

UNDER

**THE COMMISSIONS OF
INQUIRY ACT 1908**

IN THE MATTER OF

**ROYAL COMMISSION OF
INQUIRY INTO BUILDING
FAILURE CAUSED BY
CANTERBURY
EARTHQUAKES**

**SUPPLEMENTARY STATEMENT OF
ELIZABETH ENGO CLARKE
IN RELATION TO 753-759 COLOMBO STREET**

**GRESSON DORMAN & CO
Barristers and Solicitors
12 The Terrace (PO Box 244)
Timaru
Telephone (03) 687 8004
Facsimile (03) 684 4584
Solicitor Acting: T M Gresson**

NMW-112609-1-101-V4

ELIZABETH ENGO CLARKE will further state:

1. This further supplementary statement of evidence is in response to specific questions addressed to me by Counsel Assisting the Commission.

Relationship between Knight Frank and Church Property Trustees

2. Church Property Trustees ("CPT") had a Property Management Agreement with Knight Frank, who managed CPT's commercial buildings at 753-759 Colombo Street and at 67 Riccarton Road, Christchurch. Knight Frank reported to the Church Property Trustees through me as CPT's Property Manager.
3. Church Property Trustees own over 200 church buildings throughout the Anglican Dioceses of Christchurch. I am employed directly by CPT as the Property Manager.

Tenancy Details

4. 757 Colombo Street was tenanted by Maclore Investments Limited.
5. 759 Colombo Street was tenanted by City Trendy Ltd.

Brief Inspection - September 2010

6. Hamish Mackinven of Lewis Bradford inspected the building of 753-759 Colombo Street following the September 2010 earthquake. I was guided by Knight Frank (formerly Simes), who arranged the inspection. I was also guided by the engineer's report after the building was inspected, as to whether any further inspections or reports were necessary.
7. The inspection and report revealed no issues other than damage to 757 Colombo Street, which was remedied. Once that work was completed, the building was safe to tenant. [BUI.COL753.0011.47 - 51 and BUI.COL753.0012.7].
8. Chimneys were removed as recommended by Lewis Bradford, as outlined in my earlier statement.
9. The Lewis Bradford engineer's report did not recommend obtaining a detailed structural engineer's report.

Boxing Day 2010

10. Following the Boxing Day 2010 aftershock, I requested notification from Knight Frank via email, of any damage that was caused to 753-759 Colombo Street. This email correspondence is annexed to my earlier statement.
11. The response detailed some plumbing damage that had occurred and repair work that was being undertaken in respect of that damage. Attached and annexed hereto marked "A" are copies of invoices relating to repair work carried out on 753-759 Colombo Street for work complete after 26 December 2010.
12. The building continued to be inspected by SGS and Compliance Fire Protection as part of the compliance testing regime. Neither company reported any matters of concern. To my knowledge, SGS are not structural engineers.
13. My understanding was that Knight Frank would have engaged an engineer if it was considered necessary, in the same way that Knight Frank had organised the September inspection, without any request from me to do so. I was confident given the process for determination of potential damage following the September earthquake applied by Knight Frank that this process would have been followed and I did not need to request an engineer.
14. I was not aware of any substantial damage to the building. Any issues raised in the previous engineer's report from September 2010 were addressed and signed off by the engineers and the email response from Knight Frank following the 26 December 2010 aftershock indicated only minor damage, which was repaired.
15. It was my understanding any further damage would have been reported to me. I expected Knight Frank to organise what they considered was necessary and I was reliant on their advice.

Seismic Strengthening

16. I understand there was significant work carried out on 753 and 755 Colombo Street.

17. Annexed (marked "B") is a letter dated 3 June 1994 from Christchurch City Council to PGG Trust Limited, advising building consent had been granted for "Seismic Strengthening" at 753 Colombo Street.
18. Annexed (marked "C") is a letter dated 4 October 1994 from Powell Fenwick to PGG Trust Limited confirming receipt of a final invoice from Mainzeal Property and Construction Limited for \$36,180.00.
19. Annexed (marked "D") is a Progress Payment Certificate dated 4 October 1994 certifying Mainzeal's costs of \$36,180.00 for "Seismic Strengthening 753 Colombo Street".
20. Annexed and marked "E" is a letter and invoice from Mainzeal to PCG Trust Limited dated 10 October 1994 for strengthening work carried out on 753 Colombo Street, with a gross total of \$36,180.00. The letter also refers to additional work carried out for the tenant including a 'wall demolition' (page 5 of invoice).
21. Annexed and marked "F" is a letter dated 11 April 1996 from Powell Fenwick to PGG Limited regarding seismic strengthening of 755 Colombo Street, enclosing a final invoice (annexed and marked "G").
22. Attached and marked "H" is a letter dated 18 July 1995 from PGG Trust Ltd to Mr Jason Richards, enclosing a copy of accounts to 5 November 1994 and to 31 March 1995 (annexed and marked "I"). These accounts detail payments made by the Jason Richards Trust in relation to earthquake strengthening, totalling \$44,594.77. The letter notes:

"...as you are aware, we were forced by the Christchurch City Council to carry out earthquake strengthening at 753 Colombo Street due to the change of tenant and the improvements carried out at the lessee's expense. As shown in the Balance Sheet, the total cost was \$44,000 including engineer's fees and we were able to finance the cost with interest free loans from Estate W.S. Richards \$20,000, Jason Richards Trust \$10,000".
23. Mainzeal is recorded as having carried out the work, corresponding with the invoices sent to PGG (Annexure "C" to "E").

Independent Assessment on Earthquake Performance – Peter Smith Report

24. Given the annexed documentation regarding seismic strengthening carried out on 753 and 755 Colombo Street, it appears Mr Smith is incorrect in his assertion that 753 and 755 Colombo Street were not strengthened.

Signed: Elizabeth Engo Clarke

ELIZABETH ENGO CLARKE

Date: 24th February 2012

"A"

FHS ROOFING LTD (est 1927)**Roof maintenance and new roof specialists**

(formerly F H Suckling Ltd)

TAX INVOICE/STATEMENT

92 Orbell Street, PO Box 7585

CHRISTCHURCH 8240, NZ

PH: 03 962 6385 FAX: 03 962 6388

EMAIL: sales@fhsroofing.co.nz

GST No: 11-126-391

INVOICE ADDRESS:Knight Frank Ltd
PO Box 13-341
Armagh
CHRISTCHURCH 8141**INVOICE NUMBER:**

30534

DATE:

18/02/2011

ORDER NUMBER:**REFERENCE:** 753 Colombo Street, Mi Woollies

DESCRIPTION:			
Inspect leaks. Reseal top flashing on parpaet between buildings to the south, clean out cover flashing on south top roof where leaking. Order Materials			
Release roof sheets, fit new apron flashing refix roof sheets and flashing refix roof sheets and flashing to roof below, replace bend on down-pipe and re-attach using existing bracket, clean, prime and wrap all pipes with butynol detailtape.			
PLEASE PAY ON INVOICE - NO STATEMENT WILL BE ISSUED		SUBTOTAL	\$ 815.00
TERMS: Payment by the 20th of the month following the invoice date. All materials remain the property of FHS Roofing Ltd until payment in full has been received. Interest may be charged on overdue invoices. This invoice is subject to the standard Terms & Conditions of FHS Roofing Ltd.		GST	\$ 122.25
		TOTAL	\$ 937.25

ENTERED

Bank Account Details for direct payments: ANZ Cnr Colombo & Hereford Sts 01 0797 0044165 00
REMITTANCE PORTION - PLEASE RETURN WITH PAYMENT

FHS ROOFING LTD
PO BOX 7585
CHRISTCHURCH 8240
NEW ZEALAND

Payment from:	Knight Frank Ltd
Invoice Number:	30534
Total Amount Due:	\$937.25

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

COPY ENTERED

Approved	Property	Code	Amount	Date	Y/N	Ten	Opvat
<i>RF</i>	757	-	439. 21		N	-	-
Details <i>Repair for toilet</i>							
Cheque #				Date Pd			

For payment by direct credit our bank account number is:

06-0807-0124709-00

Please include invoice No. as a reference.

Sub Total \$381.92

Plus G.S.T \$57.29

BALANCE \$439.21

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	<i>AT</i>	Date	<i>20/12</i>		
Property	Code	Amount	Y/N	Ten	Op/ac
<i>759</i>	<i>252</i>	<i>\$102.94</i>	<i>Y</i>		<i>✓</i>
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)																				
<p>Cycle No. 26</p> <p>Cycle No. 26 (Tax rate 3 - 15%)</p> <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> <div style="text-align: center; border: 1px solid black; padding: 5px;"> <table border="1"> <tr> <td>Approved</td> <td colspan="2">Date</td> </tr> <tr> <td>Property</td> <td>Code</td> <td>Amount</td> </tr> <tr> <td></td> <td>Y/M</td> <td>Ten</td> </tr> <tr> <td></td> <td>Op/acc</td> <td></td> </tr> <tr> <td colspan="3" style="text-align: center;">753 Col 2/11</td> </tr> <tr> <td colspan="3">Details</td> </tr> <tr> <td>Cheque #</td> <td colspan="2">Date Paid</td> </tr> </table> </div> <p>For enquiries, please contact the Christchurch District Office, at 151B Waterloo Road by ph. (03) 344 4510 or fax: (03) 344 4515</p>	Approved	Date		Property	Code	Amount		Y/M	Ten		Op/acc		753 Col 2/11			Details			Cheque #	Date Paid		<p style="font-size: 2em; font-weight: bold;">ENTERED</p> <p>70.00</p>
Approved	Date																					
Property	Code	Amount																				
	Y/M	Ten																				
	Op/acc																					
753 Col 2/11																						
Details																						
Cheque #	Date Paid																					

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)

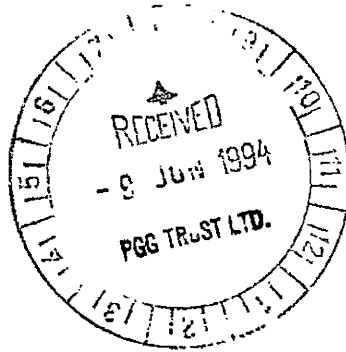
"B"



CHRISTCHURCH CITY COUNCIL

3 June 1994

P.G.G. TRUST LTD
P.O. BOX 25108
CHRISTCHURCH



Dear Sir/Madam

P. G. G. TRUST LTD - CL

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 94004499

Your application for a Building Consent for the proposed **SEISMIC STRENGTHENING** at 753 COLOMBO ST HAGLEY refers.

This notice serves to advise that the building consent application for the above works has been granted and that the consent together with the "Conditions of Building Consent", if any, can be uplifted from CIVIC OFFICES, TUAM ST on payment of the undermentioned fees.

You are advised that building work in respect of the consent must not start prior to you being in possession of the building consent.

.../2

AREA DEVELOPMENT OFFICER

CIVIC OFFICES, TUAM ST 163-173 TUAM STREET
P O BOX 237 CHRISTCHURCH TELEPHONE (03) 379-1660 FAX (03) 371-1792

2.

The outstanding fees associated with the building consent are:

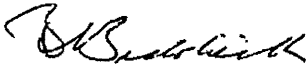
To PIM:		
Process and Grant		\$ <u>65.00</u>
To Building Consent:		
. Accept and Issue		\$ <u>30.00</u>
. Process and Grant		\$ <u>180.00</u>
To Code Compliance Certificate:		
. Inspections		\$ <u>45.00</u>
. Grant and Issue		\$ <u>30.00</u>
Building Research Levy		\$ <u>30.00</u>
Building Industry Authority Levy		\$ <u>30.00</u>
TOTAL		\$ <u>410.00</u>

You are requested to uplift the consent and pay the fees set out above **within 30 days of the date of this letter**. Please use the attached Fee Summary as a means of identification.

If you do not wish to proceed with the building project please contact the Service Centre as some fees are still payable.

Please quote the above Project No. in all communication with the Council.

Signed



for
AREA DEVELOPMENT OFFICER CIVIC OFFICES, TUAM ST

**CHRISTCHURCH CITY COUNCIL
FEE SUMMARY**

PIM/BUILDING CONSENT

PROJECT NO. 94004499
OWNER/APPLICANT P.G.G. TRUST LTD
DATE GRANTED 3 June 1994

This document summarises the unpaid fees as identified on the attached letter. You are requested to pay these fees before the Consent can be uplifted. Please present this document for payment to the Cashier at the CIVIC OFFICES, TUAM ST.

RC023	\$180.00	Process/Grant Consent	05157/840
RC024	\$30.00	Building Research Levy	93090/851
RC025	\$75.00	Code Compliance Certificate	05158/842
RC027	\$65.00	Process/Grant Pim	05147/831
RC035	\$30.00	Accept/Issue Pim/Consent	05147/833
RC037	\$30.00	Building Industry Levy	93095/851
<hr/>			
Total	\$410.00	(Including GST)	

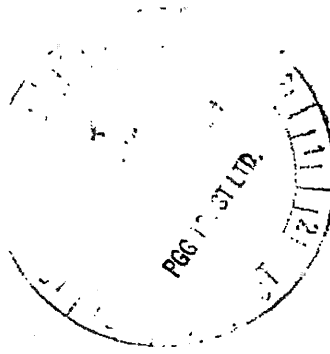
"C"

Rec 2/1/94 1st end 10/6/94

RBR:PMJ

4 October 1994

The Manager
PCG Trust Limited
P O Box 112
CHRISTCHURCH



**POWELL
FENWICK
CONSULTANTS LTD**
Consulting Engineers
Structural, Civil, Acoustic
Electrical, Mechanical
Heating and Ventilation
Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108. Fax (03) 379-1626
Telephone (03) 366-1777
Christchurch, New Zealand

ATTENTION: MR R A LECKIE

Our Ref. 94/241/01.L6

Dear Sir,

EM LECKIE - COLMBO

RE: 753 COLOMBO STREET

We have received the final account for this project from Mainzeal Property and Construction Limited. This account has been checked by us and is recommended for payment by you after receipt of a Tax Invoice Certificate from Mainzeal.

The final contract cost is shown below:-

Contract Value	\$29,719.00
Less Contingency	<u>\$ 5,000.00</u>
Variations	\$24,719.00 ~ <u>\$11,461.00</u>
Final Contract Sum	<u>\$36,180.00</u>

A copy of Mainzeal's final claim is attached for your records and information.

We advise that in our opinion you can claim the following costs from your tenant:-

Mainzeal Charge direct	Stair Relocation	\$ 6,500.00
	Switchboard Relocation	<u>\$ 72.00</u>
		<u>\$ 6,572.00</u>

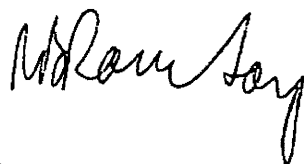
The net final contract cost therefore reduces to \$29,608.00, which is less than the tender.

72000

Thank you for this brief and we look forward to further projects together.

Yours faithfully,

POWELL FENWICK CONSULTANTS LIMITED

A handwritten signature in black ink, appearing to read "R.B. Ramsay". The signature is written in a cursive, flowing style with a long, sweeping tail on the final letter.

R.B. Ramsay

" D "



**Consulting Engineers
Structural, Civil, Acoustic
Electrical, Mechanical
Heating and Ventilation**

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108, Fax (03) 379-1626
Telephone (03) 366-1777
Christchurch, New Zealand

PROGRESS PAYMENT CERTIFICATE

PRINCIPAL: **PCG TRUST LIMITED**

CONTRACT No: 94/241/01

for **SEISMIC STRENGTHENING 753 COLOMBO STREET**

PROGRESS PAYMENT No: 01

for work completed to: **FINAL**

THIS IS TO CERTIFY that **MAINZEAL PROPERTY AND CONSTRUCTION LIMITED**

is entitled to a payment of \$ 34,380.00

made up as follows:

Value of Work Done		\$36,180.00
Retention5%...	\$1,800.00	
Other Adjustments	\$NIL	
	<hr/>	\$ 1,800.00
		<hr/>
	Sub-Total	\$34,380.00

Less Payments Already Certified:

No.	1	\$NIL
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

\$NIL

Amount Now Certified

\$34,380.00
6572.20

Excl. GST

27808.00

Date 4 October 1994


R.B. RAMSAY

DIRECTORS

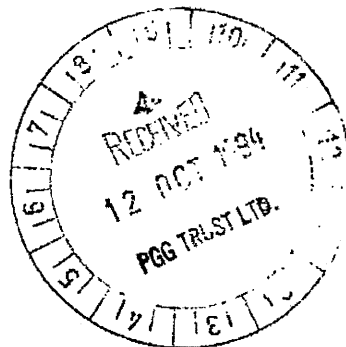
I.L. Ford, B.E. F.I.P.E.N.Z., R.B. Ramsay, M.Sc. (London), D.I.C., B.E. (Hons), F.I.P.E.N.Z., K.J. Simcock, B.E. (Hons), M.E., M.I.P.E.N.Z.,
M.P. Gay, B.E. (Hons), M.I.P.E.N.Z., G.J. Uprichard, B.E., C.Eng., M.I. Mech. E., M.I.P.E.N.Z.

"E"

10 October 1994

PCG Trust Ltd
PO Box 112
CHRISTCHURCH

Attention: Mr Ross Leckie



Dear Sir

753 COLOMBO STREET RESTRENGTHENING

Please find attached tax invoice for works carried out as per Powell Fenwick payment certificate (4 October 1994)

We note some works were carried out for the tenant and at the time of instruction by Powell Fenwick to do so, it was confirmed Mainzeal would receive payment through the main contract and that the PCG Trust would seek reimbursement from Allstar Trading.

It was explained and I believe accepted that Mainzeal's company policy of payment through the "contract only" for works carried out would be adopted.

Yours faithfully

A handwritten signature in black ink, appearing to be "Nick Young".

Nick Young
CONTRACTS MANAGER

A MAINZEAL GROUP
LIMITED COMPANY

76 CASHEL ST
LEVEL 5
PO BOX 25208
CHRISTCHURCH
NEW ZEALAND
TEL 0-3-379-4039
FAX 0-3-379-6583



MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED

A MAINZEAL GROUP
LIMITED COMPANY

- WGTH 181 WYVIAN STREET, LEVEL 3, PO BOX 8441, TE ARO, WELLINGTON
NEW ZEALAND TEL 04-385 4098, FAX 04-385 4079
- CENT PO BOX 1092, PALMERSTON NORTH
NEW ZEALAND TEL 06-353 3301 FAX 06-353 3302
- CHCH 76 CASHEL STREET, LEVEL 5, PO BOX 25208, CHRISTCHURCH
NEW ZEALAND, TEL 03-379 4039, FAX 03-379 8583
- MAINZEAL INTERIORS
- MAINWORKS

TAX INVOICE
36011-35

GST No. 44-857-096

To P.C.G TRUST LTD.
P.O. Box 112
CHRISTCHURCH.

Date: 10/10/94.

Contract: 753 COLOMBO STREET Contract no: 36011-35 Claim no: 1.

Gross contract value to date: (Including variations, materials, increased costs, etc.)	36 180 - 00
Less: Retentions	1 800 - 00
Sub-total	34 380 - 00
Less: Paid to date (excluding GST)	— —
This claim	34 380 - 00
Plus: GST	4 297 - 50
Payment amount	38 677 - 50

Client copy - Please retain for your records

27 SEP 1994

**753 COLOMBO STREET
RESTRENGTHENING**

FINAL ACCOUNT SUMMARY

-	Contract Value		\$29,719.00
-	Less Contingency		\$<5,000.00>
-	Variations/Additional Works		
	AW no.1	Stair relocation	6,500
	AW no.2	Various	<888> ✓
	AW no.3	Various CI 02	1,078 ✓
	AW no.4	Various CI 03	941
	AW no.5	Metalwork	681
	AW no.6	Stair	<460>
	AW no.7	Various CI 06	1,766 ✕
	AW no.8	Permits	128
	AW no.9	Excavation	224
	AW no.10	Painting	311
	AW no.11	Various	1,180
			<hr/>
			\$11,461.00
			<hr/>
		TOTAL (Excluding GST)	\$36,180.00
			<hr/> <hr/>



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

CHCH 78 CASHEL STREET, LEVEL 5, PO BOX 25206, CHRISTCHURCH
NEW ZEALAND, TEL. 03-379 4039 FAX 03-379 8593
CENT PO BOX 1099, PALMERSTON NORTH
NEW ZEALAND, TEL. 06-353 3301, FAX 06-353 3002
WGTN 81 VIVIAN STREET, LEVEL 3, PO BOX 6441, TE ARO WELLINGTON
NEW ZEALAND TEL. 04-385 4099 FAX 04-385 4079

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 COLONBO STREET

ADDITIONAL WORK CLAIM NO. 2#

CI 01 10 June 1994.

Various.

1. SWITCHBOARD : Mainzeal to
Demolish & Remove EXISTING
Cupboard & Fittings.

2	WEEK	1 1/2	HOURS		\$	69.00	
				MATERIALS	\$	3.00	

2. CREDIT FOR PATCHING WORK (\$ 150.00)
1 (GROUND FLOOR / 1 SIDE) including materials.

3. CREDIT FOR SIGNING TO GROUND FLOOR (\$ 810.00) ✓
(As For 15/6/94) including materials.

4. DUMP WATER (CLAIMED ELSEWHERE) —
5. PLINTH (" ") —
6. STAIRS (" ") —

Total. \$ 888.00 ✓



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

CHCH

76 CASHEL STREET, LEVEL 5, PO BOX 25208, CHRISTCHURCH

NEW ZEALAND, TEL 03-379 4039, FAX 03-379 8583

CENT

PO BOX 1099, PALMERSTON NORTH

NEW ZEALAND, TEL 06-353 3301, FAX 06-353 3302

WGTN

61 VIVIAN STREET LEVEL 3, PO BOX 8441 TE ARO, WELLINGTON

NEW ZEALAND TEL 04-385 4099 FAX 04-385 4079

**DESCRIPTIVE
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amo
	<u>753 COLONY STREET</u>						
	<u>ADDITIONAL WORK CLAIM NO. 3#</u>						
	C.I 02 15 JUNE 1994						
	METALWORK & VARIOUS						
1.	CONCRETE PORTAL						
	NO COST ADJUSTMENT.						
2.	STAIR OPENING RUNNER (SEE CLAIM FOR C.I 04)						
3.	INFORMATION ONLY						
4.	INFORMATION ONLY						
5.	PACK OUT W/TH BATTING TO SHOW FLOOR LINING						
	NOONWAL 4 1/2 HOURS.				\$ 104 -		
	MATERIAL.		50kg		\$ 65 -		
6.	REROUTE CHANNEL						
	W/30W.	4	HOURS		\$ 92 -		
	W/30W	600g			\$ 30 -		



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

CHCH 76 CASHEL STREET, LEVEL 5, PO BOX 25208, CHRISTCHURCH
NEW ZEALAND, TEL. 03-379 4039 FAX 03-379 8583
CENT PO BOX 1089, PALMERSTON NORTH
NEW ZEALAND, TEL. 06-353 3301, FAX 06-353 3302
WGTN 161 VIVIAN STREET LEVEL 3, PO BOX 6441 TE ARO, WELLINGTON
NEW ZEALAND TEL 04-385 4099 FAX 04-385 4079

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
	<u>753 COLONYRO STREET</u>						
	<u>ADDITIONAL WORK CLAIM NO. 3# CONTINUOUS</u>						
7.	REMOVE VINYL SUPPLY & FIX ANGLE & FLOORING FOR Dispenser (TOILET) (PART OF CONTRACT)						
	INSTALL NEW FLOOR COVERINGS TO TOILET & Supply & INSTALL PACKER Being Unfor.						
	Packer (3 sheets)				95.00		
	Unfor. 2 MEN 2 1/2 hours				115.00		
	Vinyl & Cover upstairing. (ASK FLOORING)				531.00		
	Mainzeal Margin.				46.00		
					TOTAL.		\$ 1078.00



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

CHCH 76 CASHEL STREET, LEVEL 5, PO BOX 25208 CHRISTCHURCH
NEW ZEALAND TEL 03-379 4009 FAX 03-379 8583
CENT PO BOX 1099, PALMERSTON NORTH
NEW ZEALAND, TEL 06-353 3201 FAX 06-353 3202
WGTN 61 VIVIAN STREET LEVEL 3, PO BOX 6441 TE ARO WELLINGTON
NEW ZEALAND, TEL 04-385 4099 FAX 04-385 4078

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
	<u>753 COLONY STREET</u>						
	<u>ADDITIONAL WORK CLAIM NO. 4 #</u>						
	CI 03 24 June 1994						
	1) DRAINAGE.						
1.	RELOCATE EXISTING HOTWATER CYLINDER & DUCTING IN KITCHEN.						
	PUMPING 2.5 hours				87	-50	
	M2 LAGGING (DEMO/RELOCATION) 2 men 3 hours.				138	-00	
2.	WESTERN WALL DEMOLITION. (FORMER PART OF CI 01 & 05 CLAIM)						
3.	STAIR FRAMING. NO COST ADJUSTMENT.						
4.	RC-ROOTS 200 x 90 BSC BEAM. (FIXED DIRECTLY TO WALL)						
	- SCAFFOLD TO STAIR WALL TO ALLOW FIXING. (ADDITIONAL PLANING & FRAMING.)				160	-00	2



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

CH 16 CASHEL STREET LEVEL 5, PO BOX 25238 CHRISTCHURCH
 NEW ZEALAND TEL 03-379 4039 FAX 03-379 2583
 CENT PO BOX 1099 PALMERSTON NORTH
 NEW ZEALAND TEL 06-353 3301 FAX 06-353 3302
 LGTN 21 AVIAN STREET LEVEL 3, PO BOX 6441 TE ARO WELLINGTON
 NEW ZEALAND TEL 04-385 4099 FAX 04-385 4079

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 COLONYRO STREET

ADDITIONAL WORK CURM NO. 5#

C.I 04 30 JUNE 1994.

METALWORK

1. 100 x 100 x 9 RIG TO STAIR
OPENING.

METALWORK Supply 100x100x9 (4.50m)	213 - 00
SMOOTH LONG WELDING	75 - 00
50x50 mm ANGLE	90 - 00
TUBOLTS	14 - 00

LINCOLN TO GRCT. (2 men 1 1/2 hours)	100x100	69 - 00
(2 men 1 hour)	50x50	45 - 00

BUILDING WORK & MAKING GGG TO LINCOLN	LINCOLN (GIRDER) (CONCRETE)	115 - 00
MATERIALS	30 - 00	
Stair opening		

MARGIN. 29 - 00

TOTAL. \$ 681 - 00



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

CHCH

76 CASHEL STREET LEVEL 5, PO BOX 25208, CHRISTCHURCH
NEW ZEALAND TEL 03-379 4039 FAX 03-379 8583

CENT

PO BOX 1099 PALMERSTON NORTH
NEW ZEALAND TEL 06-353 3301 FAX 06-353 3302

WGTN

61 VIVIAN STREET LEVEL 3, PO BOX 6441 TE ARO WASHINGTON
NEW ZEALAND TEL 04-385 4099 FAX 04-385 4078

DESCRIPTION OF WORK

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 COLONYRO STREET

ADDITIONAL WBERG CURB NO. 6#

C.I 02 29 JUNE 1994.

RELOCATION OF STAIR

1. CREDIT FOR CONCRETE
FOOTING TO STAIR

(AS FAX 4/7/94)

< 480.00 >



TOTAL.

< 480.00 >



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

DUNEDIN 10 CASHIEL STREET LEVEL 8, PO BOX 35008 DUNEDIN
NEW ZEALAND TEL 03 379 4033 FAX 03 379 4533
CENTRAL 1099 PALMERSTON NORTH
NEW ZEALAND TEL 06 353 3301 FAX 06 353 3302
WELLINGTON 81 WIVIAN STREET LEVEL 3, PO BOX 6441 TE ARO WELLINGTON
NEW ZEALAND TEL 04 385 4099 FAX 04 385 4079

DESCRIPTION OF WORK

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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783 COLONNADO STREET

ADDITIONAL WORK CLAIM NO. 7#

C.I 06 25 July 1994.

WE NOTE YOUR REFERENCE TO CLAUSE "E1" OF THE P/G SECTION OF THE SPECIFICATION IN REGARD TO MAKING GOOD & INDEED WE CONFIRM WE KNOW WITHIN OUR SUBMITTALS TO "MAKE GOOD" WORK DESCRIBED IN THE SPECIFICATION & DRAWINGS (NAMES "SI" DRAWING - "GROUND FLOOR WORK").

THE FACT THAT THE BUILDING WOULD BE FITTED OUT ON COMPLETION OF OUR WORK & THE LITTLE DETAIL WITHIN THE SPECIFICATION & AS THE DRAWINGS REGARDING REPLACING LININGS / FIXING NEW TRIM / LAYING FLOOR COVERING / GENERAL MAKE GOOD, WE FEEL FULL RESPONSIBILITY TO Carry OUT THESE WORKS IF ALL THE UNFAIR.

WE WILL HOWEVER COVER THE COSTS TO PATCH & MAKE GOOD LININGS DAMAGED BY FIXING OF THE STEELWORK & CONSTRUCTION OF THE COLUMN, BUT WE NOTE THERE IS NO INDICATION WITHIN THE DOCUMENTS TO DO THIS WORK & NO ALLOWANCE HAD BEEN MADE BY MAINZEAL. (ESTIMATE - \$1500 -) ALLOWANCE

WE WILL THOUGH SEEK FINANCIAL REIMBURSEMENT FOR FIXING & LAYING OF NEW TRIM & FLOOR COVERING WHICH NEVER FORMED PART OF OUR ORIGINAL CONTRACT.

(CLAIM ATTACHED)



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

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**DESCRIPTION
OF WORK**

Page _____

m	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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33 Colombo Street

Additional Work Claim no. 7# continuing

1. Fixing of Architraves around Window. 46.00

- 2. A) Outer Stair Door NIL.
- B) Railing NIL.
- C) BSC Glass Beam NIL.
- D) Chimney NIL.
- E) Skirting to 1st Floor.
 - Material. 40m (inc Fixings) 208.00
 - Labour 0.20 m/hr 2m 184.00
- F) Cornice NIL.

3. Galvanizing Rafter 2nd. to BSC. Labour 46.00

4. New Carpet to upstairs of Kennedy Printing. 1260.00

(No Margin on Carpet.) Margin. \$ 22.00

TOTAL. \$ 1756.00



**MAINZEAL
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LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

10-38 BEL STREET LEVEL 10 BOX 1000 WELLINGTON
 10-38 BEL STREET LEVEL 10 BOX 1000 WELLINGTON
 BOX 1000 PALLISERSON NORTH
 57 ZEALAND TELEPHONE UNIT P.O. BOX 3500
 10-38 BEL STREET LEVEL 10 BOX 1000 WELLINGTON
 57 ZEALAND TELEPHONE UNIT P.O. BOX 3500

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 COLOMBO STREET

ADDITIONAL WORK SUMM NO. 8 #

PERMITS / CONSENTS

1. ADJUST PROVISIONAL SUM WITHIN TENDER
FOR PERMITS / FEES # CONSENTS

ACTUAL \$ 410 - 00

MINOR \$ 18 - 45

LESS ALLOWANCE \$ < 300 - 00 >

TOTAL \$ 128 - 00



**MAINZEAL
PROPERTY AND
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A MAINZEAL GROUP
LIMITED COMPANY

10 CASHEL STREET LEVEL 3 PO BOX 10008 CHRISTCHURCH
NEW ZEALAND TEL 03 379 4000 FAX 03 379 4000
PO BOX 1009 PALMERSTON NORTH
NEW ZEALAND TEL 06 365 3301 FAX 06 365 3300
10 CASHEL STREET LEVEL 3 PO BOX 10008 CHRISTCHURCH
NEW ZEALAND TEL 03 379 4000 FAX 03 379 4000

DESCRIPTION OF WORK

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 COLONNADO STREET

ADDITIONAL WORK CLAIM NO. 9#

S.I 15/06/94.

EXCAVATION.

ADDITIONAL EXCAVATION BY INSTRUCTION.
ADDITIONAL 500 mm 2 men 4 hours

184 - 00

BIN USE

30 - 00

M₂ MARGIN

10 - 00

TOTAL.

224 - 00



**MAINZEAL
PROPERTY AND
CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

100 CASHMERE STREET LEVEL 2 PO BOX 10000 CHRISTCHURCH
NEW ZEALAND TEL 03-365 4099 FAX 03-365 4100
100 CASHMERE STREET LEVEL 2 PO BOX 10000 CHRISTCHURCH
NEW ZEALAND TEL 03-365 4099 FAX 03-365 4100

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount

753 COLWING STREET

ADDITIONAL WORK CLAIM NO. 10*

STEELWORK PAINTING.

1. ADJUSTMENT OF PROVISIONAL PAINTING
SUM ALLOWANCE

65 m² SURFACE STEELWORK. 585.00

MARGIN. 4 1/2 26.00

LESS SUM (300.00)

TOTAL. \$ 311.00



**MAINZEAL
PROPERTY AND
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LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

100 DASHIEL STREET LEVEL 5 PO BOX 13208 CHRISTCHURCH
NEW ZEALAND TEL 03 379 4079 FAX 03 379 8563
100 BOX 1029 PALVERSTON NORTH
NEW ZEALAND TEL 08 353 3301 FAX 08 353 3302
100 WIAN STREET LEVEL 5 PO BOX 6441 THE APT WELINGTON
NEW ZEALAND TEL 04 355 4099 FAX 04 355 4079

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 COLONY STREET

ADDITIONAL Working CURB NO. 11#

VARIOUS CARPENTRY

1. ADDITIONAL FLOORING REQUIRED
TO TOP OF STAIR LANDING
(NOT SHOWN ON 1st FLOOR "PLANNING"
SCOPE.)

REMOVE & CUT DOWN DOOR AT TOP
 OF STAIRS TO ALLOW NEW FLOORING. 46 - 00

ADDITIONAL FLOORING 20 - 00

2. FIXING OF 50 x 50 mm ANGLE ON
FIRST FLOOR AT 1/2 SPECIFIED
SPACING

DRILL & FIX ADDITIONAL BOLTS 36 nos.

LAGS 36 nos. @ 0.22 m/neg 182 - 00

BOLTS 36 nos. @ 55¢ 30 - 60



**MAINZEAL
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CONSTRUCTION
LIMITED**

A MAINZEAL GROUP
LIMITED COMPANY

10 CASHIEL STREET LEVEL 3 PO BOX 25009 CHRISTCHURCH
NEW ZEALAND TEL 03 379 4079 FAX 03 379 9553
PO BOX 1099 PALMERSTON NORTH
NEW ZEALAND TEL 06 353 3301 FAX 06 353 3502
10 WIAN STREET LEVEL 2 PO BOX 6441 TE APO WELINGTON
NEW ZEALAND TEL 04 385 4099 FAX 04 365 4079

**DESCRIPTION
OF WORK**

Page _____

Item	Description of work	Quantity	Unit	Rate	Amount	Rate	Amount
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753 Colombo Street

ADDITIONAL WORK CURM NO. 11th CONTINUED

3. DITTO SITUATION WITH 125 x 125
ANGLE IN KITCHEN.

DRILL & FIX 12 NO. DYNABOLT.

LABOUR 12 NO. @ 0.25 = 3.00

BOLTS 12 NO. @ 1.00 = 12.00

4. REMOVE ROTTEN / CRACKING CEILING JOIST
BEARER IN KITCHEN CEILING SPACE
& REPLACE WITH NEW RUNNER IN ROOF
SPACE, ROTTEN TO BRICK.

LABOUR 2 MEN 3 HOURS = 138.00

MATERIALS = 40.00

REQUESTED UPSTAIRS CORRIDOR TO
BE STRAPPING, LINING & STOPPING

STRAPPING 50 m. = 100.00

GIBBONS 4 SHEETS = 60.00

FIXINGS = 60.00

ANGLE 16 m. = 32.00

LABOUR 2 MEN 6 1/2 HOURS = 249.00

STOPPING 9 m² = 40.50

MARGIN 1 1/2% = 51.00

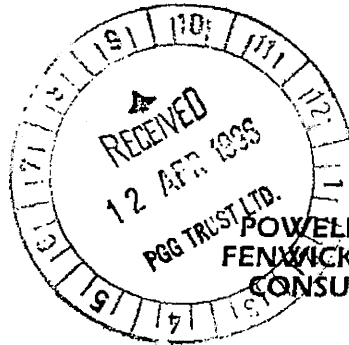
TOTAL \$ 1180.00

"F"

MTF:PMJ

11 April 1996

PGG Trust Limited
P O Box 112
CHRISTCHURCH



**Consulting Engineers,
Structural, Civil, Acoustic,
Fire, Electrical, Mechanical,
Heating and Ventilation**

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108. Fax (03) 379-1626
Telephone (03) 366-1777
Christchurch, New Zealand

ATTENTION: MR ROSS LECKIE

Our Ref. 95/312/01.PL

Dear Sir,

RE: SEISMIC STRENGTHENING 755 COLOMBO STREET

Enclosed please find a copy of the Final Payment Certificate dated 11th April 1996. The amount certified for payment is \$23,901.00 and is a GST exclusive amount.

This sum is for the remaining work including maintenance items which have been attended to.

A tax invoice for the approved sum plus GST is also enclosed. The total amount to be paid to the Contractor including GST is \$26,889.00.

The Contract conditions require that this payment is made within ten working days of the date on this Payment Certificate.

Yours faithfully,

POWELL FENWICK CONSULTANTS LIMITED

M.T. Freeman

DIRECTORS

I.L. Ford, B.E. F.I.P.E.N.Z., R.B. Ramsay, M.Sc. (London), D.I.C., B.E. (Hons), F.I.P.E.N.Z., K.J. Simcock, B.E. (Hons), M.E., M.I.P.E.N.Z., M.P. Gay, B.E. (Hons), M.I.P.E.N.Z., G.J. Uprichard, B.E., C.Eng., M.I. Mech. E., M.I.P.E.N.Z.



" G "

755 COLOMBO STREET
FINAL ACCOUNT

(Account to P.G.G. Trust)

Contract Value:		\$41,271
Less Contingency Sum:		<u>\$5,000</u>
	Sub total	<u>\$36,271</u>
Variations:		
Variation 001 Brickwork removal		\$649
Variation 009 Credit on works		(\$561)
Variation 010 General		Nil Cost
Variation 012 Filling of Beam		\$184
Variation 013 Access to Beam		\$178
Variation 014 Services alterations		\$979
TOTAL VALUE		\$37,700
Less Previously paid		<u>\$13,799</u>
Sub total now due		<u>\$23,901</u>
Add G.S.T.		2,988
Cheque value now due		<u>\$26,889</u>

All work associated with the Fire Protection and Rating on the project will be invoiced separately as a post contract item and will be charged to the P.G.G. Trust and to AllStar Trading.

"H"



L I M I T E D
P G G T R U S T L T D . A P Y N E G O U L D C O R P O R A T I O N L T D C O M P A N Y

178 CASHEL ST. P.O. BOX 112. CHRISTCHURCH
PH (03) 379-8611 FAX (03) 379-8608

18 July, 1995

Mr J. Richards,
2 Allister Avenue,
Merivale,
CHRISTCHURCH.

Dear Jason,

Re: Estate Richards - Colombo Street

I now have pleasure in enclosing a copy of the Accounts for the period from 1 April, 1994 to 5 November, 1994 being the date of death of Miss Reynolds and to the 31 March, 1995. I comment on the accounts as follows:

ACCOUNTS TO 5 NOVEMBER, 1994

Income Account

Records the income received from rent \$174,731.19, interest on deposits and after allowing for the payments as detailed including commission to Harvey Real Estate for the new tenant, Gennaker Enterprises, the amount available for distribution is \$126,654.22. The Jason Richards Trust has been allocated \$42,218.07 being a one-third share.

Current Account - Jason Richards Trust

Records the credit balance brought forward \$36,889.29, income transferred as referred to above and after allowing for the withholding tax, payments made during the year and the loan to the Estate to assist with the earthquake strengthening payment, the balance remaining is \$11,960.99.

ACCOUNTS TO 31 MARCH, 1995Income Account

Records the income from rent \$119,245.30, interest on deposits and after allowing for the payments as detailed, the amount available for distribution is \$107,489.95 and \$35,829.98 has been allocated to the Jason Richards Trust being a one-third share.

Current Account - Jason Richards Trust

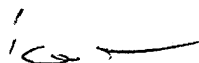
Records the credit balance brought forward \$11,960.99, income transferred as mentioned above and after allowing for the withholding tax deducted from interest, payment made during the year and the loan to the Estate to assist with earthquake strengthening, the balance remaining is \$32,533.20 and a cheque has been sent to Gresson, Wallace, Dorman and Mill, Timaru. A copy of the Accounts has been sent to Michael McPhail.

Overall, the income is up approximately \$17,000 due to the increased rental from Gennaker Enterprises and higher interest from bank deposits. Property expenses are up approximately \$15,000 due to commission Harveys Real Estate and a higher GST payment. Overall, there is a net increase in income of approximately \$3,000 for the year.

During the year, as you are aware, we were forced by the Christchurch City Council to carry out earthquake strengthening at 753 Colombo Street due to the change of tenant and the improvements carried out at the lessee's expense. As shown in the Balance Sheet, the total cost was \$44,000 including engineer's fees and we were able to finance the cost with interest free loans from Estate W.S. Richards \$20,000, Jason Richards Trust \$10,000.

I trust the Accounts are clear but should you require any further information, would you please let me know.

Yours faithfully,
PGG TRUST LIMITED



R.A. Leckie
TRUST ADMINISTRATION MANAGER
Encl:
RAL*GLL

" I "

ESTATE H S RICBALANCE SHEETCurrent Liabilities

PGG Trust Limited - Trust Account	25,362.59	
Sundry Creditors	9,784.83	
Rent Paid in Advance	10,380.15	
		45,527.57

Partners Current Accounts

Estate W S Richards	54,610.02	
Jason Richards Trust	11,960.99	
		66,571.01

Term Liabilities

Estate W S Richards - Interest Free Loan	10,000.00	
Jason Richards Trust - Interest Free Loan	5,000.00	
		15,000.00

Partners Capital Accounts

Estate W S Richards	395,279.04	
Write up Property to Gvt Valn (2/3)	1,147,418.67	
		1,542,697.71
Jason Richards Trust	197,639.53	
Write up Property to Gvt Valn (1/3)	573,709.33	
		771,348.86

Earthquake Strengthening

Mainzeal - Reinforcing Buildings	32,135.17	
Powell Fenwich - Consultants Fee	2,925.00	
CCC Building Permit	410.00	
Powell Fenwich - Building Strengthening	6,862.50	
Hughes Rees Sara		
- Site Investigation	201.38	
Andrew Russell - Sub Contractor	2,060.72	
		\$44,594.77
		\$44,594.77

\$2,441,145.15

RES - COLOMBO STREETAS AT 5 NOVEMBER 1994Current Assets

Bank of New Zealand - Deposit at Call	94,900.00	
Sundry Debtors	1,787.98	
	<hr/>	96,687.98

Fixed Assets

Colombo Street, Christchurch - Buildings	148,872.00	
Write up to Gvt Valn	51,128.00	
	<hr/>	
	200,000.00	
Less Depreciation	137.60	
	<hr/>	199,862.40
Earthquake Strengthening		44,594.77
Land	430,000.00	
Write up to Gvt Valn	1,670,000.00	
	<hr/>	2,100,000.00

Government Valuation

As at 1 October 1992	<u>\$2,300,000.00</u>
Improvements	\$200,000.00
Land Value	\$2,100,000.00

\$2,441,145.15
