



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

31 August 2011

Mr D Whyte
Whyte Construction Ltd
PO Box 27 259
Shirley
CHRISTCHURCH 8640

Email: info@whyteconstruction.co.nz

Dear Sir

391/391A Worcester Street, Christchurch

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

We understand that you provided an estimate proposal to Mr Loke on 9 November 2010 in relation to proposed repairs to the building and we have a copy of the same.

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

1. Please advise any details of any discussions you had with Mr Loke prior to providing the estimate.
2. Were there any discussions in relation to the structural safety of the building, in particular the first floor level? If so, please provide details of the same.
3. What date did you inspect the property?
4. At the time you inspected the property did you make any assessment of the structural safety of it? If so, please provide details of the same.
5. Did you convey that assessment to Mr Loke? If so, please provide details. If not, please explain why you did not do so.
6. Did you have any contact, whether orally or in writing with the Christchurch City Council in relation to the property? If so, please provide details of the same.

15 Barry Hogan Place, Addington, Christchurch
PO Box 14053, Christchurch Mail Centre 8544

7. Did you have any contact, whether orally or in writing with EQC in relation to the property? If so, please provide details of the same.
8. Following provision of the estimate to Mr Loke, did you have any further discussions with him in relation to the proposed work? If so, please provide details.
9. We understand that the work proposal was not carried out by you. What was your understanding as to the reason for that?

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

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

Yours faithfully


Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

- 7 SEP 2011

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6 September 2011

Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission
PO Box 14053
Christchurch 8544

Dear Sir

391/391A WORCESTER ST, CHRISTCHURCH

Thank you for the opportunity to submit information relating to the properties 391/391A Worcester St.

Mr Lok contacted Whyte Construction on 26 October 2010 for the purpose to prepare an estimate to repair his shop and the flat above for insurance purposes.

I met Mr Lok on site with his engineer Mr Robert Ling to go over the details for remediation.

- Discussions had been had with Mr Lok that our company was very busy and that the only person that was available to carry out the inspection was myself
Mr Lok insisted that this inspection was urgent as he wanted to get on with repairs and get his tenant trading as soon as possible
Note the letter 20 October 2010. We had suggested that the residence maybe covered with EQC and that we could carry out emergency repairs only. Mr Lok gave indication of \$values involved \$120k for commercial insurance and \$60k EQC so I understood that a value had already been offered by insurers
- Mr Lok, Mr Ling and David Whyte met on site and inspected the building visually only. We firstly surveyed the frontage of what could be seen clearly then the interior on both levels, then the upper levels via the roof and neighbouring properties
At this stage I expressed grave concern for the upper level of frontage because of the state of the brick walls
Mr Ling and I discussed this at length and agreed that the timber propping to the neighbouring properties was inefficient and that the structural integrity of the façade was in poor condition and showing signs of movement and multiple cracking and bowing in the line of the wall.
(Photo 1)
Mr Lok also told me that some of his neighbours were in the process for demolition (Photo 2)
Mr Ling was concerned that if this building was left standing on its own it may have structural issue.
I recommended that the safest option and most cost effective would be to remove the upper level and construct a new light weight structure to achieve the same floor area. (See costing supplied)
During this meeting the tenant's only priority was to remain trading

PO Box 9349, Tower Junction, Christchurch 8149
p 03 348 0173
f 03 348 0174
m 0274 570 365
e info@whyteconstruction.co.nz

www.WhyteConstruction.co.nz

P:\Administration\Chris M\Dave\391 - 391A Worcester St.docx



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3. Date of meeting Monday 8 November 2010, 8.30am to 11am
4. My assessment of the building was carried out on the basis of a Trade Qualified Carpenter, Builder with 30 years' experience working and managing a large number of building projects commercial and residential in both Christchurch and Oamaru. I also worked on a large number of restoration and restructuring project in Oamaru over a 15 year period in this time so have had a lot of experience with buildings of this nature
5. During our inspection process I pointed out defect to Mr Lok along with Mr Ling. Mr Lok and Mr Ling returned to my company office at 95 Fitzgerald Avenue to discuss the options at which I informed Mr Lok that I considered the best option was to remove the upper level as soon as possible
Mr Ling supported my view as it was going to be very difficult to contain the damaged brick walls to achieve structural integrity, we discussed various options but come back to the same point that partial demolition would be the safest and most cost effective especially considering the walls over the neighbouring properties showed deterioration and the cracks in the façade This was again conveyed to both Mr Lok in the letter of offer – follow up phone calls to Mr Lok and Mr Ling
6. I did not contact the Christchurch City Council as we were hoping to start contract documents as soon as possible but Mr Lok would not confirm the contract and we were unable to get a discussion to move forward
I do regret that I should have had some action taken as I felt that it may have saved lives
7. No Mr Lok was taking care of the and he served to be well informed of values and payment process
8. We made follow up calls to Mr Lok and Mr Ling but Mr Lok always declined engaging Whyte Construction for any further works on site or in design
9. I understood that it was related to cost and that Mr Lok was considering demolition, as above we endeavoured to discuss this, but to no avail.

If you would like to discuss any matter above or require further clarification on any aspect, please do not hesitate to contact me on 03 348 0173.

Yours sincerely,
Whyte Construction Ltd



David Whyte
Managing Director

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Ryan Garvie

From: Ryan Garvie
Sent: Wednesday, 20 October 2010 9:35 a.m.
To: 'pakloke@hotmail.com'
Subject: Whyte Construction - Current Property Damage

Dear Sir,

Thank you for your enquiry yesterday regarding the repairs to your three properties.

For your commercial property, we will be happy to assess and provide you with an estimate for repair providing your private insurance company are satisfied that the building is not a write-off. Please supply us with the address and your contact details to proceed.

For your two residential properties, our current advice from the EQC is to wait for the EQC assessor to visit the property and provide a report on the damage. From this report we will be able to provide an accurate quotation on the repairs.

Please note that:

- If we proceed with repairs before an EQC assessor has visited, the EQC may not cover the cost of repairs.
- If we provide you with a quotation before an EQC assessor has visited, we risk making an inaccurate quotation, as the EQC assessor may interpret the scope of repairs differently

Given the above, we are happy to provide our service for your commercial property, but we cannot provide any service other than emergency repairs on your residential properties until the EQC assessor has visited and provided a report of the damage.

If you have any questions or have anything you would like to discuss further, please do not hesitate to contact me on 03 377 0173.

Kind Regards,

Ryan Garvie

WHYTE CONSTRUCTION

p 03 377 0173

f 03 377 0175

www.WhyteConstruction.co.nz

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WHYTE CONSTRUCTION

Initial Project Form

Project:		
*Initial Contact Date:	20/10/10	
*Contact Name:	PAK LOKE	
*Company Name :		
*Site Address:	391 & 391A WORCESTER ST CHRISTCHURCH	*Billing Address:
*Phone:	0275211489	Mobile:
Fax:		*Email: pakloke@hotmail.com
*Referred By:		*Details:
<u>Scope of Work:</u>	<u>Key Points:</u>	
<p>* CAN WE PROVIDE AN ESTIMATE FOR INSURANCE PURPOSES.</p> <ol style="list-style-type: none"> 1. RETAIL SHOP 2. FLAT ABOVE SHOP. 3. ENGINEERS REPORT PROVIDED. 4. \$120 INSURED COST 		<p>*</p>
		<p>ARE CONTACT DETAILS CORRECT ? YES NO</p> <p>DOES CLIENT HAVE PLANS ? YES (NO)</p> <p>ENGAGE ARCHIMETRIX ? YES NO ?</p> <p>PHOTOGRAPHS TAKEN ? YES (NO)</p> <p>SITE TOPOGRAPHY :</p> <p>METERBOARD LOCATION :</p> <p>NEXT CLIENT CONTACT :</p>

WHYTE CONSTRUCTION

Estimate Proposal

Building Alterations/ Repair
391 Worcester Street
Christchurch



Project# 101410CM



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9 November 2010

Mr P Loke
391 Worcester Street
Christchurch

Dear Mr Loke,

Whyte Construction has been operating in the marketplace for 12 years and has developed a professional team that has grown the business into what it is today.

Whyte Construction is well known and respected for having completed large projects at The Palms, Westfield Riccarton and numerous hotels and apartments.

Our clients really appreciate the values that make us so successful in commercial construction.

Values such as:

- ✓ **Bringing a project in on time**
- ✓ **Completing a project to budget**
- ✓ **Maintaining a strong work ethic with a 'can-do' attitude**

I'm proud to say that we have a **great team of fully certified and trade qualified builders**. 70% of builders in New Zealand have no formal qualifications. It's not a risk you want to take !

We have pleasure in submitting our initial costing estimate for your project and look forward to discussing this with you.

Yours Sincerely,

David Whyte
Whyte Construction Ltd

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WHYTE CONSTRUCTION

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Client Expectations

- We have pleasure in submitting our estimate for repairs to damaged building.

Current Situation

- Property has been damaged by earthquake.

The Method

- Throughout the project you will have continuous access to your own project manager. He will be your first point of contact throughout the period of construction.
- Each and every member of our onsite team will be a fully qualified and certified builder. You can ask to see their Certified Builder's card at any time. In fact, many of our team hold a Certified Builder's Gold Card which means that you can be assured of the highest standard of workmanship.
- Whyte Construction is a member of Site Safe NZ. This means you can expect each and every member of our team to behave in accordance with current health and safety regulations. We will take every care with the health and safety of you and your staff, as well as our own.
- Whyte Construction are fully insured. If the unexpected should happen at any stage of your project you can be assured that we have the capacity to deal with it quickly and effectively.
- Our staff always maintain a clean and tidy working environment and you can expect a full builders clean at the end of the project
- Our team have a very high level of commercial experience. We fully appreciate the need for continuity and maintaining a good environment for you and your staff throughout the project
- Our commitment to you does not come to an end when we complete your project. We fully guarantee all of our workmanship and materials as well as that of any subcontractors we use.

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Client Details

Client	Mr P Loke
Billing Address	C/- 391 Worcester Street Christchurch
Site Address	391 Worcester Street Christchurch

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Summary of Costings

Main Contractor

P&G
Scaffolding
Demolition
Roof
Exterior Brick Walls
Facade & Parapet
Veranda
Internal wall bracing & floor diaphragm
Interior Linings
Electrical
 Provisional Sum \$5000
Plumbing
 Provisional Sum \$2500
Painting
 Provisional Sum \$7200

Contingency Sum \$5000

Definitions

Provisional Sum

A provisional sum is an estimate of carrying out building work where the exact price of the work cannot be known at the time the contract was entered into.

Contingency Sum

An amount of money set aside at the beginning of the project to cover unexpected expenses which could not have reasonably been expected by the contractor.

Sundry

Budget Estimate Only
No allowance for building consent
No allowance for design and engineering costs
Pricing will require confirmation on approved scope of work from engineer
Electrical, plumbing, painting (Provisional Sums)
We would recommend that the 1st floor structure be removed and reconstructed with lightweight building materials
Our estimated cost to change to a lightweight structure would be \$130,000 +G.S.T subject to design
Estimate valid for 30 days
Estimate does not include GST

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The Sum for the works totals: **\$ 185,562.00**
(One Hundred and Eighty Five Thousand Five Hundred and Sixty Two Dollars) excluding G.S.T.

Signed on behalf of Whyte Construction Ltd by:

Name:

Position:

Date:

Signature:

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Whyte Construction Testimonials

"Dave and the team at Whyte Construction, provide quotations quickly, they have very competitive prices, are professional on all sites, and their follow up and reporting is superb. Dave's expertise, knowledge and confidence with their work are also reassuring for a Property Manager and Building Owner. I continue to recommend this company to colleagues and Building Owners."

Katrina Morrison, Property Manager, H G Livingstone Ltd

"I have enjoyed a professional working relationship with Whyte Construction over several years on many large, small & complex contracts.

On all projects Whyte Construction have managed the construction works to suit the varied programmes set and demands of Client changes with competence.

Whyte Construction's management and personnel are able to manage varied and changeable scope of work to deliver the construction works on time, with negligible maintenance work.

Another key aspect is the well administered documentation enabling all variations and final accounts to be resolved shortly after practical completion.

I would have no hesitation in recommending Whyte Construction to any future enterprise."

A M Wilkinson, Managing Director, Wilkinson Consulting Ltd

"I was immediately impressed with Dave's ability to constructively dissect the plans at a practical level. It was very beneficial to have someone who has the experience and ability to convert what was on paper to what the finished product would look like. My business partner and I decided on the spot that we wanted to use Dave's staff and his expertise.

From my experience with Whyte Construction I would very highly recommend their services. I found their service extremely professional and very well run from start to finish."

Andrew McGlashen, McGlashen Pharmacy

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Eight Great Reasons to Choose Whyte Construction

- ✓ Focus on **QUALITY**: Our **trade qualified** team has **over 500 years** of combined experience in residential and commercial projects in New Zealand and around the world.
- ✓ Your project is in the right hands : We're fully accredited and certified members of the Certified Builders Association of New Zealand. That means we're trade qualified and meet the **highest industry standards**.
- ✓ We respect your time is precious : We'll be **on time** for both our appointments and completing your project.
- ✓ Stay on budget : Our professional estimating systems cover all building costs so you **know the true cost** before you start. Don't get caught out not knowing the true cost of your project.
- ✓ Stress-free service : A **personal project manager** will oversee your project and keep in touch every step of the way.
- ✓ A **complete range of services** means we can look after everything for you, with no hassles (as we've being doing for 12 years). We offer design and build services along with plan appraisal services. Whether for new homes, alterations and additions, or property maintenance and landscaping, you'll find we can complete your project and exceed your expectations.
- ✓ We're here when it suits you : We're available 24 hours a day, 7 days a week if required (and we work right across New Zealand).
- ✓ Our **written guarantee** ensures complete peace of mind

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Full Estimate Summary

Job Name : 10141W~1

Job Description

Client's Name: Pak Loke

Earth quake Restructuring

Trade Description	Trade %	Cost/ m2	--- Labour ---			Material Total	Sub Total	Mark Up %	Trade Total
			Qty	Rate	Total				
P&G	5.11		124	45	5,580	3,900	9,480		9,480
Scaffolding	4.95					8,580	8,580	7.00	9,181
Demolition	4.66		104	45	4,680	3,400	8,080	7.00	8,646
Roof	16.08		124	45	5,580	22,300	27,880	7.00	29,832
Exterior Brick Walls	42.94		370	45	16,650	57,810	74,460	7.00	79,673
Facarde & Parapet	3.89		50	45	2,250	4,500	6,750	7.00	7,223
Veranda	1.64		30	45	1,350	1,500	2,850	7.00	3,050
Internal wall bracing & floor diaphragm	5.31		44	45	1,995	7,206	9,201	7.00	9,846
Interior Linings	4.26					7,385	7,385	7.00	7,902
Electrical	2.88					5,000	5,000	7.00	5,350
Plumbing	1.44					2,500	2,500	7.00	2,675
Painting	4.15					7,200	7,200	7.00	7,704
Contingency	2.69					5,000	5,000		5,000
Tags									
Budget Estimate Only									
No allowance for building consent									
No allowance for design and engineering costs									
Pricing will require confirmation on approved scope of work from engineer									
Electrical, plumbing, painting (Provisional Sums)									
We would recommend that the 1st floor structure be removed and reconstructed with lightweight building materials									
Our estimated cost to change to a lightweight structure would be \$130,000 +G.S.T subject to design									
	100.00		846	315	38,085	136,281	174,366		185,562

Final Total :\$ 185,562
G.S.T. 15.00% : 27,834
Final Total Incl. G.S.T. :\$ 213,396

Trade Break Up

Job Name : 10141 WORCESTER STJob DescriptionClient's Name : Pak Loke

Earth quake Restructuring

Item Description	Quantity	Unit	Rate	Mark Up %	Labour		Amount
					Factor	Qty Rate	
<i>Trade : <u>P&G</u></i>							
Insurance	1.00		400.00	x			400.00
Setup	1.00		200.00			10.00	650.00
Cartage	1.00		200.00			10.00	650.00
Protection	5.00		200.00			4.00	1,180.00
Phone	1.00		200.00				200.00
Supervision	1.00		100.00			60.00	2,800.00
Attendance	1.00		100.00			30.00	1,450.00
security	1.00		200.00			2.00	290.00
Cranage	1.00		1,500.00			8.00	1,860.00
<u>P&G</u> Total :							9,480.00
<i>Trade : <u>Scaffolding</u></i>							
EDC	272.00	m2	15.00				4,080.00
Rental	6.00		500.00				3,000.00
Protection	6.00		250.00				1,500.00
<u>Scaffolding</u> Total :							8,580.00
<i>Trade : <u>Demolition</u></i>							
Exterior							
Roof	80.00		5.00		0.20	16.00	1,120.00
icks	20.00		5.00		0.20	4.00	280.00
Linings Walls	180.00		5.00		0.20	36.00	2,520.00
Linings Ceiling	80.00		5.00		0.20	16.00	1,120.00
Timber	1.00		400.00		8.00	8.00	760.00
Waste	1.00		400.00		8.00	8.00	760.00
Construction waste	2.00		400.00		8.00	16.00	1,520.00
<u>Demolition</u> Total :							8,080.00
<i>Trade : <u>Roof</u></i>							
New Zincaleme	80.00		95.00				7,600.00
Flashings	50.00		34.00				1,700.00
Additional roof framing	200.00		6.00		0.20	40.00	3,000.00

Trade Break Up

Job Name : 10141 WORCESTER ST

Job Description

Client's Name : Pak Loke

Earth quake Restructuring

Item Description	Quantity	Unit	Rate	Mark	Labour		Amount
				Up %	Factor	Qty	
<i>Trade : <u>Roof</u></i>							(Continued)
Insulation	80.00		20.00		0.10	8.00	1,960.00
Steel bracing	1.00		5,000.00			40.00	6,800.00
Ceiling Diaphragm	80.00		40.00		0.20	16.00	3,920.00
Fixings and tie bolts	1.00		2,000.00			20.00	2,900.00
Roof Total :							27,880.00
<i>Trade : <u>Exterior Brick Walls</u></i>							
Metra Panel	160.00	m2	60.00		1.00	160.00	16,800.00
90*45 H3	260.00	m	15.00		0.20	52.00	6,240.00
90*90 H3	210.00	m	6.00		0.30	63.00	4,095.00
Linea	135.00	m2	220.00				29,700.00
Building Paper	150.00		5.00		0.02	3.00	885.00
17.5 Ply	160.00		35.00		0.20	32.00	7,040.00
Tie Bolts	500.00		8.00		0.10	50.00	6,250.00
Fixings	1.00		500.00		10.00	10.00	950.00
Structural steel	1.00		2,500.00				2,500.00
Exterior Brick Walls Total :							74,460.00
<i>Trade : <u>Facarde & Parapet</u></i>							
Structural steel	1.00		2,500.00			20.00	3,400.00
Plywood	1.00		1,200.00			20.00	2,100.00
Bolts etc	1.00		800.00			10.00	1,250.00
Facarde & Parapet Total :							6,750.00
<i>Trade : <u>Veranda</u></i>							
Roof	1.00		500.00			10.00	950.00
Linings	1.00		500.00			10.00	950.00
Structure	1.00		500.00			10.00	950.00
Veranda Total :							2,850.00
<i>Trade : <u>Internal wall bracing & floor diaphragm</u></i>							
Plywood to interior framing	111.60	m2	35.00		0.20	22.32	4,910.40

Trade Break Up

Job Name : 10141 WORCESTER STJob DescriptionClient's Name : Pak Loke

Earth quake Restructuring

Item Description	Quantity	Unit	Rate	Mark		Labour		Amount
				Up %	Factor	Qty	Rate	
<i>Trade : <u>Internal wall bracing & floor diaphragm</u></i>								<i>(Continued)</i>
Ply to floor	80.00	m2	35.00		0.20	16.00		3,520.00
Bracing fixings	20.00		25.00		0.30	6.00		770.00
<u>Internal wall bracing & floor diaphragm</u> Total :								9,200.40
<i>Trade : <u>Interior Linings</u></i>								
10mm gib supply fix & stop	295.40	m2	25.00					7,385.00
<u>Interior Linings</u> Total :								7,385.00
<i>Trade : <u>Electrical</u></i>								
	1.00		5,000.00					5,000.00
<u>Electrical</u> Total :								5,000.00
<i>Trade : <u>Plumbing</u></i>								
	1.00		2,500.00					2,500.00
<u>Plumbing</u> Total :								2,500.00
<i>Trade : <u>Painting</u></i>								
Interior	300.00	m2	14.00					4,200.00
Exterior	150.00		20.00					3,000.00
<u>Painting</u> Total :								7,200.00
<i>Trade : <u>Contingency</u></i>								
	1.00		5,000.00					5,000.00
<u>Contingency</u> Total :								5,000.00

Full Estimate Summary

Job Name : 10141W~1

Job Description

Client's Name: Pak Loke

Earth quake Restructuring

Trade Description	Trade Cost/ m2 %	--- Labour ---			Material Total	Sub Total	Mark Up %	Trade Total
		Qty	Rate	Total				
P&G	5.11	124	45	5,580	3,900	9,480		9,480
Scaffolding	4.95				8,580	8,580	7.00	9,181
Demolition	4.66	104	45	4,680	3,400	8,080	7.00	8,646
Roof	16.08	124	45	5,580	22,300	27,880	7.00	29,832
Exterior Brick Walls	42.94	370	45	16,650	57,810	74,460	7.00	79,673
Facarde & Parapet	3.89	50	45	2,250	4,500	6,750	7.00	7,223
Veranda	1.64	30	45	1,350	1,500	2,850	7.00	3,050
Internal wall bracing & floor diaphragm	5.31	44	45	1,995	7,206	9,201	7.00	9,846
Interior Linings	4.26				7,385	7,385	7.00	7,902
Electrical	2.88				5,000	5,000	7.00	5,350
Plumbing	1.44				2,500	2,500	7.00	2,675
Painting	4.15				7,200	7,200	7.00	7,704
Contingency	2.69				5,000	5,000		5,000
Tags								
Budget Estimate Only								
No allowance for building consent								
No allowance for design and engineering costs								
Pricing will require confirmation on approved scope of work from engineer								
Electrical, plumbing, painting (Provisional Sums)								
We would recommend that the 1st floor structure be removed and reconstructed with lightweight building materials								
Our estimated cost to change to a lightweight structure would be \$130,000 +G.S.T subject to design								
	100.00	846	315	38,085	136,281	174,366		185,562

Final Total :\$ 185,562
G.S.T. 15.00% : 27,834
Final Total Incl. G.S.T. :\$ 213,396

Budget
Full Estimate Summary

BUI.WOR391.0003D.15

Job Name : <u>10141 WORCESTER ST</u>	Job Description
Client's Name: <u>Pak Loke</u>	Earth quake Restructuring

Trade Description	Trade Cost/ m2 %	--- Labour ---			Material Total	Sub Total	Mark Up %	Trade Total
		Qty	Rate	Total				
P&G	5.11	124	45	5,580	3,900	9,480		9,480
Scaffolding	4.95				8,580	8,580	7.00	9,181
Demolition	4.66	104	45	4,680	3,400	8,080	7.00	8,646
Roof	16.08	124	45	5,580	22,300	27,880	7.00	29,832
Exterior Brick Walls	42.94	370	45	16,650	57,810	74,460	7.00	79,673
Facarde & Parapet	3.89	50	45	2,250	4,500	6,750	7.00	7,223
Veranda	1.64	30	45	1,350	1,500	2,850	7.00	3,050
Internal wall bracing & floor diaphragm	5.31	44	45	1,995	7,206	9,201	7.00	9,846
Interior Linings	4.26				7,385	7,385	7.00	7,902
Electrical	2.88				5,000	5,000	7.00	5,350
Plumbing	1.44				2,500	2,500	7.00	2,675
Painting	4.15				7,200	7,200	7.00	7,704
Contingency	2.69				5,000	5,000		5,000
	100.00	846	315	38,085	136,281	174,366		185,562

Final Total :\$	185,562
G.S.T. 15.00% :	27,834
Final Total Incl. G.S.T. :\$	213,396

No Allowance for building consent -
No Allowance for design & Engineering costs.
Budget Estimate only, will require confirmation. once scope of work defined by engineer.
Electrical, plumbing & painting (provisional sums).

We would recommend that the 1st floor structure be removed and be reconstructed with new light weight building materials our ~~estimated~~ cost would be 130,000 + GST this would be subject to Design

Trade Break Up

Job Name : 10141 WORCESTER ST	Job Description
Client's Name : Pak Loke	Earth quake Restructuring

Item Description	Quantity	Unit	Rate	Mark	Labour		Amount
					Up %	Factor Qty Rate	
<i>Trade : P&G</i>							
Insurance	1.00		400.00	x			400.00
Setup	1.00		200.00			10.00	650.00
Cartage	1.00		200.00			10.00	650.00
Protection	5.00		200.00			4.00	1,180.00
Phone	1.00		200.00				200.00
Supervision	1.00		100.00			60.00	2,800.00
Attendance	1.00		100.00			30.00	1,450.00
Security	1.00		200.00			2.00	290.00
Cranage	1.00		1,500.00			8.00	1,860.00
P&G Total :							9,480.00
<i>Trade : Scaffolding</i>							
EDC	272.00	m2	15.00				4,080.00
Rental	6.00		500.00				3,000.00
Protection	6.00		250.00				1,500.00
Scaffolding Total :							8,580.00
<i>Trade : Demolition</i>							
Exterior							
Roof	80.00		5.00		0.20	16.00	1,120.00
Bricks	20.00		5.00		0.20	4.00	280.00
Linings Walls	180.00		5.00		0.20	36.00	2,520.00
Linings Ceiling	80.00		5.00		0.20	16.00	1,120.00
Timber	1.00		400.00		8.00	8.00	760.00
Waste	1.00		400.00		8.00	8.00	760.00
Construction waste	2.00		400.00		8.00	16.00	1,520.00
Demolition Total :							8,080.00
<i>Trade : Roof</i>							
New Zinalume	80.00		95.00				7,600.00
Flashings	50.00		34.00				1,700.00
Additional roof framing	200.00		6.00		0.20	40.00	3,000.00

Trade Break Up

Job Name : <u>10141 WORCESTER ST</u>	Job Description
Client's Name : <u>Pak Loke</u>	Earth quake Restructuring

Item Description	Quantity	Unit	Rate	Mark Up %	Labour Factor	Qty	Rate	Amount
<i>Trade : Roof</i>								<i>(Continued)</i>
Insulation	80.00		20.00		0.10	8.00		1,960.00
Steel bracing	1.00		5,000.00			40.00		6,800.00
Ceiling Diaphragm	80.00		40.00		0.20	16.00		3,920.00
Fixings and tie bolts	1.00		2,000.00			20.00		2,900.00
Roof Total :								27,880.00
<i>Trade : Exterior Brick Walls</i>								
Metra Panel	160.00	m2	60.00		1.00	160.00		16,800.00
90*45 H3	260.00	m	15.00		0.20	52.00		6,240.00
90*90 H3	210.00	m	6.00		0.30	63.00		4,095.00
Linea	135.00	m2	220.00					29,700.00
Building Paper	150.00		5.00		0.02	3.00		885.00
17.5 Ply	160.00		35.00		0.20	32.00		7,040.00
Tie Bolts	500.00		8.00		0.10	50.00		6,250.00
Fixings	1.00		500.00		10.00	10.00		950.00
Structural steel	1.00		2,500.00					2,500.00
Exterior Brick Walls Total :								74,460.00
<i>Trade : Facarde & Parapet</i>								
Structural steel	1.00		2,500.00			20.00		3,400.00
Plywood	1.00		1,200.00			20.00		2,100.00
Bolts etc	1.00		800.00			10.00		1,250.00
Facarde & Parapet Total :								6,750.00
<i>Trade : Veranda</i>								
Roof	1.00		500.00			10.00		950.00
Linings	1.00		500.00			10.00		950.00
Structure	1.00		500.00			10.00		950.00
Veranda Total :								2,850.00
<i>Trade : Internal wall bracing & floor diaphragm</i>								
Plywood to interior framing	111.60	m2	35.00		0.20	22.32		4,910.40

Trade Break Up

Job Name : 10141 WORCESTER ST

Job Description

Client's Name : Pak Loke

Earth quake Restructuring

Item Description	Quantity	Unit	Rate	Mark		Labour		Amount
				Up %	Factor	Qty	Rate	
<i>Trade : <u>Internal wall bracing & floor diaphragm</u></i> <i>(Continued)</i>								
Ply to floor	80.00	m2	35.00		0.20	16.00		3,520.00
Bracing fixings	20.00		25.00		0.30	6.00		770.00
<u>Internal wall bracing & floor diaphragm</u> Total :								9,200.40
<i>Trade : <u>Interior Linings</u></i>								
10mm gib supply fix & stop	295.40	m2	25.00					7,385.00
<u>Interior Linings</u> Total :								7,385.00
<i>Trade : <u>Electrical</u></i>								
	1.00		5,000.00					5,000.00
<u>Electrical</u> Total :								5,000.00
<i>Trade : <u>Plumbing</u></i>								
	1.00		2,500.00					2,500.00
<u>Plumbing</u> Total :								2,500.00
<i>Trade : <u>Painting</u></i>								
Interior	300.00	m2	14.00					4,200.00
Exterior	150.00		20.00					3,000.00
<u>Painting</u> Total :								7,200.00
<i>Trade : <u>Contingency</u></i>								
	1.00		5,000.00					5,000.00
<u>Contingency</u> Total :								5,000.00

WHYTE CONSTRUCTION

Project Cardfile

1/11/2010 5:54:22 p.m.

Page 1 of 1

**101410CM - 391 Worcester Street ; Earthquake Repairs
Commercial Maintenance (CM)**

<u>Initial Contact Date</u>	1/11/2010 5:51:27 p.m.	<u>Mktg - Sales Source</u>	Yellow Pages
<u>Estimated Value</u>	\$0.00	<u>Mktg - Detailed Source</u>	
<u>Contact Name</u>	Pak Loke	<u>Company Name</u>	
<u>Contact Address</u>	391-391A Worcester Street	<u>Company Address</u>	
<u>Contact City</u>	Christchurch	<u>Company City</u>	
<u>Business Phone</u>		<u>Email1 Address</u>	pakloke@hotmail.com
<u>Home Phone</u>		<u>Email2 Address</u>	
<u>Cell Phone</u>	027 221 1489		
<u>Fax</u>			

Opportunity Notes

----- 1/11/2010 5:53:49 p.m. - Modified by: Ryan Garvie ----- Scope of Work
Pak met with SP and advised that he would like an estimate for insurance purposes for the repair to his retail shop and the flat above.

----- 1/11/2010 5:53:52 p.m. - Modified by: Ryan Garvie ----- Activity
Opportunity created
Contact(s): Pak Loke

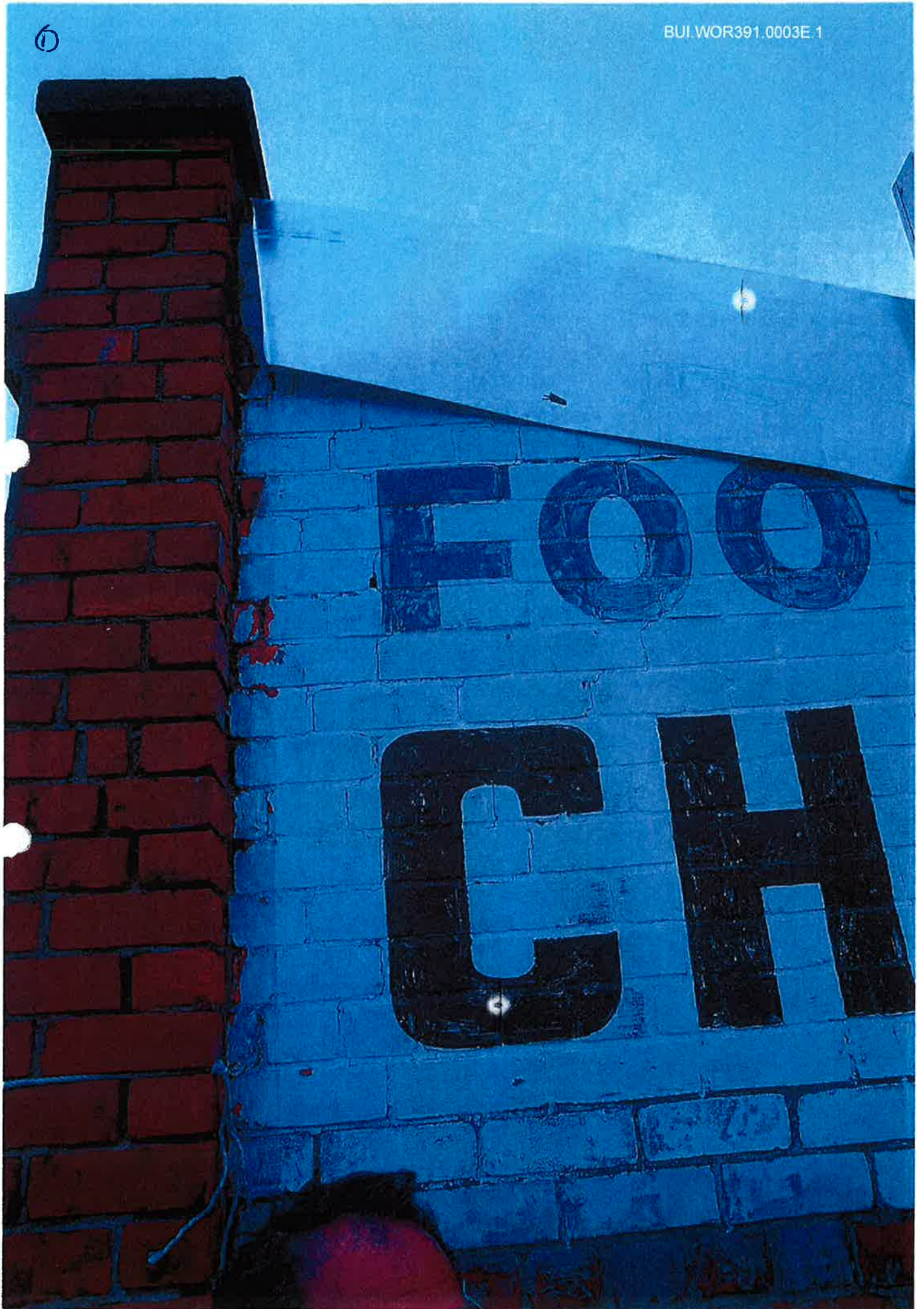
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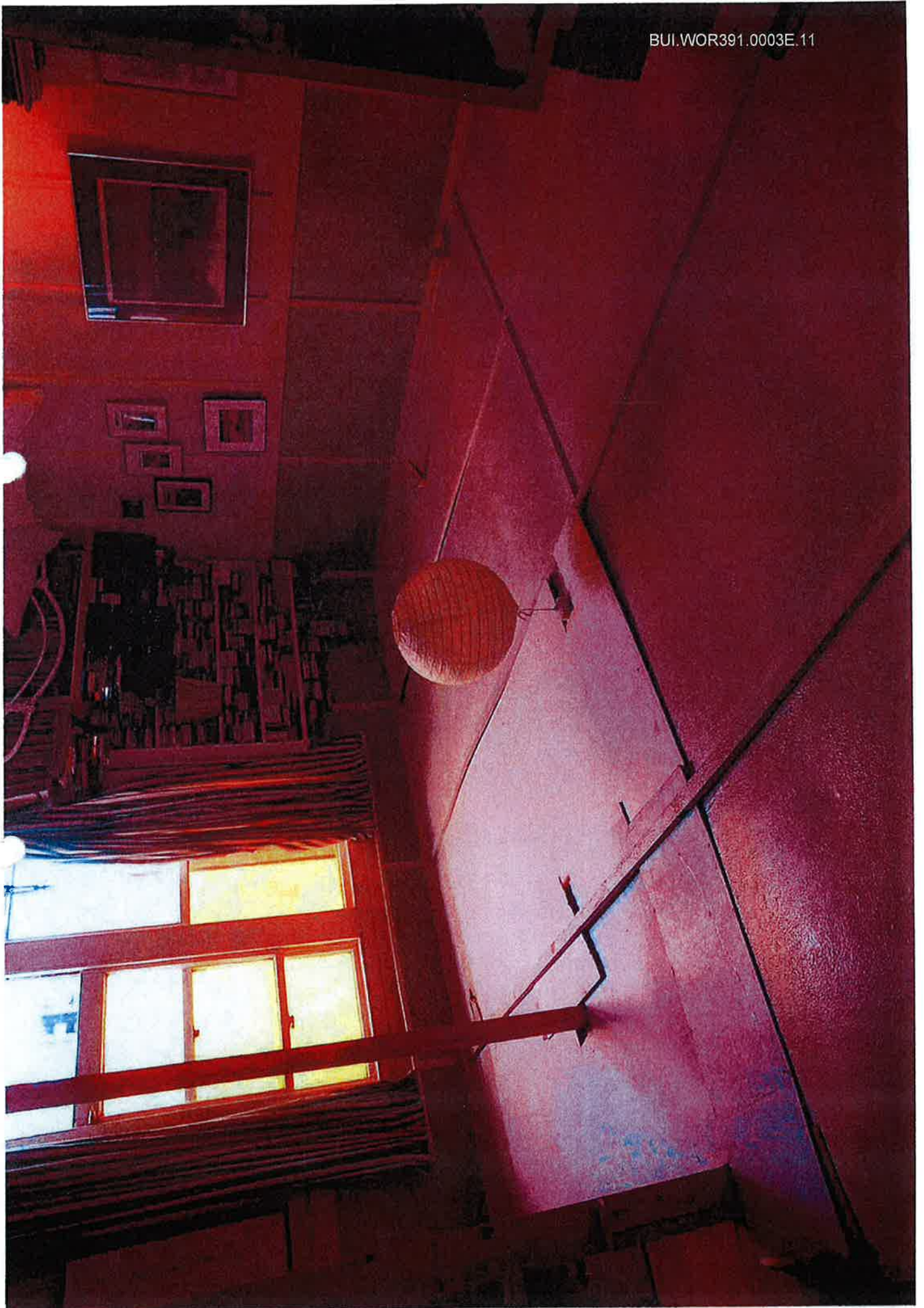


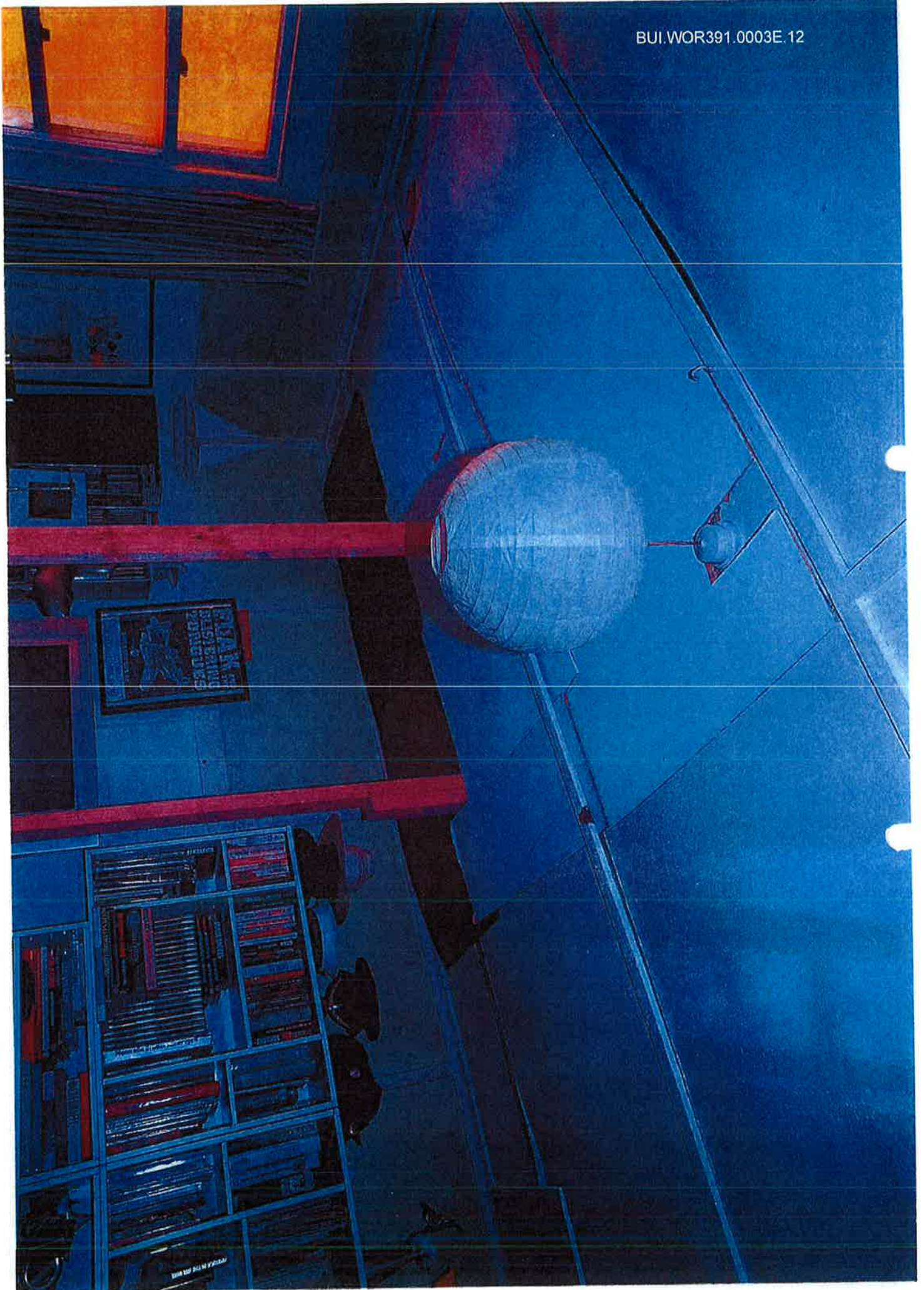
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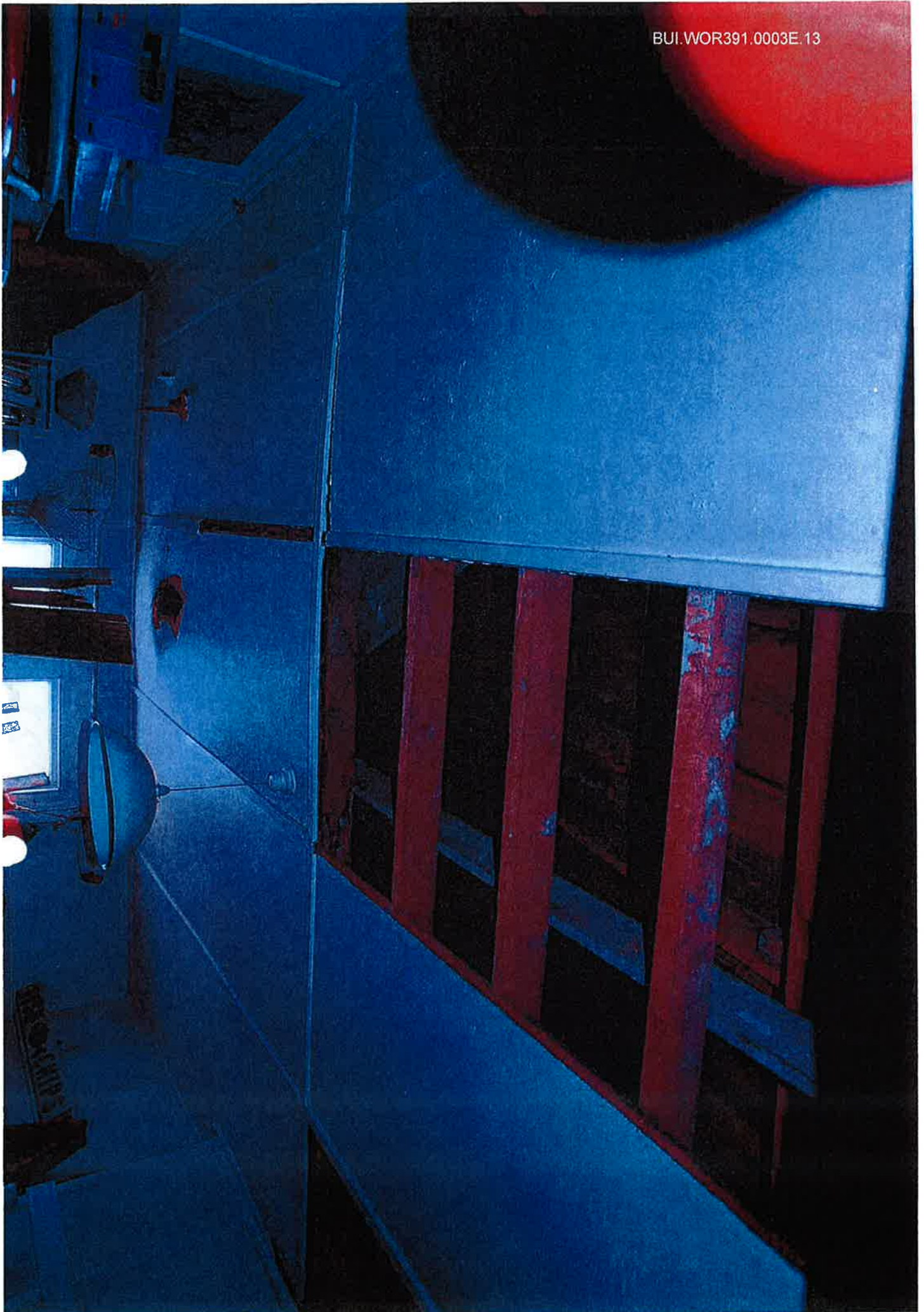


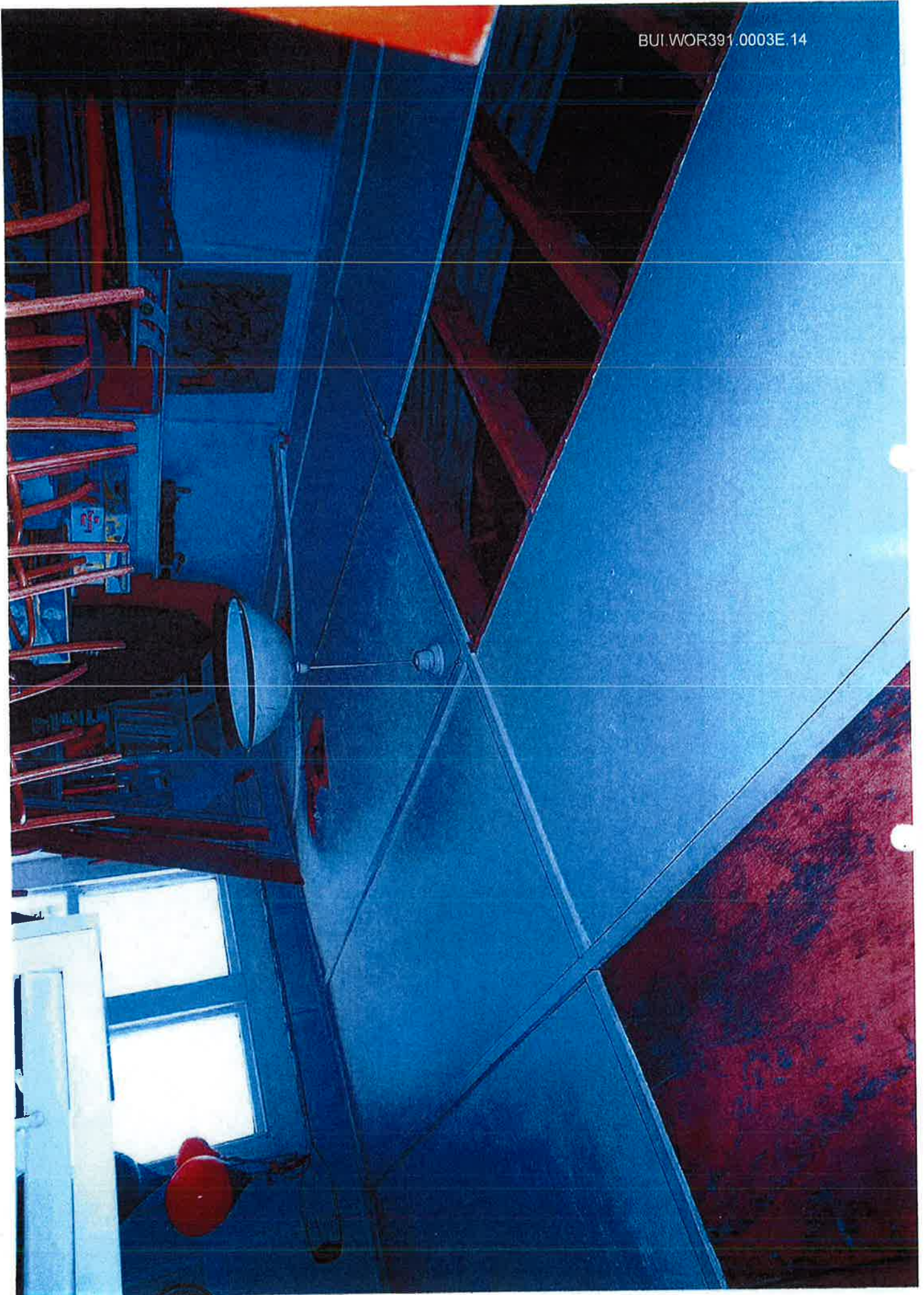






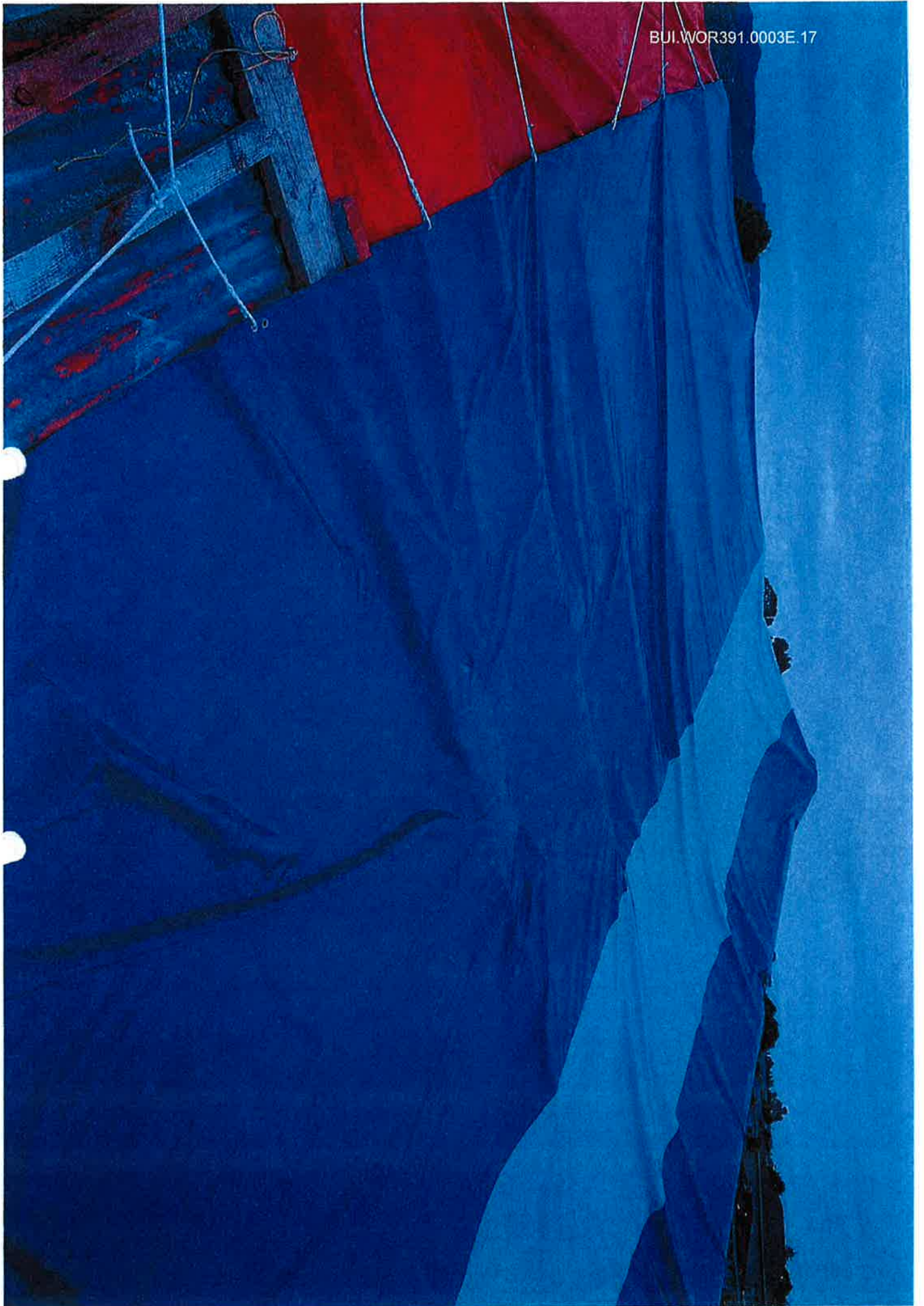


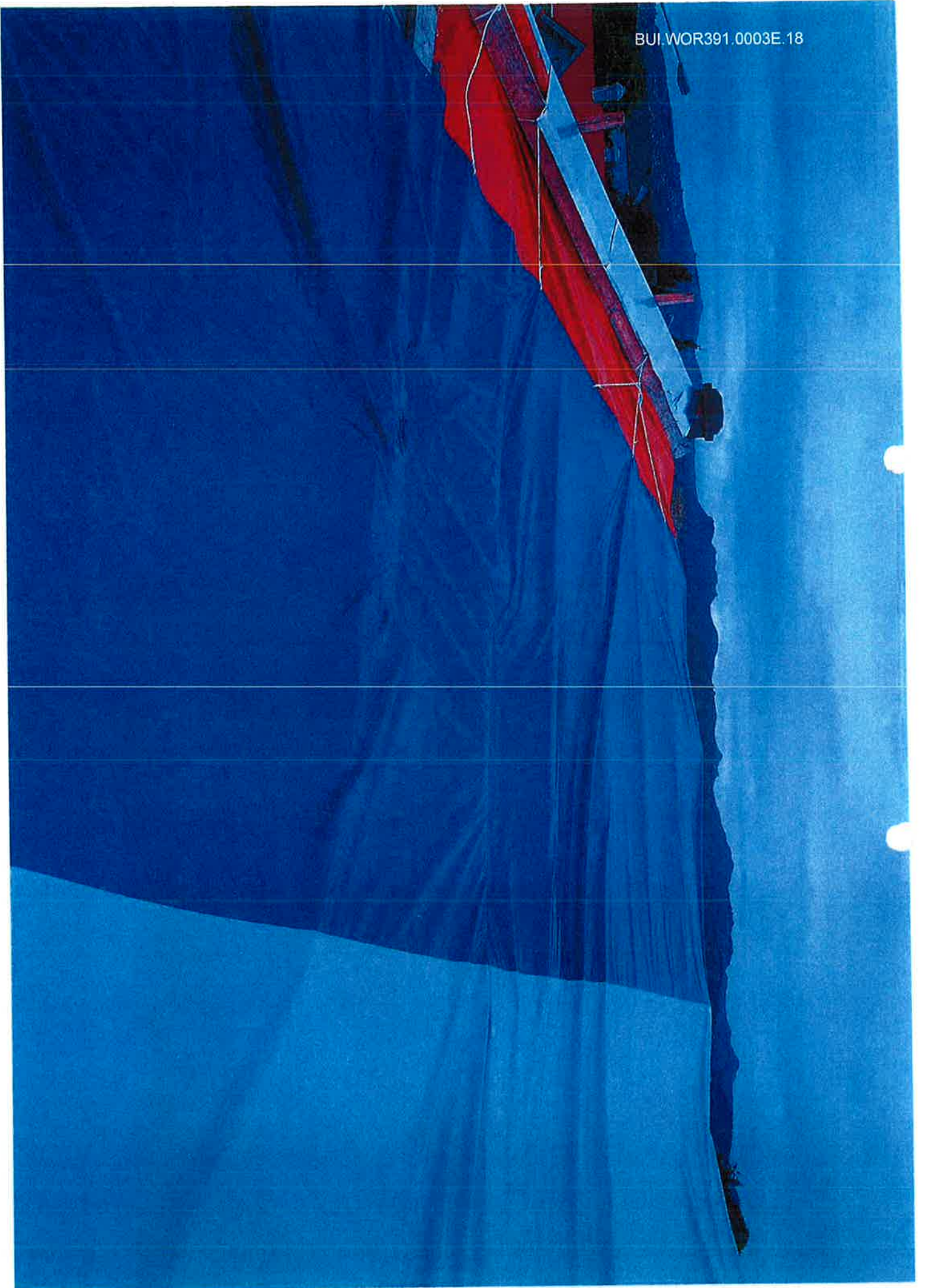


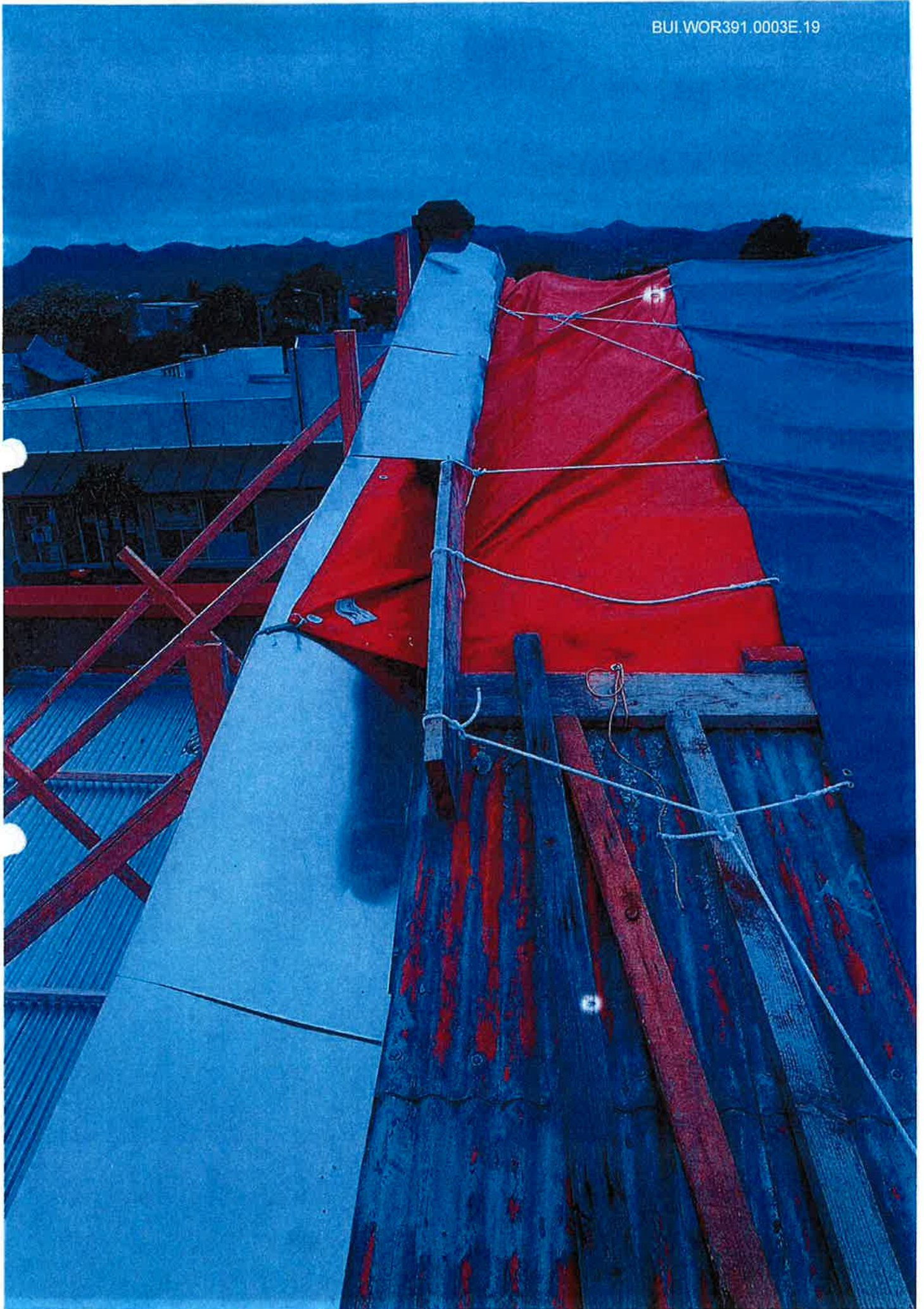


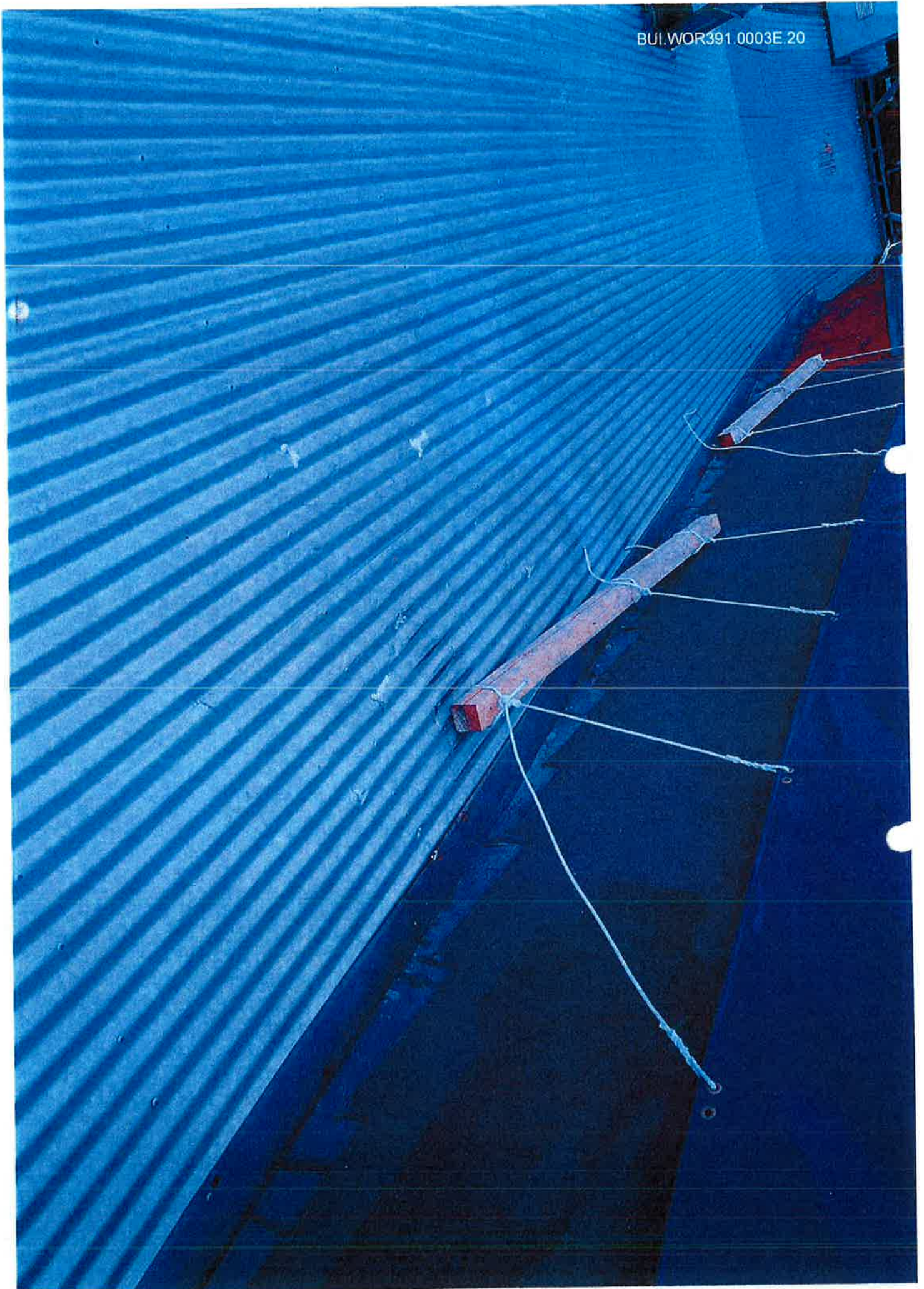


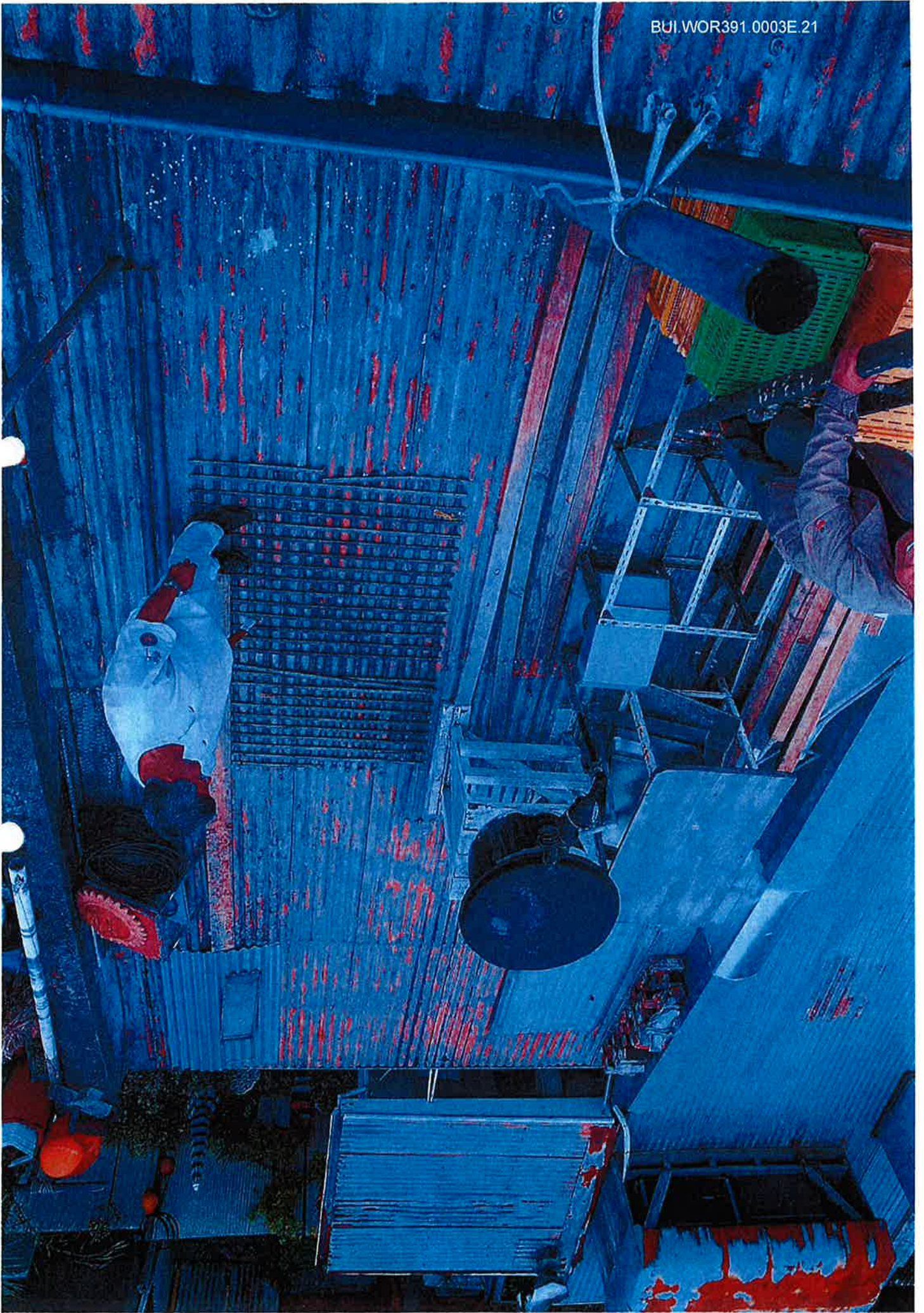




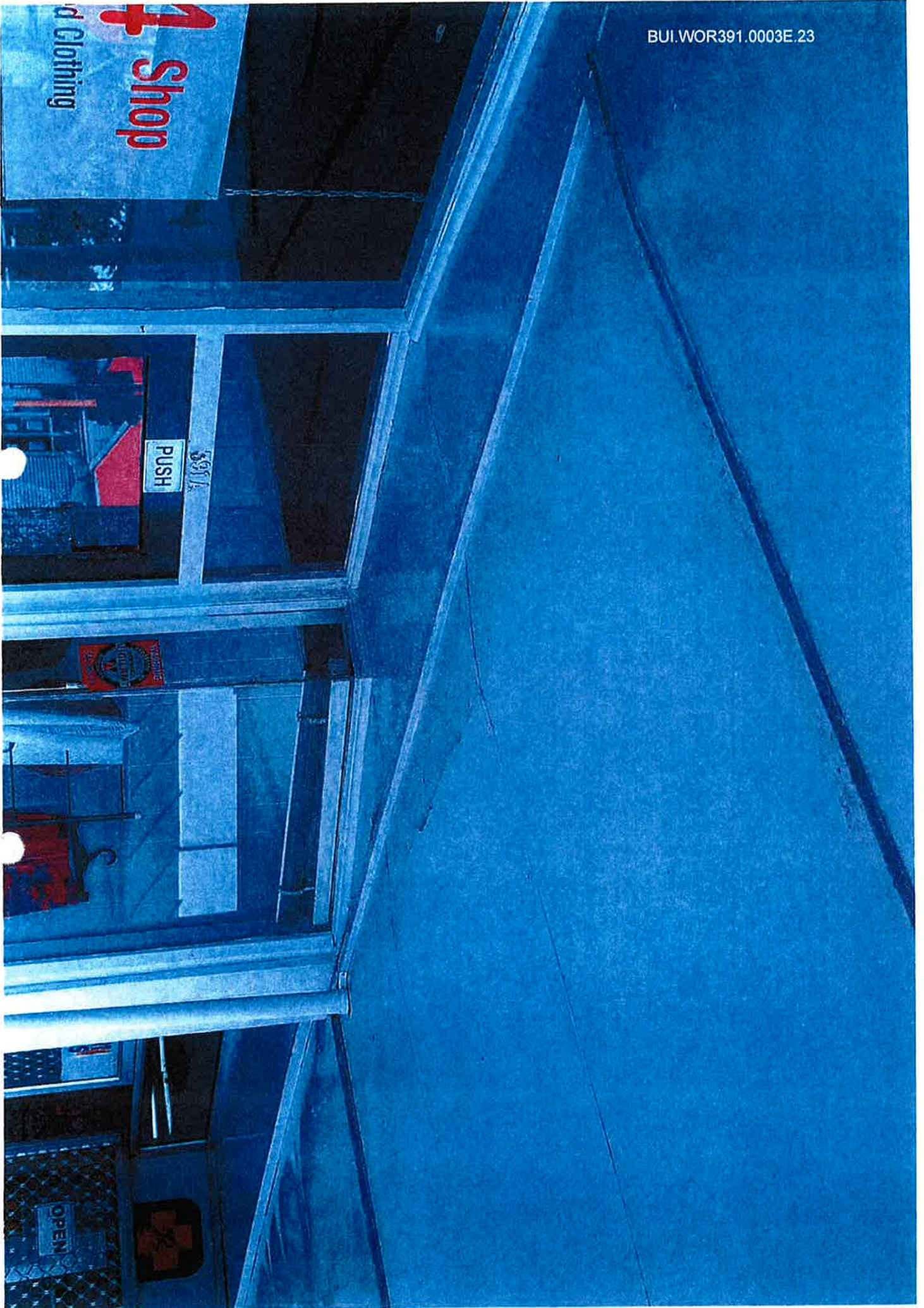












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