



COPY

Canterbury Earthquakes Royal Commission**Komihana a te Karauna hei Tirotiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha**

31 August 2011

Mr G McGill
General Manager
Contract Holdings Ltd
PO Box 641
CHRISTCHURCH

Dear Sir

391/391A Worcester Street, Christchurch

The Royal Commission of Inquiry into Building Failure Caused by the Canterbury Earthquakes is currently investigating the failure of a number of buildings in the City, including the building that was situated at 391/391A Worcester Street (the building). This building was owned by a Mr P Loke.

We understand that your company carried out some repair work to the building following the September earthquake and we have copies of Contract Construction invoices 13821, 14408 and 14656.

Would you please provide the following information, by **9 September 2011**:

1. In relation to the work covered by invoice CC13821, were these emergency repairs carried out on Mr Loke's instructions?
2. Did you have any contact with EQC prior to carrying out these repairs?
3. Please advise the exact nature of the repairs and provide photographs if any were taken.
4. Was any propping carried out in relation to the brick wall on the western boundary of the first level? If so, please provide details of that work.
5. When were those emergency repairs completed?
6. Did anyone from Contract Construction give any advice to Mr Loke as to:
 - a. The state of the building.
 - b. The structural safety of the building
 - c. The necessity for any further repairs or remedial work that should be carried out.

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If so please provide details of any oral or written communications in relation to those matters.

7. Did anyone from Contract Construction have any correspondence with EQC in relation to any repair or remedial work carried out on the property or contemplated to be carried out? If so please provide details.
8. Was any arrangement made for any further work to be carried out on the building? If so, please provide details. If no, please advise why this was not the case.
9. Was there any communication with anyone at Contract Construction and the Christchurch City Council in relation to the building? If so, please provide details of the same.

The above information is requested pursuant to the Royal Commission's powers of investigation under s 4C Commissions of Inquiry Act 1908.

If you have any queries in relation to this request, you can contact the writer on phone 741-3014.

Yours faithfully



Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

12 SEP 2011



9 September 2011

Canterbury Earthquakes Royal Commission
PO Box 14053
Christchurch Mail Centre 8544

Dear Sir,

391/391A Worcester Street, Christchurch

Thank you for your letter. Contract Construction is happy to supply the information to assist the Commission in their enquiry.

Our response to your questions are below – we have used the same numbering system as in your letter.

1. The initial emergency repairs were carried out on the instruction of Mrs C Loke. Further work was carried out on instructions from Mrs Loke backed up by a phone call to Mr Loke. Further to this, we advise that the Loke's had made contact with us on a recommendation from Kevin Simcock of TM Consultants. Mr Simcock had done an inspection on the neighbouring building, Lake's Pharmacy, and had noted the east parapet of 391 Worcester St was unstable and in danger of falling onto the Pharmacy. However, we had no direct instructions from Mr Simcock.
2. We did not have any contact with EQC in relation to the repairs. The only contact we had with EQC was in relation to our request for payment of the invoices, and this contact did not start until March 2011.
3. Within a few days of the 4 September earthquake we were called in to:
 - Remove bricks and debris that had fallen on to the roof of the property. These had fallen from the front parapet and from the 1st (southern) chimney on the western boundary.
 - Stabilize the parapet to the eastern neighbouring property (ie Lakes Pharmacy). This involved removing several courses of bricks, and installing a metal parapet cap.
 - Provide internal support and propping to the underside of the roof framing.
 - Generally weatherproof the building (using tarpaulins).



CONTRACT HOLDINGS LTD.

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- Later in September we were called to investigate a further leak. At that stage our Construction Manager noticed the second chimney was now unstable, and advised the Lokes that it should be removed. They agreed, and the work was undertaken.

We have 2 separate job sheets for the work.

- Our job sheet 21065 records work on 13, 14, and 20 September. This accounts for approx 70% of the work
- The work on 20 September is recorded as “put 2nd tarp up” These larger tarpaulins had been ordered after the earthquake, and had only just arrived by the 20th.

Our job sheet 21073 records further work on 30 September, and 1 & 5 October. This was the further leak and chimney removal noted above.

The attached photos show

- Prequake photos taken from Google street view and Google Earth. The Google Earth photo has been marked to show the buildings, and to indicate the positions of the front parapet and the 2 chimneys
- the initial damage at roof level from the front parapet,
- subsequent repair of the roof and framing,
- internal damage on the first floor
- bracing of the 2nd (lower level) chimney on 30 September, in preparation for its removal
- damage after the 22 February earthquake

4. No propping work was carried out on the brick wall of the western boundary. Our only work on the western boundary was removal of the 2nd (lower level) chimney. As shown on the photos, this 2nd chimney was at the lower north end of the building, well away from the brick wall.
5. Our records show we attended site in 2 separate timeframes.
 - On 13, 14 and 20 September 2010
 - And later on 30 September and 1 & 5 October 2010
 - We have no record or recollection of attending site after 5 October
6. The only advice we gave concerned the 2nd chimney which was in danger of falling – we advised them verbally that it should come down, and subsequently undertook that work. Specifically, in answer to your points
 - a. no
 - b. no
 - c. yes, but only in relation to the 2nd chimney as noted above
7. No, we had no correspondence from EQC over these points.
8. No arrangement was made to carry out any further work on the building following our last date on site (5 October 2010). In mid January 2011, Mr Loke asked if we

could return and adjust the tarpaulins because he had a few leaks. However, at that stage he had already indicated he was not paying our account, so we declined to return until that issue was sorted out. He appeared to accept that reasoning.

9. We have no record or recollection of any communication with the Christchurch City Council relating to this property

In summary, the work undertaken by our company

- was in response to requests from Mrs & (later) Mr Loke
- related initially to the southern parapet and repair of the roof, stabilisation of the eastern parapet to prevent it falling onto the adjacent chemist shop,
- later we removed of the 2nd (lower level) chimney
- the last date that we attended site was 5 October 2010

We wish to note that it was not until mid June that we became aware that the building collapse had caused fatalities to the adjacent building. By this time we had compiled a large amount of information on the work undertaken on the Loke's building, but that was because we were building a case for recovery of the debt (which has since been settled). It is only because of this that we are able to recall and to supply the level of detail that we have provided.

We trust that this information will help the Royal Commission in their task.

Yours faithfully,



Gary McGill
General Manager
Contract Holdings Ltd
Registered Master Builders



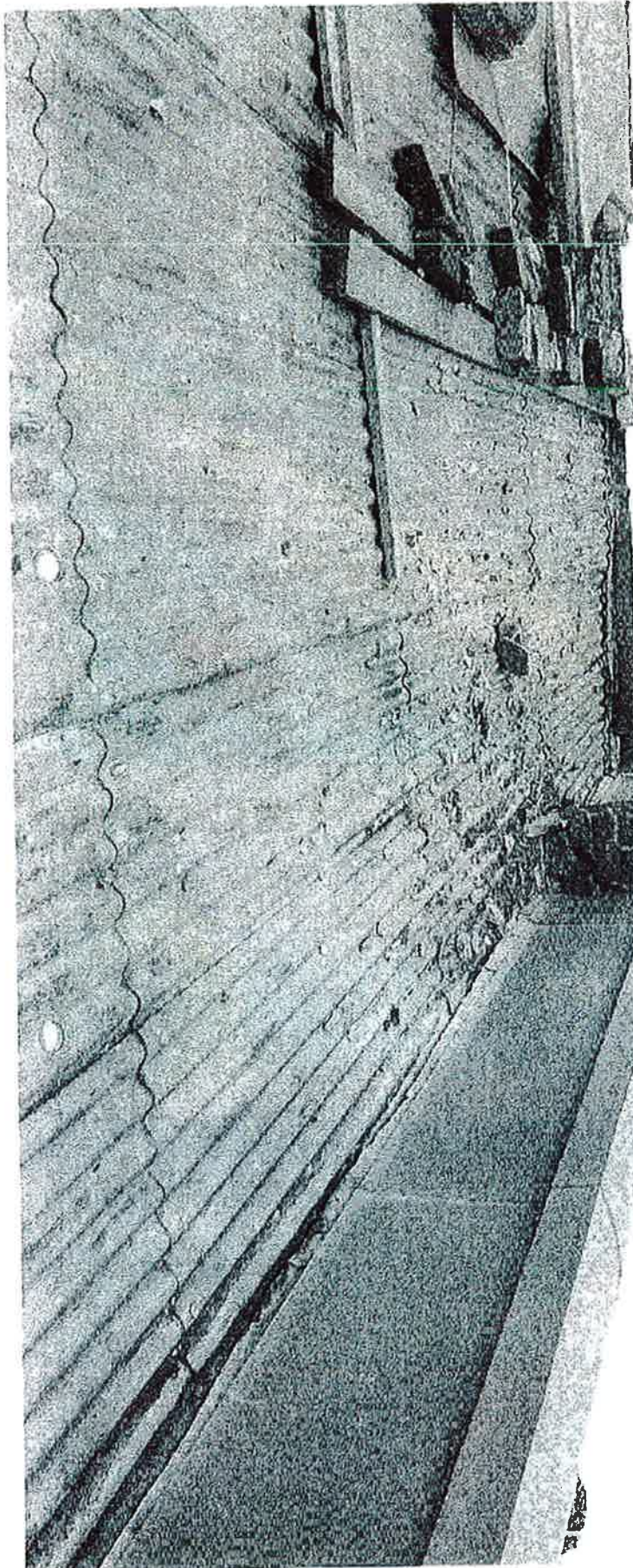
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or competitors





was stapled in
job sheet 21073

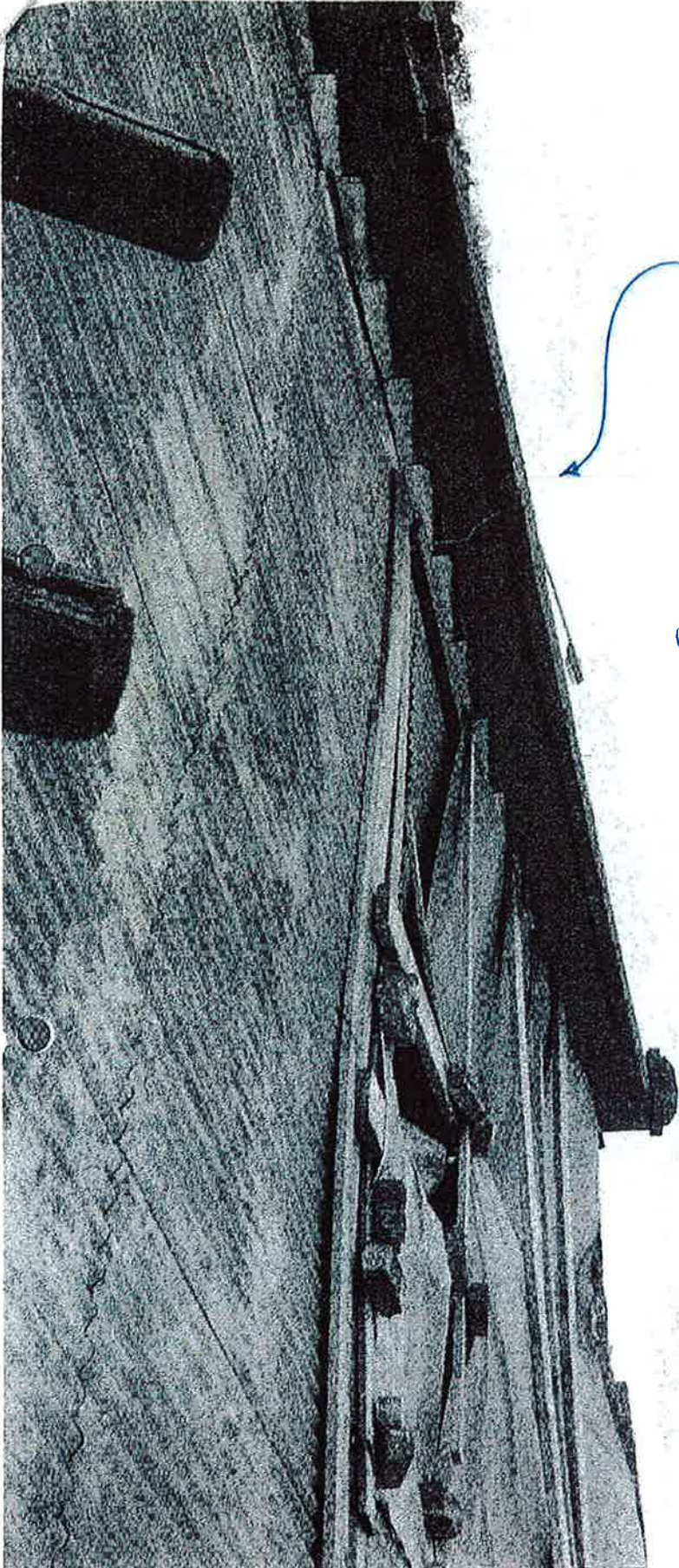
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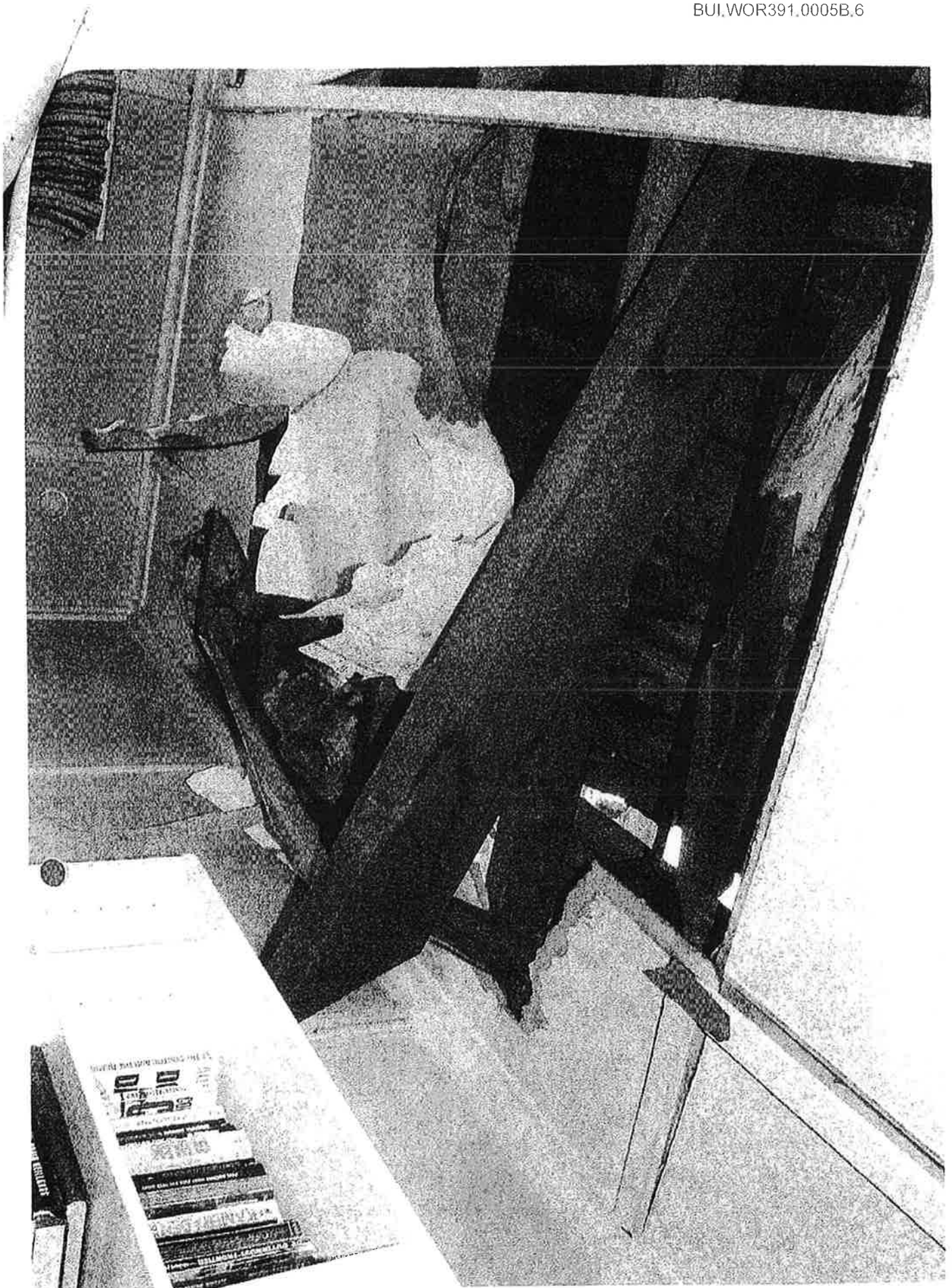


upper chimney that
fell in the first earthquake

This parapet cap was
existing when we arrived
on site

This eastern parapet was lowered, and
covered with a flashing









30 September 2010
Bracing of 2nd (lower level) chimney
in preparation for removal



taken 8 March 2011

