



Royal Commission of Inquiry into Building Failure Caused by the Canterbury Earthquakes

Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha

13 July 2011

The Manager
TM Consultants
2/7 Burdale Street
Christchurch

COPY

Re: 391/391A Worcester St, Christchurch

The Royal Commission into Building Failure Caused by the Canterbury Earthquakes is currently looking into a number of buildings in Christchurch, including one at 391/391A Worcester St owned by a Mr Pak Loke.

We understand that Mr Tim Gwatkin of your firm completed an engineering report on this building for Cunningham Lindsey, Loss Adjusters.

Please provide us with the following information, if possible by 22 July 2011:

1. A copy of the engineering report referred to above.
2. A copy of any other reports in relation to the building that are in your possession.
3. A copy of any correspondence in which any views in relation to the building were discussed.
4. Did your firm notify anyone, other than Cunningham Lindsey, of your findings in relation to the building?

The above information is requested pursuant to the Royal Commission's powers of investigation under s4A Commissions of Inquiry Act 1908.

Yours faithfully

M N Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission



27 JUL 2011 Received

A. 277 Burdale Street,
P.O. Box 8874,
Christchurch 8440,
New Zealand

P. 03 348 6066
F. 03 348 6065
E. info@tmco.co.nz

22 July 2011

File No. 10953

Council Assisting
Canterbury Earthquakes Royal Commission
Po Box 14053
CHRISTCHURCH MAIL CENTRE

ATTENTION: M N Zarifeh

Dear Sir/Madam

RE: 391 / 391A WORCESTER STREET, CHRISTCHURCH

In response to your letter dated 22 July 2011, please find enclosed a copy of the Post Earthquake Structural Inspection Report for the above address.

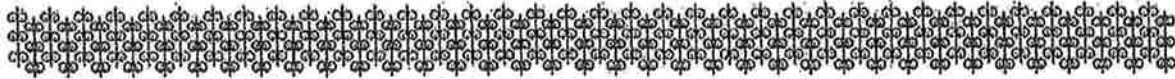
We have no other reports in relation to the building or any correspondence.

We did not notify anyone, other than Cunningham Lindsey of our findings.

We trust you find this information useful.

Yours faithfully,
TM CONSULTANTS LTD

Tim Gwatkin
Director



A. 2/7 Burdale Street,
P.O. Box 8074,
Christchurch 8140,
New Zealand
P. 03 348 6066
F. 03 348 6065
E. info@tmco.co.nz

Site Report

To : Cunningham & Lindsay NZ Ltd
mdekwan@cl-nz.com

SR No : 01
File No : 10953
Date : 11 October 2010

Attention : Mike De Kwant
Copies to :

Project : 391/391A Worcester Street, Christchurch

Post Earthquake Structural Inspection

An external and internal walkover inspection of the building was completed.

At the time of this inspection the roof and upper west side walls are covered in tarpaulins.

The upper portion of the front brick facade fell onto the building badly damaging the roofing and roof framing.

The parapet to the eastern wall has been removed to just above roof level.

The eastern brick wall near the front facade has several cracks, some old and some new. The mortar in the brick joints is very soft and crumbly in this area.

The west brick wall above the adjacent lower roof is plastered. The wall appears in good condition.

We could not inspect the brick walls at ground floor level as the walls are all lined. There was no sign of excessive movement that would indicate structural distress in these walls.

There is no sign of recent movement or structural distress to the single storey rear portion of the building.

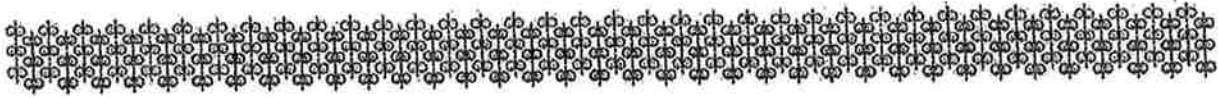
It was difficult to inspect all of the front facade wall due to the presence of the tarpaulins. The areas of wall that could be seen appeared in good condition.

Remedial Work

The roof needs to be reinstated. The front facade is to be connected to the roof framing members providing some support to the facade. The eastern wall near the front facade needs to be rebuilt/remortared. The parapet to this wall may need to be reinstated for fire rating purposes.

The upper portion of the front facade that collapsed is not to be reinstated.

Signature:



A. 277 Burdall Street.
P.O. Box 8874;
Christchurch 8440.
New Zealand
P. 03 348 6066
F. 03 348 6065
E. info@tmco.co.nz

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The upper portion of the front facade that collapsed is not to be reinstated.

Signature: 

Mark Zarifeh

From: Tim Gwatkin [TimG@tmco.co.nz]
Sent: Tuesday, 6 December 2011 7:04 a.m.
To: Mark Zarifeh
Subject: 391 Worcester St
Attachments: DSC00616.JPG; DSC00666.JPG

Hi Mark,

Photos attached of the rear west corner and view from the street from the day of my inspection.

Regards
Tim



Tim Gwatkin Director, Structural Engineer
E. timg@tmco.co.nz C. 027 662 2082 P. 03 348 6066 F. 03 348 6065
A. 2/7 Burdale St, PO Box 8874, Christchurch 8440 TM Consultants Ltd www.TMCO.co.nz

CONSULTING ENGINEERS STRUCTURAL MECHANICAL CIVIL HYDRAULIC ELECTRICAL





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