

Mark Zarifeh

From: Mark Zarifeh
Sent: Thursday, 9 February 2012 1:17 p.m.
To: 'tim@gressons.co.nz'
Subject: 753-759 Colombo St

Dear Tim,

Thank you for your letter of 7 February 2012.

Could you please clarify a number of matters:

1. What was the role of Knight Frank of the role of Liz Clarke? I am wondering if they need to give evidence as well. Obviously I am keen to try and keep the number of witnesses down to only those necessary.
2. Was any structural inspection carried out after the Boxing day aftershock? If so , can you provide details. If not, was any consideration given to that?
3. Was 757 tenanted at the time of the 22/2 earthquake? If so, can you provide details please.
4. Please provide details of the tenant in 759 Colombo St.

Thank you for your assistance.

Liz Clarke will be required to give evidence on Wednesday 29 February 2012. The hearing commences at 9.30am and she would be called soon after that.

Unfortunately, it is not possible to change the hearing date.

Regards,

Mark.

GRESSON DORMAN & Co
BARRISTERS & SOLICITORS

15 FEB 2012

14 February 2012

Attention: Mark Zarifeh

Canterbury Earthquakes Royal Commission
PO Box 14053
CHRISTCHURCH 8544

Dear Mark

Re: 753-759 Colombo Street, Christchurch

We refer to your e-mail of 9 February 2012 and respond as follows:

1. Church Property Trustees had a Property Management Agreement with Knight Frank who managed CPT's commercial buildings at 753-759 Colombo Street and at 76 Riccarton Road. Knight Frank reported to the Church Property Trustees through the Property Manager, Liz Clarke.

Church Property Trustees own over 200 church buildings throughout the Anglican Dioceses of Christchurch. Liz Clarke is employed directly by CPT as the Property Manager.

2. Knight Frank reported to Liz Clarke that the building at 753-759 Colombo Street had some plumbing damage following the Boxing Day after shock and that the damage was being repaired. We **enclose** copies of invoices relating to 753-759 Colombo Street for work completed after 26 December 2010. You will note that the premises continued to be inspected by SGS and Compliance Fire Protection as part of the compliance testing regime. Neither company reported any matters of concern.
3. 757 Colombo Street was tenanted by Maclore Investments Limited.
4. 759 Colombo Street was tenanted by City Tandy Ltd.
5. We are disappointed that you are unable to change the hearing date. As mentioned, the writer has a long-standing commitment to attend an overseas meeting. The meeting had been scheduled prior to your advice of the revised hearing date. We record our concern a fresh date unilaterally has been arranged which will prevent a co-owner (in his capacity as a Trustee) from being present at the hearing.
6. I would like to discuss the presentation of Mrs Clarke's evidence with you. As discussed it may be preferable that, as Counsel assisting the Commission you lead her

12 The Terrace, Timaru, 7910, New Zealand
Postal Address: PO Box 244, Timaru, 7940, New Zealand
Telephone: (03) 687 8004, Fax: (03) 684 4584, Email email@gressons.co.nz

Partners: Tim Gresson LLB Crown Solicitor, Simon Dorman LLB, Craig O'Connor BA, LLB, Ken Grave LLB, Andrew McRae BCom, LLB
Associate: Anne-Marie McRae LLB *Staff Solicitors:* Kim Cotton BA, LLB, Jacqui Haar LLB(Hons), Nyssa Willcocks BA, LLB

evidence-in-chief which, of course will be based on her statement sent to you on 7 February 2012.

Yours faithfully
GRESSON DORMAN & CO

Per:

A handwritten signature in black ink, appearing to read 'T M Gresson', written over a light blue horizontal line.

T M Gresson

Email: tim@gressons.co.nz
NMW-112609-1-65-V1

10/JUN/2011/FRI 15:21

M J Robertson Ltd.

FAX No. +64 3 366 6092

P. 004



M.J.Robertson Ltd

REGISTERED MASTER PLUMBERS

244 Antigua Street, P.O Box 4173, Christchurch 8140,
Phone 366-6195 Fax 366-6092 Email accounts@mjr.co.nz



Knight Frank Ltd
P.O Box 13-341
Armagh
Christchurch 8141

Invoice No. 00079701

Date: 26/01/2011

Order No.

TAX INVOICE
GST NO. 67-863-496

Page: 1

DESCRIPTION	AMOUNT
Re: 757 Colombo Street	
Job to repair the upstairs toilet.	
Replaced the ball valve and rewashered the flush valve in the upstairs toilet cistern.	
Replaced the broken cast iron soil stack, damaged during the Earthquake	
1 x 15mm Ball Valve	\$44.00
1 x Filter	\$1.40
1 x Flush Valve Washer	\$4.14
2.4m x 80mm PVC Pipe	\$65.83
1 x 100mm x 80mm Level Invert	\$27.21
1 x 80mm PVC Slip Coupler	\$26.04
1 x 80mm Rubber Ring for Copper Slip Coupler	\$29.80
Mortar Mix	\$7.50
Labour	\$162.00
Vehicle Expenses (2 Trips)	\$14.00
Sub Total	\$381.92
Plus G.S.T	\$57.29
BALANCE	\$439.21

COPY ENTERED

757	-	439.21	N
Repair toilet			

For payment by direct credit our bank account number is:
06-0807-0124709-00
Please include invoice No. as a reference.

M J Robertson Ltd, P O Box 4173, Christchurch

Please Pay On Invoice. Thank You

Sale; Simes Ltd T/A Knight Frank

Invoice 00079701

TOTAL \$439.21



10C Bower Avenue
P O Box 18-817
New Brighton
Christchurch 8641
New Zealand

Church Property Trustees
C/- Simes Ltd
P O Box 13 341
Christchurch 8141

Tax Invoice

Invoice Date: 16/12/2010
Invoice No: 00004360
GST No: 64-903-225
Invoiced By: Russell Penn
Phone: (03) 382 1155
Fax: (03) 382 1019
Email: alarms@cfpl.co.nz

Description	Job No	Amount
759 Colombo Street Maintenance of Fire Protection Systems 01.01.11 - 31.03.11	07T	\$91.50

Approved	[Signature]		Date	20/12		
Property	Code	Amount	Y/N	Ten	Op/Mic	
759	252	\$102.94	Y		✓	
Details <i>Fire alarm maintenance</i>						
Cheque #	Date Pd					

ENTERED

GST: \$11.44
Total Amount: \$102.94

Please detach and return with payment to:

Compliance Fire Protection Ltd

P O Box 18-817
New Brighton
Christchurch 8641
New Zealand

Invoice Date: 16/12/2010
Invoice No: 00004360
Client: The Church Prop
Client Code: 000168
Payment Due: 20th of the Month
Total Amount: \$102.94



TAX INVOICE

G.S.T. No. 21-398-225



SGS New Zealand Ltd
P.O. Box 13-518 Onehunga Auckland
t +64 (0)9 634 3637 f +64 (0)9 636 6054

Jason Richards Trust
C/- Simes Commercial Ltd
PO Box 13 341
Christchurch

Customer Code : 256017
Invoice Issue Date : 15/03/2011
Client Reference No. : Monthly Inspections

Service Reference No. CHCD - 0095018

INVOICE No: WWB755391

Professional services provided		Amount (NZD)														
Cycle No. 26																
Cycle No. 26 (Tax rate 3 - 15%)	ENTERED	70.00														
<p>MONTHLY BUILDING INSPECTIONS 753-759 Colombo Street Christchurch</p> <p>To carry out MONTHLY Inspections of the premises at the above address for the months of JANUARY & FEBRUARY 2011 at \$35 per month. Unable to inspect for MARCH due to building being inside the cordon. February inspection completed 9/2/11 prior to earthquake of 22/2</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Appt. No.</th> <th>Propose</th> <th>Code</th> <th>Amount</th> <th>Y. S.</th> <th>Ten</th> <th>Open</th> </tr> </thead> <tbody> <tr> <td>75301</td> <td>2011</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Appt. No.	Propose	Code	Amount	Y. S.	Ten	Open	75301	2011						
Appt. No.	Propose	Code	Amount	Y. S.	Ten	Open										
75301	2011															
<p>For enquiries, please contact the Christchurch District Office, at 151B Waterloo Road by ph. (03) 344 4510 or fax: (03) 344 4515</p>																

Payment is due 20th of the month following Invoice

Total Excluding G.S.T.	70.00NZD
Total G.S.T.	10.50NZD
Total Including G.S.T.	80.50NZD

Please make payment by either of the following methods:

Cheque payable to SGS New Zealand Ltd.
Please post your cheque to the address below.

Direct Credit to SGS (NZ) Ltd
Westpac a/c 03-0211-0282052-00 NZD
When making payment EFT please quote your account number: 256017 in the code field of the bank statement.
Please refer to Invoice number when making payment.

This invoice is issued in accordance with the SGS General Conditions for Inspection and Testing Services and should be read subject to them (Hard copy available on request or can be viewed at http://www.sgs.com/terms_and_conditions.htm).

SGS New Zealand Ltd

P.O. Box 13-518 Onehunga Auckland
t +64 (0)9 634 3637 f +64 (0)9 636 6054

Member of the SGS Group (Société Générale de Surveillance)