
P&G	<b>Total Preliminary and General Costs:</b> Skip Bins & Rubbish removal \$243.00 Flooring protection \$170.00 Scaffold \$1458 Cleaning \$378.00		<b>\$2,249.00</b>
PM	<b>Contractor Management Fee</b>		<b>\$900.00</b>

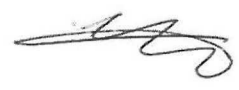
Total Excluding GST	\$13,062.49	\$8,596.42
GST at 15%	\$1,959.37	\$1,289.46
<b>Total Including GST</b>	<b>\$15,021.86</b>	<b>\$9,885.88</b>

<b>Grand Total with Scope Changes Excl GST</b>	<b>\$21,658.91</b>
<b>Grand Total with Scope Changes Incl GST</b>	<b>\$24,907.75</b>

Estimated time of completion: # of Working Days: 28

Start Date:

Finish Date:

Contractors Signature: 

<b>Tags</b>	<b>Tag Details</b>
General	No allowance to repair non-compliant pre-existing work

APPROVED

Deane Brewer  
EQC Estimator

14 JUN 2012



Claim No; 2011

Works Order No;

This Note is to clarify whether the attached Works Order and SOD contain any substantial changes or exclusions to Works Strategies from the EQR Supervisors last Scoping visit.

If there are any changes or exclusions the YES Box will be ticked.

YES

NO

QS Name;

*Maeve Duggan*

Signature;

*M.D 29/5/12*



# Works Order



To: Penny Homes,  
 1 PO Box 708  
 Taupo.

Order Number **EQW 051**

Please quote on all invoices, correspondences etc

Accreditation no.: EQRC 0804  
 Authorised by: Steven Raven.

PA code:  
 Date: 22/03/2012

Date of issue	Project supervisor	Telephone no.	Hub no.	Hub code
23/03/2012	Phillip Easton.		E 03	'hub'

EQC claim no.	Address	\$ Ex. GST	Start date	Finish date
15. 2011/096712	170 Hampshire St (EQW 05135N)	30,753.98	29/05	TBA
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				

Please send all invoices and correspondence to: The Fletcher Construction Company Limited as agent for Earthquake Commission  
 11 Deans Avenue, PO Box 80 105, Riccarton, Christchurch 8440. Telephone +64 3 341 9900, Facsimile +64 3 343 4167

This Works Order is subject to the terms and conditions contained in the short form agreement for engagement of contractors between the parties.

Works Order V2.0. 12/12/11





ENTERED  
17/5/13

Variation to Works Order

THE FLETCHER CONSTRUCTION COMPANY  
Helping the recovery in  
**CANTERBURY** AS AGENT OF EQC

Claim Number	2011/096712	Contractor Name	Penny Homes EQRC 0804
Customer Name	K & W Holmes	Supervisor	Jeff Sherman
Main Contact	Willy	Date	4/05/2013
Property Address	170 Hampshire St	Customer email	
Phone		Variation Number	7022VO1

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

**Reason for Submitting a Variation**

Unforeseen additional damage found at commencement of works not identified during scope visit.

Item	Description of Work	QTY	Unit	Rate	Amount
Slings	Walls remove, replace lining paper & paint walls	12	M2	54	\$ 648.00
Bathroom	Labour for cleaning mildew and muck from ceiling and walls	3	hr	45	\$ 135.00
Bathroom	Pigment seal ceiling	6.5	M2	19	\$ 123.50

As sighted by Jeff Sherman

APPROVED

**Total excl GST \$ 906.50**

Instruction given to proceed Yes  No  Work Sighted Yes  No

Notes

Name: JEFF SHERMAN Date: 7 MAY 2013 Signed:

Claimed \$ \_\_\_\_\_ Hub Name \_\_\_\_\_

Variation Total \$ 906.50 excl GST Hub Number E

Name: ADAM TROPMAN Date: 7/5/13 Signed:

Instruction given to proceed Yes  No  Work Sighted Yes  No

Notes

Name: Nigel Tropman Date: 09 MAY 2013 Signed:

EQC Estimator  
1226



### Variation to Works Order

Claim Number	2011/096712	Contractor Name:	Penny Homes EQRC 0804
Customer Name	K & W Holmes	Supervisor	Jeff Sherman
Main Contact	Willy	Date	13/05/2013
Property Address	170 Hampshire St	Customer email	
Phone		Variation Number	7022VO2

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

Reason for Submitting a Variation
Electrical testing and replacement of dangerous items on older home as per Tool box Talk, published 2 April 2013, approved by Grant Laidlaw.

Item	Description of Work	QTY	Unit	Rate	Amount
Electrical	Safety check, replace of faulty wiring and plugs as per attached invoice	inv			\$ 743.78
	Credit electrical from original Quote				\$ (135.00)

**Total excl GST** \$ 608.78

**Section 2** Completed by Contract Supervisor

Instruction given to proceed Yes  No  Work Sighted Yes  No

Notes  
*SITE VISIT - 26/4/13*

Name: JEFF SHERMAN Date: 30 MAY 2013 Signed: *[Signature]*

**Section 4** Completed by Quantity Surveyor

Claimed \$ \_\_\_\_\_ Hub Name \_\_\_\_\_  
 Variation Total \$ \_\_\_\_\_ Tax invoice / Payment Claim No. \_\_\_\_\_  
 Hub Number E

Name: OWEN SHIEL Date: 7/6/13 Signed: *[Signature]*

**Section 5** Completed by EQC Representative

Instruction given to proceed Yes  No  Work Sighted Yes  No

Notes  
CHECKED
APPROVED  
*10/6/13 [Signature]*

Name: \_\_\_\_\_ Date: 5 JUN 2013 Signed: *[Signature]*

ENTERED

RA 11/6

VO ✓



**ENTERED**  
#A 2015



**Variation to Works Order**

Claim Number	2011/096712	Contractor Name	Penny Homes EQRC 0804
Customer Name	K & W Holmes	Supervisor	Jeff Sherman
Main Contact	Willy	Date	13/05/2013
Property Address	170 Hampshire St	Customer email	
Phone		Variation Number	7022VO2

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

**Reason for Submitting a Variation**

Electrical testing and replacement of dangerous items on older home as per Tool box Talk, published 2 April 2013, approved by Grant Laidlaw.

Item	Description of Work	QTY	Unit	Rate	Amount
Electrical	Safety check, replace of faulty wiring and plugs as per attached invoice		Inv		\$ 743.78
	Credit electrical from original Quote				\$ (135.00)

**Total excl GST \$ 608.78**

Instruction given to proceed Yes  No  Work Sighted Yes  No

Notes

Name: JEFF SHERMAN Date: 20 MAY 2013 Signed: *[Signature]*

Claimed \$ \_\_\_\_\_ Hub Name \_\_\_\_\_

Variation Total \$ \_\_\_\_\_ Hub Number E

Tax invoice / Payment Claim No. \_\_\_\_\_

Name: OWEN SHIEL Date: 24/5/13 Signed: *[Signature]*

Instruction given to proceed Yes  No  Work Sighted Yes  No

Notes

Name: Nigel Trovman Date: 27 MAY 2013 Signed: *[Signature]*

EQC Estimator  
1226

**APPROVED**

Penny Homes S/O 31/5/13 - 31/8/13

DLC sent 14/8

Schedule **E4** **Defects Liability Certificate**

---

Contract: Karen Homes  
Claim Number: 2011 1096712.  
Location: 170 Hampshire.

**End of Defects Liability period**

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

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**

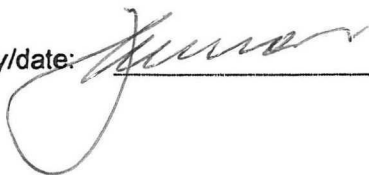
This is to certify that in accordance with rule 13.1, the above named Contract Works the Defects Liability Period has ended, all deferred work has been completed and all defects have been corrected

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

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

The certificate cannot be relied on for any other purpose.

Signed by/date:



27 SEP 2013

(Date signed)

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

Contract: ~ 2011/096712  
Location: ~ 170 HAMPSHIRE ST  
Principal: ~ FLETCHER EQ2

**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 ~ 31/5/13.

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: 

31/5/13  
(Date signed)



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

---

Contract: ~ 2011 / 092127  
Location: ~ 154 HAMPSHIRE ST  
Principal: ~ FLETCHER EQD

**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 ~ 15/2/13

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: Denis Kenihan D Kenihan 15-2-2013  
(Date signed)





MS-SF0702

**CONSTRUCTION COMPLETION INSPECTION**

Claim Number: 2011

Customer/Authorised Representative: WILLIAM HOLMES

Street Address: 170 HAMPSHIRE ST, AUCKLAND

Contractor: PENNY HOLMES CIVIL LTD

**Description of Works**

AS PER SCOPES & VARIATIONS

**Defects**

NIL

**Deferred Works**

NIL  
TPAD SIGNATURES UNABLE TO BE OBTAINED DUE TO FAULTY SERVICES THIS DAY.

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 EQC Assessment, Approved EQR Scope and approved Variations, excluding any minor defects or omissions.

**Contractor Signature:**

NISA SARUWAN  
Print Name

Signature

31/5/13  
Date

**Owner/Agent Signature:**

William Holmes  
Print Name

Signature

31/5/13  
Date

**Fletcher Construction Company Ltd - EQR:**

JEFF STEWART  
Print Name

Signature

31/5/13  
Date

### Contractor Producer Statement for Construction

Contract: 2011/096712  
Location: 170 HAMPSHIRE ST

**Issued by**

Person: NIGEL BARCLAY  
(Duly authorised representative)

Company: PENNY HOLMES CYCLE LTD.  
(Contractor)

**Issued to**

Principal: Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

**Particular of Works:**

- GRIND & POINT, REPAIR BRICK WORKS
- INTERIOR REPAIRS & DECORATION
- CHAST & TILE FIREPLACES
- ROOF REPAIRS
- FIX GARAGE DOOR & FRAME
- LIFT CARPETS, RE-FIX FLOORING

Signed by:  Date: 31/5/13

Qualification:

Address: 2/157 PHILLIPSTOWN HIGHWAY ST. CYCLE

**Contractor Producer Statement for Construction**

Contract: 2011/092127  
Location: 15A HAMPSHIRE ST.

**Issued by**

Person: NIGEL BARCLAY  
(Duly authorised representative)

Company: PENNIE HOMES CUCK LTD  
(Contractor)

**Issued to**

Principal: Fletcher EQR as duly authorised agent of the Earthquake Commission of New Zealand.

The Contractor has contracted to the Principal to carry out and complete certain building works in accordance with the above named Contract.

I, a duly authorised representative of the Contractor, believe on reasonable grounds, that the Contractor has completed the Contract Works as particularly described below.

This Producer Statement will be relied upon to confirm that the Contract Works, which is the subject of this Contract, has been performed in compliance with the NZ Building Code and where the Works is the subject of a Building Consent, in compliance with the Consent and duly authorised associated amendments.

**Particular of Works:**

..... EQUILIBRATION & PILES  
..... ROOFING WORK VARIATION  
..... GRIND & POINT BRICKWORKS  
..... INTERIOR DECORATIONS

Signed by:  Date: 15/2/13

Qualification: .....  
Address: 2/157 LICHFIELD ST PULLAERTON CUCK.



# FINAL ACCOUNT AGREEMENT




\*\* All amounts are GST EXCLUSIVE unless otherwise noted

Claimant:	Holmes, K & W	Contractor:	Penny Homes Christchurch Ltd
Claim No:	2011/06712	Accreditation No:	EQR 0804
Site Address:	170 Hampshire St, Aranui	Mobile No:	[REDACTED]
Date:	10th June 2013	Hub:	Nth NB Hub
		EQR Site Supervisor:	Jeff Sherman

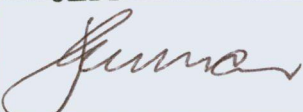
Amounts:	Original Contract Value (excl. GST)	\$30,753.98
	Variations (excl. GST)	\$1,515.28
	Final Contract Value (excl. GST)	\$ 32,269.26
	Less Previous Payments (excl. GST)	[REDACTED]
	Amount for Final Payment (excl. GST)	\$ 32,269.26
	GST Amount	\$ 4,840.40
	Amount for Final Payment (incl. GST)	\$ 37,109.66


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:  Contract Finish Date:

Contractor name:  Date:   
 Signature: 

**OFFICE USE ONLY**

Supervisor name:  Date:   
 Signature: 

QS name:  Date:   
 Signature: 



Released under the Official Information Act 1982  
**EQR Property Overview Report**

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

Printed Date: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
<b>2010074993</b>	<b>170 HAMPSHIRE STREET, ARANUI</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	09-04-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

**Adjustments**

EQC Claim Number + Address	Project	Status	Unmapped Adjmt Lines	Original Budget			Budget Variation			Gross Claimed	Gross Certified
				Total OB	Allocated	Unallocated	Total BV	Allocated	Unallocated		
CLM/2011/096712 170 HAMPSHIRE STREET	E024	F3	0	0.00	0.00	0.00	905.74	905.74	0.00	0.00	0.00
CLM/2011/096712 170 HAMPSHIRE STREET	E013	F3	0	23,895.55	23,895.55	0.00	11,485.71	11,485.71	0.00	32,269.26	32,269.26
<b>Property Total</b>			<b>0</b>	<b>23,895.55</b>	<b>23,895.55</b>	<b>0.00</b>	<b>12,391.45</b>	<b>12,391.45</b>	<b>0.00</b>	<b>32,269.26</b>	<b>32,269.26</b>

**Assignments**

EQC Claim Number + Address	CC + Hub Status	Assignment	Subcontractor Hub Comments	Workflow Status	Contractor Quote	Adjustment Line Count	Gross Claimed	Gross Certified
CLM/2011/096712 170 HAMPSHIRE STREET		Substantive Works - Primary	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)	COMPLETIONS	30,753.98	14	32,269.26	32,269.26
		Transmitted To Hub -> Claim File Review Complete	ENGINEER INVOLVEMENT TECH HUB TO CERTIFY FOR FINALISATION					
<b>Property Total</b>					<b>30,753.98</b>	<b>14</b>	<b>32,269.26</b>	<b>32,269.26</b>

No Works Orders 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: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator		
<b>2010074993</b>	<b>170 HAMPSHIRE STREET, ARANUI</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>		
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Suzanne Loach	F2 Completed Date:	09-04-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date:	07-05-2015

**Claims / Certs / Payables**

CONS		Consultants									
EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No			
CLM/2011/096712			Creditors Invoices	EQ1211033LB-12	4125	27-Aug-2012	\$905.74	556006			
<b>CONS</b>	<b>Consultants Total</b>						<b>Claims</b>	<b>\$0.00</b>	<b>Certs</b>	<b>\$0.00</b>	<b>Payables</b>
										<b>\$905.74</b>	

**SA76 CLOSED OUT-Penny Homes (Christchurch) Limited**

EQC Claim Num	Line Type	Approval Type	Claim No	Claimed By	Remaining	Claim Date	This Claim					
CLM/2011/096712	Subst OB	Substantive Works	74	EQR\OwenS	\$0.00	13-Jun-2013	\$23,334.97					
CLM/2011/096712	Subst BV	Scope Addition	74	EQR\OwenS	\$0.00	13-Jun-2013	\$7,402.95					
CLM/2011/096712	Subst BV	Scope Addition	74	EQR\OwenS	\$0.00	13-Jun-2013	\$16.06					
CLM/2011/096712	Subst BV	Variation	74	EQR\OwenS	\$0.00	13-Jun-2013	\$906.50					
CLM/2011/096712	Subst BV	Variation	74	EQR\OwenS	\$0.00	13-Jun-2013	\$608.78					
EQC Claim Num	Line Type	Approval Type	Cert No	Certified By	Remaining	Certified Date	This Cert	Cert Line Notes				
CLM/2011/096712	Subst OB	Substantive Works	66	EQR\OwenS	\$0.00	13-Jun-2013	\$23,334.97	in vo 3499				
CLM/2011/096712	Subst BV	Scope Addition	66	EQR\OwenS	\$0.00	13-Jun-2013	\$7,402.95	in vo 3499				
CLM/2011/096712	Subst BV	Scope Addition	66	EQR\OwenS	\$0.00	13-Jun-2013	\$16.06	in vo 3499				
CLM/2011/096712	Subst BV	Variation	66	EQR\OwenS	\$0.00	13-Jun-2013	\$906.50	in vo 3499				
CLM/2011/096712	Subst BV	Variation	66	EQR\OwenS	\$0.00	13-Jun-2013	\$608.78	in vo 3499				
<b>SA76</b>	<b>CLOSED OUT-Penny Homes (Christchurch) Limited Total</b>						<b>Claims</b>	<b>\$32,269.26</b>	<b>Certs</b>	<b>\$32,269.26</b>	<b>Payables</b>	<b>\$0.00</b>

**M000 Materials**

EQC Claim Num	Line Type	Approval Type	Transaction Type	Internal Ref	CAS Batch	CAS Date	Line Value	Invoice No				
CLM/2011/096712			Creditors Invoices	EQ1305040TU-20	5301	27-May-2013	\$3,112.00	516003-007312				
<b>M000</b>	<b>Materials Total</b>						<b>Claims</b>	<b>\$0.00</b>	<b>Certs</b>	<b>\$0.00</b>	<b>Payables</b>	<b>\$3,112.00</b>

<b>Property Total</b>						<b>Claims</b>	<b>\$32,269.26</b>	<b>Certs</b>	<b>\$32,269.26</b>	<b>Payables</b>	<b>\$4,017.74</b>
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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: 26-04-2018

EQC Property ID	Property Address	Vulnerable?	Property F Status	Property Finalisation Indicator	
<b>2010074993</b>	<b>170 HAMPSHIRE STREET, ARANUI</b>		<b>F3 - Complete &amp; Finalised</b>	<b>Some Finalisation has taken place</b>	
Main Contractor:	CLOSED OUT-Penny Homes (Christchurch) Limited (SA76)		Property F2'd By:	Suzanne Loach	F2 Completed Date: 09-04-2015
Cont Managing Hub:	<MULTIPLE>	Not Vulnerable	Property F3'd By:	System Generated Finalisation	F3 Completed Date: 07-05-2015

**Finalisation Documents**

EQC Claim Number	Document Type	Hub Zone	File Last Modified Date
CLM/2011/096712	Construction Completion Inspection	North New Brighton Hub	12/12/2013
CLM/2011/096712	Practical Completion Certificate (PCC)	North New Brighton Hub	12/12/2013
CLM/2011/096712	Final Account Agreement	Pages	17/10/2014
CLM/2011/096712	Defects Liability Certificate	North New Brighton Hub	03/12/2013
CLM/2011/096712	Construction Completion Inspection	Pages	17/10/2014
CLM/2011/096712	Practical Completion Certificate (PCC)	Pages	17/10/2014

**Property Total** **Finalisation Documents Present: 6**

No Technical Services Referrals on this Property

**Asbestos Test Information**

EQC Claim Number	Claim Address	Asbestos Test Required?	Asbestos Test Result
CLM/2011/096712	170 HAMPSHIRE STREET	<NOT SPECIFIED>	<NOT SPECIFIED>

**Property Total** **Number of Claims: 1**

**Contractors**

Contractor	Accreditation Status	Accreditation Number	Classification	Type of Work on the Property
SA76 CLOSED OUT-Penny Homes (Christchurch) Limited	Accredited	EQRC0804	Main Contractor	Substantive Works

**Property Total** **Number of Contractors: 1**