

**LBA-Liam**

**From:** Luke J. Rees-Thomas [Luke.Rees-Thomas@nz.knightfrank.com]  
**Sent:** Monday, 6 December 2010 3:24 p.m.  
**To:** LBA - Hamish  
**Subject:** RE: 736 Colombo St  
Cheers for that Hamish.

A1

**Knight Frank**

Luke J. Rees-Thomas  
Commercial Property Manager, Property Management  
Dip Bus (NZ)  
Knight Frank Christchurch  
Level 2, 62 Worcester Blvd  
Christchurch 8141  
New Zealand  
+64 3 377 1460 - Main Line  
+64 3 366 2972 - Fax  
+64 27 274 3275 - Mobile

[Luke.Rees-Thomas@nz.knightfrank.com](mailto:Luke.Rees-Thomas@nz.knightfrank.com)

[www.knightfrank.com](http://www.knightfrank.com)

Simes Ltd, Licensed Agent (REAA 2008), MREINZ



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**From:** LBA - Hamish [mailto:hamishm@lewisbradford.com]  
**Sent:** Monday, 6 December 2010 2:30 p.m.  
**To:** Luke J. Rees-Thomas  
**Subject:** RE: 736 Colombo St

Good afternoon Luke

PDF's attached, photos and drawings are separate to the main body of the report but I'm sure the loss adjustor will sort it out.

Regards

Hamish

**Lewis Bradford Consulting Engineers**  
Level 2, 71 Armagh Street  
PO Box 2919, Christchurch  
Phone 03 379 9096 | Facsimile 03 379 9095  
[www.lewisbradford.com](http://www.lewisbradford.com)

Job Name:  
Job Number:

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**From:** Luke J. Rees-Thomas [mailto:Luke.Rees-Thomas@nz.knightfrank.com]  
**Sent:** Monday, 6 December 2010 1:51 p.m.  
**To:** LBA - Hamish  
**Subject:** 736 Colombo St

Hi Hamish,

Thanks for the report which arrived today - very thorough.

Would you have this in PDF format by chance? I would like to email to the loss adjuster.

Thanks.

---

## Knight Frank



Luke J. Rees-Thomas  
Commercial Property Manager, Property Management  
Dip Bus (NZ)  
Knight Frank Christchurch  
Level 2, 62 Worcester Blvd  
Christchurch 8141  
New Zealand

+64 3 377 1460            - Main Line  
+64 3 366 2972           - Fax  
+64 27 274 3275         - Mobile

[Luke.Rees-Thomas@nz.knightfrank.com](mailto:Luke.Rees-Thomas@nz.knightfrank.com)

[www.knightfrank.com](http://www.knightfrank.com)

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Information from ESET NOD32 Antivirus, version of virus signature database  
5676 (20101205)

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<http://www.eset.com>



lewis bradford  
CONSULTING ENGINEERS

**CATHEDRAL SQUARE NORTH POSTSHOP  
736 COLOMBO STREET CHRISTCHURCH**

A3

**STRUCTURAL DAMAGE  
REPORT FOLLOWING  
4/9/10 EARTHQUAKE**

**CONTENTS**

- Report
- Appendix A – Floor Plans and Photograph Layout
- Appendix B – Repair Schedule
- Appendix C – Damage Register
- Appendix D – Photographs
- Appendix E – Draft Strengthening Flowchart

30 November 2010

Project N°: 110071

A4

## A. Introduction

Following the magnitude 7.1 earthquake that occurred just west of Christchurch on the 4<sup>th</sup> September 2010 Lewis Bradford were engaged to carry out a visual inspection of structural damage to 736 Colombo Street.

At the request of Luke Rees-Thomas from Knight Frank, on behalf of the property owner, this report has been prepared to document the extent of the damage to the structure and to include suggested repair works for the structural damage.

## B. Background

The building is a four storey concrete frame building with infill brick panels to the northern and southern walls. A concrete slab on grade at ground floor level and insitu concrete slabs to all other floors and roof. An brick structure located on the roof houses the lift mechanical equipment. This has been strengthened at some point in time.

## C. Investigations Carried Out

Initial visual inspections and photographic surveys were undertaken by the undersigned and Geof Wilson of Lewis Bradford and Associates on the 8<sup>th</sup> September 2010, email correspondence to Andy Bell at Knight Frank on the 9<sup>th</sup> September 2010 was provided confirming that structurally the building is safe to occupy.

A further inspection by the undersigned and Geof Wilson of Lewis Bradford and Associates was carried out on the 23<sup>rd</sup> September 2010 following concerns raised by staff that the rear wall was bulging. Email correspondence to Andy Bell at Knight Frank on the same day confirming that structurally the building is safe to occupy.

A detailed inspection and photographic survey was undertaken by the undersigned and Geof Wilson on the 26<sup>th</sup> November 2010. This report is primarily based on findings from this inspection.

## D. Nature of Structural Damage

*Refer to Appendix A for floor plans and photograph layout.*

*Refer to Appendix B for repair schedule for structural damage only.*

*Refer to Appendix C for detailed description of visible damage to the various areas at the various levels. Refer to Appendix B for repair schedule.*

*Refer to Appendix D for the photographs which correlate with the Appendix C notes and Appendix B repair schedule.*

Every effort has been made to view as much of the structural elements up the height of the buildings as possible. However given the presence of partitions and linings, not all areas were accessible for this review.

As can be seen from the detailed description of damage and the photographs in the appendices the range of damage varies within the building but is generally relatively minor in nature.



## SHORT FORM AGREEMENT FOR CONSULTANT ENGAGEMENT

BETWEEN: **NATURAL BLESSING LIMITED C/O KNIGHT FRANK**  
(CLIENT)

AND: **LEWIS BRADFORD CONSULTING ENGINEERS**  
(CONSULTANT)

Collectively referred to herein as the "Parties" and individually as a "Party"

PROJECT:  
STRUCTURAL INSPECTION OF COMMERCIAL  
PREMISES.

LOCATION:  
736 COLOMBO STREET, CHRISTCHURCH.

### SCOPE & NATURE OF THE SERVICES:

CARRY OUT STRUCTURAL INSPECTION OF ABOVE COMMERCIAL PREMISES FOR DAMAGE THAT MAY HAVE OCCURRED IN THE 4<sup>TH</sup> SEPTEMBER AND SUBSEQUENT AFTERSHOCKS

PROVIDE DILAPIDATION REPORT DETAILING STRUCTURAL DAMAGE CAUSED BY 4<sup>TH</sup> SEPTEMBER AND SUBSEQUENT AFTERSHOCKS, RECOMMEND STRUCTURAL REPAIRS AS NECESSARY.

### PROGRAMME FOR THE SERVICES:

10<sup>TH</sup> DECEMBER 2010

### FEES & TIMING OF PAYMENTS:

CHARGED ON A TIME BASIS, PAYABLE ON 20<sup>TH</sup> OF MONTH FOLLOWING INVOICE.

### INFORMATION OR SERVICES TO BE PROVIDED BY THE CLIENT:

ACCESS TO BUILDING

*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 2, 3, 9 and 10 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):

 (Property Mgr)

PRINT NAME: L. Rees-Thomas

DATE: 25-11-10

CONSULTANTS AUTHORISED SIGNATORY (IES):



PRINT NAME: CRAIG B. LEWIS

DATE: 25<sup>TH</sup> NOVEMBER 2010

**LBA - Hamish**

**From:** LBA - Helen C [helenc@lewisbradford.com]  
**Sent:** Tuesday, 18 January 2011 9:14 a.m.  
**To:** hamishm@lewisbradford.com  
**Subject:** FW: Contractor Action Request - Lewis Bradford Consulting Engineers - 21 December 2010

AG

Hamish,

Re 736 Colombo St

**From:** Phil Buckman [mailto:Phil.Buckman@mclarensyoung.com]  
**Sent:** Tuesday, 18 January 2011 7:34 a.m.  
**To:** info@lewisbradford.com  
**Subject:** Contractor Action Request - Lewis Bradford Consulting Engineers - 21 December 2010



Our Ref: CHC522917  
«PDBNZ»

Your Ref:

Date: 21 December 2010

Butler House  
3 Butler Street  
PO Box 424  
Timaru 7940, New Zealand  
Tel: +64 (0)3 684-3156  
Fax: +64 (0)3 684-8958  
timaru@mclarensyoung.com

McLarens Young (Timaru)  
Ltd

**CONTRACTOR ACTION REQUEST**

**TYPE OF LOSS / DAMAGE** Commercial - Earthquake  
**CLAIM NUMBER** 992442980  
**INSURER** Zurich New Zealand  
PO Box 11449  
Ellerslie  
Auckland 1542  
**INSURED** Natural Blessing Ltd  
**CONTACT** Luke Rees-Thomas  
**TELEPHONE** BH: 03 377 1460 Mob: 027 274 3275  
**TYPE OF PROPERTY** Partially tenanted commercial premises  
**SITUATION** 736 Colombo Street, Christchurch  
**INSTRUCTIONS** - please provide THE FOLLOWING SERVICE

We act for the insurers in regards to a claim for earthquake damage to the above building.



The Property Manager has provided a copy of your report of 30 November, 2010, reference no. 110071, detailing the damage and reinstatement specifications.



Prior to seeking quotations for the work we would like you to proceed with the following:

1. A review of the extent of damage to the building, in light of the 26 December, 2010 aftershock, and
2. Completion of a structural assessment of the building, as per your recommendation.

Access to the building may be arranged by contacting the Property Manager, whose details

are shown above.

Your invoice should be issued to the insurer, Zurich NZ, and forwarded to our office as shown below.

A7

Thank you for your assistance and we look forward to receipt of your report in due course. In the interim, please contact me if you have any questions.

Contractor's reference		
Date contractor contacted client		
Date contractor will attend		

**PLEASE NOTE**

Please return this form within 72 hours to above fax number.

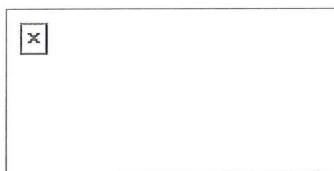
Please contact the Insured and arrange to provide the specified services as soon as possible. Payment will not be made unless you provide an original Invoice (faxed copies won't be accepted) that:

- Is **made out to the Insurer** and includes their name and address (shown above).
- Is posted **to PO Box 424, Timaru 7940, New Zealand.**

If you are unable to comply with all of these points, do not proceed. You should contact us immediately.

Yours faithfully

**MCLARENS YOUNG INTERNATIONAL**



Phil Buckman NZCE (Mech) ANZIIF (Snr Assoc)  
Loss Adjuster  
Mobile: +64 (0)272 284-540  
phil.buckman@mclarensyoung.com  
 PDBNZ-AS

Information from ESET NOD32 Antivirus, version of virus signature database 5795 (20110117)

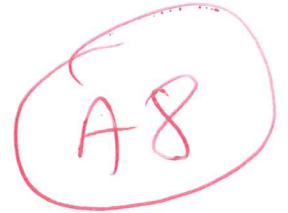
The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Information from ESET NOD32 Antivirus, version of virus signature database 5795 (20110117)

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<http://www.eset.com>

A handwritten red circle containing the text 'A8'.

Information from ESET NOD32 Antivirus, version of virus signature database 5795  
(20110117)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



**LBA-Liam**

**From:** Phil Buckman [Phil.Buckman@mclarensyoung.com]  
**Sent:** Sunday, 23 January 2011 10:13 a.m.  
**To:** LBA - Hamish  
**Subject:** Re: Contractor Action Request - Lewis Bradford Consulting Engineers - 21 December 2010  
**Attachments:** Short Form Agreement Lewis Bradford - 736 Colombo Street.pdf

Hi Hamish

Signed agreement attached, as requested.

Will await your further report.

Regards  
Phil Buckman

ClaimCare - Absolute Transparency

McLarens Young International  
Global Claims Services  
PO Box 424 , Timaru 7940, New Zealand  
Ph: +64 (0)3 684-3156 Fax: +64 (0)3 684-8958



Loss Adjuster of the Year

"LBA - Hamish" <hamishm@lewisbradford.com>

To <Phil.Buckman@mclarensyoung.com>

cc

19/01/2011 11:48 a.m.

Subject Contractor Action Request - Lewis Bradford Consulting Engineers - 21 December 2010

Good morning Phil

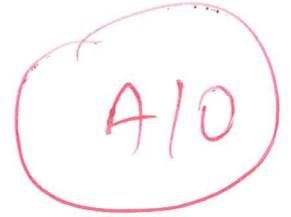
I have contacted Luke Rees-Thomas at Knight Frank to organize access to 736 Colombo Street. We will be carrying out our re-inspection of the property at 9am tomorrow, we will hopefully have the update structural damage report to you early next week. I have attached a short form agreement for you to sign to formalize our engagement to carry out the works described below. Please note that the programme date on the short form agreement is indicative only, the timeframe for the completion of the full structural assessment will be dependant on the availability of drawings for the property.

12/03/2012

We have indicated that the client will be providing structural drawings for the property, this may require a search of the council records to determine what is held on the property file.

Regards

Hamish



## Lewis Bradford Consulting Engineers

Level 2, 71 Armagh Street

PO Box 2919, Christchurch

Phone 03 379 9096 | Facsimile 03 379 9095

[www.lewisbradford.com](http://www.lewisbradford.com)

Job Name: 736 Colombo Street

Job Number: 110071

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---

**From:** LBA - Helen C [mailto:helenc@lewisbradford.com]

**Sent:** Tuesday, 18 January 2011 9:14 a.m.

**To:** hamishm@lewisbradford.com

**Subject:** FW: Contractor Action Request - Lewis Bradford Consulting Engineers - 21 December 2010

Hamish,

Re 736 Colombo St

---

12/03/2012

**From:** Phil Buckman [mailto:Phil.Buckman@mclarensyoung.com]

**Sent:** Tuesday, 18 January 2011 7:34 a.m.

**To:** info@lewisbradford.com

**Subject:** Contractor Action Request - Lewis Bradford Consulting Engineers - 21 December 2010

[IMAGE]

All

ButlerHouse  
3 Butler Street  
PO Box424  
Timaru 7940, New Zealand  
Tel: +64 (0)3 684-3156  
Fax: +64 (0)3 684-8958  
timaru@mclarensyoung.com

Our Ref: CHC522917 «PDBNZ»

McLarens Young (Timaru)  
Ltd

Your Ref:

Date: 21 December 2010

### CONTRACTOR ACTION REQUEST

<b>TYPE OF LOSS / DAMAGE</b>	Commercial - Earthquake
<b>CLAIM NUMBER</b>	992442980
<b>INSURER</b>	ZurichNew Zealand PO Box11449 Ellerslie Auckland1542
<b>INSURED</b>	Natural Blessing Ltd
<b>CONTACT</b>	Luke Rees-Thomas
<b>TELEPHONE</b>	BH: 03 377 1460 Mob: 027 274 3275
<b>TYPE OF PROPERTY</b>	Partially tenanted commercial premises
<b>SITUATION</b>	736 Colombo Street, Christchurch

A12

**INSTRUCTIONS-** please provide THE FOLLOWING SERVICE

We act for the insurers in regards to a claim for earthquake damage to the above building.

The Property Manager has provided a copy of your report of 30 November, 2010, reference no. 110071, detailing the damage and reinstatement specifications.

Prior to seeking quotations for the work we would like you to proceed with the following:

1. A review of the extent of damage to the building, in light of the 26 December, 2010 aftershock, and
2. Completion of a structural assessment of the building, as per your recommendation.

Access to the building may be arranged by contacting the Property Manager, whose details are shown above.

Your invoice should be issued to the insurer, Zurich NZ, and forwarded to our office as shown below.

Thank you for your assistance and we look forward to receipt of your report in due course. In the interim, please contact me if you have any questions.

Contractor's reference		
Date contractor contacted client		
Date contractor will attend		

**PLEASE NOTE**

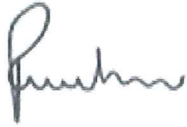
Please return this form within 72 hours to above fax number.

Please contact the Insured and arrange to provide the specified services as soon as possible. Payment will not be made unless you provide an original Invoice (faxed copies won't be accepted) that:

- Is **made out to the Insurer** and includes their name and address (shown above).
- Is posted **to PO Box424, Timaru 7940, New Zealand.**

If you are unable to comply with all of these points, do not proceed. You should contact us immediately.

Yours faithfully  
**MCLARENS YOUNG INTERNATIONAL**



Phil Buckman NZCE (Mech) ANZIIF (Snr  
Assoc)  
Loss Adjuster  
Mobile: +64 (0)272 284-540  
phil.buckman@mclarensyoung.com

☞ PDBNZ-AS

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Information from ESET NOD32 Antivirus, version of virus signature database 5795  
(20110117)

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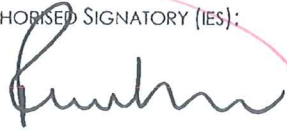

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(20110118)

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<http://www.eset.com>

A14

<b>SHORT FORM AGREEMENT FOR CONSULTANT ENGAGEMENT</b>	
BETWEEN:	<b>ZURICH NEW ZEALAND C/O MCLARENS YOUNG</b> (CLIENT)
AND:	<b>LEWIS BRADFORD CONSULTING ENGINEERS</b> (CONSULTANT)
Collectively referred to herein as the "Parties" and individually as a "Party"	
PROJECT: STRUCTURAL INSPECTION AND ASSESSMENT OF COMMERCIAL PREMISES.	LOCATION: 736 COLOMBO STREET, CHRISTCHURCH CENTRAL, CHRISTCHURCH
SCOPE & NATURE OF THE SERVICES: STRUCTURAL INSPECTION OF ABOVE COMMERCIAL PREMISES FOLLOWING 26 <sup>TH</sup> DECEMBER AFTERSHOCK. UPDATE STRUCTURAL DAMAGE REPORT DATED NOVEMBER 2010. COMPLETE FULL STRUCTURAL ASSESSMENT OF BUILDING TO DETERMINE ITS CURRENT CAPACITY AND ABILITY TO WITHSTAND FUTURE SEISMIC EVENTS.	
PROGRAMME FOR THE SERVICES: COMPLETED 25 <sup>TH</sup> MARCH 2011.	
FEES & TIMING OF PAYMENTS: CHARGED ON A TIME BASIS, PAYABLE 20 <sup>TH</sup> OF MONTH FOLLOWING INVOICE.	
INFORMATION OR SERVICES TO BE PROVIDED BY THE CLIENT: STRUCTURAL DRAWINGS OF BUILDING	
<i>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 2, 3, 9 and 10 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.</i>	
VARIATIONS TO THE SHORT FORM MODEL CONDITIONS OF ENGAGEMENT (OVERLEAF): -	
CLIENT AUTHORISED SIGNATORY (IES):  PRINT NAME: <b>PHIL BUCKMAN</b> DATE: <b>22/1/11</b>	CONSULTANTS AUTHORISED SIGNATORY (IES):  PRINT NAME: CRAIG B. LEWIS DATE: 19 JANUARY 2011

**LBA-Liam**

**From:** LBA - Hamish [hamishm@lewisbradford.com]  
**Sent:** Friday, 28 January 2011 11:26 a.m.  
**To:** 'Phil Buckman'  
**Subject:** RE: 738 Colombo St - Parapet  
**Attachments:** 110071 Updated Structural Damage Report Jan 2011.pdf; A3 110071 S3-1 Rev 2.pdf; A3 110071 S4-1 Rev 2.pdf; A3 110071 S5-1 Rev 2.pdf; A3 110071 S1-1 Rev 2.pdf; A3 110071 S2-1 Rev 2.pdf

A15

Good morning Phil

Please find attached our update for the damage report for 736 Colombo Street. A hardcopy of this report will be in the post to you tonight.

As requested I have inspected the parapet of the adjacent building at 738 Colombo Street. The damage to this parapet was noted in our previous inspection and is captured in our report. It has been caused by the lack of a seismic gap between the two buildings and movement occurring between them.

Luke Rees-Thomas has requested the property file from the council, when it is ready I will be going down to see what drawings are contained in it.

If you have any queries please do not hesitate to contact me.

Regards

Hamish

**Lewis Bradford Consulting Engineers**

Level 2, 71 Armagh Street  
PO Box 2919, Christchurch  
Phone 03 379 9096 | Facsimile 03 379 9095  
[www.lewisbradford.com](http://www.lewisbradford.com)

Job Name:  
Job Number:

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---

**From:** Phil Buckman [mailto:Phil.Buckman@mclarensyoung.com]  
**Sent:** Friday, 28 January 2011 7:47 a.m.  
**To:** hamishm@lewisbradford.com  
**Cc:** Luke.Rees-Thomas@nz.knightfrank.com  
**Subject:** Fw: 738 Colombo St - Parapet

Hi Hamish

We have received advice from the Property Manager of damage to the parapet wall at 738 Colombo Street. See email correspondence below.

Could you please inspect this and report as part of you investigations into the damage.

Regards  
Phil Buckman

ClaimCare - Absolute Transparency

12/03/2012

McLarens Young International  
Global Claims Services  
PO Box 424 , Timaru 7940, New Zealand  
Ph: +64 (0)3 684-3156 Fax: +64 (0)3 684-8958



Loss Adjuster of the Year

A16

----- Forwarded by Phil Buckman/NZ/MYI on 27/01/2011 09:38 p.m. -----

"Luke J. Rees-Thomas" <Luke.Rees-Thomas@nz.knightfrank.com>

To Phil Buckman <Phil.Buckman@mclarensyoung.com>

cc

26/01/2011 11:31 a.m.

Subject FW: 738 Colombo St - Parapet

Hi Phil,

We had a roof leak repaired at the building, the contractor noted the parapet needs repair (see email below).

Perhaps if we can make a note for this to be inspected in due course also?

✓ done

Thanks.

---

**Knight Frank**



Luke J. Rees-Thomas  
Commercial Property Manager, Property Management

Dip Bus (NZ)  
Knight Frank Christchurch  
Level 2, 62 Worcester Blvd  
Christchurch 8141  
New Zealand

+64 3 377 1460 - Main Line  
+64 3 366 2972 - Fax  
+64 27 274 3275 - Mobile

[Luke.Rees-Thomas@nz.knightfrank.com](mailto:Luke.Rees-Thomas@nz.knightfrank.com)

12/03/2012



[www.knightfrank.com](http://www.knightfrank.com)  
Simes Ltd, Licensed Agent (REAA 2008), MREINZ

A17

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**From:** FHS Roofing Ltd [<mailto:sales@fhsroofing.co.nz>]

**Sent:** Wednesday, 19 January 2011 1:49 p.m.



**To:** Luke J. Rees-Thomas

**Subject:** 738 Colombo St

Good Afternoon Luke,

We have inspected the roof leak at the above address and performed the following repairs:

Sealed a split lead flashing on the front guttering.( see attached photo).

 We also note the Colombo st Parapet ( 3m tall) has come adrift from the walls either side and will need refixing to the adjacent buildings to resecure. 

### FHS Roofing Ltd

PO Box 7585, 92 Orbell Street

CHRISTCHURCH 8240

email: [sales@fhsroofing.co.nz](mailto:sales@fhsroofing.co.nz)

PH: 03 962 6385

FAX: 03 962 6388

Information from ESET NOD32 Antivirus, version of virus signature database 5825  
(20110127)

The message was checked by ESET NOD32 Antivirus.

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Information from ESET NOD32 Antivirus, version of virus signature database 5832

12/03/2012