Technical Due Diligence Report

For and on behalf of
AUGUSTA FUNDS MANAGEMENT LTD

265 Albany Highway,
Auckland

OCTOBER 2018

P18-0174

Hampton Jones

Document Control

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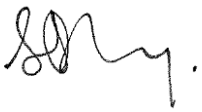


Name Simon Parry *BSc (Hons) MNZIBS*

Position **Senior Building Surveyor**

For and on behalf of Hampton Jones Property Consultancy Limited.

Peer Reviewer

Name Sara Heard *BSc (Hons) MRICS*

Position **Building Surveyor**

For and on behalf of Hampton Jones Property Consultancy Limited.

Executive Summary

i This report is concerned with the review of the building fabric, of the properties at 265 Albany Highway, Auckland. The main observations have been incorporated within this report.

ii The premises comprise retail, office, childcare, warehouse and production accommodation. The premises are situated at 265 Albany Highway, Albany, which is approximately 20 kilometers north of Auckland's central business district.

iii The property has a single entrance onto Albany Highway, with an additional access road provided off Parkhead Place. The property was developed in two stages with the original building, Good Health, constructed circa 2005 and the additional buildings Stihl, Childcare and Caffe é Cucina constructed circa 2008.

iv Overall the external fabric is in fair condition. 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 included within Section 2.0 of this report.

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 January 2018 to provide a High Level Technical Due Diligence report commenting on the condition of premise at 265 Albany Highway, Albany.

COMMISSIONED BY	Ben Visser of Augusta Funds Management Limited
WEATHER CONDITIONS	Dry and bright
SURVEY UNDERTAKEN BY	Simon Parry BSc(Hons) MNZIBS of Hampton Jones David Sutherland DipSurv MRICS of Hampton Jones
SURVEY DATE	4 October 2018
FORMAL DIALOGUE	None

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 Technical Due Diligence report intended to inform Augusta Funds Management Limited of the building's 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.

1.3 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 Illegal 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.

1.7 Site Limitations

1.7.1 We were restricted during our inspection in the following respects:

i Access to inspect all walls was limited where the building is enclosed by neighboring buildings/land.

1.8 Areas Not Accessed

1.8.1 The following areas were not accessed:

i Concealed structure.
ii Ceiling voids.

1.9 Documentation Review

1.9.1 We have undertaken a high-level review of the Auckland Council property file, provided by Augusta Funds Management Ltd for 265 Albany Highway, Auckland.

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.

	Stihl - Internal Finishes We note that an unconsented mezzanine storage area has been installed within the warehouse/workshop area of the Stihl building which is unlikely to comply with the NZBC and will require the upgrading of the fire systems. **Recommendation:** The mezzanine should be removed, or a building consent applied for urgently. We consider this to be a Health and Safety risk given the construction, flammable chemicals stored on site and could result in the voiding of the current insurance policy and/or criminal prosecution. **Timescale:** Immediate. **Estimate cost:** $5,000
	Stihl - Internal Finishes Several partitions have been installed throughout the Stihl Building first floor to form private gaming rooms. **Recommendation:** This item should be removed, or a building consent applied for urgently. This is a Health and Safety risk given the construction, change in escape paths and could result in the voiding of the current insurance policy and/or criminal prosecution. **Timescale:** Immediate. **Estimate cost:** $7,500
	Stihl - Internal Finishes Missing sections of edge protection were noted to the mezzanine storage area, with no warning signage on place. **Recommendation:** This is a Health and Safety risk given the fall height to the ground floor. **Timescale:** Immediate. **Estimate cost:** $2,000
	Good Health - Skylight Evidence of water damage to the plasterboard ceiling linings around the central light well to the Good Health office accommodation. Inspection of the roof covering, and skylight found several temporary repairs in the form of sealant applied to the skylight. **Recommendation:** We recommend a permanent repair is made to the roof penetration flashings. **Timescale:** Immediate. **Estimate cost:** $2,500

	Good Health - Parapet/Internal Gutter Internal roof leaks were noted within the Good Health Building and focused around the south-west internal corner. Inspection of the internal gutter and parapet found several temporary repairs in the form of sealant applied to the membrane. **Recommendation:** We recommend a permanent repair is made to the roof gutter, parapet junction and parapet cladding junction. **Timescale:** Immediate. **Estimate cost:** $2,000
	Stihl - Polysulphide Mastic Sealant Splitting of the polysulphide mastic sealant was observed to the north-east corner of the Stihl Building. We believe the splitting is due to differential thermal movement between the faces of the concrete, with no major issue suspected. **Recommendation:** However, we would recommend a structural engineer is engaged to provide comment on the possible causes of the splitting and movement. We assume all structural observations described above will be covered within the structural review being undertaken by Stephen Mitchell Engineers Limited. **Timescale:** Immediate. **Estimate cost:** $5,000
	Stihl - Tilt Slab Panels Efflorescence staining and cracking of the concrete tilt slab panels was noted to the east elevation of the Stihl Building. **Recommendation:** We would recommend a structural engineer is engaged to provide comment and remedial works on the possible causes of the cracking and movement. We assume all structural observations described above will be covered within the structural review being undertaken by Stephen Mitchell Engineers Limited. **Timescale:** Immediate. **Estimate cost:** $5,000
	Stihl - Translucent Roof Sheets The roof coverings are in a poor condition due to a lack of maintenance and the translucent roof sheets are UV degraded. **Recommendation:** Consideration should be given to replacement of the translucent roof sheets. **Time scale:** Year 3. **Cost:** $10,000
	Site - Hardstanding Areas Localised areas of cracking and several pot holes were noted to the road area adjacent to the north boundary and hardstanding to the east elevation. **Recommendation:** Allow to undertake to repairs to the road and hardstanding areas to prevent further damage to the road and hardstanding surfaces. **Time scale:** Year 1 **Cost:** $6,000

	Stihl - Mineral Fibre Tiles Sagging and staining of several mineral fibre tiles was noticed within the first-floor space. **Recommendation:** Investigate the cause of the sagging mineral fibre tiles to the tenancy and replace the damaged ceiling tiles. **Time scale:** Year 1. **Cost:** $1,000
	Caffe é Cucina - Soaker to cement fibre weatherboard There is a damaged soaker to the base of the weatherboard cladding to the left-hand side of the exit door from the kitchen area. **Recommendation:** Repair/re-fix soaker to prevent water ingress and hazard to passing building users. **Timescale:** Immediate. **Cost:** $250
	Caffe é Cucina - Timber weatherboard and facings The timber weatherboard cladding and facings to the base of the external seating area is showing signs of deterioration of the timber, with splitting and cracking noted. **Recommendation:** Prepare and re-decorate timber weatherboard and facings to prevent further deterioration. **Timescale:** Immediate. **Cost:** $2,000
	Caffe é Cucina - Deterioration of external doors The external fire exit doors to the rear of the building have been damaged on the bottom and side edges and material is starting to swell and deteriorate. **Recommendation:** Replacement of external fire doors will be required within 1-2 years. **Timescale:** 1 - 2 years. **Cost:** $4,000
	Childcare Centre - Damaged section of weatherboard There is a damaged section of weatherboard at low level to the left-hand side of the entrance. **Recommendation:** Install replacement weatherboard to prevent water ingress damaging timber frame. **Timescale:** Immediately. **Cost:** $1,000
	Childcare Centre - Floor coverings The barrier entrance mat is lifting at the threshold of one of the rear external doors in the Childcare Centre. **Recommendation:** Supply and fit replacement barrier entrance mat. **Timescale:** Immediately. **Cost:** $500

	Site - Fencing Loose chain link fencing and security wire was noted to the east boundary fencing. **Recommendation:** Replace damaged sections of chain-link and security wire to the post and chain-link fencing to the east boundary. **Timescale:** Immediately. **Cost:** $1,000

Section 3.0 Elemental Description and Condition

3.1 Structure

Stihl Building

3.1.1 The superstructure is a steel portal frame structure. The roof structure comprises framework of steel purlins, which provides the structural support for the roof covering. The drawings within the Council Property File show the foundation details as reinforced pile, strip and pads which support the steel portal frame and the ground floor is formed of reinforced concrete slab on grade with a suspended 'dye core' concrete floor.

Good Health Building

3.1.2 The warehouse superstructure is a steel portal frame structure.

3.1.3 A single storey office block adjoins the warehouse and is also of steel frame construction.

3.1.4 The roof structure comprises framework of steel purlins, which provides the structural support for the roof covering. The drawings within the Council Property File show the foundation details as reinforced strip and pads which support the steel frame and the ground floor is formed of reinforced concrete slab on grade.

Caffe é Cucina Building

3.1.5 The roof structure comprises timber purlins on timber trusses at 900mm centres. External walls are of timber framed construction. The drawings within the Council Property File show the foundation details as reinforced concrete 'Ribraft' floor slab and edge beam on grade.

Childcare Centre

3.1.6 Designed and Built in 2009. The roof structure comprises timber purlins on timber trusses at 900mm centres. The 'feature' roof above the building entrance has a structural steel frame. External walls are of timber framed construction. The drawings within the Council Property File show the foundation details as reinforced concrete 'Ribraft' floor slab and edge beam on grade.

Observations

3.1.7 Stephen Mitchell Engineers Limited have been engaged to complete a structural review for the properties. We have not reviewed the report and cannot comment on the contents of the report.

3.1.8 We observed no significant signs of significant structural movement or deflection from our building inspection. However, we did not open up or inspect structural elements of the building.

3.2 Roofs and Roof Areas

Stihl Building

3.2.1 The roof over the building is of mono-pitched design, weathered in a profile metal roof covering with a factory applied finish, inset with translucent roof sheets to the warehouse section of the building only. The roof drains to the storm water system via a metal box gutter running the length of the north elevation and uPVC downpipes.

Good Health Building

3.2.2 The roof over the warehouse is formed with dual pitches. The roof is covered in trapezoidal section profiled powder coated steel roof sheets which are fixed to the purlins with 'tek' screws. The underside of the roof has a building wrap retained by a steel wire mesh.

3.2.3 The roof discharges to the stormwater system via two metal box gutters with a powder coated finish running the length of the north and south elevations and uPVC downpipes. The roof contains mechanical ventilation and extract ventilators.

3.2.4 The roof to the office area has been covered with a combination of a pitched trapezoidal profile metal roof covering with a powder coated finish, associated flashings and a small section of butynol membrane roof covering. The profile metal roof covering is fixed to the purlins with 'tek' screws.

3.2.5 The roof discharges to the stormwater system via an internal membrane, rain water sumps and internal uPVC downpipes. The roof contains air conditioning condensers, mechanical ventilation and extract ventilators.

3.2.6 A small entry canopy has been installed to the west elevation of the office building and is covered with a butynol membrane. The membrane roof discharges to the stormwater system via an internal membrane gutter and internal uPVC downpipes.

3.2.7 A canopy roof has been formed to the east elevation of the warehouse. The canopy roof is formed with a single pitch of 5° which slopes back to the warehouse. The roof is covered in trapezoidal section profiled galvanised steel roof sheets which are fixed to the purlins with 'tek' screws.

3.2.8 The roof discharges to the stormwater system via an internal membrane gutter running the length of the of the canopy roof covering, rain water sumps and uPVC downpipes.

Caffe é Cucina Building

3.2.9 The roof comprises of three separate mono-pitched roofs with trapezoidal section profiled powder coated steel roof sheets which are fixed to the purlins with 'tek' screws. Timber barge and facia boards with painted finish. Soffits are cement fibre boards with jointing strips and painted finish.

3.2.10 The roofs discharge to the stormwater system via a combination of metal box gutters to eaves with a powder coated finish, and internal box gutters with sheet butyl membrane linings at abutments. Gutters discharge to uPVC downpipes.

3.2.11 The roof contains mechanical ventilation and extract terminals, and an air conditioning condenser platform.

3.2.12 Covered external seating areas have a steel framed enclosure with 'louvretech' roof.

Childcare Centre

3.2.13 The roof comprises of two separate mono-pitched roofs with trapezoidal section profiled powder coated steel roof sheets which are fixed to the purlins with 'tek' screws. Timber barge and fascia boards with a painted finish and soffits are express jointed fibre cement sheet boards with painted finish. The 'feature' roof above the building entrance comprises a 10°mono-pitched roof with perimeter upstand, and a sheet butynol roofing membrane.

3.2.14 The roofs discharge to the stormwater system via a combination of metal box gutters to eaves with a powder coated finish, and internal box gutters with sheet butyl membrane linings at abutments. Gutters discharge to uPVC downpipes.

Observations

3.2.15 The translucent roof sheets to the Stihl Building are suffering from UV degradation and have become opaque. We recommend the translucent roof sheets are replaced.

3.2.16 Heavy staining and atmospheric debris build-up was noted to the Good Health warehouse roof around the south elevation ventilation stack.

3.2.17 Evidence of water damage to the plasterboard ceiling linings around the central lightwell to the Good Health office accommodation. Inspection of the roof covering and skylight found several temporary repairs in the form of sealant applied to the skylight. We recommend an appropriate permanent repair is made to the roof penetration.

3.2.18 Internal roof leaks were noted within the Good Health Building and focused around the south-west internal corner. Inspection of the internal gutter and parapet found several temporary repairs in the form of sealant applied to the membrane. We recommend an appropriate permanent repair is made to the roof gutter and parapet junction.

3.2.19 There was evidence of water damage to the decorations to the ceiling in the reception area of the Childcare Centre, the source of the water ingress is reported to have been a blocked rainwater gutter to the rear of the roof upstand above, which has now been cleared. This will require regular maintenance to ensure the blockage does not re-occur.

3.3 Rainwater System

Stihl Building

3.3.1 The roof drains to the storm water system via metal box gutter and uPVC downpipes running the length of the north elevation.

Good Health Building

3.3.2 The roofs drain to the stormwater system via a combination of metal box gutters and uPVC downpipes running the length of the north and south elevations and internal membrane gutters, rain water sumps and uPVC downpipes.

Caffe é Cucina Building

3.3.3 The roofs discharge to the stormwater system via a combination of metal box gutters to eaves with a powder coated finish, and internal box gutters with butyl membrane linings at abutments. Gutters discharge to uPVC downpipes.

Childcare Centre

3.3.4 The roofs discharge to the stormwater system via a combination of metal box gutters to eaves with a powder coated finish, and internal box gutters with butyl membrane linings at abutments. Gutters discharge to uPVC downpipes.

Observations

3.3.5 Internal roof leaks were noted within the Good Health Building and focused around the south-west internal corner. Inspection of the internal gutter and parapet found several temporary repairs in the form of sealant applied to the membrane. We recommend a permanent repair is made to the roof gutter and parapet junction.

3.4 External Walls and Cladding

Stihl Building

3.4.1 External wall construction to the north and east elevation are 150mm thick reinforced concrete tilt-slabs throughout their full height with 25mm vertical v-joints which are sealed in grey coloured polysulphide mastic sealant. The concrete tilt-slabs have a bare finish.

3.4.2 The wall cladding to the south and west elevations are a combination of aluminium glazed curtain wall system, fibre cement sheet cladding with a painted finish and full height concrete tilt-slabs with a polished exposed aggregate finish with 25mm vertical v-joints.

Good Health Building

3.4.3 The office section of the building is clad in a combination of aluminium glazed curtain wall system, aluminium composite panels to the east and south elevations and concrete tilt-slab panels through their full height with a painted finish.

3.4.4 The warehouse walls to the north, east and west elevations are formed in 150mm thick reinforced concrete tilt slabs and trapezoidal profile steel wall sheets with a factory applied finish up to eaves level.

Caffe é Cucina Building

3.4.5 Main walls are clad with fibre cement horizontal weatherboard and fibre cement sheet cladding panels with painted finish. External seating areas are formed with steel framed enclosures, with a mixture concrete blockwork base walls and timber framed base panels. The cladding to the sub floor space is a mixture of fibre cement and timber weatherboards with a painted finish.

Childcare Centre

3.4.6 Main walls clad with fibre cement horizontal weatherboard and fibre cement sheet cladding panels with painted finish.

Observations

3.4.7 Splitting of the polysulphide mastic sealant was observed to the north-east corner of the Stihl Building. We believe the splitting is due to differential thermal movement between the faces of the concrete, with no major issue suspected. However, we would recommend a structural engineer is engaged to provide comment on the possible causes of the splitting and movement. We assume all structural observations described above will be covered within the structural review being undertaken by Stephen Mitchell Engineers Limited.

3.4.8 Efflorescence staining and cracking of the concrete tilt slab panels was noted to the east elevation of the Stihl Building. We would recommend a structural engineer is engaged to provide comment on the possible causes of the cracking and movement. We assume all structural observations described above will be covered within the structural review being undertaken by Stephen Mitchell Engineers Limited.

3.4.9 Several areas of flaking paint were noted to the concrete tilt slab panels to the Good Health building on the south and west elevations.

3.4.10 The timber weatherboard cladding and facings to the base of the external seating areas to the Caffe e Cucina building shown signs of deterioration of the timber, with splitting and cracking noted.

3.4.11 There is a damaged section of weatherboard at low level to the left-hand side of the entrance to the Childcare Centre.

3.4.12 Efflorescence was noted to the inside face of the concrete blockwork wall in the external seating area of the Caffe é Cucina.

3.4.13 We recommend a long-term maintenance plan is developed to ensure appropriate maintenance is planned and budgeted for to prevent further deterioration of the cladding and other building elements.

3.5 Doors, Windows and Joinery

Stihl Building

3.5.1 Window joinery to the south and west elevations is a combination of aluminum single glazed curtain wall system with a factory applied finish to the ground floor and single glazed aluminium window joinery with a factory applied finish to the first floor.

3.5.2 Door joinery to the ground floor showroom and first floor is a combination of double, aluminium glazed panel doors with stainless steel push pull handles and automatic twin glazed panel doors.

3.5.3 A single 4m wide by 5m high motorised steel roller door with a factory applied finish has been installed to the workshop/store area.

3.5.4 A single glazed aluminium skinned timber fire door has been installed to the south elevation.

Good Health Building

3.5.5 Window joinery to the north, south and west elevations is single glazed aluminium window joinery with a factory applied finish.

3.5.6 Door joinery is a combination of single and double, aluminium glazed panel doors with stainless steel push pull handles.

3.5.7 A single 4m wide by 5m high motorised steel roller door with a factory applied finish has been installed to the production area.

3.5.8 A single glazed aluminium skinned timber fire door has been installed to the south elevation.

Caffe é Cucina Building

3.5.9 Windows are aluminium single glazed with factory applied finish. There is a security roller shutter to the outside of the recessed entrance to the building.

3.5.10 Main external door is glass with stainless steel ironmongery, with factory finished aluminum frame and glazed side lights. Fire exit doors to rear are solid core composite timber construction in aluminium frames.

Childcare Centre

3.5.11 Windows are aluminium single glazed with factory applied finish.

3.5.12 Entrance door and sidelights are single glazed aluminium with factory applied finish.

Observations

3.5.13 The external fire exit doors to the rear of the Caffe e Cucina building have been damaged on the bottom and side edges and material is starting to swell and deteriorate.

3.5.14 Aluminium opening window to the rear elevation of the Caffe e Cucina building has damaged bottom rail, due to an attempted break-in.

3.5.15 Aluminium opening window to the front of the Childcare Centre has damaged bottom rail, due to an attempted break-in.

3.5.16 We recommend a long-term maintenance plan is developed to ensure appropriate maintenance is planned and budgeted for to prevent further deterioration of the cladding and other building elements.

3.6 Internal Finishes

Stihl Building

3.6.1 The office accommodation is arranged over ground and first floor. The internal office finishes generally comprise suspended ceilings with inlay mineral fibre tiles and a mixture of recessed and surface mounted florescent light fittings, painted plasterboard and glazed floor to ceiling partitions. The concrete floors have a mixture of vinyl, carpet tile and timber and rubberised floor coverings.

3.6.2 The finishes within the workshop/store area comprise the underside of the pitched roof with exposed building wrap retained by a steel wire mesh. There are eight rows of roof lights which span each bay. Wall linings are a combination of plasterboard with a painted finish and the internal face of the concrete tils slab panels. The concrete floor has a combination of a painted and unpainted finish. Lighting throughout the main workshop/store are high bay fluorescent light fittings.

3.6.3 Kitchenettes have been installed to the ground and first floor office accommodation, comprising of laminate base and wall units and composite work tops.

3.6.4 WCs comprise vinyl floors coverings, painted plasterboard wall finishes and painted plasterboard ceiling linings. The WC's are fitted with white sanitaryware. Extract ventilation has been provided to both the toilet and shower accommodation.

Good Health Building

3.6.5 The office accommodation is arranged over the ground floor. The internal office finishes generally comprise suspended ceilings with inlay mineral fibre tiles and a mixture of recessed and surface mounted florescent light fittings, painted plasterboard and glazed floor to ceiling partitions. The concrete floors have a mixture of vinyl and carpet tile flooring.

3.6.6 Kitchenettes have been installed to the basement and ground floor, comprising of laminate base and wall units and composite work tops.

3.6.7 Several WCs are located throughout the office accommodation and comprise of vinyl floors coverings, painted plasterboard wall finishes and acrylic wall linings and painted plasterboard ceiling linings. The WC's are fitted with white sanitaryware. Shower rooms have been installed to the ground floor and with finishes comprising vinyl floor coverings, acrylic wall lining, painted plasterboard ceilings, glazed shower screens, acrylic shower trays and stainless-steel mixer, shower rail and heads. Extract ventilation has been provided to both the toilet and shower accommodation.

Caffe é Cucina Building

3.6.8 The main café area has flush finished plasterboard wall and ceiling finishes with painted finish. The floor finish is polished granolithic screed. Recessed circular down-lighters are fitted to the ceiling.

3.6.9 Kitchen area has flush finished plasterboard with a painted finish to the walls and ceiling. Acrylic wall panels to splash-backs and food preparation areas. Floor coverings are vinyl with stainless steel work surfaces and extract hood. Enclosed fluorescent strip light are fitted to the ceiling.

3.6.10 Finishes within the toilets comprise flush finished plasterboard with painted finish to walls and ceiling and polished reconstituted stone floor tiles. White ceramic sanitary fittings throughout. Recessed metal halide circular light fittings to ceiling. Mechanical extract fans have been installed to the toilet ceilings.

Childcare Centre

3.6.11 Internal wall and ceiling finishes are finished plasterboard with painted finish throughout. Light fittings are a mixture of recessed and surface mounted enclosed fluorescent lights. Floor finishes are sheet vinyl and carpet tiles.

3.6.12 Two separate toilet facilities for children have been installed, and a further two staff toilets and disabled toilet/shower room. Finishes comprise of vinyl floor coverings, painted plasterboard wall finishes and acrylic wall linings and painted plasterboard ceiling linings. The WC's are fitted with white sanitaryware and comprise of laminate base and wall units and composite work tops.

Observations

3.6.13 Several partitions have been installed throughout the Stihl Building first floor to form private gaming rooms. We have sighted the property file and are unable to find a building consent relating to the installation of theses partitions and as such are considered illegal works.

3.6.14 Hairline cracking of the concrete floor was noted within the Stihl workshop/store area.

3.6.15 We note that an unconsented mezzanine storage area has been installed within the warehouse/workshop area of the Stihl building which is unlikely to comply with the NZBC and will require the upgrading of the fire systems. This item should be removed, or a building consent applied for urgently. This is a Health and Safety risk given the construction, flammable chemicals stored on site and could result in the voiding of the current insurance policy and/or criminal prosecution.

3.6.16 Missing sections of edge protection were noted to the mezzanine storage area, with no warning signage on place. This is a Health and Safety risk given the fall height to the ground floor and could result in the voiding of the current insurance policy and/or criminal prosecution should an accident occur.

3.6.17 Sagging and staining of several mineral fibre tiles was evident within the first-floor space to the Stihl Building.

3.6.18 Several mineral fibre tiles throughout the first floor have been replaced with plasterboard cut to fit the ceiling grid.

3.6.19 Impact damage was noted to the plasterboard wall linings to the first floor of the Stihl building.

3.6.20 The vinyl floor covering to the Kitchen in the Caffe e Cucina building is stained and damaged in places. We recommend replacement of the floor covering is undertaken.

3.6.21 There is a damaged barrier entrance mat to one of the rear external doors in the Childcare Centre. We recommend replacement of the floor covering is undertaken.

3.6.22 We recommend a long-term maintenance plan is developed to ensure appropriate maintenance is planned and budgeted for to prevent further deterioration of the cladding and other building elements.

3.7 Yard Areas, Car Parking and External Boundaries

3.7.1 An asphalt hardstanding has been installed to the carparking areas located along the north, south, east and west boundaries. Painted demarcation lines and timber parking stops have been installed to the carparking areas.

3.7.2 An asphalt road has been laid throughout the site, providing access to the carparking areas and the loading bay areas. Rubber speed humps have been installed to the road areas to the road areas adjacent to the north boundary to limit speed.

3.7.3 Concrete kerb stones have been laid to the perimeter of the carparks and road areas.

3.7.4 Fencing comprised of metal posts and chain-link with rows of security wire installed to the top of the fence and timber close board fencing.

3.7.5 Gates comprise of metal post and rail gates to the north boundary.

3.7.6 Landscaped areas have been provided to the throughout the site and comprise of bark mulch with low level low maintenance native grasses and a grassed area along the west boundary. Several mature trees have been planted throughout the site.

3.7.7 Column lighting has been provided throughout the site and comprise of sodium and LED floor light fittings.

3.7.8 There is an external walkway around the side of the Childcare Centre comprising timber decking with a timber balustrade and handrail to one side.

Observations

3.7.9 Localised areas of cracking were noted to the parking and driveway areas.

3.7.10 Several pot holes were noted to the road area adjacent to the north boundary and hardstanding to the east elevation. We recommend repairs to the asphalt is undertaken to prevent further damage from occurring.

3.7.11 Several areas of impact damage to the timber fencing from the neighbouring property was noted along the north boundary.

3.7.12 Loose chain link fencing and security wire was noted to the east boundary fencing. Isolated repairs are required to the fencing to ensure the site remains secure.

3.7.13 The timber walkway and balustrade to the Childcare Centre is in need of cleaning down to remove dirt and moss growth, and also requires re-decoration with a suitable preservative coating.

Appendices

Appendix A Photographs

Stihl Building

Photograph 1

General view of the north elevation.

Photograph 2

General view of the east elevation.

Photograph 3

General view of the south elevation.

Photograph 4

General view of the west elevation.

Photograph 5

General view of the Stihl Shop.

Photograph 6

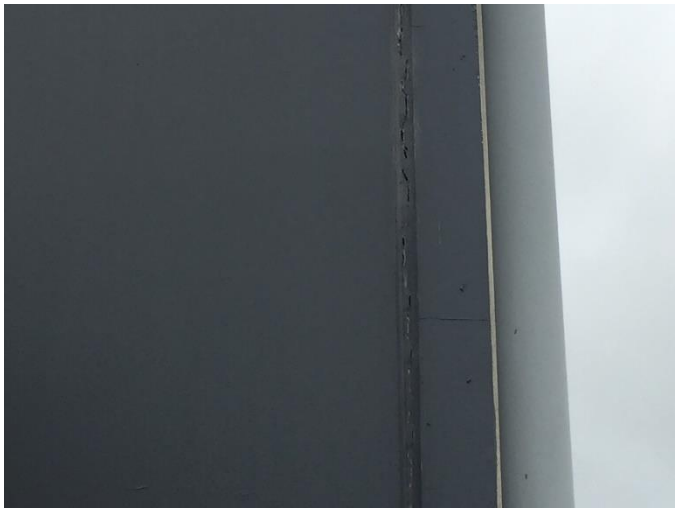
General view of the Stihl Shop Warehouse/Workshop.

Photograph 7

General view of the roof covering to the Stihl Building.

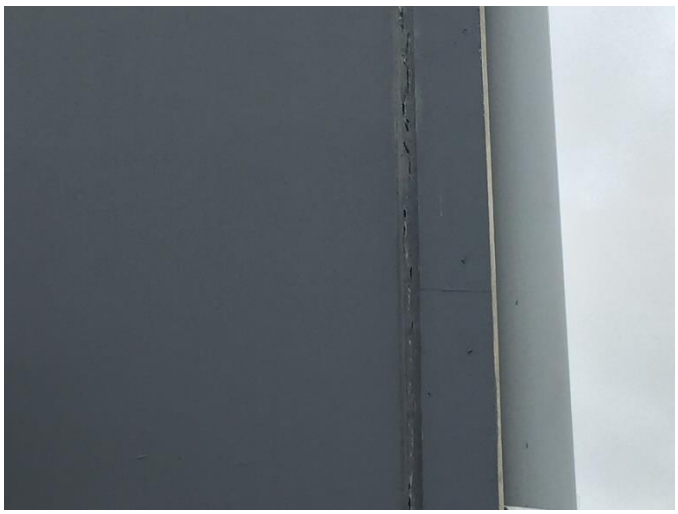
Photograph 8

The translucent roof sheets to the Stihl Building are UV degraded and have become opaque. We recommend the translucent roof sheets are replaced.



Photograph 9

Splitting of the polysulphide mastic sealant was observed to the north-east corner of the Stihl Building. We believe the splitting is due to differential thermal movement between the faces of the concrete, with no major issue suspected. However, we would recommend a structural engineer is engaged to provide comment on the possible causes of the splitting and movement.



Photograph 10

Splitting of the polysulphide mastic sealant was observed to the north-east corner of the Stihl Building. We believe the splitting is due to differential thermal movement between the faces of the concrete, with no major issue suspected. However, we would recommend a structural engineer is engaged to provide comment on the possible causes of the splitting and movement.

Photograph 11

Efflorescence staining and cracking of the concrete tilt slab panels was noted to the east elevation of the Stihl Building. We would recommend a structural engineer is engaged to provide comment on the possible causes of the cracking and movement.

Photograph 12

Efflorescence staining and cracking of the concrete tilt slab panels was noted to the east elevation of the Stihl Building. We would recommend a structural engineer is engaged to provide comment on the possible causes of the cracking and movement.

Photograph 13

General view of the internal finishes.

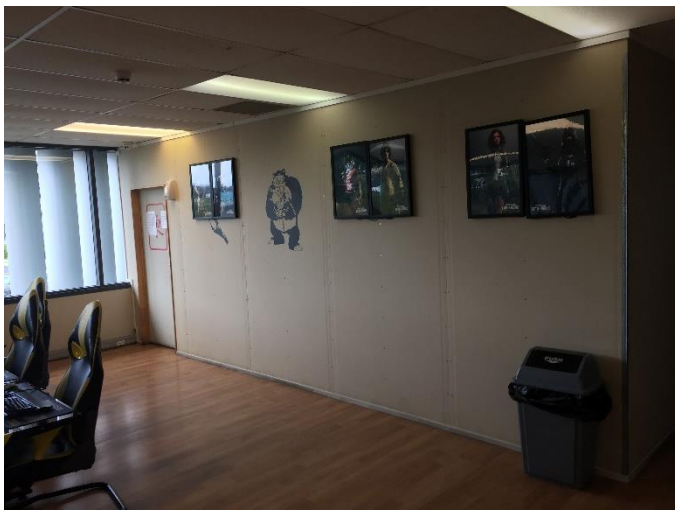
Photograph 14

General view of the internal finishes.

Photograph 15

We note that an unconsented mezzanine storage area has been installed within the warehouse/workshop area of the Stihl building which is unlikely to comply with the NZBC and will require the upgrading of the fire systems. This item should be removed, or a building consent applied for urgently.

Missing sections of edge protection were noted to the mezzanine storage area, with no warning signage on place. This is a Health and Safety risk given the fall height to the ground floor.



Photograph 16

Several partitions have been installed throughout the Stihl Building first floor to form private gaming rooms. This item should be removed, or a building consent applied for urgently.

Photograph 17

Several partitions have been installed throughout the Stihl Building first floor to form private gaming rooms. This item should be removed, or a building consent applied for urgently.

Photograph 18

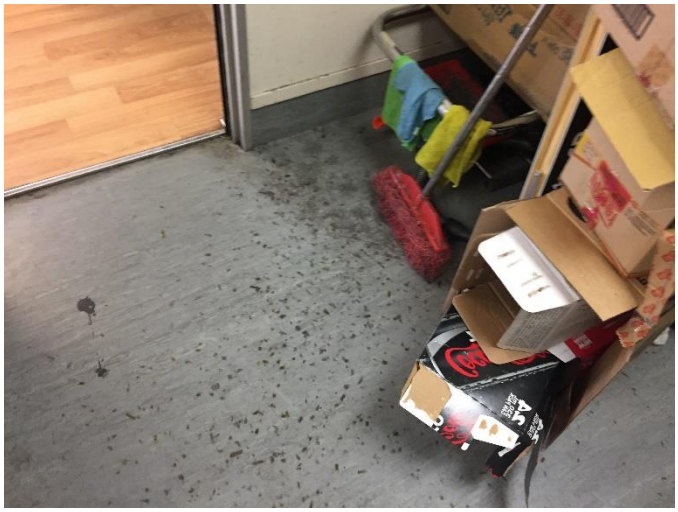
Sagging and staining of several mineral fibre tiles was noticed within the first-floor space to the Stihl Building.

Photograph 19

Staining and water damage were noted to the wall linings behind the wash hand basins to the toilets within the first floor. No splash back has been installed to prevent moisture damage.

Photograph 20

Staining and water damage were noted to the wall linings behind the wash hand basins to the toilets within the first floor. No splash back has been installed to prevent moisture damage.



Photograph 21

Staining and damage was noted to the first floor kitchenette vinyl floor covering. The floor covering will require replacement.

Good Health Building

Photograph 22

General view of the north elevation.

Photograph 23

General view of the east elevation.

Photograph 24

General view of the south elevation.

Photograph 25

General view of the west elevation.

Photograph 26

General view of the roof.

Photograph 27

Inspection of the roof covering, and skylight found several temporary repairs in the form of sealant applied to the skylight.

Photograph 28

Inspection of the roof covering, and skylight found several temporary repairs in the form of sealant applied to the skylight.

Photograph 29

Evidence of water damage to the plasterboard ceiling linings around the central light well to the Good Health office accommodation.

Photograph 30

Evidence of water damage to the plasterboard ceiling linings around the central light well to the Good Health office accommodation.

Photograph 31

Evidence of water damage to the plasterboard ceiling linings around the central light well to the Good Health office accommodation.

Photograph 32

Heavy staining and atmospheric debris build-up was noted to the Good Health warehouse roof around the south elevation ventilation stack.

Photograph 33

Wash down and inspection of the roof covering annually.

Photograph 34

Inspection of the internal gutter and parapet found several temporary repairs in the form of sealant applied to the membrane.

Photograph 35

We recommend a permanent repair is made to the roof gutter, parapet junction and parapet cladding junction.

Photograph 36

Internal roof leaks were noted within the Good Health Building and focused around the south-west internal corner.

Photograph 37

Several areas of flaking paint were noted to the concrete tilt slab panels to the Good Health building on the south and west elevations.

Photograph 38

Several areas of flaking paint were noted to the concrete tilt slab panels to the Good Health building on the south and west elevations.

Photograph 39

Several areas of flaking paint were noted to the concrete tilt slab panels to the Good Health building on the south and west elevations.

Caffe e Cucina

Photograph 40

Caffe é Cucina: General view of exterior.

Photograph 41

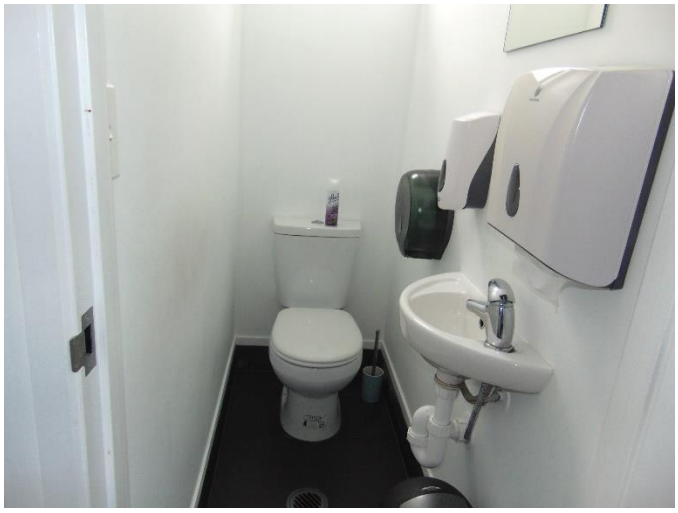
Caffe é Cucina: General View of exterior.

Photograph 42

Caffe é Cucina: General view of exterior.

Photograph 43

Caffe é Cucina: General view of exterior.



Photograph 44

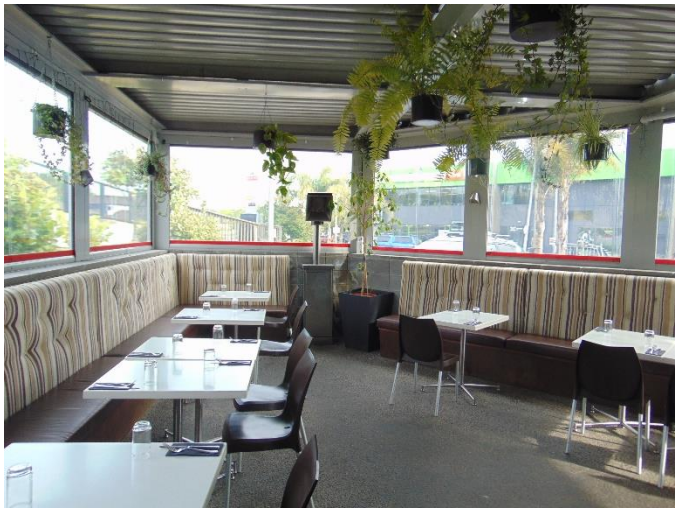
Caffe é Cucina: General view of customer toilet.

Photograph 45

Caffe é Cucina: General view of Kitchen.

Photograph 46

Caffe é Cucina: General view of main dining area.



Photograph 47

Caffe é Cucina: General view of covered seating area.

Photograph 48

Caffe é Cucina: Damaged soaker to base of weatherboard.

Photograph 49

Caffe é Cucina: Deterioration to timber cladding and facings to external seating area.

Photograph 50

Caffe é Cucina: Deterioration to timber cladding and facings to external seating area.

Photograph 51

Caffe é Cucina: Deterioration to base of external doors.

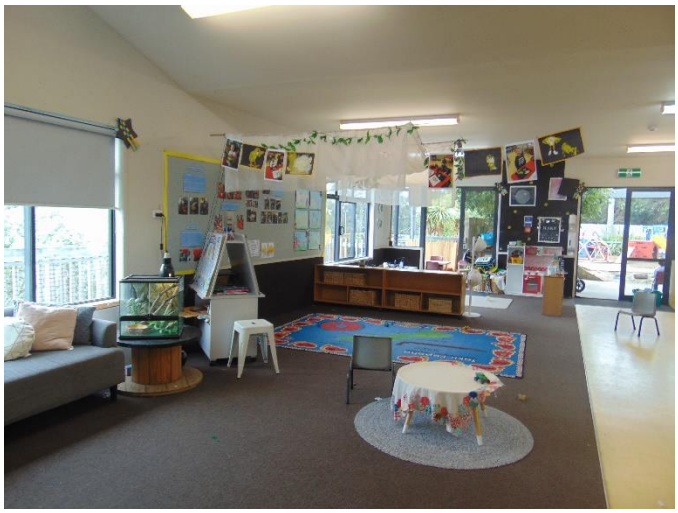
Childcare Centre

Photograph 52

Childcare Centre: General View of front of building.

Photograph 53

Childcare Centre: General view of rear of building.



Photograph 54

Childcare Centre: General view of interior.

Photograph 55

Childcare Centre: Damaged section of weatherboard to left hand side of entrance.

Photograph 56

Childcare Centre: Back gutter detail above reception entrance prone to blockage.

Photograph 57

Childcare Centre: Walkway deck and balustrade requiring cleaning and decoration.

Photograph 58

Childcare Centre: Lifting barrier mat to rear exit doorway.

Appendix B CAPEX Summary

CAPEX Summary

265 Albany Highway, Auckland - Stihl 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	All	Translucent roof sheets	The roof coverings are in a poor condition due to a lack of maintenance and the translucent roof sheets are UV degraded.	Poor	Consideration should be given to replacement of the translucent roof sheets.	15	3	$10,000.00			$ 10,000.00		
							Total - Roof	**$ 10,000.00**	**$ -**	**$ -**	**$ 10,000.00**	**$ -**	**$ -**
2.0	**EXTERNAL WALLS AND CLADDING**												
2.01	East elevation	Wall	Splitting of the polysulphide mastic sealant was observed to the north-east corner of the Stihl Building. We believe the splitting is due to differential thermal movement between the faces of the concrete, with no major issue suspected.	Fair	We would recommend a structural engineer is engaged to provide comment on the possible causes of the splitting and movement.	**15**	**6**	$5,000.00	$ 5,000.00				
2.02	East elevation	Wall	Efflorescence staining and cracking of the concrete tilt slab panels was noted to the east elevation of the Stihl Building.	Fair	We would recommend a structural engineer is engaged to provide comment on the possible causes of the splitting and movement.	100	91	$5,000.00	$ 5,000.00				
							Total - External Walls and Cladding	**$10,000.00**	**$10,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
3.0	**INTERNAL**												
3.01	Ground Floor	Warehouse/ Workshop	We note that an unconsented mezzanine storage area has been installed within the warehouse/workshop area of the Stihl building which is unlikely to comply with the NZBC and will require the upgrading of the fire systems.	Fair	This item should be removed, or a building consent applied for urgently. This is a Health and Safety risk given the construction, flammable chemicals stored on site and could result in the voiding of the current insurance policy and/or criminal prosecution.	-	-	$5,000.00	$5,000.00				
3.02	First Floor	Game Lounge	Several partitions have been installed throughout the Stihl Building first floor to form private gaming rooms.	Fair	This item should be removed, or a building consent applied for urgently.	-	-	$7,500.00	$7,500.00				

CAPEX Summary

265 Albany Highway, Auckland - Stihl 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
3.03	Ground Floor	Warehouse/ Workshop	Missing sections of edge protection were noted to the mezzanine storage area, with no warning signage on place.	Poor	This is a Health and Safety risk given the fall height to the ground floor and could result in the voiding of the current insurance policy and/or criminal prosecution should an accident occur.	-	-	$2,000.00	$ 2,000.00				
3.04	First Floor	Game Lounge	Sagging and staining of several mineral fibre tiles was noticed within the first-floor space.	Poor	Investigate the cause of the sagging mineral fibre tiles to the tenancy and replace the damaged ceiling tiles.	15	6	$1,000.00	$ 1,000.00				
3.05	First Floor	Game Lounge	Staining and damage was noted to the first floor kitchenette vinyl floor covering.	Poor	The floor covering will require replacement.	15	2	$1,500.00	$ 1,500.00				
							Total - Internal Areas	**$17,000.00**	**$17,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
4.0	**EXTERNAL AREAS**												
4.01	East elevation	Fencing	Loose chain link fencing and security wire was noted to the east boundary fencing.	Fair	Replace damaged sections of chain-link and security wire to the post and chain-link fencing to the east boundary.	15	6	$1,000.00	$ 1,000.00				
4.02	All	Yards	Localised areas of cracking and several pot holes were noted to the road area adjacent to the north boundary and hardstanding to the east elevation.	Fair	Allow to undertake to repairs to the road and hardstanding areas to prevent further damage to the road and hardstanding surfaces.	25	19	$5,000.00	$ 5,000.00				
							Total - External Areas	**$6,000.00**	**$ 6,000.00**	**$ -**	**$ -**	**$ -**	**$ -**
							Total	**$43,000.00**	**$ 33,000.00**	**$ -**	**$ 10,000.00**	**$ -**	**$ -**

CAPEX Summary

265 Albany Highway, Auckland - Stihl 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

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 enhanced engineered foundations.
Operational/Maintenance costs.
Structural works.
Local Authority Fees.

CAPEX Summary

265 Albany Highway, Auckland - Good Health 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	Roof	Office roof	Evidence of water damage to the plasterboard ceiling linings around the central light well to the Good Health office accommodation. Inspection of the roof covering, and skylight found several temporary repairs in the form of sealant applied to the skylight.	Fair	We recommend a permanent repair is made to the roof penetration flashings.	35	23	$2,500.00	$ 2,500.00				
2.0	**RAINWATER SYSTEM**												
2.01	Roof	Office roof	Internal roof leaks were noted within the Good Health Building and focused around the south-west internal corner. Inspection of the internal gutter and parapet found several temporary repairs in the form of sealant applied to the membrane.	Fair	We recommend a permanent repair is made to the roof gutter, parapet junction and parapet cladding junction.	35	23	$2,000.00	$ 2,000.00				
							Total - Roof	**$4,500.00**	**$ 4,500.00**	**$ -**	**$ -**	**$ -**	**$ -**
3.0	**EXTERNAL WALLS AND CLADDING**												
3.01	All	Wall	Several areas of flaking paint were noted to the concrete tilt slab panels to the Good Health building on the south and west elevations.	Fair	Wash down the concrete tilt slab wall panels and redecorate cyclically to prevent moisture ingress and premature failure of the reinforcing steel embedded within the tilt slab panel.	**10**	**1**	$55,000.00	$55,000.00				
							Total - External Walls and Cladding	**$55,000.00**	**$55,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
							Total	**$59,500.00**	**$59,500.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

CAPEX Summary

265 Albany Highway, Auckland - Good Health 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

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 March 2016.

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 enhanced engineered foundations.
Operational/Maintenance costs.
Structural works.
Local Authority Fees.

For internal/external redecoration the following allowances have been made:-
P&G (Including scaffolding, access, site set up and accommodation etc.) at 10%
Contractor's Margin at 10%
Contingency at 5%
Fees (Consultant) @ 10%

Figures are NZ$. No account taken for inflation over time.

CAPEX Summary

265 Albany Highway, Auckland - Café e Cucina 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	**EXTERNAL WALLS AND CLADDING**												
1.01	South West and South East Elevations.	2No. External doors.	Solid core composite doors with metal frame.	Damage and deterioration to bottom edge and sides of door.	Replace in 1-2 years time.	15	6	$4,000.00		$ 4,000.00			
							Total - External Walls and Cladding	**$4,000.00**	**$0.00**	**$4,000.00**	**$0.00**	**$0.00**	**$0.00**
							Total	**$4,000.00**	**$0.00**	**$4,000.00**	**$0.00**	**$0.00**	**$0.00**

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 enhanced engineered foundations.
Operational/Maintenance costs.
Structural works.
Local Authority Fees.

CAPEX Summary

265 Albany Highway, Auckland - Childcare Centre

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	**EXTERNAL WALLS AND CLADDING**												
1.01	South West Elevation	Wall cladding.	Cement fibre weatherboard.	Damaged weatherboard to bottom of external cladding.	Cut out and replace damaged weatherboard.	**15**	**6**	$1,000.00	$ 1,000.00				
							Total - External Walls and Cladding	**$1,000.00**	**$1,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2.0	**INTERNAL**												
2.01	North East elevation.	Flooring.	Barrier entrance mat at external doorway.	Mat lifting at threshold presenting trip hazard.	Replace with new barrier entrance mat to match existing.	10	0	$500.00	$500.00				
							Total - Internal Areas	**$500.00**	**$500.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
							Total	**$1,500.00**	**$1,500.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

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 enhanced engineered foundations.
Operational/Maintenance costs.
Structural works.
Local Authority Fees.

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