

**Anthony Runacres & Associates Limited**

Telephone (03) 379 1001, P.O. Box 4020, Christchurch 8140.

Canterbury Earthquakes Royal Commission  
P O Box 14053  
Christchurch Mail Centre 8544

6<sup>th</sup> December 2011.

Dear Sir,

RE: 265-271 Manchester Street (173 Gloucester Street)

Your letter of 28<sup>th</sup> November 2011, our response to your questions is:

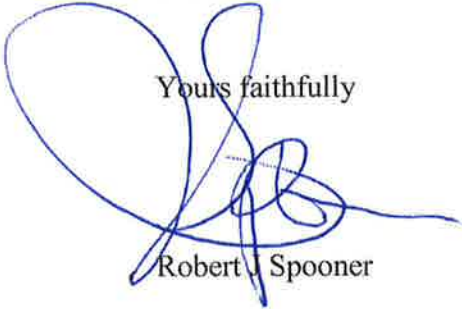
- 1) Name: Robert John Spooner,  
Position – Senior Account Executive  
Qualifications – A.N.Z.I.I.F (Senior Associate), Q.P.I.B, F.I.B.A.N.Z  
Experience – 41 years in the Fire & General Insurance
- 2) Insurance broker who arranged insurance and managed claim for client with insurer.
- 3) None to my knowledge
- 4) 13<sup>th</sup> September we appointed Opus structural engineers to undertake inspection of the building which suffered damaged from the 4<sup>th</sup> September 2010, earthquake and aftershocks. Level one report received from Opus on the 15<sup>th</sup> September 2010. 16<sup>th</sup> September we sent report to Maxim and request that they attend immediately to the urgent repairs and provide a quote for balance of repairs, 29<sup>th</sup> October 2010, received Level 2 Building report from maxim.
- 5) There are no other reports other than those already sent to Commission which we obtained from the Engineers for the Commission. Our file was lost when the building containing our offices was demolished.
- 6) None
- 7) Attached are copies of the Maxim invoices and transaction sheets relating to the repairs, Maxim will have full details of the work done.
- 8) We do not have details of tenants or contact details. Please refer to property owner.
- 9) No communications were had with the tenants by our firm relating to structural state of the building after 4<sup>th</sup> September 2010, event. The property owner I understand was in communication with tenants.

**Anthony Runacres & Associates Limited**

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10) Myself and Mr P C Lambert of this office meet the property owner Mr M Claxton and engineer Roy Hamilton on site. Engineer pointed out and discussed damaged areas and advised on method of repairs,

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Robert J. Spooner', is written over the typed name. The signature is stylized with large loops and a long horizontal tail.

Robert J. Spooner

P.O. Box 36 441, Merivale, Christchurch, NZ  
 Level 6, 137 Armagh Street, Christchurch, NZ  
 M +64 21 968 613, P +64 3 943 0799, F +64 3 943 2272  
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**maxim**  
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**TAX INVOICE**      10067  
**Copy Only**

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**Date**                    13/12/2010  
**GST Registration**    91-502-690

**Our Ref :**    M11072

Claxton Family Trust  
 C/o Anthony Runacres  
 P.O. Box 4020  
 Christchurch

Attention : Monty Claxton

**Cnr Gloucester & Manchester St (Map World)**

Progress claim for earthquake damage repair work. Crack repair work as agreed to repair the façade on the "Map World" building.

Disbursements  
 Sales

414.60

11,725.72

12,140.32

	12,140.32
GST	1,821.05
<b>TOTAL :</b>	<u><b>13,961.37</b></u>

Thank you for your business, please make payment within 7 days of the date of this invoice to Maxim 1 Limited, PO Box 36 441, Merivale, Christchurch.  
 Payment can also be made by electronic banking to Westpac account 03 1592 0554174 000.

Job Transaction Enquiry Billed at Selling Value

Maxim Design Ltd - Maxim 1 Ltd

Periods: 0 / 0 to 2099 / 12

Job Code: m11072 Cnr Gloucester Manchester St (Map World) Status: I Construction  
 Client: Claxton Family Trust Centre: 0  
 Manager: Roy Hamilton Job Type: Prod

Date	Period	Tran Type	Reference	Detail	Batch	Invoice	Qty	Rate	Value
<b>DISB Disbursements</b>									
Disb_kms Kilometres									
23/11/2010	2011/8	Disburse	WE28/11/10	Chris Agnew					
24/11/2010	2011/8	Disburse	WE28/11/10	Chris Agnew		10067	49.00	1.20	58.80
25/11/2010	2011/8	Disburse	WE28/11/10	Chris Agnew		10067	26.00	1.20	31.20
26/11/2010	2011/8	Disburse	WE28/11/10	Chris Agnew		10067	26.00	1.20	31.20
26/11/2010	2011/8	Disburse	WE28/11/10	Chris Agnew		10067	26.00	1.20	31.20
29/11/2010	2011/8	Disburse	WE05/12/10	Chris Agnew		10067	50.00	1.20	60.00
02/12/2010	2011/9	Disburse	WE05/12/10	Chris Agnew		10067	12.00	1.20	14.40
07/12/2010	2011/9	Disburse	WE12/12/10	Chris Agnew		10067	57.00	1.20	68.40
08/12/2010	2011/9	Disburse	WE12/12/10	Chris Agnew		10067	8.50	1.20	10.20
09/12/2010	2011/9	Disburse	WE12/12/10	Chris Agnew		10067	27.00	1.20	32.40
10/12/2010	2011/9	Disburse	WE12/12/10	Chris Agnew		10067	34.00	1.20	40.80
						10067	30.00	1.20	36.00
Activity Kilometres Total :							345.50		414.60
Work Centre Disbursements Total :									414.60

**WC01 Preliminary & General**

G Construc Building and Construction

08/12/2010 2011/9 Time WE12/12/10 Simon Watson

10067	2.00	150.00	300.00
Activity Building and Construction Total :			300.00

Work Centre Preliminary & General Total : 300.00

**WC04 Construction Work**

0423 Miscellaneous Labour extras

23/11/2010	2011/8	Purchase	inv02299	Bob Howden Engineering Ltd.	211008	10067	1.00	0.98	0.98
				Injector kit parts (17mm Hex Bar)					
23/11/2010	2011/8	Purchase	inv02299	Bob Howden Engineering Ltd.	211008	10067	1.00	9.50	9.50
				Injector kit parts					
23/11/2010	2011/8	Purchase	inv02299	Bob Howden Engineering Ltd.	211008	10067	1.00	68.75	68.75
				labour to repair injection kit					
Activity Miscellaneous Labour extras Total :							3.00		79.23

G Construc Building and Construction

23/11/2010	2011/8	Time	WE28/11/10	Chris Agnew					
24/11/2010	2011/8	Time	WE28/11/10	Chris Agnew		10067	8.00	60.00	480.00
25/11/2010	2011/8	Time	WE28/11/10	Chris Agnew		10067	8.50	60.00	510.00
26/11/2010	2011/8	Time	WE28/11/10	Chris Agnew		10067	5.50	60.00	330.00
29/11/2010	2011/8	Time	WE05/12/10	Simon Watson		10067	4.00	60.00	240.00
29/11/2010	2011/8	Time	WE05/12/10	Chris Agnew		10067	2.50	150.00	375.00
02/12/2010	2011/9	Time	WE05/12/10	Chris Agnew		10067	5.50	60.00	330.00
07/12/2010	2011/9	Time	WE12/12/10	Chris Agnew		10067	6.50	60.00	390.00
08/12/2010	2011/9	Time	WE12/12/10	Chris Agnew		10067	6.00	60.00	360.00
09/12/2010	2011/9	Time	WE12/12/10	Chris Agnew		10067	9.80	60.00	588.00
10/12/2010	2011/9	Time	WE12/12/10	Chris Agnew		10067	10.00	60.00	600.00
10/12/2010	2011/9	Time	WE12/12/10	Simon Watson		10067	1.00	150.00	150.00
						10067	9.00	60.00	540.00
Activity Building and Construction Total :							76.30		4,893.00

Work Centre Construction Work Total : 4,972.23

**WC08 Exterior Cladding**

0812 Crack Repair Work

19/11/2010	2011/8	Purchase	61725	Leeston Building Supplies	211008	10067	1.00	996.86	996.86
				Consumables (Gloves, masks, grinding wheels, drill bits etc)					
20/11/2010	2011/8	Purchase	61758	Leeston Building Supplies	211008	10067	1.00	359.23	359.23
				Consumables (Gloves, masks, grinding wheels, drill bits etc)					

Maxim Design Ltd - Maxim 1 Ltd Job Transaction Enquiry Billed at Selling Value

Periods: 0 / 0 to 2099 / 12

Job Code: M11072 Cnr Gloucester Manchester St (Map World) Status: I Construction  
 Client: Claxton Family Trust Centre: 0  
 Manager: Roy Hamilton Job Type: Prod

Date	Period	Tran Type	Reference	Detail	Batch	Invoice	Qty	Rate	Value
24/11/2010	2011/8	Purchase	61848	Leeston Building Supplies	211008	10067	1.00	103.35	103.35
<i>Equipment Hire</i>									
24/11/2010	2011/8	Purchase	61844	Leeston Building Supplies	211008	10067	1.00	96.10	96.10
<i>Extender-I</i>									
24/11/2010	2011/8	Purchase	61843	Leeston Building Supplies	211008	10067	1.00	36.20	36.20
<i>Consumables</i>									
24/11/2010	2011/8	Purchase	61865	Leeston Building Supplies	211008	10067	1.00	786.59	786.59
<i>Equipment Hire</i>									
25/11/2010	2011/8	Purchase	61903	Leeston Building Supplies	211008	10067	1.00	161.12	161.12
<i>Sikadur 52n</i>									
25/11/2010	2011/8	Purchase	61900	Leeston Building Supplies	211008	10067	1.00	41.81	41.81
<i>Consumables</i>									
25/11/2010	2011/8	Purchase	61897	Leeston Building Supplies	211008	10067	1.00	4,005.27	4,005.27
<i>Consumables (Primer, Epoxy Adhesive, Mortar, Grout, Injection kit parts, etc)</i>									
25/11/2010	2011/8	Purchase	61883	Leeston Building Supplies	211008	10067	-1.00	133.04	-133.04
<i>Grinder kit returned</i>									
Activity Crack Repair Work Total :							8.00		6,453.49
Work Centre Exterior Cladding Total :									6,453.49
Job M11072 Total :									12,140.32

**Job Transaction Enquiry Billed at Selling Value**

Maxim Design Ltd - Maxim 1 Ltd

Periods: 0 / 0 to 2099 / 12

Job Code: m71048 80 Hawdon Street - BSE  
 Client: Claxton Family Trust  
 Manager: Roy Hamilton

Status: F Scope/Design  
 Centre: M7  
 Job Type: Prod

Date	Period	Tran Type	Reference	Detail	Batch	Invoice	Qty	Rate	Value
<b>DISB Disbursements</b>									
Disb_kms Kilometres									
22/11/2010	2011/8	Disburse	WE26/11/10	Simon Watson		70099	5.00	1.20	6.00
							Activity Kilometres Total :		6.00
							Work Centre Disbursements Total :		6.00
<b>WC24 Consultants</b>									
2401 Building Architecture									
29/11/2010	2011/8	Purchase	113	Cymon Allfrey Architects Ltd	211009	70099	1.00	1,553.61	1,553.61
							Activity Building Architecture Total :		1,553.61
B Investlg Project Investigations									
09/11/2010	2011/8	Time	WE14/11/10	Simon Watson		70099	2.00	150.00	300.00
22/11/2010	2011/8	Time	WE28/11/10	Simon Watson		70099	2.00	150.00	300.00
							Activity Project Investigations Total :		600.00
E Design Design and Documentation									
18/11/2010	2011/8	Time	WE21/11/10	Simon Watson		70099	2.00	150.00	300.00
							Activity Design and Documentation Total :		300.00
							Work Centre Consultants Total :		2,453.61
							Job m71048 Total :		2,459.61

P.O. Box 36 441, Merivale, Christchurch, NZ  
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**maxim**  
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**TAX INVOICE**      10070

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**Date**                      24/01/2011  
**GST Registration**      91-502-690

**Our Ref :**      M11072

Claxton Family Trust  
 C/o Anthony Runacres  
 P.O. Box 4020  
 Christchurch

Attention : Monty Claxton

**Cnr Gloucester Manchester St (Map World)**

To complete repairs to water supply system as a result of damage to rooftop water supply tank at the building above.

Disbursements	199.22	
Sales	10,778.51	
	<hr/>	10,977.73
		10,977.73
	GST	1,646.66
	<b>TOTAL :</b>	<hr/> <b>12,624.39</b>

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 Manager: Roy Hamilton Job Type: Prod

Date	Period	Tran Type	Reference	Detail	Batch	Invoice	Qty	Rate	Value	
<b>DISB Disbursements</b>										
Disb_Comm Communication Charges										
20/12/2010	2011/9	Disburse	WE26/12/10	Chris Agnew		10070	14.95	1.37	20.48	
							Activity Communication Charges Total :		20.48	
Disb_Gen General Expenses										
02/12/2010	2011/9	Disburse	WE05/12/10	Chris Agnew		10070	13.60	1.37	18.63	
				<i>misc items from supercheap auto</i>						
02/12/2010	2011/9	Disburse	WE05/12/10	Chris Agnew		10070	81.01	1.37	110.98	
				<i>lay flat tubing</i>						
							Activity General Expenses Total :		129.61	
Disb_kms Kilometres										
13/12/2010	2011/9	Disburse	WE19/12/10	Chris Agnew		10070	14.00	1.37	19.18	
14/12/2010	2011/9	Disburse	WE19/12/10	Chris Agnew		10070	12.00	1.37	16.44	
							Activity Kilometres Total :		35.62	
Disb_Trav Travel and Parking										
02/12/2010	2011/9	Disburse	WE05/12/10	Chris Agnew		10070	3.70	1.37	5.07	
03/12/2010	2011/9	Disburse	WE05/12/10	Chris Agnew		10070	3.10	1.36	4.22	
03/12/2010	2011/9	Disburse	WE05/12/10	Chris Agnew		10070	3.10	1.36	4.22	
							Activity Travel and Parking Total :		13.51	
									Work Centre Disbursements Total :	199.22
<b>WC02 Site Works</b>										
0202a Demolition and Site Clearance										
18/12/2010	2011/9	Purchase	800356	Underground Solutions	211011	10070	1.00	678.15	678.15	
				<i>wheelbarrow out and dump 2.5 m^3 of bricks</i>						
							Activity Demolition and Site Clearance Total :		678.15	
									Work Centre Site Works Total :	678.15
<b>WC04 Construction Work</b>										
G Construc Building and Construction										
13/12/2010	2011/9	Time	WE19/12/10	Chris Agnew		10070	2.00	60.00	120.00	
14/12/2010	2011/9	Time	WE19/12/10	Chris Agnew		10070	0.50	60.00	30.00	
							Activity Building and Construction Total :		150.00	
									Work Centre Construction Work Total :	150.00
<b>WC05 Building Materials Supply</b>										
0504 Framing Hardware										
01/12/2010	2011/9	Purchase	62070	Leeston Building Supplies	211011	10070	4.90	7.18	35.18	
				<i>Galv Jolt Head 75mmx3.15</i>						
01/12/2010	2011/9	Purchase	62070	Leeston Building Supplies	211011	10070	5.00	6.75	33.75	
				<i>Galv Jolt Head 100mmx4.00</i>						
01/12/2010	2011/9	Purchase	62070	Leeston Building Supplies	211011	10070	6.18	11.66	72.06	
				<i>Galv Jolt Head 30mmx2.5</i>						
01/12/2010	2011/9	Purchase	62070	Leeston Building Supplies	211011	10070	1.00	14.04	14.04	
				<i>Protective gear</i>						
03/12/2010	2011/9	Purchase	62161	Leeston Building Supplies	211011	10070	1.00	22.61	22.61	
				<i>10m Strapbrace</i>						
							Activity Framing Hardware Total :		177.64	
0508 Supply Loose Timber										
03/12/2010	2011/9	Purchase	62161	Leeston Building Supplies	211011	10070	6.00	11.67	70.02	
				<i>250x50 Rad H3 No1 R/S</i>						
							Activity Supply Loose Timber Total :		70.02	



## Job Transaction Enquiry Billed at Selling Value

Maxim Design Ltd - Maxim 1 Ltd

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Job Code: M11072 Cnr Gloucester Manchester St (Map World) Status: I Construction  
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 Manager: Roy Hamilton Job Type: Prod

Date	Period	Tran Type	Reference	Detail	Batch	Invoice	Qty	Rate	Value
<b>0515 Misc Timber and Framing</b>									
08/12/2010	2011/9	Purchase	62298	Leeston Building Supplies	211011	10070	2.00	59.18	118.36
				2.4x1.2x12mm untreated CD ply					
Activity Misc Timber and Framing Total :							2.00		118.36
<b>0518 Misc Materials</b>									
09/12/2010	2011/9	Purchase	62333	Leeston Building Supplies	211011	10070	2.00	6.57	13.14
				Cut off wheel 230x2.5					
09/12/2010	2011/9	Purchase	62333	Leeston Building Supplies	211011	10070	1.00	8.44	8.44
				Masking Tape 50mm					
09/12/2010	2011/9	Purchase	62352	Leeston Building Supplies	211011	10070	2.00	19.30	38.60
				Sika boom 750ml					
09/12/2010	2011/9	Purchase	62352	Leeston Building Supplies	211011	10070	1.00	14.46	14.46
				Sika Boom Cleaner 500ml					
09/12/2010	2011/9	Purchase	62352	Leeston Building Supplies	211011	10070	12.00	18.26	219.12
				Sikallex At					
Activity Misc Materials Total :							18.00		293.76
Work Centre Building Materials Supply Total :									659.78
<b>WC08 Exterior Cladding</b>									
<b>0812 Crack Repair Work</b>									
25/11/2010	2011/8	Purchase	5165966	PlaceMakers Riccarton - Building Choices Ltd.	211008	10070	1.00	952.37	952.37
				sikadur					
Activity Crack Repair Work Total :							1.00		952.37
Work Centre Exterior Cladding Total :									952.37
<b>WC09 Plumbing Labour</b>									
<b>0902 Supply and fit all plumbing works</b>									
22/12/2010	2011/9	Purchase	4584	Maxwell Plumbing Co Ltd	211011	10070	1.00	3,920.94	3,920.94
				Labour					
22/12/2010	2011/9	Purchase	4584	Maxwell Plumbing Co Ltd	211011	10070	1.00	4,417.27	4,417.27
				Materials					
Activity Supply and fit all plumbing works Total :							2.00		8,338.21
Work Centre Plumbing Labour Total :									8,338.21
Job M11072 Total :									10,977.73

**Anthony Runacres and Associates Limited  
Financial Advisers Act 2008  
Disclosure Statement**

**Qualifying Financial Entity**

**Principal place of business:**

Epoch Building, 88 Shands Road, Hornby, Christchurch 8042  
P O Box 16062, Christchurch 8441  
Phone: (03) 379 1001  
Fax: (03) 349 6531  
Email: regulation@runacres.co.nz

**Also trading as:**

West Coast Insurance Consultants

**This Disclosure Statement was prepared on 1 July 2011**

**This is important information which will help you decide which financial adviser to use.**

**Anthony Runacres and Associates Limited is a Qualified Financial Entity (QFE) for the purposes of the Financial Advisers Act 2008.**

As a QFE, Anthony Runacres and Associates Limited takes responsibility for the financial adviser services provided by its employees (known as QFE Advisers) and ensures that it maintains procedures to meet its obligations under the Financial Advisers Act. Under the Act, QFE Advisers are required to exercise care, diligence and skill in providing financial advice to you. QFE Advisers are not required to be individually registered or authorized.

**The Services we provide:**

The Financial Advisers Act provides for two categories of products:

Category 1 Products are mainly investment linked products as specified by the regulations.

Category 2 Products as they apply to this QFE, are a contract of insurance (other than an investment linked contract of insurance).

Our QFE Advisers acting on behalf of the QFE can advise you on Category 2 Products. These products are primarily fire & general insurance products.

Our QFE Advisers may provide financial advice about Category 2 Products but cannot provide financial advice about other products.

**Licence & Regulation**

The QFE, Anthony Runacres and Associates Limited, is licensed and regulated by the Financial Markets Authority. You can obtain information about financial advisers and about the status of this QFE from the Financial Markets Authority. You can also report information about the QFE, Anthony Runacres and Associates Limited or its QFE Advisers to the Financial Markets Authority. If you have a problem with the QFE you should first use our dispute resolution scheme, details of which are listed under the heading Problems or Complaints. You can contact the Financial Markets Authority at:

Financial Markets Authority  
P O Box 1179  
Wellington

Phone (04) 472 9830

**Problems or Complaints**

If you have a problem or complaint you must in the first instance, contact our internal disputes resolution scheme. The address for this scheme is:

Managing Director  
Anthony Runacres & Associates Limited  
P O Box 16062  
Christchurch 8441

Email: regulation@runacres.co.nz

If we cannot agree on how to resolve the problem, you can contact our external disputes resolution scheme. This service is provided at no charge to you.

We are members of the Financial Services Complaints Limited scheme. They can be contacted at:

Financial Services Complaints Limited, P O Box 5967, Lambton Quay, Wellington 6145, Phone: 0800 347 257  
Email: www.fscl.org.nz