Technical Due Diligence Report

For and on behalf of
AUGUSTA FUNDS MANAGEMENT LTD

510 Mount Wellington Highway,
Auckland

OCTOBER 2018

Hampton Jones

Document Control

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Authorisation for Issue

Author

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Position **Building Surveyor**

For and on behalf of Hampton Jones Property Consultancy Limited.

Peer Reviewer

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Position **Senior Structural Engineer**

For and on behalf of Hampton Jones Property Consultancy Limited.

Executive Summary

i This report is concerned with the review of the building fabric, service and structure of the buildings located at 510 Mount Wellington Highway, Auckland. The main observations have been incorporated within the report.

ii We also understand that a separate structural and mechanical and electrical survey has been instructed directly with Augusta Funds Management Limited. We have not been party to this commission or had sight of their report at the time of this report being written.

iii Overall the condition of the external fabric is commented on below for each of the buildings. The majority of building elements have a typical serviceable lifespan in excess of ten years, however several elements will require replacement within five years. Further investigation, or replacement is recommended. A range of significant issues and matters have been identified during the initial stages of this exercise. A brief overview has been within Section 2.0 of this report.

iv The buildings on this site have been developed over several decades and now form:

- Two storey administration building fronting Mount Wellington Highway.
- Large warehouse and open canopy storage fronting Mount Wellington Highway.
- 2 storey Offices and Bulk Warehouse facing George Bourke Drive.
- Pepco Retail Outlet.
- Shell Petrol Station.

Two storey Office Block (Repco and McConnell Dowell):

- Generally poor to good condition.
- Work required to the wall and roof cladding systems.

Repco Retail Unit:

- Generally poor to good condition.
- Work required to the wall and roof cladding systems.

Repco Warehouse and Open Warehouse:

- Generally poor to good condition.
- Work required to the wall and roof cladding systems.
- Review of the structural steelwork required to the open warehouse roof.

Dicker Data Systems and Warehouse (Facing George Bourke Drive):

- Good condition.

Z Petrol Station:

- Reasonable to good condition.

Yard Security Building:

- Dilapidated and requires demolition and replacement.

Contents

Section 1.0 Introduction

1.1 Survey Details

1.1.1 Instructions were received from Ben Visser of Augusta Funds Management Limited on 30 September 2018 to provide a High Level Technical Due Diligence report commenting on the condition of premise at 510 Mount Wellington Highway, Auckland.

COMMISSIONED BY	Ben Visser of Augusta Funds Management Limited
WEATHER CONDITIONS	Dry and sunny to overcast.
SURVEY UNDERTAKEN BY	Mark Lynch
SURVEY DATE	4 October 2018
FORMAL DIALOGUE	Hamish Mackereth

1.2 Brief

1.2.1 The scope of service was confirmed on 1 October 2018, as were Hampton Jones Terms and Conditions of Engagement.

1.2.2 We understand that the asset is to be transferred into a different portfolio and the high level building condition report is intended to inform Augusta Funds Management Limited of the buildings fabric condition.

1.2.3 Due to time constraints we have prepared a report highlighting key issues. Augusta Funds Management Limited do not require a full Technical Due Diligence Report.

1.2.4 A full assessment of the property files a has not been completed due to the time constraints and the number of documents provided by the council which is in a random order and not formatted into consent files for any particular project.

1.2.5 We have not been provided a copy of any of the leases and have been advised by Augusta Funds Management Limited that the 5 year CAPEX report should assume all works relate to Landlord works.

1.3 Extent of Instruction

1.3.1 The site survey was undertaken using visual aids only. All elements were inspected from the ground level. Where access to the roof was gained, the inspection was limited to areas which were safe. Roof voids, floor voids, confined spaces, services, ducts or chambers were not inspected unless specifically detailed in the main body of the report.

1.3.2 Photographs were taken during the survey using a digital camera, samples of which are included in Appendix A. Additional photographs can be provided on USB drive upon request.

1.4 Definitions

1.4.1 The following is a definition of the comments as to the condition of the elements surveyed.

Good: Items which have suffered minimal weathering, wear or decay, and should remain in such condition for at least another five years if maintained according to good practice and as per the

manufacturer's recommendations where applicable. No repair currently needed (minor blemishes and small defects may still exist).

Reasonable/Satisfactory: Items that have worn through 'normal' use and weathering and are in commensurate condition to the building's age and use. Maintenance is required to prevent premature deterioration from occurring.

Poor: Items that are considered defective, worn, decayed, or weathered, either due to age, abnormal use, poor design or lack of maintenance. Accelerated deterioration will occur unless remedial works are undertaken. These items generally represent significant defects, or health & safety items requiring further investigation, or urgent repair (items typically include weather-tightness issues, hazardous wiring, structural issues, etc.).

1.5 Reporting Conditions

1.5.1 This report is based on a visual inspection and covers the building fabric, super-structure and permanently fixed items only, and does not cover any temporary fixtures, fittings or chattels on or at the property. It is intended to be an overview of the general condition, focusing on defects of a reasonably significant nature/quantity and not minor defects. Minor defects are defined in NZS 4306:2005 as a matter which, in view of the age, type or condition of the building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.

1.5.2 For the avoidance of any doubt, this report is not a structural or geotechnical survey.

1.5.3 We will provide basic comment upon the general accessibility of the building; however, such comments will be of a cursory nature only. Our comments should in no way be considered as substitute for a full access audit.

1.5.4 No intrusive or destructive investigation has been undertaken, and as such, we have not inspected woodwork or other parts of the structure or services that are covered, unexposed or inaccessible. Therefore, we are unable to report that any such part of the structure is free from defect.

1.5.5 References made to contamination and deleterious materials are for guidance only. We will not test for the presence of deleterious materials or contamination but will advise you where we consider such tests to be necessary.

1.5.6 Signs of water ingress were searched for during our survey. However, this report cannot warrant that the building is free from water penetration from defective roofing, cladding, rainwater goods, rising damp or the like.

1.5.7 Where recommendations are provided, these are for the most appropriate repair in consideration of the current use and occupation of the site. These are not intended to be a specification or design, and therefore cannot be held liable for any repairs/maintenance implemented by a third party without full design being undertaken.

1.5.8 Where budget costs for repairs are given no adjustments will be made for future inflation. Costs are budget estimates only and are not to be thought as a substitute for obtaining competitive quotations from reputable contractors.

1.5.9 This report is provided for the use of Augusta Funds Management Limited only and may not be used by others without written permission. Hampton Jones accepts no liability to third parties who may act on the contents of this report.

1.5.10 References made to contamination and deleterious materials are for guidance only. Purchasers should satisfy themselves in relation to the condition and extent of contamination that may exist at the property.

1.6 Exclusions

1.6.1 This report specifically excludes any investigation or advice on the following:

i. Value of the property.
ii. Design of the property.
iii. Code Compliance issues.
iv. Design for Maintenance or Repair works and long-term maintenance.
v. Statutory Notices, such as Notice to Fix or Compulsory Purchase Orders.
vi. Valuations or Rates.
vii. Building Consent issues, including Identification of unauthorised Works.
viii. Resource Consent matters.
ix. Contamination or deleterious materials.
x. Geotechnical matters/ground stability.
xi. Restrictive Covenants or Rights of Way.
xii. Design or value of the surrounding area or environment.
xiii. Comment as to suitability of purpose for the existing or any proposed use.
xiv. Lease obligation and financial commitments.
xv. Full council property file review.
xvi. Inspection of any underground tanks, fuel tanks and equipment or associated environmental risks/contamination.

1.7 Site Limitations

i. We were restricted during our inspection in the following respects:
ii. Access to inspect all walls was limited where the building is enclosed by neighbouring buildings/land or where buildings directly abut buildings on the same site.

1.8 Areas Not Accessed

1.8.1 The following areas were not accessed:

i. Ceiling voids.
ii. Wider roof area, as a visual inspection only could be made from a knuckle boom lift with placements as outlined above.
iii. Subfloor areas.
iv. Blasting Booth.

1.9 Documentation Review

1.9.1 A full assessment of the Auckland City Property Files has not been completed due to the time constraints and the volume of documents provided by the council which is in a random order and not formatted into consent files for any particular project. There are 1251 files of varying sizes, many of which do not have any identification of which consent they belong too and/or where they are located within the buildings. The files are not collated in any way to separate consents and it will take a substantial amount of time and costs to put these documents in order, where it is possible to allocate them to a consent. If a full assessment is required, a separate fee can be provided though this work would not be completed before the report deadline.

Section 2.0 Key Findings

Below are the most pertinent issues which we identified during our visual inspection.

These are summarised using red, amber and green colour coding:

= Significant issue that requires resolution prior to completion of the transaction. Urgent attention is required i.e. Health and safety. High cost that may impact on your investment.

= Key Issue that should be carefully considered and clarified as part of the transaction. Possible serious cost implication if not remedied. Further clarification required i.e. tests, review of documentation.

= Not immediate concern, however may impact on the future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.

These costs are high level estimated costs and are for guidance only. These are based on limited visual inspections and not detailed assessment of the defect or with the benefit of more invasive investigations.

REPCO/McCONNELL DOWELL ADMINSTRATION BLOCK

	Cladding The cladding on this building is largely GRP cladding with various basic flashings and a strong reliance on sealant. There is evidence of blistering and a degradation of surfaces on many panels. At some window openings there appears to be bleeding from what may be failed concealed seals and/or closed cell air seals. The air seals located within the GRP panels parapets have generally perished and have reached the end of their useful life. The brackets for the GRP panels at the parapets were also observed and found to be corroding. There is additional fibre cement cladding on the North face which may potentially have asbestos present. We recommend the asbestos register is reviewed to determine if this is the case. The cladding is damaged, has poorly formed penetrations and poorly detailed around windows. If asbestos, repair needs to be completed immediately or made safe. Internally, particularly at first floor level, but including some locations on the ground floor, there is evidence of water ingress through the cladding. **Recommendation:** The cladding system is considered to be nearing the end of its life and a recladding would be recommended in the next five years. **Timescale:** Within the next five years or sooner subject to further investigations, **Estimate cost: $600,000**
	Internal Courtyard Cladding The fibre cement sheet cladding in the internal courtyard is in a very poor condition and requires immediate replacement. Detailing and workmanship is very poor, fixings have blown, cladding has cracked, jointers are damaged, ground clearances are inadequate and there is a reliance on sealant. A number of repairs have taken place using sealant which have failed. It is highly likely that there will be a need to replace extensive timber frame work. If asbestos then repair needs to be completed immediately or made safe. **Recommendation:** The cladding needs immediate remediation. **Timescale:** Immediate. **Estimate cost: $90,000**

	Roof The butyl rubber flat roof adjacent to the internal courtyard and the butyl rubber internal gutters are in poor condition, have been poorly detailed, lapped joints are lifting and membrane has de-bonded at the eaves. The butyl membranes and repairs to underlying substrates require immediate attention to prevent continued water ingress to the first floor offices and damage to the structure. Services have been incorrectly secured on the roof and penetrations through the steel roofing are poorly formed and will leak or at risk of leaking. There are no back flashings. Correct plant mounting systems are required and penetration flashings and back flashings should be installed. There is some surface corrosion to the roofing and the paint system is tired. The corrosion should be treated immediately and the roof painted in the next two years. **Recommendation:** Replace all butyl rubber membranes to flat roofs and internal gutters immediately. Corrosion on roofing and correctly securing plant should take place immediately. The roof needs to be painted in the next two years. **Timescale:** Immediate/2 years **Estimate cost: $35,000 for immediate work** **Estimate cost: $50,000 for roof repaint within 2 years**
	Paving The paving to the north of the building is damaged and partly incomplete and provides a trip hazard. The paving leading to the Repco entry is uneven with some rocking pavers. **Recommendation:** Repair paving immediately as it is a trip hazard. **Timescale:** Immediate. **Estimate cost: $1,500**
	Window Gaskets The window gaskets have shrunk, are starting to degrade or have detached from the glazing bead in many locations. The window gaskets need to be checked and replaced throughout. **Recommendation:** Replace the gaskets that have shrunk, failed or detached. **Timescale:** **24** months. **Estimate cost: $40,000**
	Solid Plastering to Stairway Structure: Blistering of paint work potentially has moisture trapped behind. Redecorate walls. **Recommendation:** Redecorate during next decoration cycle. **Timescale:** 4-5 years. **Estimate cost: $8,000**
	Rear Ground Floor Corridors, Locker Rooms and Canteen: The corridors between the offices and warehouse are tired and the ceilings in the corridors, locker rooms/ablution, store and service rooms and canteen are in very poor condition. Double doors to canteen have a damaged hinge set which requires immediate repair. Recommend the corridors are painted and the ceiling are replaced. **Recommendation:** Complete an upgrade of the area. **Timescale:** 12 months except hinges to canteen door to be completed. **Estimate cost: $40,000**

REPCO RETAIL OUTLET:

	Wall Cladding: The wall cladding to the front elevation is potentially asbestos. We recommend that the asbestos register is reviewed to determine whether it does contain asbestos. The cladding is poorly detailed and installed and is likely to be leaking. Some of the cladding may have been constructed in front of the original aluminium windows but this could not be confirmed at the time of the inspection. Some of the jointers have melted and will no longer be preventing water from entering behind the cladding. Correct replacement will require removing the cladding. There have been areas of the cladding cut out and patch repaired in a number of locations. The cost of replacing the cement sheet cladding will be dependent on whether asbestos is present. If asbestos then repair needs to be completed immediately or made safe. There are windows and doors on the North elevation that are installed in the blockwork. The windows and doors have not been sealed and are a potential source of moisture ingress. **Recommendation:** The fibre cement cladding should be replaced. **Timescale: 24** months. **Estimate cost: $45,000**

REPCO WAREHOUSE AND OPEN WAREHOUSE:

	Internal Gutters: The internal gutters are in poor condition. There are numerous tears, lifting lapped joints and poorly dressed outlets. The hopper outlet detail on the south face rely on sealant to maintain weathertightness. The internal gutters need to be relined and the substrate repairing as required. The hopper should be dressed correctly during the works. **Recommendation:** The internal gutters need to be relined and any damaged substrate replaced immediately. **Timescale: 0-6** months. **Estimate cost: $75,000**
	North Open Storage/Canopy There appears to be deflection in the portal frame roof steelwork. On review of the drawings it appears that the bolted connection of the roof steel should have been to adjacent to each column but on site it has been placed centrally. This frame is also not a true portal frame as claimed by the drawings. **Recommendation:** We recommend a structural engineer reviews the construction. **Timescale: Immediate**. **Estimate cost: $5,000 for Structural Engineer Report.**
	North Access Opening to Large Canopy. Impact damage has taken place at one door head. It is unlikely to have caused any structural damage but should be reviewed by a structural engineer. **Recommendation:** The damage should be inspected by a Structural Engineer. The cladding, girts, roller doors and associated damage should be addressed immediately. **Timescale: Immediate** **Estimate cost: $10,000**

	Balustrades to Gantries in Warehouse: Balustrades are below current regulation height. One section of balustrade missing and provides a fall from height risk. **Recommendation:** Provide additional rail above existing and install missing rails. **Timescale: Immediate**. **Estimate cost: $10,000**
	Blockwork South, Part West and East Face: There are cracks in the blockwork typically at the construction joints. These have been pointed in a sand cement mortar and not a flexible mastic seal. As a result, they have cracked and allow moisture to enter the building. The mortar should be raked out and the construction joint should be injected with a flexible sealer. There are further cracks to the blockwork which are allowing moisture penetration and is likely to be the result of an inadequate number of construction joints. These are unlikely to be structural. They will need to be either raked out and resin inject repaired with additional construction joints installing with flexible seals. Various penetrations through blockwork poorly sealed or seal broken down. Some pipework is suspected as weeping and need repairs. Repoint/seal around penetrations. The blockwork is heavily soiled on all elevations and needs redecoration. **Recommendation:** Repair blockwork throughout and redecorate. **Timescale: 6-12** months. **Estimate cost: $40,000**
	Steel vertical Cladding over Blockwork: Various penetrations through cladding is poorly formed or not sealed. Some services have been pushed through bottom edge of cladding. Some penetrations have had large cut outs and no seal provided. Various patches including compound, sealant, flashing tapes. South canopy transition joints poorly detailed. **Recommendation:** Install correct flashing details. **Timescale: 6-12** months. **Estimate cost: $5,000**
	Steel vertical Cladding over Blockwork: The decorations are soiled and are in need of immediate redecoration. **Recommendation:** Wash down and redecorate. **Timescale: 6-12** months. **Estimate cost: $150,000**
	South Canopy: The canopy is poorly detailed. The flashings and internal gutters could not be inspected but there is some evidence that they may be leaking. The connection to the main building appears to be relying on a cut back older structure. Below the canopy there is cement sheet cladding which is extensively damaged and may contain asbestos. The asbestos register should be checks and the cladding stripped safely and replaced. If asbestos then repair needs to be completed immediately or made safe. New head flashings should be installed and the roof and internal gutters inspected and repaired. The doors below the canopy should have the impact damage repaired and repainted. **Recommendation:** Complete repairs identified above. **Timescale: If asbestos – immediate otherwise 6-12** months. **Estimate cost: $7,000**

	Cladding to Right side of South West Emergency Exit Door: Damaged fibre cement cladding potentially contains asbestos. Consult Asbestos Register and remove cladding. **Recommendation:** Check asbestos register and repair any framing and reclad. If asbestos then repair needs to be completed immediately or made safe. **Timescale: If asbestos – immediate otherwise 6-12** months. **Estimate cost: $3,000**
	Cleaners sink and wall lining adjacent to Male Locker Rooms: Corroded splashback and water damaged wall linings require immediate replacement. **Recommendation:** Repair wall and linings. **Timescale: If asbestos – immediate otherwise 6-12** months. **Estimate cost: $1,200**
	Sprinkler Valve External Door: There is timber decay to the doorframe which should be replaced to ensure the door does not fail in the event of an emergency. **Recommendation:** Replace door frame and decorate frame and door. **Timescale: 12 months** **Estimate cost: $2,000**

DICKER DATA WAREHOUSE

	Internal Gutters to Warehouse: Repairs have recently been completed to the internal gutters but these are of a poor quality. The repairs are already peeling back and it appears that there was no preparation of the substrate prior to work taking place. The membrane needs to be stripped back and the repair taking place correctly. **Recommendation:** Request that the repairing contractor returns to site and correctly completes the repair. **Timescale: 6-12** months. **Estimate cost: $Nil Work has been completed by a contractor in recent months and should return to site and complete the work correctly.**
	Blockwork North Face: There are cracks in the blockwork typically at the construction joints. These have been pointed in a sand cement mortar and not a flexible mastic seal. As a result they have cracked and allow moisture to enter the building. **Recommendation:** The mortar should be raked out and the construction joint should be injected with a flexible sealer. **Timescale: 6-12** months. **Estimate cost: $3,000**

	Floor: The larger structural joints are suffering from a breakdown in the flexible joint sealant and there is a breakdown of the edges at the joints, though this is not structural but cosmetic. **Recommendation:** Replace the flexible joint compound. **Timescale: 12** months. **Estimate cost: $3,000**

Z PETROL STATION

	Fuel Storage Tanks, Equipment and Contamination: The fuel tanks and equipment has not been inspected and we are unable to comment around their performance. Failure of these systems can result in ground contamination. This was a potential issue raised around 2006 when we understand repairs were complete. **Recommendation:** We recommend a geotechnical and environmental engineer provide a report on the condition of the tanks and equipment and advise around the potential risks of contamination.
	Roof and Canopy: Roof covering is heavily soiled and there is potentially leaks from the internal gutters. There is potentially surface corrosion of the roofing and there is corrosion to the steel cladding to the underside of the canopy. The roof has not been washed down annually as recommended by the manufacturer. **Recommendation:** . Wash down roof, make good any damage. Prepare underside of the canopy, remove surface corrosion, repair as required and paint roof and underside of canopy. **Timescale: 6** months. **Estimate cost: $45,000**
	Concrete Block Walls and Cement Sheet Parapet Cladding: Unsealed penetrations through blockwork and poorly sealed penetrations to fibre cement cladding (potential asbestos). Decorations will need to be addressed in the next five years. **Recommendation:** Seal all penetrations year 1 and paint year 5. **Timescale – 6 months/5 years.** **Estimate cost: $1,000 Year 1, $18,000 year 5**

SPRINKLER INLET AND FIRE PANEL STANDALONE UNIT

	Enclosure Deterioration of surface finishes and hardware. **Recommendation:** Overhaul hardware and paint enclosure. **Timescale: 6** months. **Estimate cost: $1,000**

SECURITY OFFICE

	Building: The office is in very poor condition and is unfit for purpose. The building requires immediate replacement as the cladding is extensively damaged, the roof leaks. **Recommendation:** Replace building. **Timescale: Immediate**. **Estimate cost: $35,000**

EXTERNAL CAR PARKS AND ACCESS ROAD (EXCLUDING Z PETROL STATION YARD AREA)

	Roading and Parking: Generally in tar seal. Reasonable to good condition with some areas having a deteriorated and cracked surface. White lines in areas have faded. Repair tar seal where required. **Recommendation:** Repair damage year 1 and undertake general repairs over the next five years. **Timescale: 1-5 years**. **Estimate cost: $32,250**

Section 3.0 Elemental Description and Condition

3.1 Structure

Dicker Administration and Warehouse:

3.1.1 The building is a concrete and steel frame building with various cladding systems. The roofs are constructed in steel with steel purlins where seen.

3.1.2 The building was constructed C. 2007 and is in good condition. There are no signs of any structural failure or fatigue.

Repco/McConnell Dowel Administration Building:

3.1.3 According to the Nancerkivell Cairn Engineers Drawings 06/04/2011, the building is understood to be a reinforced concrete framed structure at ground floor and steel framed structure at first floor. The ground and first floor are reinforced concrete and foundations appear to be shallow reinforced concrete. The roof is a steel frame construction with steel purlins. There have been various alterations including timber infill floors and a steel and concrete structure forming a lift shaft.

3.1.4 There was no evidence of any structural fatigue or failure at the time of the inspection.

Repco Warehouse and Large Open Warehouse:

3.1.5 The building is a steel framed structure on a concrete foundation/floor.

3.1.6 The staff accommodation to the east of the building is constructed of a timber frame and appears to be in good condition.

3.1.7 The office building inside the warehouse appears to be timber framed and is in good condition.

3.1.8 The open warehouse is a later extension of steel framed construction. There appears to be some deflection in the steel roof beams. The building consent documents relate this as a portal frame which is not the case in this instance. There is a bolt connection detail at the centre of the steelwork roof beams which is shown to be at either end on the building consent documents. We would recommend a structural engineer review the design and performance of the steelwork.

3.1.9 There is impact damage to the head of a structural opening on the north elevation which requires a structural engineers review.

3.1.10 Other than that mentioned above, there is no evidence of any failure of the structure during our limited visual inspection.

Repco Retail Unit:

3.1.11 The Building is a steel frame structure on a concrete raft foundation according to the Eclipse Architectural Drawings dated 13/02/2006.

3.1.12 There is a steel framed glazed entry structure added c. 2006.

3.1.13 There is no evidence of any failure of the structure during our limited visual inspection.

Z Petrol Station:

3.1.14 The Shop and Pay Station is a reinforced concrete block structure with what is likely to be a steel or timber framed roof and purlins. We were unable to gain access to the roof void to confirm this. The floor is a concrete floor.

3.1.15 The forecourt canopy is constructed of steel columns and a cantilevered steel framed roof structure and purlins.

3.1.16 There is no evidence of any failure of the structure during our limited visual inspection.

Security Office (South of Site)

3.1.17 The Building is a timber framed structure and appears to be constructed off timber skids and sat on a concrete pad.

3.1.18 The wall and roof cladding is in very poor condition and leaks. There is therefore potentially extensive timber decay in the structure.

3.2 Roofs and Roof Areas

Dicker Administration and Warehouse:

3.2.1 The roof is finished in a combination of seamed steel painted roofing and butyl rubber lined internal gutters.

3.2.2 The steel roofing is generally in good condition. There is one small repair over the office building and we are informed by the building manager that this occurred during construction.

3.2.3 The internal gutters on the warehouse have recently been leaking. The building manager has informed us that these have recently been repaired. However, on inspection, the repairs are of a poor quality with some surfaces already lifting away. It appears that the old surfaces were not correctly prepared prior to the repair as grime could be seen under the sections of the repairs that are peeling back. The contractor needs to return to site and address the repairs correctly.

3.2.4 Part of the Repco warehouse roof is discharging into the internal warehouse gutters of the Decker building. It is unclear whether the roof drainage for this building has been designed to accommodate the volume of water discharge from this building.

Repco/McConnell Dowel Administration Building:

3.2.5 The roof is finished in a combination of seamed steel painted roofing and Butyl rubber finished internal gutters and a small flat roof area adjacent to the internal courtyard.

3.2.6 The roof is in poor to reasonable condition with numerous leaks at the first floor that have recently been addressed. However, the repairs are of a poor quality.

3.2.7 The butyl rubber membranes and internal gutters are in poor condition and require replacement.

3.2.8 The steel roofing is a seamed roof and is generally in reasonable condition though has some minor surface corrosion. However, the penetrations are all poorly formed and require urgent attention including back flashings etc.

3.2.9 Plant located on the roof has been poorly fixed to the roof structure and may be a source of moisture ingress below. The plant is seated on timber framed decks that are not suitably fixed to the roof. In some locations, heat pumps are strapped upright with 25x1mm galvanised steel straps screwed to the roofing.

3.2.10 There are steel and glass roofed canopies in both tenancies which are in good condition.

Repco Retail Unit:

3.2.11 The roof is finished in profile steel roofing with associated apron and barge flashings.

3.2.12 The roof is in reasonable condition though there is some evidence of recent replacement of roofing sheets.

3.2.13 The roof covering is showing early signs of surface corrosion in some locations.

3.2.14 The penetrations through the roof is poorly formed and require new flashings and back/tray flashings.

Repco Warehouse and Large Open Warehouse:

3.2.15 The roof is finished in painted steel long run roofing with a ventilated ridge. The gutters are a combination of steel eaves gutters and butyl rubber internal gutters.

3.2.16 The internal gutters and in poor condition. There are numerous tears in the membrane and lifting lapped joints. The outlets are poorly flashed and detailed. The south hopper has had repairs completed poorly with the application of sealant.

3.2.17 There have been recent repairs to the roof including replacing fixings, replacing roof sheets, sealant over damaged sections and flashing tapes.

3.2.18 There is some surface corrosion in numerous locations around the roof. The roof will need to be painted in the short term and some roofing sheets will need to be replaced.

3.2.19 There are poorly installed barge and apron flashings at the transition junction between the closed and open warehouse. These have been incorrectly lapped, terminated and transitioned with the existing barges and wall cladding. There is also extensive corrosion in parts of the barge flashing. These need to be removed and replaced immediately.

3.2.20 Penetrations have typically been poorly formed. There have been some back/tray flashings installed in various locations. The roof will benefit the replacement of flashings where penetrations are defective or poorly detailed.

3.2.21 The large open warehouse has a change in level detail formed approximately central and appears to be in good condition.

3.2.22 The roofing paper under the east side of the open warehouse is damaged probably as a result of wind conditions along this edge. Ideally this should have been installed using a more robust material. However, the canopy is open in this area and the consequence of the damaged roofing paper is unlikely to be relevant due to the design exposing this area to the weather as there is no external wall in this area.

3.2.23 The canopy over the south access doors is poorly detailed and appears to be fixed to part of an old structure that has been cut away. At the time of the inspection, it was not possible to view the roof covering though it is possible the internal gutters are in poor condition.

3.2.24 The roof to the internal office building could not be seen at the time of the inspection. However, the building is inside the warehouse and the roof is unlikely to have deteriorated.

3.2.25 The roof to the rear (east) staff accommodation appears to be in good condition though would benefit washing down.

Z Petrol Station:

3.2.26 The roof is typically a steel factory painted roof covering. The canopy is also underdrawn in the same roofing material. The internal gutters are finished in butyl rubber.

3.2.27 The roofs have not been washed down for a considerable period of time. The steel under the canopy is showing surface corrosion and it is possible the roofing above is also showing similar deterioration. The roof and underside of the roof will require painting in the short term.

3.2.28 Access was not possible at the time of the inspection to establish the condition of the butyl rubber internal gutters.

Security Office (South of Site)

3.2.29 The roof is finished in steel cladding and is in poor condition and will need to be replaced. However, the entire building is dilapidated and needs to be replaced in its entirety.

3.3 Rainwater System

Dicker Administration and Warehouse:

3.3.1 The gutters are typically internal butyl lined gutters as discussed in section 3.2.3.

3.3.2 The downpipes are typically plastic and in good condition.

Repco/McConnell Dowel Administration Building:

3.3.3 The gutters are typically internal butyl lined gutters as discussed in section 3.2.7.

3.3.4 There is a small area of external gutters to one side of the internal courtyard. There is some surface corrosion on this gutter and the gutter is likely to be leaking. This gutter should be replaced when the repairs to the roof and cladding take place.

3.3.5 The downpipes are typically concealed in the building and could not be inspected. There was no evidence to suggest they were leaking at the time of the inspection.

3.3.6 There are plastic downpipes serving the canopies to both tenancies which are in good condition.

Repco Warehouse and Large Open Warehouse:

3.3.7 The gutters are typically internal butyl lined gutters as discussed in section 3.2.16.

3.3.8 There are some steel gutters along the north, west and east external perimeter. Due to access constraints it was not possible to inspect the gutters from the roof on the North Elevation.

3.3.9 The gutters on part of the west elevation appear to be in reasonable condition though there is some minor corrosion to the surfaces.

3.3.10 The gutters on the east elevation partly discharge onto the Decker Warehouse internal gutters as discussed in section 3.2.4. It is not clear whether the drains to this roof have been designed to accommodate the additional discharge rates from the Repco Warehouse and further enquiries should be sought.

3.3.11 The gutters on the east elevation towards the south of the building leak in part and need to be replaced. The remainder have early signs of corrosion.

3.3.12 The downpipes are a combination of steel and plastic and are generally in good condition. The steel downpipes are in need of redecoration.

3.3.13 Plastic downpipes inside the warehouse serving the internal gutters are fastened to the steel roof structure and extend out to the external elevations of the building.

Repco Retail Unit:

3.3.14 The rainwater gutters are in reasonable condition but will require redecoration in the next 24 months.

3.3.15 The downpipes are concealed and could not be inspected at the time of the survey.

Z Petrol Station:

3.3.16 The gutters are typically internal butyl lined gutters as discussed in section 3.2.19.

3.3.17 The downpipes are concealed in the building and could not be inspected. However, there was no evidence of any failure.

Security Office (South of Site)

3.3.18 The steel gutter is extensively damaged and the downpipes are absent.

3.4 External Walls and Cladding

Dicker Administration and Warehouse:

3.4.1 The building has various cladding systems including reinforced concrete block walls, aluminium panels, reinforced concrete panels, honed concrete blockwork, tilt slabs, steel factory painted vertically hung cladding, and cement sheet soffits.

3.4.2 The cladding systems are generally in good condition.

3.4.3 The reinforced concrete blocks on the east face have cracked along the movement joints as a result of using a sand and cement in the joints in place of a flexible/compressible sealant.

Repco/McConnell Dowel Administration Building:

3.4.4 This building is typically clad in a GRP panel on part of the north, east and south elevations. The stair enclosure is solid construction, plaster finished.

3.4.5 The internal courtyard and part north elevation is clad in fibre cement sheets which may potentially contain asbestos. There should be an Asbestos Register on site and we recommend this is reviewed to confirm if this is the case.

3.4.6 There are some areas of fibre cement sheet cladding to the soffits which may contain asbestos as discussed above.

3.4.7 The GRP cladding is deteriorating and is likely to be nearing the end of its life. There is some blistering of surfaces. The closed cell foam air seals on the parapets have degraded and there is some evidence of weeping seals were bleeding was observed on the west elevation. The brackets viewed under the parapet walls are corroding. There is evidence of leaks in a number of locations internally. The cladding is likely to need replacement in the next five years.

3.4.8 The cement sheet cladding in the internal courtyard is in very poor condition. It is poorly detailed, has limited or no ground clearance, has been installed poorly, jointers are damaged, there are numerous impact holes and holes from removed services, the roof ladder has been poorly fixed and it is likely the cladding leaks significantly. The cladding requires urgent replacement including remediation of the timber structure behind. If the cladding is asbestos, any damaged section will need to be addressed immediately.

3.4.9 The cement sheet cladding on the north elevation is also in poor condition. The services passing through the cladding have not been sealed, the bottom edge of the cladding is generally damaged and there is inadequate ground clearance. Replacement of the cladding is required together with any potential timber remediation. If the cladding is asbestos, any damaged section will need to be addressed immediately.

3.4.10 The cill to the aluminium ranchslider on the north face is in poor condition and missing many of the tiles.

3.4.11 There is trapped moisture forming blisters behind the paint on the stair enclosure. These can be removed at the next decoration cycle.

3.4.12 The cladding systems to this building as a whole require attention.

Repco Warehouse and Large Open Warehouse:

3.4.13 The building is typically clad in vertically hung profile steel over concrete blockwork.

3.4.14 There are tilt slab panels on the North face of the open warehouse.

3.4.15 There are minor areas of fibre cement sheet cladding on the south and west face. These total an area of about $3m^2$. The cladding may contain asbestos and should be checked against the asbestos register. In all areas the fibre cement cladding is damaged and requires replacement. If the cladding is asbestos, any damaged section will need to be addressed immediately.

3.4.16 The steel profile cladding decorations are old, covered in grime and are in need of redecoration. There is some minor surface corrosion in a number of isolated locations.

3.4.17 There are a number of service penetrations that have been poorly formed, unsealed or are now redundant. These need to be repaired, reconfigured or removed.

3.4.18 The concrete block walls have vertical cracks throughout. This is associated with both the incorrect use of a sand/cement mortar at construction joints and construction joints being at too great a centres. The movement/construction joints need to be raked out and a flexible/compressible sealant be installed. Additional movement joints may need to be installed and other cracks should be raked out sufficiently to complete a resin injected repair.

3.4.19 The concrete blockwork decorations are in poor condition, soiled and in need of redecoration.

3.4.20 The cladding to the internal office building and training room is in reasonable condition.

3.4.21 The cladding to the east staff accommodation extension is in good condition but would benefit a wash down.

Repco Retail Unit:

3.4.22 The cladding on this building is a combination of painted concrete block, steel vertically hung cladding and fibre cement sheet cladding.

3.4.23 The asbestos register should be checked to identify if there is likely to be asbestos present.

3.4.24 The fibre cement sheet cladding is in poor condition, has been poorly detailed, poorly patch repaired and the jointers have failed in many locations. There is a strong reliance on sealant. This cladding system will need replacement in the short term as it will be performing poorly. If

this cladding is damaged or the repaired sections deteriorate then and should the cladding be identified as asbestos, any damaged section will need to be addressed immediately.

3.4.25 The jointers in the fibre cement cladding are in poor condition with some jointers badly heat damaged.

3.4.26 The window and door openings have not been sealed in the block walls.

Z Petrol Station:

3.4.27 The building is generally finished in painted concrete block and detailed at the parapets with fibre cement sheets.

3.4.28 It is possible the fibre cement sheets may contain asbestos and the asbestos register should be reviewed.

3.4.29 All services passing through the blockwork are unsealed and needs a flexible sealer to be installed.

3.4.30 The services and fixings passing through the fibre cement sheet cladding need to be correctly sealed.

3.4.31 The cladding to the canopy fascias appears to be steel and in good condition.

Security Office (South of Site)

3.4.32 The cladding is in a very poor state of repair, has many holes throughout and missing sections. The building is generally dilapidated and requires replacement.

3.5 Doors, Windows and Joinery

Dicker Administration and Warehouse:

3.5.1 The windows and doors are generally aluminium single glazed unit and in good condition.

3.5.2 The fire escape doors are generally in good condition though the surfaces are fading in colour.

3.5.3 The roller shutter doors to the warehouse appear to be in good condition.

3.5.4 The automated doors are in good condition.

Repco/McConnell Dowel Administration Building:

3.5.5 The doors and windows are generally aluminium single glazed.

3.5.6 The aluminium is in reasonable condition.

3.5.7 A large number of the glazing gaskets have shrunk and are potentially a source of moisture ingress into the building. There are some gaskets that have pulled out of the frame. The glazing should be removed and new gaskets installed.

3.5.8 The ranchslider on the north building has been screwed shut and is not operable. The locking mechanism/handles are in poor condition. This door is not used as a screen has been installed internally blocking off this window.

3.5.9 The external doors to the building are electronically controlled.

3.5.10 The automated doors are in good condition.

Repco Warehouse and Large Open Warehouse:

3.5.11 There are steel roller shutter doors, timber fire escape doors and timber courier access doors.

3.5.12 Most of the roller doors at the time of the inspection were open due to operations at the time of the inspection. There was a North roller shutter door impact damaged. Where seen, the remainder of the roller shutters were in serviceable condition.

3.5.13 The double courier doors on the south of the building are in operable condition but have face damage. These should be repaired and redecorated.

3.5.14 There is timber decay in the Sprinkler Room external door frame. This should be replaced when the building is redecorated.

3.5.15 The doors and windows in the internal office building are in good condition.

Repco Retail Unit:

3.5.16 Doors and windows are typically aluminium single glazed and are in reasonable condition.

Z Petrol Station:

3.5.17 Doors and windows are typically aluminium single glazed and are in reasonable condition.

3.5.18 The shop front glazing is a specialist installation and is in good condition.

3.5.19 Automated doors are in good condition.

Security Office (South of Site)

3.5.20 Doors and windows are typically aluminium single glazed and are in reasonable condition.

3.6 Internal Finishes

Dicker Administration and Warehouse:

3.6.1 The internal finish of the office and warehouse building is to a very high standard.

3.6.2 The structural floor joint sealant in the warehouse has deteriorated and should be replaced.

Repco/McConnell Dowel Administration Building:

3.6.3 The fit out of the first floor offices is to a very high standard.

3.6.4 There is evidence of water leaks around the head of some first floor windows and to some ground floor external walls which may be associated with the cladding failure or failed window gaskets.

3.6.5 As advised by the building manager, on the morning of the survey numerous ceiling tiles in the first floor offices had been replaced as a result of roof leaks. There is one ceiling tile currently water damaged. It is likely that future water damage will be encountered until the roof is remediated.

3.6.6 The rear corridor between the warehouse and ground floor offices is in poor condition. The ceilings require replacement, the flooring is in poor condition and the walls require redecoration.

3.6.7 The ceiling in the ground floor canteen are heavily stained in the kitchen area and of a health hazard, and in poor condition in the dining area and ideally need replacement.

3.6.8 The double doors to the canteen have one failed hinge that requires repair immediately.

3.6.9 The ceiling in the ground floor locker/changing rooms are in poor condition and would benefit replacement.

Repco Warehouse and Large Open Warehouse:

3.6.10 The warehouse finishes are generally in reasonable condition.

3.6.11 There is evidence of moisture ingress on the block walls in the location of the cracks where mentioned previously (Item 3.5.18).

3.6.12 There is evidence of historic and current roof leaks along the internal gutters.

3.6.13 The floor coverings in the internal office block are in poor condition.

3.6.14 The cleaners sink adjacent to the male locker room is in poor condition. The steel splashback has corroded and wall linings are damaged.

3.6.15 The north staff WC floor covering and decorations are in poor condition.

3.6.16 The North kitchenette is in poor condition and requires replacement of water damaged components.

3.6.17 The handrail to the east gantry no longer meets the current height requirements and one section of the handrail adjacent to the training room is missing. We recommend the hand rail height is raised and the missing section is replaced.

3.6.18 The gantries are in reasonable condition.

Repco Retail Unit:

3.6.19 The internal finishes are generally in reasonable condition where seen. Storage of goods and shop shelving obscured many surfaces.

3.6.20 There is a small number of water stained ceiling tiles attributed to roof leaks.

Z Petrol Station:

3.6.21 The shop area is in good condition.

3.6.22 The rear staff facilities require redecoration. A patch repair made to the ceilings is poor and should be correctly finished during redecoration.

3.6.23 The floor finishes in the rear staff accommodation is in poor condition and requires replacement.

3.6.24 Part of the plasterboard wall lining has been removed in the store room where services extend through the wall.

Security Office (South of Site)

3.6.25 The building is dilapidated and requires replacement.

3.7 Yard Areas, Car Parking and External Boundaries

3.7.1 The tar seal parking areas and access roads are generally in good to reasonable condition. There are some areas where cracks or settlement of tar seal areas have developed and will require attention in the short term.

3.7.2 Some parking lines will require replacement at various times over the next five years.

3.7.3 There is a health and safety trip hazard where pavers are missing or are loose to the North end of the Repco Office Building. These need to be reinstated/repaired as soon as possible.

3.7.4 There are uneven or rocking pavers leading to the Repco offices.

3.7.5 The yard area of the service station is finished in concrete and in good condition. However, there is a cracked footpath and kerb to the west of the Z petrol station.

3.7.6 The Sprinkler housing unit located to the south east corner of the 2 storey Repco Administration building is a standalone unit which is showing signs of deterioration to the housing. Redecoration will be required.

3.7.7 The bin store is in reasonable condition with minor repairs required to the hinges and securing bolts on the gates.

3.7.8 The fencing around the transformer is in reasonable condition.

3.7.9 The fencing appears to be in reasonable condition where present around the boundaries. This is generally limited around the north east corner car park and truck entry.

Appendices

Appendix A CAPEX

CAPEX Summary

510 Mt Wellington Highway, Auckland - Dicker Data Building

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.0	**ROOF**												
1.01	Warehouse.	Internal Gutters	Butyl rubber lined internal gutters on ply substrate.	Reasonable in general but poor repairs. Butyl rubber lined internal gutters have had recent repairs completed to a very poor standard.	Contractor who completed repairs should return to site and redo the repair. Zero cost item.	15	10	$0.00			$ -		
							Total - Roof	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.0	**EXTERNAL WALLS AND CLADDING**												
2.01	North elevation	Wall	Concrete block walls, paint finished.	Good/reasonable. Concrete block walls incorrectly finished at structural joint. Rake out and point with a flexible seal.	Rake out and point with a flexible seal.	**15**	**6**	$3,500.00	$ 3,500.00				
2.02	North elevation	Wall	Concrete block walls, paint finished.	Good. Redecorate year 5.	Paint year 5.	100	91	$4,500.00					$ 4,500.00
							Total - External Walls and Cladding	**$8,000.00**	**$3,500.00**	**$0.00**	**$0.00**	**$0.00**	**$4,500.00**
3.0	**INTERNAL**												
3.01	Warehouse Floor.	Warehouse/ Workshop	Concrete floor with structural and crack inducement joints.	Good. Structural joint have deteriorated seals.	Rake out compound and repaint in flexible seal.	100	91	$3,500.00	$3,500.00				
							Total - External Areas	**$3,500.00**	**$3,500.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
							Total	**$11,500.00**	**$7,000.00**	**$0.00**	**$0.00**	**$0.00**	**$4,500.00**

CAPEX Summary

510 Mount Wellington Highway, Auckland - Repco/McConnell Offices

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.0	**ROOF**												
1.01	Roof	Roof membranes and internal gutters.	Butyl rubber membrane roofs and internal gutters.	Poor. Butyl rubber membrane roofs and internal gutters in poor condition.	Replace membranes and substrate as required.	15	0	$35,000.00	$ 35,000.00				
1.02	Roof	Roof.	Steel profile factory painted roofing. Seemed roof.	Poor to reasonable. Minor surface corrosion but paint finish fading throughout. Poor penetration installations. Unsuitable plant mounting.	Make good early corrosion year 1. Make good to penetrations and correctly install plant Year 1. Paint roof year 2.	15	10	$50,000.00	$8,000.00	$42,000.00			
							Total - Roof	**$85,000.00**	**$43,000.00**	**$42,000.00**	**$0.00**	**$0.00**	**$0.00**
2.0	**EXTERNAL WALLS AND CLADDING**												
2.01	Internal courtyard and North Elevation.	Cladding.	Fibre cement cladding (potential asbestos).	Poor. Fibre cement cladding is in very poor condition and urgently needs to be replaced.	Check Asbestos register to identify if cladding is asbestos. Strip off cladding, remediate framing and reclad walls. Costs exclude asbestos removal if found to be asbestos cladding.	**15**	**0**	$90,000.00	$90,000.00				
2.02	GRP Cladding.		GRP Cladding.	Poor/Reasonable. Blistering of surfaces, breakdown of closed cell seals, minor internal leaks. Cladding nearing end of useful life.	Cladding nearing end of useful life. Replace Year 5.	**15**	**5**	$600,000.00					$600,000.00
2.03	Windows	Windows.	Aluminium single glazed windows.	Reasonable. Window gaskets have shrunk, detached or failed. Replace defective gaskets.	Window gaskets have shrunk, detached or failed. Replace defective gaskets.	**15**	**10**	$40,000.00		$40,000.00			
2.04	Solid plastering	Stair wall.	Paint on solid plastering.	Reasonable. Blistering of paint.	Redecorate year 4.	**10**	**1**	$4,000.00				$ 4,000.00	
							Total - External Walls and Cladding	**$734,000.00**	**$90,000.00**	**$40,000.00**	**$0.00**	**$4,000.00**	**$600,000.00**
3.0	**INTERNAL**												
3.01	Rear corridors, locker rooms and canteen.	Finishes including floors, walls and ceilings.	Ceiling tiles in aluminium grid. Vinyl floor coverings in corridors and locker room. Painted plasterboard walls and timber doors.	Ceiling are in poor condition throughout. Corridor walls require redecoration. Door hinge to canteen damaged.	Overhaul areas including new ceilings, redecorate corridor walls and doors, repair canteen door hinge.	**5**	**1**	$40,000.00	$40,000.00				

CAPEX Summary

510 Mount Wellington Highway, Auckland - Repco/McConnell Offices

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
							Total - Internal	$40,000.00	$40,000.00	$0.00	$0.00	$0.00	$0.00

Total	$40,000.00	$40,000.00	$0.00	$0.00	$0.00	$0.00

CAPEX Summary

510 Mount Wellington Highway, Auckland - Repco Warehouse

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.0	**ROOF**												
1.01	Roof	Roof membranes and internal gutters.	Butyl rubber membrane internal gutters.	Poor. Butyl rubber membrane internal gutters in poor condition and heave reached end of their life.	Replace butyl rubber membranes and associated damaged substrate as necessary.	15	0	$75,000.00					
1.02	Roof	Roof.	Factory painted steel profile roof cladding and flashings with a ventilated eaves.	Poor to reasonable. Minor surface corrosion but paint finish fading throughout. Poor penetration installations. Poorly formed flashings. Damaged or corroded roof sheets.	Make good early corrosion, replace damaged roof sheets and fixings. Replace poorly installed and corroded barge flashings and repair associated cladding. year 1. Paint original warehouse roof year 2.	15	10	$300,000.00	$25,000.00	$275,000.00			
							Total - Roof	**$300,000.00**	**$25,000.00**	**$275,000.00**	**$0.00**	**$0.00**	**$0.00**
2.0	**RAINWATER SYSTEM**												
2.01	Gutters and downpipes.	External gutters and downpipes in painted steel.	Painted steel gutter and downpipes. Painted hopper.	Poor to reasonable. Corrosion in some gutters. Corrosion in some internal faces of gutters. Reliance on sealant to hopper on West elevation.	Year 1. Paint gutters were early corrosion present. Repair detail around hoppers. Replace leaking gutters. Year 2. Paint downpipes and gutters.	15	0/10	$20,000.00	$ 5,000.00	$ 15,000.00			
							Total - Rainwater systems	**$20,000.00**	**$5,000.00**	**$15,000.00**	**$0.00**	**$0.00**	**$0.00**
3.0	**EXTERNAL WALLS AND CLADDING**												
3.01	Concrete Block Walls.	Concrete block walls.	Concrete block, paint finished.	Reasonable. Various cracks are allowing moisture ingress into the building. Structural joints are pointed in sand and cement mortar and not a flexible seal. Paintwork in poor condition. Penetrations require resealing.	Rake out cracks and epoxy repair. Add additional structural joints. Paint all blockwork.	**50**	**35**	$40,000.00	$ 40,000.00				
3.02	Vertical painted steel cladding.	Steel cladding.	Factory painted vertically hung profile steel cladding over block walls.	Reasonable/Poor. Service penetration typically not sealed. Some minor surface corrosion. Steel not washed down for some time. Paint is fading.	Prepare and redecorate. Install correct flashings to penetrations including external doors.	15	10	$150,000.00	$ 150,000.00				

CAPEX Summary

510 Mount Wellington Highway, Auckland - Repco Warehouse

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
3.03	Cladding right side of Sprinkler housing door.	Fibre cement cladding.	Fibre cement cladding potentially asbestos.	Poor. Cladding damaged and may be leaking. Cladding potentially asbestos.	Replace damaged cladding. Check asbestos register to confirm if asbestos. (No allowance for asbestos removal).	15	0	$3,000.00	$ 3,000.00				
3.04	North Warehouse Roller Door Opening.	Structural opening to roller door.	Steel roller shutter in structural opening.	Poor. Impact damage to door opening and roller shutter door.	Repair impact damage and roller shutter door.	15/50	0	$10,000.00	$ 10,000.00				
3.05	Steelwork to Canopy Roof.	Steel work.	Steel frame.	Potential deflection in beam.	Cost for Engineer to inspect only. No costs allowed for potential remediation of found necessary.	50	50	$5,000.00	$ 5,000.00				
3.06	Sprinkler Valve External Door.	Doorframe.	Timber door and frame.	Poor. Timber decay to doorframe.	Replace timber doorframe and decorate. Complete year 1 to prevent potential failure in the even of an emergency.	15	0	$2,000.00	$ 2,000.00				
3.07	South Canopy.	Canopy Structure	Steel/timber canopy appears to be fixed to cut back older structure.	Poor/Reasonable. Possible damaged asbestos sheets, poor fixing to original structure. Potentially leaking internal gutters.	Replace cladding. Repair internal gutters. Repair damaged doors.	15	6	$7,000.00	$ 7,000.00				
							Total - External Walls and Cladding	**$217,000.00**	**$217,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
4.0	**INTERNAL**												
4.01	Mezzanine flor balustrades.	Balustrades.	Timber balustrades.	Reasonable/Poor. Balustrades below current regulation height and missing section of balustrade.	Replace missing balustrades and raise height throughout.	50	30	$10,000.00	$ 10,000.00				
							Total - Internal	**$10,000.00**	**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
							Total	**$547,000.00**	**$257,000.00**	**$290,000.00**	**$0.00**	**$0.00**	**$0.00**

CAPEX Summary

510 Mount Wellington Highway, Auckland - Repco Retail

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.0	**ROOF**												
1.02	Roof	Roof.	Factory painted profile steel roofing.	Poor to reasonable. Minor surface corrosion and paint finish fading throughout. Poor penetration installations. Poorly formed flashings. Damaged or corroded roof sheets.	Make good early corrosion, replace damaged roof sheets and fixings. Replace poorly installed and corroded barge flashings and repair associated cladding. year 1. Paint original warehouse roof year 2. Cost included under Repco Warehouse section.	15	0/15						
	Total - Roof							**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
2.0	**RAINWATER SYSTEM**												
2.01	Gutter to front elevation.	Box gutters to retail unit, canopy and entry.	Steel painted gutter.	Reasonable condition.	Paint gutter year 2. Cost included under Repco Warehouse section.	15	10						
	Total - Roof							**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3.0	**EXTERNAL WALLS AND CLADDING**												
3.01	North and West Elevation	Wall cladding.	Fibre Cement Cladding. Block walls, paint finished.	Poor. Fibre Cement Cladding. Poorly installed and detailed cladding. Repairs relying on sealant. Jointers heat damaged. Include for sealing all services and doors/windows to blockwork cladding during project.	Replace cladding in Year 4.	15	4	$45,000.00		$45,000.00			
							Total - External Walls and Cladding	**$ 45,000.00**	**$ -**	**$ 45,000.00**	**$ -**	**$ -**	**$ -**
							Total	**$ 45,000.00**	**$ -**	**$ 45,000.00**	**$ -**	**$ -**	**$ -**

CAPEX Summary

510 Mount Wellington Highway, Auckland -Z Fuel Station

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.01	Roofing and soffits.	Profile steel roofing.	Factory painted profile steel roofing to roof and soffits.	Poor to reasonable. Minor surface corrosion. Poorly formed flashings. Roof not washed down for some time. Soffits are more susceptible to corrosion due to not being rain washed.	Wash down roof and redecorate roof covering and soffits. Include for inspecting and repairing all internal gutters at the same time.	15	10	$45,000.00	$45,000.00				
							Total - Roof	**$ 45,000.00**	**$ 45,000.00**	**$ -**	**$ -**	**$ -**	**$ -**
2.0	**RAINWATER SYSTEM**												
2.01	Concealed gutters.	Appear to be Butyl rubber membranes.	Limited visual access from neighbouring roof. Appears to be Butyl rubber membrane.	Unknown. Access limited so condition not established. Needs to be checked and cleaned during roof works.	Check and repair concealed gutters. Cost unknown but allowance made in 1.01.	-	-	$0.00					
							Total - Rainwater systems	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3.0	**EXTERNAL WALLS AND CLADDING**												
3.01	South West Elevation	Wall cladding.	Painted concrete block and fibre cement cladding (Potential asbestos).	Reasonable. Penetrations are not properly sealed. Painting will be required in year 5.	Check asbestos register before undertaking any work. Paint blockwork and cladding in year 5. Allow for sealing penetrations in year 1.	15	10	$19,000.00	$ 1,000.00				$ 18,000.00
							Total - External Walls and Cladding	**$19,000.00**	**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	**$18,000.00**
4.0	**INTERNAL**												
4.01	Rear Staff Office and Staff Room and store/chiller access room.	Flooring, walls and ceiling.	Floors are vinyl and carpet. Walls are painted blockwork Ceilings are painted plasterboard. Timber doors and frames.	Poor/reasonable. Floor, walls and ceiling are tired and require updating. Patch repair present on ceiling. Chiller access room has a section of plasterboard cut out but not reinstated after installing services.	Replace carpet, repaint walls and ceilings including repairing ceiling in offices staff room. Repair cut out plasterboard faces and paint affected wall in chiller access room.	50	40	$8,000.00		$8,000.00			
							Total - Internal Areas	**$8,000.00**	**$0.00**	**$8,000.00**	**$0.00**	**$0.00**	**$0.00**

Total	**$72,000.00**	**$46,000.00**	**$8,000.00**	**$0.00**	**$0.00**	**$18,000.00**

CAPEX Summary

510 Mount Wellington Highway, Auckland - External Areas

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.0	**SECURITY OFFICE**												
1.01	North East corner of site.	Standalone office unit.	Timber framed and timber clad security office. Timber floor sat on skids. Profile steel roofing. Aluminium single glazed joinery.	Very poor condition. In extensive state of disrepair. Cladding damaged throughout and likely timber decay. Building sits on skids and is unlikely to be secured.	Replace security office.	25	0	$35,000.00	$ 35,000.00				
							Total - Roof	**$ 35,000.00**	**$ 35,000.00**	**$ -**	**$ -**	**$ -**	**$ -**
							Total	**$35,000.00**	**$35,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

CAPEX Summary

510 Mount Wellington Highway, Auckland - External Areas

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5
1.0	**ROADS AND PARKING**												
1.01	Tar seal roads and car parking.	Tar seal.	Tar seal surfaces with white and yellow lining. Concrete kerbs. Various steel gully grates and manholes.	Reasonable/Good. Some areas are showing signs of failure with cracking, settlement and surface deterioration.	Undertake repairs as required over the next five years. Include for new road linings as they wear.	25	20	$30,000.00	$ 8,000.00	$ 8,000.00	$ 6,000.00	$ 4,000.00	$ 4,000.00
1.02	Concrete yards to Z Fuel Station and Dicker Data Warehouse. Concrete footpaths adjacent to Z Fuel Station.	Concrete.	Concrete yard areas and concrete footpath and kerbs.	Generally in good condition. Some cracking to footpath and kerb to the west side of the shop.	Repair cracked concrete.	25	20	$1,500.00	$ 1,500.00				
1.03	Concrete paving to North of Repco Offices and West of Repco/McConnell Offices.	Concrete pavers and brick sets.	Concrete pavers and brick sets.	Concrete pavers rocking and unlevel to Repco entry. Brick sets missing and loose to North of Repco Offices.	Rebed rocking or loose pavers and replace missing pavers.	25	20	$750.00	$ 750.00				
							Total - Roof	**$ 32,250.00**	**$ 10,250.00**	**$ 8,000.00**	**$ 6,000.00**	**$ 4,000.00**	**$ 4,000.00**
2.0	**SPRINKLER INLET VALVES AND FIRE PANEL HOUSING**												
2.01	South West corner of site.	Steel housing.	Steel housing paint is flaking and the door hinges have lost some rivets.	Poor/reasonable.	Overhaul hardware and paint housing.	15	10	$1,000.00	$ 1,000.00				
							Total - Sprinkler/fire panel Housing	**$1,000.00**	**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
3.0	**FENCING**												
3.01	All elevations.	Fencing.	Various fencing systems in place and generally in good/reasonable condition.	Good/reasonable.	Decorate timber fencing year 4. Make good hardware on bin store year 1.	10	8	$2,750.00	$250.00			$2,500.00	
							Total - Fencing.	**$2,750.00**	**$250.00**	**$0.00**	**$0.00**	**$2,500.00**	**$0.00**
							Total	**$36,000.00**	**$11,500.00**	**$8,000.00**	**$6,000.00**	**$6,500.00**	**$4,000.00**

CAPEX Summary

510 Mount Wellington Highway, Auckland - External Areas

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 5				
									2019	2020	2020	2021	2022
									Y1	Y2	Y3	Y4	Y5

Clarifications

Item priced as single work item - no provision for savings from multiple works on a single property.

Budget purposes only and based on current market values as at October 2018.

No allowances for P&G, contingency and fees have been applied to further investigations and surveys

For general items of work the following allowances have been made:-
P&G (Including scaffolding, access, site set up and accommodation etc.) at 15%
Contractor's Margin at 10%
Contingency at 5%

Exclusions

Goods and Services Tax (GST)
Removal of deleterious materials, including asbestos unless expressly stated.
Increased costs or fluctuations for labour, plant, equipment and materials beyond the date of this estimate
Fire safety upgrade works, other than those stated
Upgrades relating to compliance with statutes or regulations, other than those stated
Remediation of non-compliant original construction details/materials unless otherwise stated
Identification of illegal works and non-consented works
Any EQ damage repairs, upgrading and strengthening works, including any allowances for seismically
Operational/Maintenance costs
Structural works
Local Authority Fees

Appendix B Photographs

Photograph 1

General view of Dicker Data Offices

Photograph 2

General view of Dicker Data Warehouse

Photograph 3

General view of Repco/McConnell Offices.

Photograph 4

General view of Z Fuel Station.

Photograph 5

General View of Repco Retail Unit.

Photograph 6

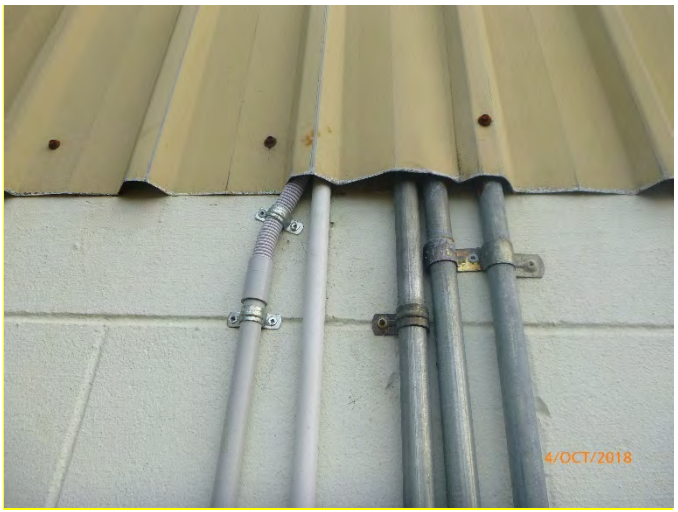
General View of Repco Warehouse (South Elevation).

Photograph 7

Poor repairs to Dicker Data Warehouse internal gutters.

Photograph 8

Typical service penetration through warehouse block walls.



Photograph 9

Services forced through bottom of cladding in Repco Warehouse.

Photograph 10

Surface corrosion at penetration on Repco Warehouse wall cladding.

Photograph 11

Fire exit door to Repco Warehouse. Timber decay to frame.

Photograph 12

Typical penetration through Repco Warehouse steel cladding.

Photograph 13

Typical cracks through Warehouses concrete block wall.

Photograph 14

Crack in block wall due to use of sand/cement mortar in place of flexible seal.

Photograph 15

Damage cladding over South Repco Warehouse external doors.

Photograph 16

Typical blistering paint to stairway wall McConnell building.

Photograph 17

Weeping seal through cladding on Repco Office Building.

Photograph 18

Typical service penetration through North Repco Office wall.

Photograph 19

Blistering GRP cladding.

Photograph 20

Defective cladding throughout internal courtyard – Repco Offices.

Photograph 21

Defective cladding throughout internal courtyard – Repco Offices.

Photograph 22

Patched cladding Repco Retail.

Photograph 23

Heat damaged plastic jointer Repco Retail. Note that despite damage the defect has been painted over.

Photograph 24

Paving in poor condition to North of Repco Offices present a trip hazard.

Photograph 25

Repco Open Warehouse.

Photograph 26

Early corrosion underside of Z fuel station canopy roof.

Photograph 27

Shop front Z fuel station.

Photograph 28

Lifting membrane roof over McConnell Dowel Offices.

Photograph 29

Lifting membrane roof over McConnell Dowel Offices.

Photograph 30

Lifting membrane roof over McConnell Dowel Offices.

Photograph 31

Poor installation of roof top plant.

Photograph 32

Corrosion of fixings to GRP cladding.

Photograph 33

Perished closed cell seals in parapet formed in GRP panels.

Photograph 34

Early surface corrosion of seemed upstand roof over McConnell Dowel Roof.

Photograph 35

Ventilated ridge vent over Repco Warehouse.

Photograph 36

Standing water in internal gutters.

Note patch repairs to steel roofing.

Photograph 37

Split membrane in internal gutters over Repco Warehouse.

Photograph 38

Split membrane in internal gutters over Repco Warehouse.

Photograph 39

Poorly dressed outlet in internal gutters.

Photograph 40

Hopper junction has strong reliance on sealant.

Photograph 41

Connection between Dicker Warehouse and Repco Warehouse. Note damaged roofing and corrosion.

Photograph 42

Corrosion in Repco Warehouse East Gutter.

Photograph 43

Poorly formed barge flashing at Open Warehouse/Main Warehouse transition.

Photograph 44

Unfixed cladding at Apron flashing at Open Warehouse/Main Warehouse transition.

Photograph 45

Heavy corrosion on the above mentioned barge flashing.

Photograph 46

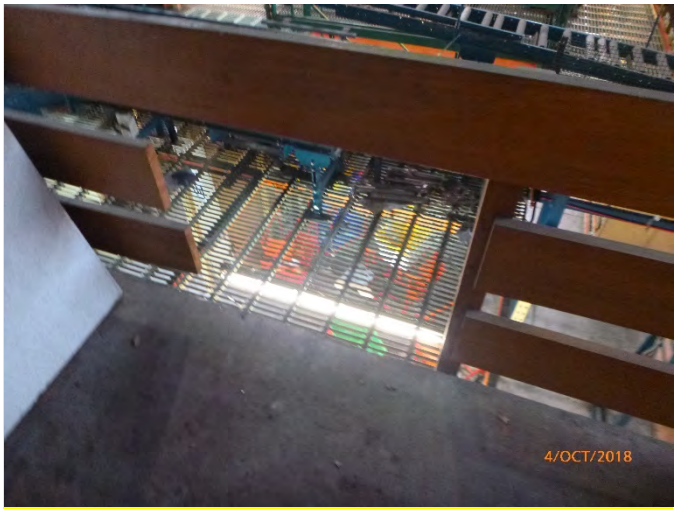
Note heavy grime build up on Z Fuel Station Roof.

Photograph 47

Typical Z Fuel Station wall cladding to all elevations other than shop front.

Photograph 48

Low balustrade in Repco Warehouse.



Photograph 49

Missing sections of balustrade in Repco Warehouse.

Photograph 50

Typical view of Repco Warehouse.

Photograph 51

Repco Rear Corridor ceiling.

Photograph 52

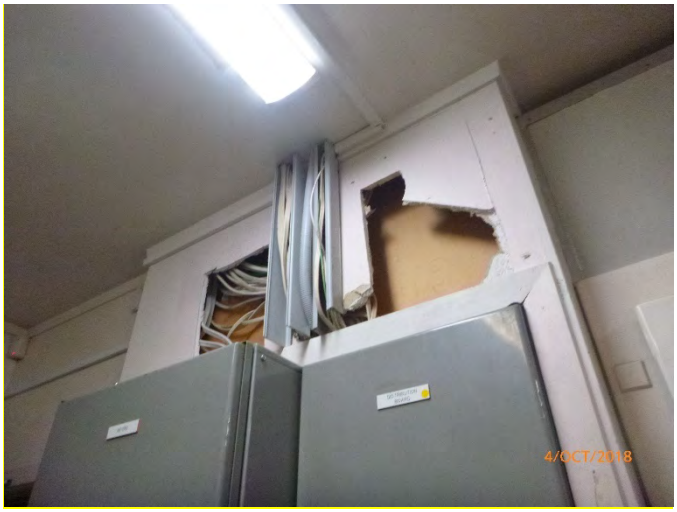
Damaged hinge to Repco Canteen Door.

Photograph 53

Poor ceiling condition in Repco Canteen Kitchen.

Photograph 54

Repco Warehouse. Note water staining as a result of cracks in block walls.

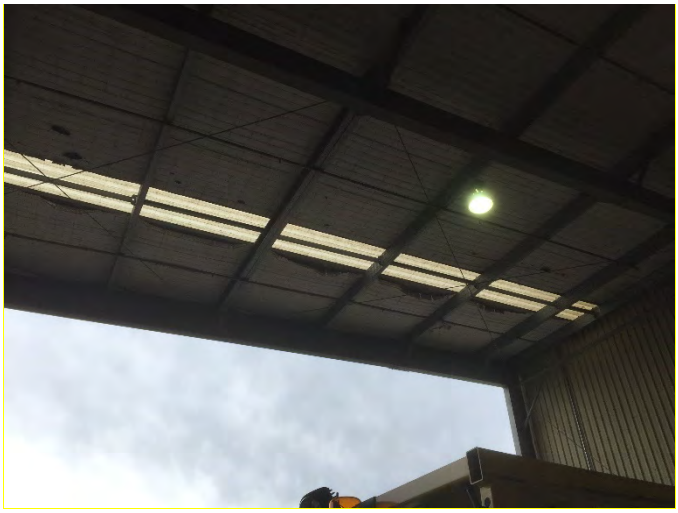


Photograph 55

Missing plasterboard in Z store room.

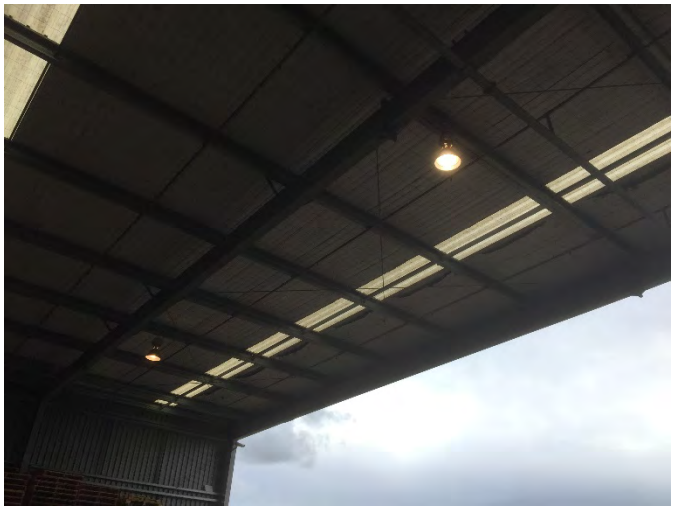
Photograph 56

Patch repair ceiling in Z staff office.



Photograph 57

Damaged roofers underlay in Open Warehouse.



Photograph 58

Potential deflection in steel frame of open warehouse. Note the bolted joint is central and not either end of frame as per building consent documents.

Photograph 59

Damage to head of door opening to North of Repco Store.

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