

Under **THE COMMISSIONS OF INQUIRY ACT 1908**
In the matter of the **CANTERBURY EARTHQUAKES ROYAL COMMISSION
OF INQUIRY**

BRIEF OF EVIDENCE OF GRAEME ROY HAMILTON

Dated the 16th day of February 2012

BUDDLEFINDLAY
Barristers and Solicitors
Christchurch

Solicitor Acting: **Kelly Paterson**
Email: kelly.paterson@buddlefindlay.com
Tel 64-3-379 1747 Fax 64-3-379 5659 PO Box 322 DX WP20307 Christchurch 8140

BRIEF OF EVIDENCE OF GRAEME ROY HAMILTON

1. My full name is Graeme Roy Hamilton. I reside in Christchurch. I am a Company Director.
2. I am Managing Director of Maxim Projects Limited ("**Maxim**"). Maxim leads group of associated companies which collectively provide services related to design, development and construction of a wide range of projects, including land, residential and commercial.
3. I have a Bachelor of Engineering (Civil). I qualified in 1984 and I have since had over 25 years experience in the construction industry, initially as a consulting engineer and project manager within established consultant engineering firms. I established the Maxim group of companies in 1990. I am a Member of the Institute of Professional Engineers of New Zealand, a Chartered Professional Engineer and an International Professional Engineer.

Post-September 2010 repairs

4. On 16 September 2010 Maxim was instructed by Stephen McManus at Anthony Runacres & Associates Limited (the owner's insurance broker) to carry out urgent repairs to the property on the corner of Gloucester and Manchester Streets. I was provided with a copy of the Opus Level 2 Rapid Assessment form dated 14 September 2010.
5. Maxim protocol at that time was for an inspection to be carried out in accordance with the New Zealand Society for Earthquake Engineering (SESOC) document "*Building Safety Evaluation During a State of Emergency - Guidelines for Territorial Authorities*" [**BUI.DBH.004F.2**] prior to any work being undertaken to review the scope of repair work required in order to ensure that Maxim employees were able to go about their work with the likely risks associated with the building having been reviewed. I am qualified to carry out this review. Maxim was not instructed to carry out the inspection and indeed we were questioned by the owner's insurance broker as to why this would have been completed when Opus had already undertaken this work.
6. I attended the property on 20 September 2010 with Logan Townsend, also a director of Maxim. Mr Townsend is a qualified builder and was there to assess the necessary building repairs. The nature of my inspection was a visual examination of the observable damage, to cross check against the Opus report and to confirm that our staff would be safe in undertaking the

crack repair work requested. My inspection was undertaken in accordance with the SESOC guidelines and forms.

7. The building had some evidence of previous structural improvements at the time of my inspection. These included:
 - (a) The parapets had been removed down to the concrete capping band, in all areas other than the south-western side. We removed the remaining portion as a part of our repair works after we recommended that it be done.
 - (b) Steel bands were in position to support the window lintel openings on the western side.
8. I completed a Level 2 Rapid Assessment Form to record the result of my inspection [BUI.MAN265-271.0001.13]. I took photos which are annexed to the assessment form. I concluded that the recommendations in the Opus report were reasonable. I recorded that the necessary works were to fill in cracks in the parapet and bricks with epoxy resin, and to re-fix windows to the brickwork once scaffolding was erected.
9. Maxim carried out these works in late November and early December 2011. I was not involved in the repair works.
10. The Level 2 Rapid Assessment Form was retained on Maxim's files. It was provided to Runacres as part of our ongoing commission. If my assessment of the status of the building had differed to that of Opus, I would have immediately reported this back to Runacres.

Post-February 2011 inspection

11. I attended the building again on 15 April 2011, this time at the request of the owners to provide a second opinion on the fate of the building following the earthquake on 22 February 2011. I completed a Level 1 and 2 Rapid Assessment Form [BUI.MAN265-271.0001.25], which recorded my assessment of the building as unsafe (red placard) and my recommendation for demolition. The building already had a red placard at this time. My report was sent to the owners.

Conclusion

12. Based on my inspection in September 2010, I can say that the building was in good condition for its age and type and had been well maintained with

some initial strengthening work already completed. Overall without substantial strengthening works, buildings of this nature could not have been expected to survive the intensity of the accelerations experienced during the February 2011 earthquake.

Dated this 16th day of February 2012

A handwritten signature in blue ink, appearing to read 'G R Hamilton', with a long horizontal flourish extending to the right.

G R Hamilton