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Modal Valuation Guide

Presbyterian Church Aotearoa New Zealand

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Introduction

We recognise that the cost of obtaining insurance valuations every 2-3 years can be quite prohibitive to many of the congregations. The overall cost to PCIC is sizeable.

At the same time it is important that the sums insured are adequate in order for the insurance to respond to an insured event.

We were asked to develop a Modal Valuation system for the collective, in order to provide a low cost alternative means of estimating the sum insured for reinstatement of a building. We have engaged Barnes Beagley Doherr (BBD) valuers, who have supplied valuation data for the system.

The purpose of a modal valuation is to estimate the replacement cost of a building of the same size, to provide the same functions as the current building, but in modern materials using modern construction methods. This in itself means that the value is not necessarily reflective of replacement on a like for like basis of the existing structure, particularly where the building is of an historic nature with architectural or artistic features.

For “flagship” properties, where you would wish to try and retain the style of the building, you should continue to engage the services of professional valuers.

By the very nature of the system there is generality in the rates produced, with the assumption that a mean or average rate is derived from an industry standard perspective rather than a maximum value. For Churches, Halls and Houses there is a range based on Base, Mid and High (and Heritage for Churches) with rates increasing through the range.

Whilst the rates could average out across the property portfolio the rating system does not take into account key specifics such as

- Seismic strengthening both in terms of cost and protection
- Location – for instance a building on a steep slope would have a higher rebuild cost than one on flat ground
- Specific materials required in replacing a damaged property (i.e. Italian marble, etc)
- Landscaping of the site, including hard standing, perimeter walls, fences, gates etc.

Two valuations will be provided: the basic reinstatement cost following damage to the insured asset only, e.g. a Fire; and a second value, which has been inflated to allow for post-loss inflation, where a natural disaster affects many other properties in the vicinity, resulting in inflated labour and material costs. It will be at your discretion whether to use the inflated sum or the basic reinstatement sum.

Once the review is complete, you will be shown a summary of the results and you will be asked to select the sum insured required for each item (i.e. Current Value, Reinstatement Value or Post-Loss Inflation Value). Please note that your selected sum insured will be used to calculate the premium for the 2018 renewal invitation therefore it is vital that the person completing this exercise is authorised to make any changes. There is the opportunity to print the results and confirm the required basis at a later date.

In order avoid multiple changes to the assets, once you have clicked the “Complete Review” you will not be able to edit any of these assets further. Once we have received one submission, any consequent logins from registered users will see the particular Parish/Congregation as completed and they will not be able to edit further.

Terms of Use for the Modal Valuation

You will be required to read and click to accept the following terms of use.

The Modal valuation will be based on all the information you entered into the calculator and typical building cost information provided by Barnes Beagley Doherr (BBD) to Crombie Lockwood, for a fee.

Crombie Lockwood is not a building expert. It is only providing a tool to help you determine the likely cost of rebuilding the property. Crombie Lockwood takes no responsibility for the estimated costs of rebuilding provided by BBD and is not liable for the accuracy of, or for reliance upon or use of, the estimate from this website except as required by law.

The modal valuation calculator is intended to provide a free, easy-to-use way of estimating the potential cost of rebuilding a property. While reasonable care is taken by the provider BBD to maintain the data it draws on, the estimated rebuilding cost it produces is intended as a guide only. It is not a substitute for an insurance valuation provided by a registered valuer or any other kind of valuation provided by a building expert for the property.

The nature of the modal building costs is that they are for replacement with a building of the same size that provides the same functions as the current building but in modern materials using modern construction methods. This in itself means that they are not necessarily reflective of the replacement cost of the existing structure since replacing like for like may not be possible for some buildings with special features of an historic, architectural, artistic, valuable or unusual nature, or the cost of doing so could be many times the cost of replacing with modern construction.

The modal system does not take account any complexity of a building site, e.g. if it's built on the side of a hill, which could clearly inflate costs considerably. While the modal system takes account the value of construction to modern earthquake code for New Building Standards, it does not allow for options such as base isolators etc.

All rates exclude:

- Additional sitework costs (carparks, retaining walls, hard and soft landscaping)
- Land costs
- Movable furniture, fixtures, or other equipment that have no permanent connection to the structure of a building or utilities
- Legal & finance costs
- GST

Special factors such as those above will need to be considered in addition to the basic modal costs that the system will calculate and it is advisable to still retain the services of a professional valuer in such circumstances.

Access to the Modal Valuation

To begin with, each Parish or Congregation will be provided with a unique access code with which you will be able to login into the Modal Valuation Calculator.

Please click on the following site: <https://pbstmodal.crombie.co.nz>

Please enter your email to receive your access details.

Request Details

Once you have entered a registered* email, you will receive an email with a link that will provide you with direct access to the website and the Parish information that you have access to. You will only have access to the Parish/Congregation that you are registered for.

Hello Ellie

Please click the below one time link to view your Parish Information:

[View Parish Details](#)

Click on the "View Parish Details". This will open a web browser and you will be directed to the terms and conditions page.

*A registered email is one that has been provided to Crombie Lockwood as a contact for the Parish/Congregation.

How to access Parish/Congregation Data

Before you can enter the valuation calculator you will need to read and accept the Terms and Conditions. This can be read on page 2 of the guide under: Terms of Use for the Modal Valuation.

The screenshot shows a web interface with a dark red header containing 'PBST', 'Your Congregation', and a 'Logout' button. Below the header is a light green bar with 'Welcome'. The main content area is titled 'Terms of Use for the Modal Valuation Calculator'. It contains several paragraphs of text explaining the calculator's purpose and limitations, a list of excluded costs, and two buttons: 'Accept Terms and Conditions' and 'Print'.

Welcome

Terms of Use for the Modal Valuation Calculator

It is based on all the information you entered into the calculator and typical building cost information provided by Barnes Beagley Doherr (BBD) to Crombie Lockwood, for a fee.

Crombie Lockwood is not a building expert. It is only providing a tool to help you determine the likely cost of rebuilding the property. Crombie Lockwood takes no responsibility for the estimated costs of rebuilding provided by BBD and is not liable for the accuracy of, or for reliance upon or use of, the estimate from this website except as required by law.

The modal valuation calculator is intended to provide a free, easy-to-use way of estimating the potential cost of rebuilding a property. While reasonable care is taken by the provider BBD to maintain the data it draws on, the estimated rebuilding cost it produces is intended as a guide only. It is not a substitute for an insurance valuation provided by a registered valuer or any other kind of valuation provided by a building expert for the property.

The nature of the modal building costs is that they are for replacement with a building of the same size that provides the same functions as the current building but in modern materials using modern construction methods. This in itself means that they are not necessarily reflective of the replacement cost of the existing structure since replacing like for like may not be possible for some buildings with special features of an historic, architectural, artistic, valuable or unusual nature, or the cost of doing so could be many times the cost of replacing with modern construction.

The modal system does not take account any complexity of a building site, e.g. if it's built onto the side of a hill, which could clearly inflate costs considerably. While the modal system takes account the value of construction to modern earthquake code for New Building Standards, it does not allow for options such as base isolators etc.

All rates exclude:

- Additional sitework costs (carparks, retaining walls, hard and soft landscaping)
- Land costs
- Movable furniture, fixtures, or other equipment that have no permanent connection to the structure of a building or utilities
- Legal & finance costs
- GST

Special factors such as those above will need to be considered in addition to the basic modal costs that the system will calculate and it is advisable to still retain the services of a professional valuer in such circumstances.

Accept Terms and Conditions Print

Once you have accepted the terms and conditions you will see all the Parishes/Congregations that you are registered for.

The screenshot shows a web interface with a dark red header containing 'PBST', 'Your Congregation', and a 'Logout' button. Below the header is a section titled 'Select Congregation'. It features a table with two columns: 'Parish' and 'Status'. The first row shows 'The Village Presbyterian Church' with a 'Pending' status and a 'View' button. The second row shows 'Hunua Presbyterian Camp Charitable Trust' with a 'Completed: 01/05/2018' status.

PBST Your Congregation Logout

Select Congregation

| Parish | Status |
|--|------------------------------|
| The Village Presbyterian Church | Pending View |
| Hunua Presbyterian Camp Charitable Trust | Completed: 01/05/2018 |

Clicking the "View" button will open up all the assets currently insured by the entity.

In the example above, Hunua Presbyterian Camp Charitable Trust, has already been completed and submitted to us. You will not be able to access or change any Parish/Congregation details once you have submitted your valuation.

How to use the Valuation Calculator

Having chosen The Village Presbyterian Church, you will be able to see all of the assets that are currently insured.

The Village Presbyterian Church

Please Update your assets:

| Asset ID | Asset | Modal Category | Current Value | Reinstatement Value | Post-loss inflation Value | |
|----------|---|----------------------------|--|--------------------------------|--------------------------------|--------------------------|
| 38 | Versatile Garage 192 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | Outbuildings (Garages etc) | <input checked="" type="radio"/> \$14,500 | <input type="radio"/> \$36,480 | <input type="radio"/> \$53,895 | Complete |
| 39 | Manse 11 VIRTUE PLACE BISHOPDALE CHRISTCHURCH 8053 | | <input type="radio"/> \$684,350 | | | View |
| 115 | Manse 5A TRUMAN ROAD BRYNDWR CHRISTCHURCH 8053 | | <input type="radio"/> \$860,000 | | | View |
| 483 | St Stephens Hall & Garage 190 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | | <input type="radio"/> \$3,910,000 | | | View |
| 1149 | New Church 460 Papanui Road, Papanui, Christchurch 8053 | ** Not Reviewed ** | <input checked="" type="radio"/> \$1,800,000 | | | Complete |

Please complete all actions to finalise

[Print](#)

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Note: that the "Reinstatement Value" represents the cost of reinstating a single property in the event of an isolated event, such as Fire. The Canterbury Quakes resulted in significant post-loss inflation due to a shortage of workforce. The "Post-loss inflation Value" estimates the likely additional cost of Reinstatement following a major event affecting many properties in a single area and should be considered where Natural Disaster cover is selected.

Any assets that have either already completed or have been selected to not review will be seen as green or yellow and change to a "Complete" box. You can still view and edit the asset should you change your mind.

Note: In the example above, the asset "New Church" has been selected as "not reviewed" as the building has only recently been built and the sum reflects the recently incurred cost value. You may decide not to review items which require bespoke valuations, e.g. historic/heritage buildings which you would wish to reinstate in a similar style or items which are not categorised by the system, e.g. bore pumps.

By clicking "View", you will enter the specific data for the chosen asset and the screen below will appear.

The Village Presbyterian Church

Asset:

| | |
|-------------------------------|--|
| Asset ID | 39 |
| Description | Manse |
| Location | 11 VIRTUE PLACE BISHOPDALE CHRISTCHURCH 8053 |
| Valuation Basis | Replacement |
| Current Value | 684,350 |
| Size (Sqm²) | <input type="text"/> |

Add Note:

Type

- Select
- Administration Building - Base
- Administration Building - High
- Administration Building - Mid
- Cabins, Bunkhouse
- Churches (including Parish Centre) - Base
- Churches (including Parish Centre) - Heritage
- Churches (including Parish Centre) - High
- Churches (including Parish Centre) - Mid
- Community Centre - Base
- Community Centre - High
- Community Centre - Mid
- Halls / Misc Buildings - Base
- Halls / Misc Buildings - High
- Halls / Misc Buildings - Mid
- Houses - Base
- Houses - Executive
- Houses - High
- Houses - Mid
- Outbuildings (Garages etc)
- School Auditorium
- School Buildings - Primary Schools
- School Classrooms (Secondary Schools)
- School Gymnasiums
- School Laboratories

Cancel Save Ignore

The "Add Note" section is available if you wish to clarify any detail on the asset or correct any error in the address etc.

Please check that the details of the asset are correct. Take note of the asset description, location and valuation basis.

Please note that this valuation can only be used by assets that are insured for replacement value. If you have elected to insure your asset(s) on an Indemnity or Functional Replacement basis, or if the item is not a building, e.g. "Fresh Water Bore", please choose the "ignore this Asset from review".

Cancel Save Ignore this Asset from review

If you later reconsider and feel the asset should be included in the review, you can go back to view the asset and click the "Allow this Asset to be reviewed" button.

Cancel Save Allow this Asset to be reviewed

You can adjust the size of the asset and there is an array of choices for the type of asset that you might be valuing.

For each choice you will be provided with a brief summary under the type to aid in the best description of the asset.

The Village Presbyterian Church

Asset:

| | |
|-------------------------------|--|
| Asset ID | 483 |
| Description | St Stephens Hall & Garage |
| Location | 190 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 |
| Valuation Basis | Replacement |
| Current Value | 3,910,000 |
| Size (Sqm²) | <input type="text" value="318"/> |
| Type | <input type="text" value="Halls / Misc Buildings - High"/>  |

Multi purpose Hall. May include featured roof, brick / block facades, carpet, acoustic timber ceilings, parish centre and toilet facilities, mechanically assisted ventilation, feature lighting, electric heating. Generous foyer and canopy. Coloured glass windows. Double storey plus volume.

Add Note:

Cancel

Save

Ignore this Asset from review

Once you are satisfied with the description, click the "Save" button. This will complete one of the assets and provide you with a value in the main screen.

Modal Valuation Types

A summary has been compiled below:

Base Administration Building

- Lightweight construction hall.
- No parish centre.
- Metal sheet roof, natural ventilation, domestic quality windows and lighting.
- Generally carpet and paint quality finishes.
- Single storey volume.

Mid Administration Building

- Pitched metal sheet roof, block / brick facades, carpet, painted Gib ceilings, toilet facilities, naturally ventilated with electric panel heating.
- Modest foyer with small entry canopy.
- Domestic windows.
- Single to double volume.

High Administration Building

- Multi purpose Hall.
- May include featured roof, brick / block facades, carpet, acoustic timber ceilings, parish centre and toilet facilities, mechanically assisted ventilation, feature lighting, electric heating.
- Generous foyer and canopy.
- Coloured glass windows.
- Double storey plus volume.

Cabins, Bunkhouse

- Base House: Single storey franchise builder type house. (Golden Homes, G.J. Gardiner etc.)

Base Church

- Lightweight construction church.
- No parish centre.
- Metal sheet roof, natural ventilation, domestic quality windows and lighting.
- Generally carpet and paint quality finishes.
- Single storey volume.

Mid Church

- Regular pitched metal sheet roof, block / brick facades, carpet, painted Gib ceilings, parish centre & toilet facilities, naturally ventilated with electric panel heating.
- Modest foyer with small entry canopy.
- Domestic windows.
- Single to double volume.

High Church

- Featured roof (dome or complex pitches), brick / block facades, carpet, acoustic timber ceilings, parish centre and toilet facilities, mechanically assisted ventilation, feature lighting, electric heating.
- Generous foyer and canopy.
- Coloured glass windows.
- Double storey plus volume.

Heritage Church

- Featured roof (dome or complex pitches), stone facades, carpet and stone flooring, acoustic timber ceilings, parish centre and toilet facilities, mechanically assisted ventilation, feature lighting,
- Generous foyer and canopy.
- Stained glass windows

Base Community Centre / Base Halls / Misc Buildings

- Lightweight construction hall.
- No parish centre.
- Metal sheet roof, natural ventilation, domestic quality windows and lighting.
- Generally carpet and paint quality finishes.
- Single storey volume.

Mid Community Centre / Mid Halls / Misc Buildings

- Pitched metal sheet roof, block / brick facades, carpet, painted Gib ceilings, toilet facilities, naturally ventilated with electric panel heating.
- Modest foyer with small entry canopy.
- Domestic windows.
- Single to double volume.

High Community Centre / High Halls / Misc Buildings

- Multi purpose Hall.
- May include featured roof, brick / block facades, carpet, acoustic timber ceilings, parish centre and toilet facilities, mechanically assisted ventilation, feature lighting, electric heating.
- Generous foyer and canopy.
- Coloured glass windows.
- Double storey plus volume.

Base House

- Single storey franchise builder type house (Golden Homes, G.J. Gardiner etc.)

Mid House

- Architecturally designed single storey, timber framed houses.
- Brick and tile style, fully appointed bathrooms & kitchens.
- Recessed lighting, carpet & ceramic tile flooring.
- Separate bathroom, laundry, WC & dining.
- Glazed showers, stone benchtops.

High House

- Architecturally designed two storey multi occupant houses.
- Brick/weatherboard with tile roof, fully appointed bathrooms and kitchens.
- Recessed lighting, carpet & ceramic tiling.
- Separate bathroom, WC and dining.
- Additional sitework costs (carparks, hard and soft landscaping) RMA fees (should not be applicable)

Executive House

- Architecturally designed two storey houses.
- Feature façade, double glazed, fully appointed bathrooms and kitchens.
- Recessed & feature lighting, carpet & ceramic tiling, separate bathroom, laundry, WC & dining.
- Glazed showers, stone benchtops.

In the event that none of these apply, please chose the closest description and write a note, or choose to ignore this asset from the review.

How to Complete the Review

Once you have reviewed and saved all of the assets currently insured by your Parish/Congregation you will be familiar with the screen below. At this point we strongly suggest that you print the screen and review any decision to make changes with the Parish/Congregation members as required. You should only press "Complete Review" if you have the authority to accept and implement these changes on behalf of the congregation.

The Village Presbyterian Church

Please Update your assets:

| Asset ID | Asset | Modal Category | Current Value | Reinstatement Value | Post-loss inflation Value | |
|----------|--|-------------------------------|--|---|-----------------------------------|----------|
| 38 | Versatile Garage 192 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | Outbuildings (Garages etc) | <input checked="" type="radio"/> \$14,500 <input type="radio"/> | <input type="radio"/> \$36,480 <input type="radio"/> | <input type="radio"/> \$53,895 | Complete |
| 39 | Manse 11 VIRTUE PLACE BISHOPDALE CHRISTCHURCH 8053 | Houses - High | <input type="radio"/> \$684,350 <input checked="" type="radio"/> | <input type="radio"/> \$697,440 <input type="radio"/> | <input type="radio"/> \$995,680 | Complete |
| 115 | Manse 5A TRUMAN ROAD BRYNDWR CHRISTCHURCH 8053 | Houses - High | <input type="radio"/> \$860,000 <input checked="" type="radio"/> | <input type="radio"/> \$902,313 <input type="radio"/> | <input type="radio"/> \$1,288,161 | Complete |
| 483 | St Stephens Hall & Garage 190 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | Halls / Misc Buildings - High | <input checked="" type="radio"/> \$3,910,000 <input type="radio"/> | <input type="radio"/> \$2,172,989 <input type="radio"/> | <input type="radio"/> \$3,066,029 | Complete |
| 1149 | New Church 460 Papanui Road, Papanui, Christchurch 8053 | ** Not Reviewed ** | <input checked="" type="radio"/> \$1,800,000 | | | Complete |

Complete Review

Print

Note: that the "Reinstatement Value" represents the cost of reinstating a single property in the event of an isolated event, such as Fire. The Canterbury Quakes resulted in significant post-loss inflation due to a shortage of workforce. The "Post-loss inflation Value" estimates the likely additional cost of Reinstatement following a major event affecting many properties in a single area and should be considered where Natural Disaster cover is selected.

To aid you in choosing the most applicable insurance value, the review table has:

- The Current Insured value
- The Reinstatement Value – the value calculated by the Modal Tool
- The Post-loss Inflation Value – the value calculated by the Modal Tool including an inflationary amount to reflect additional labour and material costs where many properties in the region are damaged by natural disaster.

If you wish to change the current sum to either of the Modal values, you can do so by clicking on the radio buttons as shown below:

The Village Presbyterian Church

Please Update your assets:

| Asset ID | Asset | Modal Category | Current Value | Reinstatement Value | Post-loss inflation Value | |
|----------|---|----------------------------|--|---|---------------------------------|----------|
| 38 | Versatile Garage 192 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | Outbuildings (Garages etc) | <input checked="" type="radio"/> \$14,500 <input type="radio"/> | <input type="radio"/> \$36,480 <input type="radio"/> | <input type="radio"/> \$53,895 | Complete |
| 39 | Manse 11 VIRTUE PLACE BISHOPDALE CHRISTCHURCH | Houses - High | <input type="radio"/> \$684,350 <input checked="" type="radio"/> | <input type="radio"/> \$697,440 <input type="radio"/> | <input type="radio"/> \$995,680 | Complete |

When you are satisfied with your selection, please click on the red “Complete Review” button. A pop up will appear. You will be required to agree to the following terms:

By pressing “Complete Review”, you are confirming that you are authorised to accept and implement these changes on behalf of the congregation. When you are ready click “I agree”.

The Village Presbyterian Church

Please Update your assets:

| Asset ID | Asset | Modal Category | Current Value | Reinstatement Value | Post-loss inflation Value | |
|----------|--|-------------------------------|--|--|--|--------------------------|
| 38 | Versatile Garage 192 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | Outbuildings (Garages etc) | <input checked="" type="radio"/> \$14,500 <input type="radio"/> | <input type="radio"/> \$36,480 <input checked="" type="radio"/> | <input type="radio"/> \$53,895 <input checked="" type="radio"/> | Complete |
| 39 | Manse 11 VIRTUE PLACE BISHOPDALE CHRISTCHURCH 8053 | Houses - High | <input type="radio"/> \$684,350 <input checked="" type="radio"/> | <input type="radio"/> \$697,440 <input checked="" type="radio"/> | <input type="radio"/> \$995,680 <input checked="" type="radio"/> | Complete |
| 115 | Manse 5A TRUMAN ROAD BRYNDWR CHRISTCHURCH 8053 | Houses - High | <input type="radio"/> \$860,000 <input checked="" type="radio"/> | <input type="radio"/> \$902,313 <input checked="" type="radio"/> | <input type="radio"/> \$1,288,161 <input checked="" type="radio"/> | Complete |
| 483 | St Stephens Hall & Garage 190 AORANGI ROAD BRYNDWR CHRISTCHURCH 8053 | Halls / Misc Buildings - High | <input checked="" type="radio"/> \$3,910,000 <input type="radio"/> | <input type="radio"/> \$2,172,989 <input checked="" type="radio"/> | <input type="radio"/> \$3,066,029 <input checked="" type="radio"/> | Complete |
| 1149 | New Church 460 Papanui Road, Papanui | | <input checked="" type="radio"/> \$1,800,000 <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Complete |

[Complete Review](#)

Complete Review
By pressing to complete review, you are confirming that you are authorised to accept and implement these changes on behalf of the congregation.

Note: that the “Reinstatement Value” is based on the value of the property at the time of the event. The Canterbury Quakes resulted in significant inflation of property values.

[I agree](#)

Reinstatement following a major event affecting many properties in a single area and should be considered where Natural Disaster cover is selected. The “Post-loss inflation Value” estimates the likely additional cost of reinstating a single property in the event of an isolated event, such as Fire. The Canterbury Quakes resulted in significant inflation of property values. The “Post-loss inflation Value” estimates the likely additional cost of reinstating a single property in the event of an isolated event, such as Fire. The Canterbury Quakes resulted in significant inflation of property values.

Once you have agreed to the terms, it will submit the review to us and you will be brought to the main Congregation page.

Select Congregation

| Parish | Status |
|--|-----------------------|
| Hunua Presbyterian Camp Charitable Trust | Completed: 01/05/2018 |
| Dunedin - First Church of Otago | Completed: 03/05/2018 |

Please note:

Once you have clicked the “Complete Review” you will no longer be able to view any of the assets insured by the Parish/Congregation nor will you be able to edit any of them. Also remember that once we have received one submission, any consequent logins from registered users will see the particular Parish/Congregation as completed and you will not be able to edit the data further.

Thank you

Thank you for completing this review. If you have any questions or concerns please email [Ellie Christoph](#) who will be able to assist you.