



CITY OF CHRISTCHURCH

CITY ENGINEER'S DEPARTMENT
P.O. BOX 237 CHRISTCHURCH NEW ZEALAND P6/4

8th November 1977

IN REPLY PLEASE QUOTE: TP/2
IF CALLING PLEASE ASK FOR: Mr Dew

Messrs Tempero and Benseman
Barristers & Solicitors
P.O. Box 13200
CHRISTCHURCH

Dear Sirs,

re MAURICE KENNEDY LTD, 593A Colombo Street

I refer to your letter of the 25th October regarding the above property.

The property is zoned Commercial 4 in the District Planning Scheme and an inspection of the building show the following items which may need attention in the near future.

1. The west gable parapet is leaning outwards
2. The east frontage projections appear loose
3. The external downpipes and terminal vents need attention
4. The fire escapes need minor repairs
5. The first floor at the north east of the building appears to have subsided slightly.
6. The lettable offices on the first floor do not appear to have any fire rated partitions separating the tenancies.
7. In the case of substantial re building it will be necessary to set the ground floor of the building on the Colombo Street frontage back 12.2 m from the centre line of the street and provide a corner splay of 3.5 m measured along each street. Off street car parking would also be assessed at that time.
8. As the building was erected prior to 1935 it may not comply with section 301A of the Municipal Corporations Act. An independent structural report should be obtained and I enclose information to assist in this matter.

I would emphasise that the above matters are in addition to the standard requirements which are imposed by the Commercial 4 ordinances and the by-laws.

Yours faithfully

WITW Registered Engineer (Structural)
MP

for Deputy General Manager
& City Engineer

166 GLOUCESTER STREET, CHRISTCHURCH 1. TELEPHONE 791-660
DEPUTY GENERAL MANAGER AND CITY ENGINEER: P. G. SCOLAR

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 2/12/01 Colombo St, File No: B0/40/139/593-393A
 Address of Building: 593/593A
 Legal Description of Site: DP 6296 LOTS 3,4
 Name of Owner: HU-CHOU CHANG
 Address of Owner: 28, Belvoir St, CHC
 Principal Tenants: Eina Sewing Centre / Adorn & Eve Boutique
 Occupancy: (please tick) 8 hours : 24 hours 5 days 7 days
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other):

STRUCTURE

Date of Construction: 1975
 Building Dimensions: Width: Length: Height:

Number of Storeys: 2
 Foundation Type: Strip Footing Raft Piles
 Structural System: Frame Shear Wall LBM B&C
 Building: Original Form Minor Alterations Substantial Alterations
 Floor: FC Wood Eff Diaph Non Eff
 Roof Coverings: Concrete Asphalt Galv Iron Corr Asbestos Tiles
 Number of Stairs: 1
 Type: Wood Steel FC
 Ground Conditions: Rock Gravel Sand Clay Fill
 Roof: Pitched Flat
 Chimneys: Brick Other
 Roof Diaphragm: Effective Non Effective
 Number of Lifts: Open Enclosed

Bearing Walls: Brick Wall Bands: Yes/No
 Street Walls: Brick Column Conductivity: Yes/No
 Parapets: 2m high Street Flous.
 Verandahs:
 Appendages: cornice sand 2 (400mm) large sign
 Wheelchair Access: See / No

NON STRUCTURAL

Partitions: Timber
 Ceilings: tiles

DAMAGE

Cracked Walls Lateral Displacement Settlement
 Remarks:

STRUCTURAL

Poor Fair Good
 Hazards: Parapet

GENERAL horizontal cracking on parapet

NUMERICAL RATING

Maintenance	1
Storeys	1
Appendages	2
Public Access	2
Wall Continuity	2
Time Occupied	1
Internal Walls	2
Persons Occupied	1
Foundations	1
Date Built	1
Total	14 B

TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil
Continuity of External Walls	No continuity	Reasonable continuity	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than $\frac{1}{2}$ T/ft ²	Gravels etc. Bearing $>\frac{1}{2}$ T/ft ²	Rock
Number of Storeys	More than 4	2 to 4	1
Public Assessibility	Central City	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/week	More than 8 less than 50 hours/week	Less than 8 hours/week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920	Between 1920 and 1935	After 1935

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.

HAZARDOUS APPENDAGE SURVEY.

Address: 593 A.B Columbia St.
Legal Desc.:
Owner:
Date: 1/12/92 Date Building Built: 1925
BU/40/

Parapet: ~1.8m, some cracking
Chimney:
Cornice: ~200mm O.H.

Loose Masonry: Significant / Noticeable / Minor.
Mortar Deterioration: Significant / Noticeable / Minor.
Cracking: Significant / Noticeable / Minor.

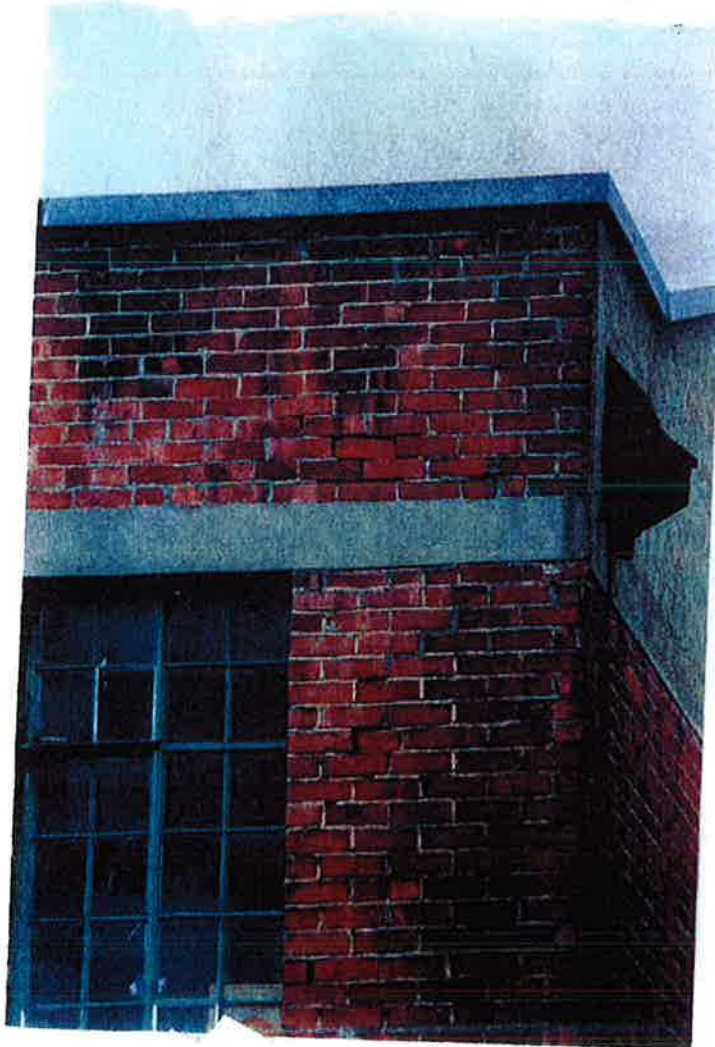
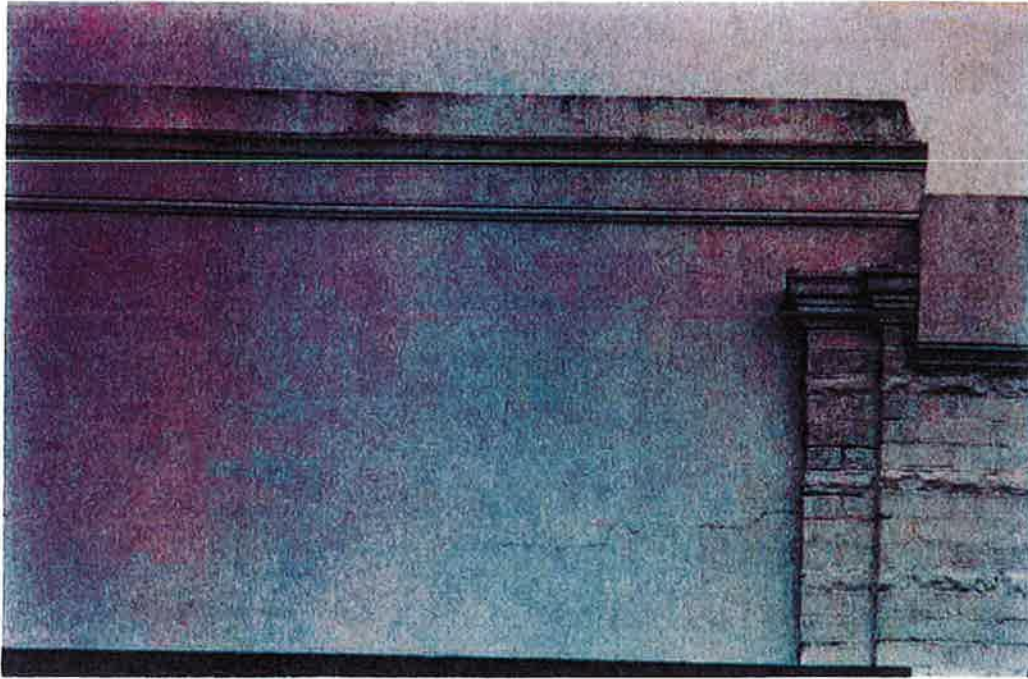
Photo Reference:

Comments: 2 story.



GRACKS DOWN
FROM CAP, THROUGH
MORTAR TO FRONT
ELEVATION

CRACK IN HEAVY PARAPET.



MORTAR
DETERIORATION
AT REAR OF
BUILDING

AG 18

3

AG

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials SSW Date of Inspection 5/9/10 Exterior Only
 Territorial Authority Christchurch City Time 12:50pm Exterior and Interior

Building Name Cherry Acupuncture Type of Construction
 Short Name 187 St Asaph
 Address _____
 GPS Co-ordinates S° _____ E° _____
 Contact Name _____
 Contact Phone _____
 Stores at and above ground level 2 Below ground level 0 Primary Occupancy
 Total gross floor area (m²) 800 Year built _____
 No of residential Units 2 (empty)
 Photo Taken Yes No

Type of Construction:
 Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 Till-up concrete Reinforced masonry
 Concrete frame Confined masonry
 RC frame with masonry infill Other:
 Primary Occupancy:
 Dwelling Commercial/ Offices
 Other residential Industrial
 Public assembly Government
 School Heritage Listed
 Religious Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Parapet badly cracked -</u>
Overhead falling hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Risk of further collapse</u>
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED GREEN

RESTRICTED USE YELLOW

UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Baricades are needed (state location):
- Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
- Other recommendations: Other:

Estimated Overall Building Damage (Exclude Contents)

- None
- 0-1 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

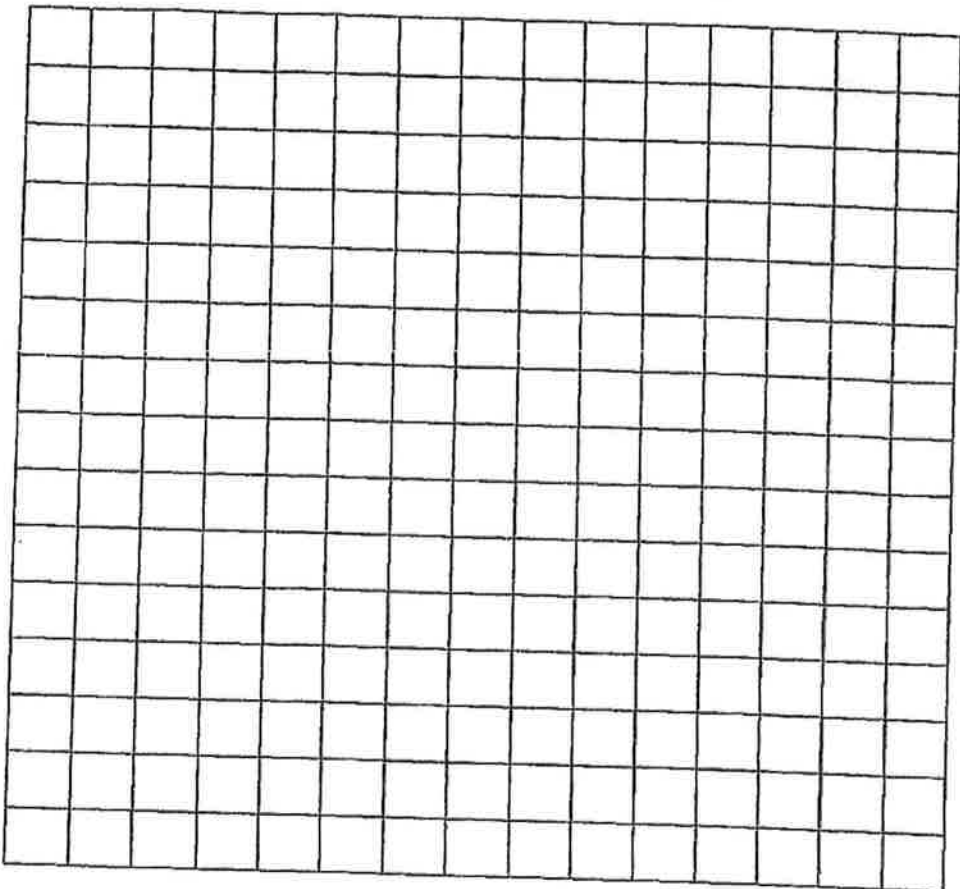
Sign here on completion
[Signature]
 Date & Time 1:00pm 5/9/10
 ID SSW

SSWS18

Inspection ID _____ (Office Use Only)

185 St Asaph
 Prop: 837051
 Not 1 DP 6296

Sketch (optional)
Provide a sketch of the entire building or damage points. Indicate damage points.



Recommendations for Repair and Reconstruction or Demolition (Optional)

Handwritten lines for providing recommendations for repair and reconstruction or demolition.

3 Inspection ID: _____ (Office Use Only)

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

SJW
Christchurch City

Date of Inspection
Time

5/9/10
1:00 pm

Exterior Only
Exterior and Interior

Building Name Various buildings

Short Name _____

Address 599A
593 - ~~601~~ Colombo

GPS Co-ordinates S° _____ E° _____

Contact Name _____

Contact Phone _____

Stores at and above ground level 2 Below ground level 0

Total gross floor area (m²) 2000 Year built _____

No of residential Units 8

Photo Taken Yes No

Type of Construction

- Timber frame
- Steel frame
- Tilt-up concrete
- Concrete frame
- RC frame with masonry infill

- Concrete shear wall
- Unreinforced masonry
- Reinforced masonry
- Confined masonry
- Other:

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious

- Commercial/ Offices
- Industrial
- Government
- Heritage Listed
- Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Minor cracking of masonry</u>
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>smashed window @ 595 colombo</u>
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Soffit of verandah buckled</u>
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Minor interior cracking in one upstairs unit was inspected.</u>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED
GREEN

RESTRICTED USE
YELLOW

UNSAFE
RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

- None
- 0-1 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

*Propri 811798
dot 3 DP 6296*

Sign here on completion

[Signature]

Date & Time 1:20pm 5/9/10
ID SJW

Inspection ID SJWS9 (Office Use Only)

Sketch (optional)
Provide a sketch of the entire building or damage points. Indicate damage points.

A large grid consisting of 15 columns and 20 rows, intended for sketching a building or damage points.

Recommendations for Repair and Reconstruction or Demolition (Optional)

A series of 12 horizontal lines provided for writing recommendations for repair and reconstruction or demolition.

3 Inspection ID: _____ (Office Use Only)

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: ALB
Territorial Authority: Christchurch City

Date: 24/9/10
Time: 3:00 pm

Final Posting (e.g. UNSAFE): YELLOW.

Building Name			Type of Construction	
Short Name			<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>593 Colombo St.</u>		<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	<u>S°</u>	<u>E°</u>	<input type="checkbox"/> Tilt-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name			<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone			<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Storeys at and above ground level	<u>2</u>	Below ground level: <u>-</u>	Primary Occupancy	
Total gross floor area (m ²)	<u>~200</u>	Year built: _____	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units	<u>-</u>		<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
			<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
			<input type="checkbox"/> Religious	<input type="checkbox"/> Other

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Damaged masonry & damppe locations @ top of west wall.</u>
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Apparent separation of L2 floor & URM walls (& internal partitions)</u>
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>possibly pre-existing => further assessment req'd.</u>
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): YELLOW

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED
GREEN G1 G2

RESTRICTED USE
YELLOW Y1 Y2

UNSAFE
RED R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

- | | | | |
|---------|-------------------------------------|---------|--------------------------|
| None | <input type="checkbox"/> | 31-60 % | <input type="checkbox"/> |
| 0-1 % | <input type="checkbox"/> | 61-99 % | <input type="checkbox"/> |
| 2-10 % | <input checked="" type="checkbox"/> | 100 % | <input type="checkbox"/> |
| 11-30 % | <input type="checkbox"/> | | |

Inspection ID: _____ (Office Use Only)

Sign here on completion

ALB

Date & Time: 24/9/10
ID: _____

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	minor cracking to West end of St Asaph St parapet.
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Geotechnical Hazards / Damage				
Slope failure, debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil bulging, liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General Comment				

Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	
Heavy damage	Unsafe (Red)	R1. Significant damage; repairs, strengthening possible	
High risk		R2. Severe damage; demolition likely	
		R3. At risk from adjacent premises or from ground failure	



Project Name 593 Colombo St
 Project No: 105380.71
 S.R. No: 001
 Date: 24 September 2010
 Reviewed By: Alistair Boys

SITE REPORT

Work Reviewed:

- Post Earthquake L2 Assessment

Observations & Comments:

- 2 Storey URM Retail Building, currently YELLOW Tag
- Damaged masonry at the downpipe locations on the upper west wall.
 - Repairs required to ensure no falling hazard
- Externally no apparent damage evident to the facades on Colombo or St Asaph Streets.
- Internal inspection showed evidence that the St Asaph street façade may have moved out by 10mm at the centre of the wall. There is some evidence that this may have been pre-existing due to newspaper stuffed into the cracks between the external URM wall and the internal partitions (the upper residential tenancies look to have been unfit for tenants for some time).
 - Further structural investigation is required to ensure adequate connections between the level 2 floor and the URM walls, also the roof connection to the URM wall requires investigation.
- Not Safe to occupy (YELLOW Tag remains in place).

Report Prepared By:

Alistair Boys
 STRUCTURAL ENGINEER

105380.71SR2409.001.doc

Copies to:

Queenstown

Telephone

+64 3 441 3055

Facsimile

+64 3 441 3011

holmesgroup.com

Level 2

41 Ballarat Street

PO Box 1266

Queenstown

New Zealand

Offices in

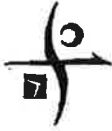
Auckland

Hamilton

Wellington

Christchurch

San Francisco



Project Name: 5755 Columbus St
Project No: 105380-71
S.R. No:
Date: 24/9/10
Reviewed By: AIR

SITE REPORT

Work Reviewed:

POST EQ INSPECTION

Observations & Comments:

* 2 storey URM - Flats above
- retail below

HC in

* WEST WALL - DAMAGE @ DOWNPIPE LOCATIONS @ TOP (1 POINT CORNER PARAPET CORNER?)

* (North) REAR WALL - NO SIGNIFICANT DAMAGE - PARAPET OK. * APPLICABLE STAIRS

* St Asaph facade Appears undamaged, Also Columbus facade

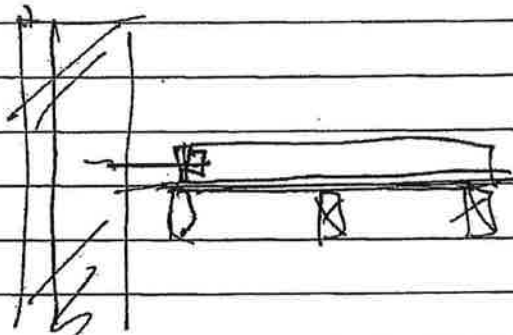
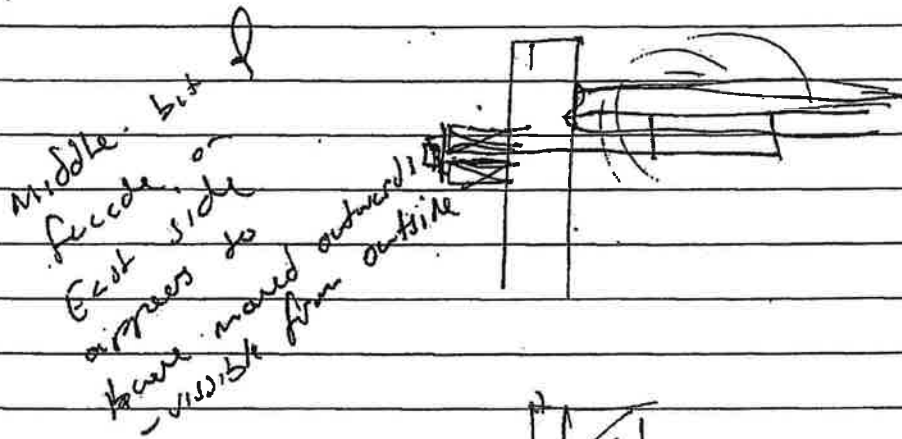
* minor cosmetic cracking to internal partitions (adn + Eve)
no interior masonry wall ~ 0.2m

* UPSTAIRS ROOMS: EVIDENCE THAT THE ST ASAPH FACADE SOUL MAY HAVE MOVED OUT BY 10mm
HARD TO DETERMINE IF PRE-EXISTING

⇒ CHERRY PICKER & INSPECT FROM ROOF OR REMOVE LATH & PLASTER TO INSPECT TIES BETWEEN ROOF & WALL (POTENTIALLY L2 FLOOR TIES)

South & East facade appear to have
moved away. From 1st floor a roof
display $\approx 10-20m$ in some places,

visible from 1st floor inside



→ Western end wall - top appears to have
moved out

[Handwritten signature]

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: NP. Date: 13.10.10
 Territorial Authority: Christchurch City Time: 14.15 Final Posting (e.g. UNSAFE):

Building Name			Type of Construction	
Short Name			<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>187 St. Asaph Street.</u>		<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	S°	E°	<input type="checkbox"/> Tilt-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name			<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone			<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Storeys at and above ground level	<u>2</u>	Below ground level	Primary Occupancy	
Total gross floor area (m ²)		Year built	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units	<u>0</u>		<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
			<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
			<input type="checkbox"/> Religious	<input type="checkbox"/> Other

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Cracks in the corner of front parapet.</u>
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): Yellow

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED GREEN G1 G2 RESTRICTED USE YELLOW Y1 Y2 UNSAFE RED R1 R2 R3

Record any restriction on use or entry: Front footpath fenced off. access at side open.

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None	<input type="checkbox"/>			
0-1 %	<input type="checkbox"/>	31-60 %	<input type="checkbox"/>	
2-10 %	<input type="checkbox"/>	61-99 %	<input type="checkbox"/>	
11-30 %	<input checked="" type="checkbox"/>	100 %	<input type="checkbox"/>	

Inspection ID: NP. (Office Use Only)

Sign here on completion

Nigel Barber

Date & Time: 13.10.10/14.15
 ID: NP.

Structural Hazards/ Damage	Minor/None	Moderate	Severe	
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>see previous comment</i>
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Geotechnical Hazards / Damage				
Slope failure, debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil bulging, liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

General Comment _____

Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	
Heavy damage	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
High risk		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

2 Inspection ID: _____ (Office Use Only)





Yellow

CHRISTCHURCH CITY COUNCIL ENFORCEMENT TEAM NOTICES COVERSHEET	Christchurch City Council 
--	---

Address :	187 St Asaph st		
Date :	13.10	Time:	2.20 pm

Building Evaluation Transition Team - Actions	
Level 1 / 2 Assessment Sheet completed (attached)	(Yes) / No
Photos taken and attached:	(Yes) / No
Previous Existing Placard – RED (YELLOW) GREEN UNKNOWN	
New Status (please circle – RED (YELLOW) GREEN	
Further Action required: (Instruction for Administration) update register • engineer to provide report on safety of building. CPENG Registered	(Yes) / No

PROCESSED 22/10

No further Action required – Information entered by Data Hub - File	
Notice Required to be completed by Operation NOTICE staff	(Yes) / No

Txt: Fully outline what the danger is and / or work required:

notice to fix for work relating to facade/parapet. south west street front.

7210 NP1512A
 7211 NH
 7212 NH 2718
 SN 518

Completed by (print name):	Grant Hyde.
-----------------------------------	-------------

C3-GH132

scanned 22/10
scanned 22/10

CHRISTCHURCH CITY COUNCIL



Address: 107 St Asaph St

Date: 11/10 Time:

Building Engineering Transition Team - Agenda

Item 1 - Appointment of members

Members present and absent

Previous Meeting Minutes: 10/10 **RESOLVED** 10/10/10

New Business: 10/10 **RESOLVED** 10/10/10

Minutes of Meeting: 10/10/10

Report of the Building Engineering Transition Team

to present report to the Council

13

BETWEEN:

(Client)

AND:

HOLMES CONSULTING GROUP LTD

(Consultant)

PROJECT:

2 STOREY BRICKWORK RETAIL & APARTMENT BUILDING

(Description of Building Work)

LOCATION:

593 COLOMBO STREET

(Address)

SCOPE AND NATURE OF SERVICES:

- Temporary shoring design
- Liaise with contractor carrying out work
- Concept design for strengthening (Engineering sketches for pricing only)

PROGRAMME FOR THE SERVICES:

FEES & TIMING OF PAYMENTS

All work will be conducted on a time basis at the following rates:

Project Director \$195 per hour

Senior Design Engineer \$175 per hour

Project Engineer \$150 per hour

All fees and rates are exclusive of GST.

Estimate fee range \$7,000-\$11,000. We will contact you if upon further investigation of the building it looks like this will be exceeded.

INFORMATION OR SERVICES TO BE PROVIDED BY THE CLIENT

The Client engages the Consultant to provide the services described above and the Consultant agrees to perform the services for the remuneration provided above. Both Parties agree to be bound by the provision of the Short Form Model Conditions of Engagement (overleaf), including clauses 1, 8 and 9, and any variations noted below. Once signed, this agreement, together with the conditions overleaf and any attachments, will replace all or any oral agreement previously reached between the Parties.

VARIATIONS TO THE SHORT FORM MODEL CONDITIONS OF ENGAGEMENT (OVERLEAF)

CLIENT AUTHORISED SIGNATORY (IES):



(Print Name) Yi-Hua CHANG

(Date) 19/10/10

CONSULTANTS AUTHORISED SIGNATORY (IES):



Richard Seville

5 October 2010

Chris Chapman

From: Richard Seville [RichardS@holmesgroup.com]
Sent: Friday, 11 February 2011 10:59 a.m.
To: Chris Chapman
Subject: 593 Colombo
Attachments: 593 Colombo St SK1.pdf; 593 Colombo St SK2.pdf; 593 Colombo St SK3.pdf; 593 Colombo St SK4.pdf

Hi Chris,

I've attached mark-ups showing the general concept for strengthening of this building. It has been split into what is required to be done now (for occupancy) and what is required to aim for 67%.

Please note that it is a general concept only to give an idea on budget prices.

Give me a call if you would like to run through it.

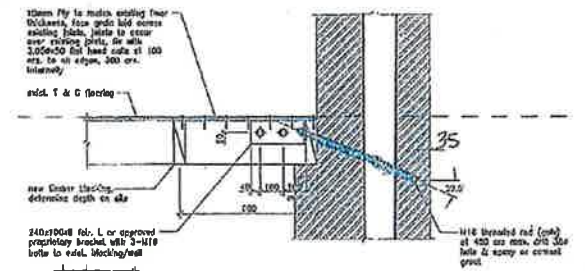
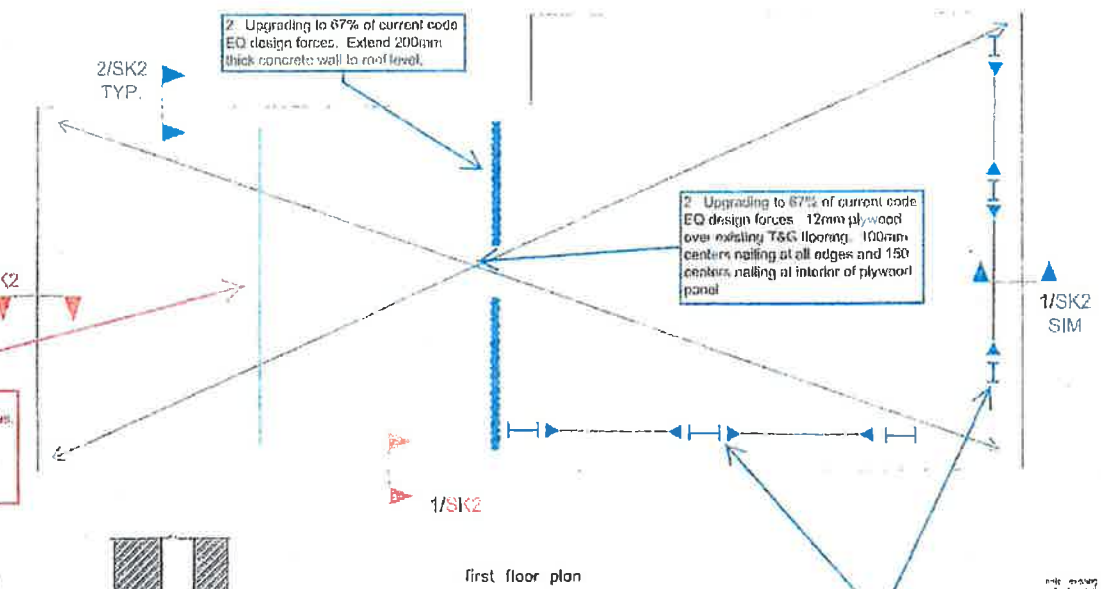
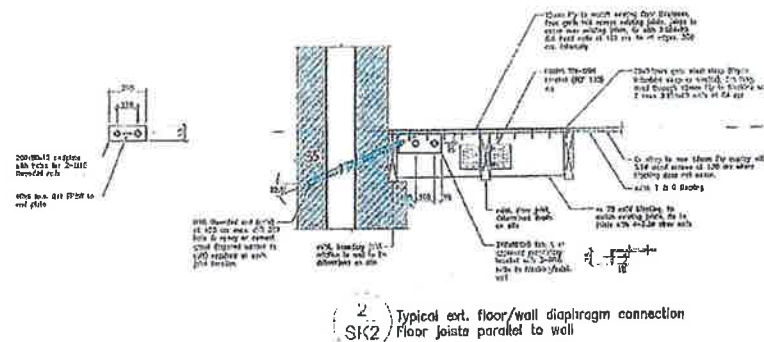
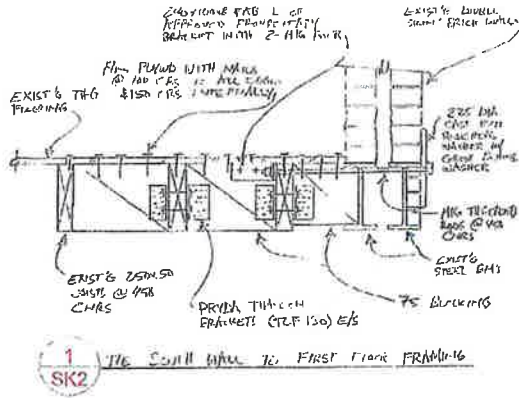
Regards,

Richard Seville
PROJECT DIRECTOR

Holmes Consulting Group
PO Box 25355 | Christchurch 8144
Phone: +643 366 3366
Email: richards@holmesgroup.com

DISCLAIMER | This message and accompanying data may contain information that is confidential and subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you have received this email message in error, please notify us immediately and erase all copies of the message and attachments.

The Company takes no responsibility for any unauthorized attachments, or unintentionally transmitted material (including viruses) sent by this email.



3 SK2

Concept Design for EQ repair and required strengthening

- 1. Required repairs prior to resumption of occupancy. Damaged structure must be restored to its original strength. Damaged non-structural portions shall be removed or replaced.
- A) These items are marked in RED.
- B) Alternate options for these items are marked in GREEN.
- 2. Required seismic upgrade to 67%, or as nearly practicable to 67%, by September 2013. These items are marked as BLUE on the plans.

2/211 PAR Concept for Pinned



593 COLOMBO ST
CHRISTCHURCH

first floor plan

105380.71 SK2 1

Hulmes Consulting Group

07 OCT 2010



Holmes Consulting Group



HC, WSS, CY & YH Chang
C/- Harcourts Property Management
PO Box 1625
CHRISTCHURCH 8140

Project 105380.71
Tax Invoice 105380.71/1
Date 30 September, 2010
GST 53-194-478

Project 105380.71 HARCOURTS - 593 COLOMBO ST - EQ INSPECT

C59
531.56

220

1

Fee in accordance with ACENZ/IPENZ Model Conditions of Engagement. Our fee on a time basis as agreed.

Professional Services from 1 September, 2010 to 30 September, 2010

	Hours	Rate	Amount
Project Director	.50	195.00	97.50
Project Engineer	2.50	150.00	375.00
Total Labour			\$472.50

Goods and Services Tax \$59.06

Total this Invoice \$531.56

Authorised


Richard Seville



Holmes Consulting Group Limited, Level 5, 123 Victoria Street, PO Box 25355, Christchurch 8144, New Zealand, 03 336 0866

PAYMENT DUE 20 DAYS FROM INVOICE DATE

Pay by Direct Credit to ANZ Christchurch 01-0797-0322049-000 - Please quote the Reference number on your payment

Ref: 105380.71/1 Client: HC, WSS, CY & YH Chang
Date: 30 September 2010 Remittance: \$531.56

Please Detach & Return to:

REMITTANCE ADVICE
Holmes Consulting Group Limited
PO Box 25355
Christchurch 8144
New Zealand
accounts@holmesgroup.com



24 MAR 2011

BUI.COL593.0001G.1

Please make cheques payable to Spotless Services (NZ) Ltd at the address below:

Spotless Services (NZ) Ltd
 Spotless Facilities Maintenance
 PO Box 9266
 Addington
 Christchurch 8002

H-C Chang, S-S Chang Wu, C Yen Chang and Y-H Chang
 C/- NAI Harcourts
 PO Box 1625
 Christchurch
 Christchurch 8001

Attention: Chris Chapman
 Ph: 03 371 9126

Spotless Services (NZ) Ltd, GST Reg. NO. 13 478 198

ORIGINAL TAX INVOICE

Amount due: \$3,659.76
Date issued: 23-MAR-2011
 Please quote invoice no. with claims/payments
Invoice No: A00084833
Order Number: 2010-1233
Account No: 84581224
Payment Terms: 30 DAYS
Enquiries To:

Details	GST	Amount
593 Colombo Street Our Reference: 5501		
Docket Order Number: 2010- 1233		
Docket No. Raised Target Completed Location	477.36	3,182.40
R155636 01/12/2010 08/12/2010 21/03/2011		
Site: 593 Colombo Street		
Item: Request Type: MINOR		
Space: Client Item Ref.:		
Location:		
Fault Type:		
Job Description: Carry out inspection on the building as per Harcourts and Holmes Consulting.		
Work Done: Attended site and cut holes for the engineer to carry out inspection.		
Called back to site at a later date and cut more holes for the engineer.		
Supplied scissor hoist to allow access on the roof for the inspections.		
Sub: \$3182.40		
Purchases : Subcontractor : Builder \$1,856.40		
Project management \$1,326.00		
Sub Total		\$3,182.40
GST		\$477.36
Total Amount Payable		\$3,659.76

C59
 \$3,659.76
 15/4/11



15 MAR 2011

TAX INVOICE

Holmes Consulting Group

HC, WSS, CY & YH Chang
 C/- Harcourts Property Management
 PO Box 1625
 CHRISTCHURCH 8140

Project 105380.71
 Tax Invoice 105380.71/4
 Date 22 February, 2011
 GST 53-194-478

Project 105380.71 HARCOURTS - 593 COLOMBO ST - EQ INSPECT

Fee in accordance with ACENZ/IPENZ Model Conditions of Engagement. Our fee on a time basis as agreed.

Fee now due for continuing inspection of building and advice on temporary shoring measures.

C57
\$3,871.69
ALH - ACM
27 - 21 3 11
15/4/11

Professional Services from 1 February, 2011 to 22 February, 2011

	Hours	Rate	Amount
Project Director	2.00	195.00	390.00
Project Engineer	18.00	150.00	2,700.00
Engineer	1.00	125.00	125.00
Project Draughtsperson	1.00	125.00	125.00
Total Labour			\$3,340.00

Reimbursable Expenses

Other reimbursable costs		
28/1/11 Christchurch City Council - Resource Con		26.69
Total Reimbursables	26.69	26.69

Goods and Services Tax \$505.00

Total this Invoice \$3,871.69 ✓

Authorised 
 Richard Seville

Holmes Consulting Group Limited, Level 2, 50 Customhouse Quay, PO Box 942, Wellington 6140, New Zealand, T +64 4 471 2292

PAYMENT DUE 20 DAYS FROM INVOICE DATE

Pay by Direct Credit to ANZ Christchurch 01-0797-0322049-000 - Please quote the Reference number on your payment

Ref: 105380.71/4 Client: HC, WSS, CY & YH Chang
 Date: 22 February 2011 Remittance: \$3,871.69

REMITTANCE ADVICE

Holmes Consulting Group Limited
 PO Box 942
 Wellington 6140
 New Zealand
 accounts@holmesgroup.com

09 NOV 2010



Holmes Consulting Group

COPY

TAX INVOICE

HC, WSS, CY & YH Chang
C/- Harcourts Property Management
PO Box 1625
CHRISTCHURCH 8140

Project 105380.71
Tax Invoice 105380.71/2
Date 31 October, 2010
GST 53-194-478

Project 105380.71 HARCOURTS - 593 COLOMBO ST - EQ INSPECT

DATE PAID
1,250.63
COS
220
AUTHORISED
To Accounts

Fee in accordance with ACENZ/IPENZ Model Conditions of Engagement. Our fee on a time basis as agreed. 220

Fee now due for reinspection of building and advice on temporary shoring measures.

Professional Services from 1 October, 2010 to 27 October, 2010

	Hours	Rate	Amount
Project Director	2.50	195.00	487.50
Project Engineer	4.00	150.00	600.00
Total Labour			\$1,087.50

Goods and Services Tax \$163.13

Total this Invoice \$1,250.63

Authorised
Richard Seville

Holmes Consulting Group Limited, Level 5, 123 Victoria Street, PO Box 25355, Christchurch 8144, New Zealand, T +64 3 366 3366

PAYMENT DUE 20 DAYS FROM INVOICE DATE

Pay by Direct Credit to ANZ Christchurch 01-0797-0322049-000 - Please quote the Reference number on your payment

Ref: 105380.71/2 Client: HC, WSS, CY & YH Chang
Date: 31 October 2010 Remittance: \$1,250.63

Please Detach & Return to:

REMITTANCE ADVICE
Holmes Consulting Group Limited
PO Box 25355
Christchurch 8144
New Zealand



ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS
Resulting from Christchurch EARTH QUAKES

Address 187 St Asaph Street

Inspection Engineers Name Mark Paburn

Mobile Phone Number

Date 14 / 2 / 2011

Comments

Structural Hazards / Damage	Minor / None	Mod	Severe	Comments
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, plasters, corbels / niches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Internal walls show large stair cracks between 187/189 boundary.
Diaphragms, horizontal bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring Property Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Risk of damage from bricks and mortar onto neighbouring accessway
Non- structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs / Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

General Comments

No work to secure overflow since 12/10 - this is a safety risk to users of the accessway. Also, the neighbouring bldg wall has collapsed with the wall out and left unsecured. This area needs to be fenced off. May have been red-tagged.

Usability Category

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Demolished		Gb Occupiable, repairs required	<input type="checkbox"/>
		Gc Demolished	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (White)	Ya Short term entry	<input type="checkbox"/>
		Yb No entry to parts until repaired, risk from adjacent premises or ground failure removed	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage, "do not enter"	<input checked="" type="checkbox"/>
		Rb At risk from adjacent premises or from ground failure "do not enter"	<input type="checkbox"/>

Protection fencing required

Yes / No

Details Fencing around overflow and to the driveway next to the

CCC Inspection report

blkg at 185 where the wall has collapsed.



DETAILS OF BUILDING DAMAGE
 Resulting from Christchurch EARTH QUAKES

187 St Asaph Street

1 Type of Damage

Tick Boxes

Note

Choose one of the following (structural damage takes priority over other types of damage):

- 1.1 The building has been damaged, and there are structural defects to the building:
or
- 1.2 Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property
or
- 1.3 The building has been damaged resulting in potential ingress of water
(Insanitary building, refer Environmental Health).
- 1.4 There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other properties.

2 Characteristics of Damage

- 2.1 Significant damage to structural walls, party walls, fire walls and / for structural frame (cracking, bowing, failed connections, spalling).
- 2.2 Significant damage to foundations (cracking, significant settlement).
- 2.3 Significant damage to roof structure.
- 2.4 Significant damage / instability of stairwells or egress ways
- 2.5 Loose or insecure parapets, and / or chimneys, and / or ornamental features.
- 2.6 Loose or insecure debris (bricks, glass etc)
- 2.7 Cladding damaged or veneer dislodged
(Insanitary Building, refer Environmental Health)

3 Consequences of Damage

- 3.1 Protection measures (cordons & barriers) in place around the building post earthquake is impeding public right of ways and / or traffic flows.
- 3.2 Debris from the property are impeding public right of ways and / or traffic flows.
- 3.3 Condition of building is posing a risk to other buildings

RECOMMENDED FOR WORK TO BE COMPLETED BY 14 / 03 / 2011
 Minimum 5 working days from date of this inspection
 Maximum of 60 days

Chris Chapman - 371 9126

 CHRISTCHURCH <small>CITY COUNCIL - YOUR PEOPLE - YOUR CITY</small>	CHRISTCHURCH CITY COUNCIL ENFORCEMENT TEAM INVESTIGATION ACTIVITY JOB SHEET	ENF 2
---	--	--------------

Date / Time	SUBJECT:
16/2/11 12pm	<p>187 St Asaph / 593 Colombo</p> <p>Spoke to Prop Man. Chris Chapman. He has informed me that the structural engineer has designed repair options & they have only just been submitted to a contractor for costing. He is working on a report that will discuss the work that needs to be done to bring the building up to 67%. The majority of the building will remain untenanted for the long term. After the pricing has been done, it will be up to the owners (& insurers) whether they want to repair or demolish.</p>
Completed By:	





