

10/2/22

ANZAC PARADE HOUSING - 100 YEAR ABOVE 1.0 M

INITIAL REPORT

Refer GREEN DOT Houses and attached spreadsheet

The houses fall generally within \$300k - \$400k for raising 1.0m. This includes disconnection, jacking and chocking, demolition of existing substructure, new foundations, disposal of demolition materials, lowering and reconnection to new foundations, extending services (power, gas, water, drainage, data), and access steps/landings. The estimates include 10% Preliminaries, 10% margins, and 20% contingency. This is for an average house of say, 170 m² area. It excludes any work to outbuildings or groundwork outside the building footprint (External Works).

External Works - this has not been included as it is a huge variable when considered as flood damage. Items of External Works are (but not limited to) garages, sheds, glasshouses, ramps, paving, retaining walls, plantings/gardens. Surface sumps, and underground services.

Geotech Survey - each site may require a Geotech survey (by qualified Engineer) to establish ground conditions to enable Engineers to design foundation to a standard required by WDC for Building Consent

Asbestos Removal - excluded as it is an unknown. Because of the age of most of the houses considered, it is assumed that they will contain some asbestos. An Asbestos Report should be completed for each house and if test show that asbestos containing elements are to be disturbed during the prescribed work, treatment should be carried out by a suitably qualified person.

Accessible Ramps - these have not been allowed for. Raising of the house by 1.0 m would increase the travel on the ramp by over 12 metres (1:12 is the ramp slope compliance).

Rotten Framing - no allowance has been made to replace any rotten or damaged framing that may be discovered. There may be none, but with the flooding history of the area it is assumed that there will be some affected framing members.

Making Good - no allowance has been made for making good to internal linings or finishings. There may be some localised damage caused during the jacking up and lowering down of these houses.

Chimneys - no allowance to replace chimneys

Heavy Tile Roof - no allowance to replace existing heavy concrete/clay tile roofing with lightweight roofing. A Structural Engineer may recommend that this is carried out (earthquake damage mitigation).

Building Consent costs and Consultant fee are excluded

Inflation - costs are at today's market rates. No allowance has been made for Increased Costs.

The spreadsheet assessment has been completed as a "desktop and walkby" with further reference to Google Street search.



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ANZAC PDE HOUSING (Green Dot) 100 YEAR ABOVE 1.0M

Address	1 Storey	2 Storey	Timber	Stucco	Brick	Heavy Tile	Light Roof	Conc/Pile	Slab	Demolish	Raise 1m	Cost	Notes
Anzac Pde												11/02/2022	
70	x			x			x	x			x		Includes: Disconnections
71	x			x			x	x			x		Jack up, chock
72	x				x		x	x		x			Demolition of foundations, piles
73		x		x			x	x			x		New foundation walls, piles
74	x			x			x	x			x		Disposal
75		x		x			x	x			x		Reconnect to new foundations
76	x			x			x	x			x		Extend, reconnect services
78a	x		x				x	x			x		Access steps (3)
78b	x		x				x		x		x		Increased foundation beams
78c	x		x				x		x		x		
79	x			x			x	x			x		
82	x			x		x		x			x		
83	x			x				x			x		Excludes
84	x		x			x	x	x			x		Out buildings and work outside building
85	x		x				x	x			x		perimeter
85a	x		x				x	x			x		Geotect and resultant pile/foundation
Willis St													changes
1	x			x			x	x		x			Asbestos removal
2		x	x			x		x		x			Accessible ramps
Anzac Pde													Ramping of ground
86	x		x				x	x			x		Replacing rotten framing
87	x		x					x			x		
88	x		x	x		x	x	x			x		
89	x			x			x	x			x		
90	x			x			x	x			x		
91	x		x				x	x			x		
Nile St													
1	x			x			x	x			x		
2	x			x			x	x			x		
Anzac Pde													
92(hse/shop)	x			x			x	x			x		
93	x		x				x	x		x			
94	x						x	x					
95a	x		x	x			x	x			x		
95b	x		x				x		x		x		
95c		x	x				x		x		x		
96a		x	x		x		x		x		x		
96b		x	x				x		x		x		