

# Technical Due Diligence Report

For and on behalf of  
**AUGUSTA FUNDS  
MANAGEMENT LTD**

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114-152 Swanson Road, Henderson,  
Auckland

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**OCTOBER 2018**

**P18-0174**



# Document Control

## Document Revision History

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CLIENT	Augusta Funds Management Ltd
CLIENT CONTACT	Ben Visser

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0	12/10/2018	Initial issue to client

## Authorisation for Issue

Author

Peer Reviewer

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Name Simon Parry BSc (Hons) MNZIBS

Position Building Surveyor

Position Senior Building Surveying

For and on behalf of Hampton Jones Property Consultancy Limited.

For and on behalf of Hampton Jones Property Consultancy Limited.



## Executive Summary

- i This report is concerned with the review of the building fabric located at 114-152 Swanson Rd, Henderson, Auckland. Their main observations have been incorporated within the following Executive Summary.
- 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.

The Swift Serviettes building on this site have been developed over several decades and now form:

- Single storey administration building with kitchen toilets and lunchroom to the east elevation.
  - Large warehouse and open canopy to the east elevation.
  - Large production area.
  - Offices overlooking production area.
  - W/C's and offices to the production area and warehouse.
- iv The property has two entrances to the east side, one providing access to the staff carparking area and office accommodation, with the other providing freight access to the warehouse yard areas.
  - v The original warehouse is assumed to be constructed circa 1970s, it is assumed that the single storey office accommodation and warehouse areas to the west side of the property have been added as extensions at a later date.

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

- Single storey administration building with kitchen, toilets reception area, boardrooms and kitchen to the east elevation.
  - Large paper store.
  - Paper store/Inwards goods
  - Large staging area.
  - Production office, prepress, plate room and lunchroom.
  - Paper recycling area.
  - Large area to the west elevation.
- vi The property has one entrance to the east side, one entrance to the north elevation and several to the south elevation. one providing access to the staff carparking area and office accommodation, with the others providing freight access to the warehouse yard areas.
  - vii The original warehouse is assumed to be constructed circa 1970s, it is assumed that the single storey office accommodation to the east side of the property have been added as extensions at a later date.

The TreasureBox Building on site consists of:

- Large warehouse area.
  - W/C's.
- viii The property has one entrance to the south side providing freight access to the warehouse yard areas.
  - ix The original warehouse is assumed to be constructed circa 1970s.



The Caprice building on this site have been developed over several decades and now form:

- Single storey administration building with kitchen toilets and lunchroom to the east elevation.
- Large warehouse and open canopy to the east elevation.
- Offices overlooking production area.
- W/C's, lunchroom/kitchen and office to warehouse.

x The Caprice property has two entrances to the east and south side, one providing access to the staff carparking area, with the other providing freight access to the warehouse yard areas.

xi The original warehouse is assumed to be constructed circa 2012.

#### Anytime Fitness

xii The property consists of a single storey gymnasium currently under lease to Anytime Fitness. The premises are situated at 114 Swanson Road, Henderson, which is approximately 27 kilometers from Auckland Airport and 18 kilometers from the central business district.



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## Section 1.0 Introduction

### 1.1 Survey Details

- 1.1.1 Instructions were received from Ben Visser of Augusta Funds Management Limited on 1 October 2018 to provide a High Level Technical Due Diligence report commenting on the condition of premise at 114-152 Swanson Road, Henderson, Auckland.

COMMISSIONED BY	Ben Visser of Augusta Funds Management Limited
WEATHER CONDITIONS	Dry and clear
SURVEY UNDERTAKEN BY	Becky Miller
SURVEY DATE	5 <sup>th</sup> October 2018
FORMAL DIALOGUE	Between Gareth Christopher of Hampton Jones and Ben Visser of Augusta Funds Management Group

### 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.

### 1.3 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:

1.7.2 Rooms containing asbestos containing materials.

## 1.8 Areas Not Accessed

1.8.1 The following areas were not accessed:

- i Ceiling voids.
- ii Subfloor areas.
- iii Areas with asbestos warning signs
- iv Concealed structure

## 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 over a thousand 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 Swift Serviettes 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.

<p><b>■</b></p>	<p><b><u>Swift Serviettes - Site - Hazardous and Deleterious Materials:</u></b></p> <p>Due to the age and type of construction, it is likely that asbestos containing materials are present within the subject buildings.</p> <p>We were shown several locations on site that where sealed off due to suspected to contain asbestos. These areas were not inspected.</p> <p>We have not had sight of any asbestos register, records or asbestos management plans for any of the buildings, however, we were told there is a register on site.</p> <p>Should there be no asbestos registers, asbestos management plans or other asbestos identification records in existence we would recommend that an appropriately qualified asbestos surveyor is instructed to carry out an asbestos survey and prepare an asbestos register in respect of the property. This will ensure that all remedial/removal/encapsulation works required to any asbestos containing materials can be factored into your decision to acquire the properties. It will also ensure your statutory duties and responsibilities as a PCBU under the Health and Safety at Work (Asbestos) Regulations 2016 are fulfilled once you become the Building Owner.</p> <p>We would also like to bring to your attention, under Regulations 13 and 14 of the Health and Safety at Work (Asbestos) Regulations 2016, PCBUs with management or control of a premise, such as Building Owners, are required to ensure that an asbestos management plan is prepared and reviewed.</p> <p><b>Recommendation:</b> If not already in place, instruct a suitably qualified independent asbestos surveyor to conduct an Asbestos Identification survey and prepare an asbestos management plan, identifying any remedial/replacement/encapsulation works required in the immediate and longer term, in accordance with the Health &amp; Safety at Work (Asbestos) Regulations 2016.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost:</b> \$3,000</p>
<p><b>■</b></p>	<p><b><u>Swift Serviettes - Rainwater Goods:</u></b></p> <p>The butyl rubber internal gutters are in poor condition, lapped joints are lifting, and membrane has de-bonded throughout. The butyl membranes and repairs to underlying substrates require immediate attention to prevent water ingress to warehouse and production area and damage to the structure.</p> <p>Externally, the PVC and metal downpipes are in a reasonable condition.</p> <p><b>Recommendation:</b> Replace all butyl rubber membranes to internal gutters immediately.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost:</b> \$8,400</p>

<p>■</p>	<p><b><u>Swift Serviettes - Roof</u></b></p> <p>We have been informed onsite that leaks occur throughout the warehouse and production area. We did not experience any during our time on site as the weather was clear and dry.</p> <p>The galvanised steel roof sheets, clear light roof sheets and flashings have reached their life expectancy. Sealant, flashing tape and patch repairs have been noted throughout the roof indicating historic water ingress. Popped and missing roof fixings also observed.</p> <p>Severe corrosion is visible to the roof covings over the administration area and lunchroom.</p> <p>Correct plant mounting systems are required, and penetration flashings and back flashings should be installed.</p> <p><b>Recommendation:</b> All roofs requires replacement to prevent water ingress to warehouse and production area and damage to the administration area and lunchroom.</p> <p><b>Timescale:</b> Immediate/1 year</p> <p><b>Estimate cost:</b> \$900,000</p>
<p>■</p>	<p><b><u>Swift Serviettes - External blockwork cladding to administration area and lunchroom:</u></b></p> <p>The cladding to all elevations is in a reasonable condition considering the age of the building. Cracking is noted to the blockwork in the small courtyard area. The block wall to the small kitchen has subsequent water ingress internally with damaged paintwork observed. Externally, moss and lichen growth near the downpipe was observed indicating consent moisture. A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Recommendation:</b> Engage a Structural Engineer to carry out an inspection of the structure.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost for Replacement:</b> \$3,500</p>
<p>■</p>	<p><b><u>Swift Serviettes - Concrete tilt slab walls to warehouse and production area:</u></b></p> <p>The concrete tilt-slab walls have cracking throughout the south elevation walls of the warehouse. Efflorescence was noted to some cracks.</p> <p>Poorly detailed cut out sections at high level that have been covered over by cardboard was noted through two of the steel separation panels to the south external wall of the warehouse area. Upon inspection, the cut-outs did not appear carry through to the exterior. Further investigation is required.</p> <p>Externally, impact damage and subsequent penetrations are evident predominately at low level to the south elevation caused by the use of machinery and plant on site. Unsealed penetrations was noted to the north elevation production area wall. Vermin may be able to enter into the area through these holes.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Recommendation:</b> Engage a Structural Engineer to carry out an inspection of the structure and to make comment on the cut-out sections of the steel separation panels. Seal all penetrations through concrete tilt slab walls.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost of Further Investigations:</b> Incl above</p>
<p>■</p>	<p><b><u>Swift Serviettes - Internal blockwork to production area:</u></b></p> <p>The internal blockwork is generally in a good condition. There is minor cracking noted to the west elevation wall in several locations.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Time scale:</b> Engage a Structural Engineer to carry out an inspection of the structure</p> <p><b>Approximate Cost of Further Investigations:</b> Incl above</p>

■	<p><b><u>Swift Serviettes - Glazing System/Window Joinery:</u></b></p> <p>The existing window joinery to the front entrance of the office is in good condition. However, the remaining joinery throughout is suffering from a lack of maintenance.</p> <p><b>Recommendation:</b> Replace window joinery in the long term. The budget allowance excludes the costs associated with relocation tenants. Removal of the cladding and access has also been excluded at this stage, due to the possible variance in costs depending on methodology and approach.</p> <p><b>Time scale:</b> Years 2-5.</p> <p><b>Approximate Cost:</b> \$6,160</p>
■	<p><b><u>Swift Serviettes - Evidence of Bird Infestation:</u></b></p> <p>Evidence of bird infestation to external east elevation canopy.</p> <p><b>Recommendation:</b> Instruct a pest specialist to attend to remove bird infestations within the canopy and install anti vermin strips.</p> <p><b>Time scale:</b> Year 1</p> <p><b>Approximate Cost:</b> \$3,300</p>
■	<p><b><u>Swift Serviettes - Site - Accessibility:</u></b></p> <p>NZ does not have a ‘complaints based legislation’ such as the Disability Discrimination Act in the UK and Australia, thus there is currently no statutory requirement for ‘reasonable’ access provisions in existing public buildings and workplaces. However, when a change of use or building consented works occur, then this triggers the building to meet minimum accessibility provisions in the existing building under Section 112 of the Building Act 2004. For existing buildings, if a situation is encountered where it is difficult to meet the accessibility design requirements of the NZ Building Code or NZS4121:2001 then an ‘Alternative Solution’ may be proposed to the Local Council which will involve negotiation of compensatory measures or to meet the standards ‘as near as reasonably practicable’. It is also likely future tenants will wish to fulfil their corporate commitments to making the work place accessible to staff, and buildings that have good accessibility will appear to be more attractive.</p> <p>There is a lack of accessible WC’s to the property.</p> <p><b>Recommendation:</b> We would recommend a full assessment of the accessibility of the building be made, including costs for any alteration/upgrade works required.</p> <p><b>Time scale:</b> Over the next 2 years</p> <p><b>Approximate Cost:</b> \$17,500</p>
■	<p><b><u>Swift Serviettes - External blockwork to production area:</u></b></p> <p>The external blockwork is generally in a good condition. There is minor cracking noted to the west elevation wall in several locations.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Time scale:</b> Engage a Structural Engineer to carry out an inspection of the structure</p> <p><b>Approximate Cost of Further Investigations:</b> Incl above</p>




■	<p><b><u>Swift Serviettes - Administration office:</u></b></p> <p>The administration office to the east of the warehouse is generally in good condition. However, the staff kitchen, lunchroom where wall, ceiling and floor finishes were generally noted in a deteriorated condition. The staff kitchen, lunchroom would benefit from refurbishment in order to improve the office quality to Grade B. A ceiling tile to the east facing boardroom is stained, indicating water ingress. Further investigation is required to determine the source of leak.</p> <p><b>Recommendation:</b> Renewal of general wall and ceiling finishes, along with the upgrade of floor coverings, and kitchen facilities is recommended.</p> <p><b>Time scale:</b> Years 2-5.</p> <p><b>Approximate Cost:</b> \$35,200</p>
■	<p><b><u>Swift Serviettes - Office's overlooking production area:</u></b></p> <p>The office overlooking the production area is in very poor condition and is unfit for purpose. The areas are currently being used for storage or vacant.</p> <p>Wall, ceiling and floor finishes were generally noted in a poor and deteriorated condition. Bubbled paintwork was noted to the west elevation wall indicating a water ingress. Electrics and air-conditioning cease to work.</p> <p><b>Recommendation:</b> The office accommodation would benefit from either refurbishment if the area is to be re-used in order to improve the office quality to Grade B with renewal of general wall and ceiling finishes, along with the upgrade of the internal doors, internal glazed fixed lights, floor coverings, with upgrades to electrics and air-con units is recommended. A weathertightness investigation is required to determine the source of water penetration to the internal wall.</p> <p><b>Time scale:</b> Years 1-2.</p> <p><b>Approximate Cost:</b> \$130,000</p>
■	<p><b><u>Swift Serviettes - Production area w/c's and offices:</u></b></p> <p>The production area w/c's and offices are in a generally poor and deteriorated condition. The office accommodation would benefit from refurbishment in order to improve the office quality to Grade B.</p> <p>Evident water ingress to the blockwork wall of the men's w/c indicates a weathertightness issue. Further investigation is required to determine the source of leak.</p> <p><b>Recommendation:</b> Renewal of general wall and ceiling finishes, along with the upgrade of the internal doors, internal glazed fixed lights, floor coverings, kitchen and WC facilities are recommended.</p> <p><b>Time scale:</b> Years 2-5.</p> <p><b>Approximate Cost:</b> \$50,000</p>
	<p>The costs detailed above are for budgetary purposes only, and do not include professional fees, specialist services and costs associated with statutory consents. These budget costs are subject to fluctuation dependant on factors such as design, further investigation and market conditions, currently based on 3<sup>rd</sup> quarter 2018.</p>



## Section 3.0 TreasureBox Key Findings

■	<p><b><u>TreasureBox - Rainwater Goods:</u></b></p> <p>The butyl rubber internal gutters are in poor condition, lapped joints are lifting, and membrane has de-bonded throughout. The butyl membranes and repairs to underlying substrates require immediate attention to prevent water ingress into the warehouse and damage to the structure.</p> <p><b>Recommendation:</b> Replace all butyl rubber membranes to internal gutters immediately.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost:</b> \$5,200</p>
■	<p><b><u>TreasureBox - Concrete tilt slab walls throughout:</u></b></p> <p>The concrete tilt-slab walls have minor cracking to several areas at lower level to the south elevation walls of the warehouse.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Recommendation:</b> Engage a Structural Engineer to carry out an inspection of the structure and to make comment on the cut-out sections of the steel separation panels.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost of Further Investigations:</b> \$3,500</p>
■	<p><b><u>TreasureBox - Internal blockwork:</u></b></p> <p>The internal blockwork is generally in a good condition.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Time scale:</b> Engage a Structural Engineer to carry out an inspection of the structure.</p> <p><b>Approximate Cost of Further Investigations:</b> Incl above</p>
■	<p><b><u>TreasureBox - Site - Accessibility:</u></b></p> <p>NZ does not have a ‘complaints based legislation’ such as the Disability Discrimination Act in the UK and Australia, thus there is currently no statutory requirement for ‘reasonable’ access provisions in existing public buildings and workplaces. However, when a change of use or building consented works occur, then this triggers the building to meet minimum accessibility provisions in the existing building under Section 112 of the Building Act 2004. For existing buildings, if a situation is encountered where it is difficult to meet the accessibility design requirements of the NZ Building Code or NZS4121:2001 then an ‘Alternative Solution’ may be proposed to the Local Council which will involve negotiation of compensatory measures or to meet the standards ‘as near as reasonably practicable’. It is also likely future tenants will wish to fulfil their corporate commitments to making the work place accessible to staff, and buildings that have good accessibility will appear to be more attractive.</p> <p>There is a lack of accessible WC’s to the property.</p> <p><b>Recommendation:</b> We would recommend a full assessment of the accessibility of the building be made, including costs for any alteration/upgrade works required.</p> <p><b>Time scale:</b> Over the next 2 years</p> <p><b>Approximate Cost:</b> \$10,000</p>



	<p><b>TreasureBox -W/Cs:</b></p> <p>The two W/Cs are basic with no noticeable damage.</p> <p><b>Recommendation:</b> Renewal of decoration to general wall and ceiling finishes, along with the upgrade of the toilets, sinks, tiling and plumbing is recommended.</p> <p><b>Time scale:</b> 3-4 years</p> <p><b>Approximate Cost:</b> \$12,000</p>
	<p>The costs detailed above are for budgetary purposes only, and do not include professional fees, specialist services and costs associated with statutory consents. These budget costs are subject to fluctuation dependant on factors such as design, further investigation and market conditions, currently based on 3<sup>rd</sup> quarter 2018.</p>





## Section 4.0 Webstar Key Findings

	<p><b><u>Webstar - Site - Hazardous and Deleterious Materials:</u></b></p> <p>Due to the age and type of construction, it is likely that asbestos containing materials are present within the subject buildings.</p> <p>We have not had sight of any asbestos register, records or asbestos management plans for any of the buildings, however, we were told there is a register on site.</p> <p>Should there be no asbestos registers, asbestos management plans or other asbestos identification records in existence we would recommend that an appropriately qualified asbestos surveyor is instructed to carry out an asbestos survey and prepare an asbestos register in respect of the property. This will ensure that all remedial/removal/encapsulation works required to any asbestos containing materials can be factored into your decision to acquire the properties. It will also ensure your statutory duties and responsibilities as a PCBU under the Health and Safety at Work (Asbestos) Regulations 2016 are fulfilled once you become the Building Owner.</p> <p>We would also like to bring to your attention, under Regulations 13 and 14 of the Health and Safety at Work (Asbestos) Regulations 2016, PCBUs with management or control of a premise, such as Building Owners, are required to ensure that an asbestos management plan is prepared and reviewed.</p> <p><b>Recommendation:</b> If not already in place, instruct a suitably qualified independent asbestos surveyor to conduct an Asbestos Identification survey and prepare an asbestos management plan, identifying any remedial/replacement/encapsulation works required in the immediate and longer term, in accordance with the Health &amp; Safety at Work (Asbestos) Regulations 2016.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost:</b> \$5,000</p>
	<p><b><u>Webstar - Rainwater Goods:</u></b></p> <p>The butyl rubber internal gutters are in poor condition, lapped joints are lifting, and membrane has de-bonded throughout. The butyl membranes and repairs to underlying substrates require immediate attention to prevent water ingress into the warehouse and damage to the structure.</p> <p>Metal rainwater-heads have corroded and lack leaf guards which could result in blockages.</p> <p>An internal downpipe to the east elevation area is leaking. Water has congregated around the base of the downpipe. Further inspection is required to determine the source of the leak.</p> <p><b>Recommendation:</b> Replace all butyl rubber membranes to internal gutters immediately.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost:</b> \$33,600</p>

	<p><b><u>Webstar - Roof</u></b></p> <p>The galvanised steel roof sheets, clear light roof sheets and flashings over the main warehouse and west elevation area reached the end of their life expectancy. Sealant, flashing tape and patch repairs have been noted throughout the roof indicating historic water ingress. Popped, corroded and missing roof fixings also observed. Paint has been applied to corroded areas of the roof sheets.</p> <p>The north elevation galvanised roof sheets have faded and reached the end of their life expectancy.</p> <p>The east elevation butyl membrane roof has also reached the end of its life expectancy.</p> <p>Correct plant mounting systems are required, and penetration flashings and back flashings should be installed.</p> <p>The roof over the administration area is in a good condition. No roof leaks have been noted.</p> <p><b><u>Recommendation:</u></b> All roofs requires replacement to prevent water ingress to warehouse and production area and damage to the administration area and lunchroom.</p> <p><b><u>Timescale:</u></b> Immediate/1 year</p> <p><b><u>Estimate cost:</u></b> Inc in Swift Serviettes roof costing.</p>
	<p><b><u>Webstar - External painted metal cladding to warehouse at high level</u></b></p> <p>The cladding to all elevations is in a reasonable condition considering the age of the building. Severe bubbling to paintwork due to trapped moisture has occurred due to incorrect preparation of surface before paint was applied.</p> <p>Impact damage and creases was noted throughout the north elevation cladding caused by the use of machinery and plant on site.</p> <p>The metal cladding over the north elevation paper store/inward goods mechanical sectional roller shutter door has impact damage caused by the use of machinery on site.</p> <p>The west elevation was not inspected as it backed onto railway lines.</p> <p><b><u>Recommendation:</u></b> Remove all paintwork, prepare surface and repaint. Remove and replace damaged sections of cladding.</p> <p><b><u>Time scale:</u></b> 1-2 Years for paintwork. 4 to 5 years for replacement of damaged metal cladding.</p> <p><b><u>Approximate Cost for Replacement:</u></b> \$12,000 for painting and \$4,000 for removal of damaged metal sheets</p>
	<p><b><u>Webstar - Concrete tilt slab walls throughout:</u></b></p> <p>The concrete tilt-slab walls have minor cracking to several areas at lower level to the north elevation walls of the warehouse.</p> <p>Externally, impact damage and subsequent penetrations are evident predominately at low levels caused by the use of machinery and plant on site. Unsealed penetrations were noted to areas. Vermin may be able to enter into the area through these holes.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b><u>Recommendation:</u></b> Engage a Structural Engineer to carry out an inspection of the structure and to make comment on the cut-out sections of the steel separation panels. Seal all penetrations through concrete tilt slab walls.</p> <p><b><u>Time scale:</u></b> Immediate.</p> <p><b><u>Approximate Cost of Further Investigations:</u></b> \$3,500</p>



<p>■</p>	<p><b><u>Webstar - Internal blockwork:</u></b></p> <p>The internal blockwork is generally in a good condition.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings. Historic water staining to the walls was noted in the along the east elevation wall of the staging area. Further investigation is required at high level to determine the source of water ingress and if the issue has been resolved.</p> <p><b>Time scale:</b> Engage a Structural Engineer to carry out an inspection of the structure. Carry out a weathertightness investigation.</p> <p><b>Approximate Cost of Further Investigations:</b> Incl above</p>
<p>■</p>	<p><b><u>Webstar - Internal metal cladding</u></b></p> <p>Impact damage and creases were noted throughout the west elevation cladding in the paper store/inwards goods area caused by the use of machinery and stored items on site.</p> <p><b>Recommendations:</b> replacement of internal metal sheet cladding.</p> <p><b>Time scale:</b> 4 to 5 years for replacement of damaged metal cladding.</p> <p><b>Approximate Cost for Replacement:</b> \$5,000</p>
<p>■</p>	<p><b><u>Webstar - Evidence of Bird Infestation:</u></b></p> <p>Evidence of bird infestation to external north elevation canopy and also in the paper store and the west elevation internal area.</p> <p><b>Recommendation:</b> Instruct a pest specialist to attend to remove bird infestations within the canopy and install anti vermin strips.</p> <p><b>Time scale:</b> Year 1</p> <p><b>Approximate Cost:</b> \$3,000</p>
<p>■</p>	<p><b><u>Webstar - Site - Accessibility:</u></b></p> <p>NZ does not have a ‘complaints based legislation’ such as the Disability Discrimination Act in the UK and Australia, thus there is currently no statutory requirement for ‘reasonable’ access provisions in existing public buildings and workplaces. However, when a change of use or building consented works occur, then this triggers the building to meet minimum accessibility provisions in the existing building under Section 112 of the Building Act 2004. For existing buildings, if a situation is encountered where it is difficult to meet the accessibility design requirements of the NZ Building Code or NZS4121:2001 then an ‘Alternative Solution’ may be proposed to the Local Council which will involve negotiation of compensatory measures or to meet the standards ‘as near as reasonably practicable’. It is also likely future tenants will wish to fulfil their corporate commitments to making the work place accessible to staff, and buildings that have good accessibility will appear to be more attractive.</p> <p>There is a lack of accessible WC’s to the property.</p> <p><b>Recommendation:</b> We would recommend a full assessment of the accessibility of the building be made, including costs for any alteration/upgrade works required.</p> <p><b>Time scale:</b> Over the next 2 years</p> <p><b>Approximate Cost:</b> \$10,000</p>
<p>■</p>	<p><b><u>Webstar - External blockwork to production area:</u></b></p> <p>The external blockwork is generally in a good condition. There is minor cracking noted to the west elevation wall in several locations.</p> <p>A structural engineer is required to undertake a survey due to the age of the buildings.</p> <p><b>Time scale:</b> Engage a Structural Engineer to carry out an inspection of the structure</p> <p><b>Approximate Cost of Further Investigations:</b> Incl above</p>



	<p><b><u>Webstar - Production office, prepress, plate room and lunch room:</u></b></p> <p>The production office, prepress, plate room and lunch room are generally in a reasonable condition.</p> <p>The plasterboard wall finishes and ceiling tiles have general wear and tear.</p> <p><b>Recommendation:</b> The production office and lunchroom a would benefit from an improvement to the office quality to Grade B with renewal of general wall and ceiling finishes, along with the upgrade of the internal doors.</p> <p><b>Time scale:</b> Years 2-3.</p> <p><b>Approximate Cost:</b> \$25,000</p>
	<p><b><u>Webstar - WC's located in paper store:</u></b></p> <p>The wc's are in a generally poor and deteriorated condition. The wc's would benefit from refurbishment in order to improve.</p> <p><b>Recommendation:</b> Renewal of decoration to general wall and ceiling finishes, along with the upgrade of the toilets, urinals, sinks, tiling, plumbing and internal glazing is recommended.</p> <p><b>Time scale:</b> Years 1-2.</p> <p><b>Approximate Cost:</b> \$35,000</p>
	<p>The costs detailed above are for budgetary purposes only, and do not include professional fees, specialist services and costs associated with statutory consents. These budget costs are subject to fluctuation dependant on factors such as design, further investigation and market conditions, currently based on 3<sup>rd</sup> quarter 2018.</p>



## Section 5.0 Anytime Fitness Key Findings

	<p><b><u>Profiled metal roof coverings:</u></b></p> <p>Safe access was not available for close inspection of the roof coverings. However, from a distant view from an adjacent high-level structure we noted general fading of the paint finish. From our internal inspection only one small area of water staining was identified to a single ceiling tile which would indicate the roof is currently performing in terms of weathertightness function.</p> <p><b>Recommendation:</b> Whilst the roof appears to be performing well and is in a reasonable condition overall, we note that the lifespan will expire within the next five years. Therefore, we recommend arrangements are made to replace the roof coverings and associated flashings in year 5.</p> <p><b>Time scale:</b> Year 5</p> <p><b>Approximate Cost:</b> \$70,000</p>
	<p><b><u>Timber weatherboards:</u></b></p> <p>On close inspection of the weatherboard cladding we noted general splitting and separation of the timber mitre joints.</p> <p><b>Recommendation:</b> We recommend replacing the high level timber cladding as scheduled maintenance in year 5.</p> <p><b>Time scale:</b> Year 5</p> <p><b>Approximate Cost:</b> \$7,500</p>



## Section 6.0 Caprice Key Findings

■	<p><b><u>Caprice - Rainwater Goods:</u></b></p> <p>The external downpipes were visually in a good condition. However, a downpipe to the north elevation has a build-up of lichen throughout and surrounding the concrete wall. There was no evidence that the downpipes were not performing adequately.</p> <p><b>Recommendation:</b> Further inspection of downpipe and surrounding area to determine source of leak.</p> <p><b>Time scale:</b> Immediate.</p> <p><b>Approximate Cost:</b> \$5,000</p>
■	<p><b><u>Caprice - Evidence of Bird Infestation:</u></b></p> <p>Evidence of bird infestation to external east elevation canopy.</p> <p><b>Recommendation:</b> Instruct a pest specialist to attend to remove bird infestations within the canopy and install anti vermin strips.</p> <p><b>Time scale:</b> Year 1</p> <p><b>Approximate Cost:</b> \$3,000</p>
■	<p><b><u>Caprice - External painted metal cladding to warehouse</u></b></p> <p>The cladding to all elevations is in a reasonable condition.</p> <p>Impact damage and creases was noted throughout the all elevations caused by the use of machinery and stored goods on site.</p> <p>The metal cladding over the east elevation mechanical sectional roller shutter door has impact damage caused by the use of machinery on site.</p> <p><b>Recommendation:</b> Remove and replace damaged sections of cladding.</p> <p><b>Time scale:</b> 3 to 4 years for replacement of damaged metal cladding.</p> <p><b>Approximate Cost for Replacement:</b> \$8,000</p>
■	<p><b><u>Caprice -w/c's, kitchen/lunchroom and office:</u></b></p> <p>The production area WC's and offices are in a generally good condition.</p> <p>The plasterboard to the WC has been water damaged due to the omission of tiles.</p> <p><b>Recommendation:</b> Remove damaged section of plasterboard and replace. Supply and install tiles to stop future water damage.</p> <p><b>Time scale:</b> 1 year</p> <p><b>Approximate Cost:</b> \$750</p>
	<p>The costs detailed above are for budgetary purposes only, and do not include professional fees, specialist services and costs associated with statutory consents. These budget costs are subject to fluctuation dependant on factors such as design, further investigation and market conditions, currently based on 3<sup>rd</sup> quarter 2018.</p>



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - Sharp Serviettes Building

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10						
									2019	2020	2020	2021	2022		
									Y1	Y2	Y3	Y4	Y5		
<b>1.0 ROOF</b>															
1.01	Entire roof	Metal roofing	Galvanised metal profile roof coverings and flashings including translucent sheets	The galvanised steel roof sheets, clear light roof sheets and flashings have reached their life expectancy. Sealant, flashing tape and patch repairs have been noted throughout the roof indicating historic water ingress. Popped and missing roof fixings also observed.	All roofs requires replacement to prevent water ingress to warehouse and production area.	25	0	\$1,232,800.00	\$1,232,800.00						
1.02	Small roofs	Galvanised metal profile roof	The profile metal roof has been laid at an incorrect pitch resulting in major corrosion.	The profile metal roof has been laid at an incorrect pitch resulting in major corrosion.	Remove roof sheets and replace at a pitch of minimum 3 degrees for a asymmetrical trapezoidal profile metal roof. Paint.	25	0	inc in entire roof cost							
1.03	East elevation	Canopy	Galvanised metal profile roof coverings	Evidence of bird infestation to external east elevation canopy.	Clean out canopy to remove nests and build up of vegetation. Install vermin strips to the end to restrict birds entering into the structure.	25	19	\$3,300.00	\$ 3,300.00						
1.04	Kitchen, plantroom and lunchroom.	Small roofs	Galvanised metal profile roof coverings and flashings	Severe corrosion is visible to the roof covings over the lunchroom, Kitchen area and plantroom due to age and incorrect pitch.	All roofs requires replacement to prevent water ingress and damage to the administration area, plantroom and lunchroom.	25	0	inc in entire roof cost							
<b>Total - Roof</b>								<b>\$1,236,100.00</b>	<b>\$1,236,100.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>2.0 RAINWATER SYSTEM</b>															
2.01	Entire roof	Butyl membrane gutters	Butyl membrane lined internal gutters	The butyl rubber internal gutters are in poor condition, lapped joints are lifting, and membrane has de-bonded throughout. The butyl membranes and repairs to underlying substrates require immediate attention to prevent water ingress to warehouse and production area and damage to the structure.	Remove butyl membrane, inspect plywood substrate for water damage and replace if necessary. Replace butyl membrane to manufacturers recommendations	20	0	\$8,400.00	\$8,400.00						
2.02	East and south elevation	Downpipes	uPVC and metal downpipes	Externally, the PVC and metal downpipes are in a reasonable condition. Lichen growth and corrosion noted.	N/A	15	7								
<b>Total - Rainwater System</b>								<b>\$ 8,400.00</b>	<b>\$ 8,400.00</b>						
<b>3.0 EXTERNAL WALLS AND CLADDING</b>															
3.01	Office area	Blockwork	Painted and exposed blockwork	Bubbled paintwork and missing sections of paint allowing water to accumulate behind and enter into the small kitchen area damaging the wall. Holes noted through blockwork that has not been sealed potentially allowing vermin into the internal space. Step cracking to wall.	Allow to seal all penetrations. <b>Engage a Structural Engineer to carry out an inspection of the structure.</b>			\$3,500.00	\$ 3,500.00						
3.02	All elevations	Administration area and lunchroom	Painted blockwork	The cladding to all elevations is in a reasonable condition considering the age of the building. Cracking is noted to the blockwork in the small courtyard area. The block wall to the small kitchen has subsequent water ingress internally with damaged paintwork observed. Externally, moss and lichen growth near the downpipe was observed indicating consent moisture. A structural engineer is required to undertake a survey due to the age of the buildings.	Engage a Structural Engineer to carry out an inspection of the structure.			Inc in 3.01 costs	Inc in 3.01 costs						
3.03	Warehouse and production area	Concrete tilt slab	Exposed precast concrete wall panels	The concrete tilt-slab walls have cracking throughout the south elevation walls of the warehouse. Efflorescence was noted to some cracks. Poorly detailed cut out sections at high level that have been covered over by cardboard was noted through two of the steel separation panels to the south external wall of the warehouse area. Upon inspection, the cut-outs did not appear carry through to the exterior. Further investigation is required. Externally, impact damage and subsequent penetrations are evident predominately at low level to the south elevation caused by the use of machinery and plant on site. Unsealed penetrations was noted to the north elevation production area wall. Vermin may be able to enter into the area through these holes.	Engage a Structural Engineer to carry out an inspection of the structure and to make comment on the cut-out sections of the steel separation panels. Seal all penetrations through concrete tilt slab walls.			Inc in 3.01 costs	Inc in 3.01 costs						
3.04	Production area	Blockwork	Painted and exposed blockwork	There is minor cracking noted to the west elevation wall in several locations.	Engage a Structural Engineer to carry out an inspection of the structure.			Inc in 3.01 costs	Inc in 3.01 costs						
<b>Total - External Walls and Cladding</b>								<b>\$3,500.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - Sharp Serviettes Building

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10					
									2019 Y1	2020 Y2	2020 Y3	2021 Y4	2022 Y5	
<b>4.0</b>	<b>INTERNAL</b>													
4.01	Production area	Blockwork	Painted and exposed blockwork	There is minor cracking noted to the west elevation wall in several locations.	Engage a Structural Engineer to carry out an inspection of the structure.			Inc in 3.01 costs	Inc in 3.01 costs					
4.02	Office area	Ceiling tile	Ceiling tile to boardroom	A ceiling tile to the east facing boardroom is stained indication water ingress. Further investigation is required to determine the source of leak.	Carryout a invasive/disruptive investigation to determine leak source.	20	5	\$1,500.00	\$1,500.00					
4.03	Office area, w/c's, kitchen	Glazing System/Window Joinery	Aluminium single glazed window joinery	The existing window joinery to the front entrance of the office is in good condition. However, the remaining joinery throughout is suffering from a lack of maintenance.	Replace window joinery in the long term. The budget allowance excludes the costs associated with relocation tenants. Removal of the cladding and access has also been excluded at this stage, due to the possible variance in costs depending on methodology and approach.	30	4	\$6,160.00					\$6,160.00	
4.04	Plant room	Ceiling	Plasterboard ceiling	The plasterboard ceiling is water damaged. The cause is most likely to be from the roof area which is corroded.	Remove and replace damaged sections of plasterboard ceiling once roof cladding have been replaced.	15	0	\$1,000.00		\$ 1,000.00				
4.05	East elevation	Administration office	Painted blockwork, ceiling tiles, carpet and vinyl	The administration office to the east of the warehouse is generally in good condition. However, the staff kitchen, lunchroom where wall, ceiling and floor finishes were generally noted in a deteriorated condition. The staff kitchen, lunchroom would benefit from refurbishment on expiry of the current lease in order to improve the office quality to Grade B.	Renewal of general wall and ceiling finishes, along with the upgrade of floor coverings, and kitchen facilities is recommended.	25	5	\$35,000.00						\$ 35,000.00
	Production area w/c's and offices	Production area w/c's and offices	Painted plasterboard walls, ceiling tiles, vinyl and carpet	The production area w/c's and offices are in a generally poor and deteriorated condition. The office accommodation would benefit from refurbishment in order to improve the office quality to Grade B. Evident water ingress to the blockwork wall of the men's w/c indicates a weathertightness issue. Further investigation is required to determine the source of leak.	Renewal of general wall and ceiling finishes, along with the upgrade of the internal doors, internal glazed fixed lights, floor coverings, kitchen and WC facilities is recommended.	25	5	\$50,000.00						\$ 50,000.00
4.06	Office's overlooking production area	Office area	Painted plasterboard walls, ceiling tiles and carpet	The office overlooking the production area is in very poor condition and is unfit for purpose. The areas are currently being used for storage or vacant. Wall, ceiling and floor finishes were generally noted in a poor and deteriorated condition. Bubbled paintwork was noted to the west elevation wall indicating a water ingress. Electrics and air-conditioning cease to work.	The office accommodation would benefit from either refurbishment if the area is to be re-used in order to improve the office quality to Grade B with renewal of general wall and ceiling finishes, along with the upgrade of the internal doors, internal glazed fixed lights, floor coverings, with upgrades to electrics and air-con units is recommended. A weathertightness investigation is required to determine the source of water penetration to the internal wall.	25	0	\$ 130,000.00	\$ 130,000.00					
								<b>Total - Internal Areas</b>	<b>\$223,660.00</b>	<b>\$131,500.00</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$6,160.00</b>	<b>\$85,000.00</b>
<b>5.0</b>	<b>EXTERNAL AREAS</b>													
5.01	East elevation front entrance	External floor tiles	Broken and loose tiles	Broken and loose tiles to the front entrance.	Remove and replace tiles.	15	0	\$700.00	\$ 700.00					
								<b>Total - External Areas</b>	<b>\$700.00</b>	<b>\$ 700.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
								<b>Total</b>	<b>\$1,472,360.00</b>	<b>\$1,380,200.00</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$6,160.00</b>	<b>\$85,000.00</b>



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - Webstar Building

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10					
									2019 Y1	2020 Y2	2020 Y3	2021 Y4	2022 Y5	
<b>1.0 ROOF</b>														
1.01	Main Roof	Metal roofing	Profiled metal roof coverings and flashings with translucent sheets	The galvanised steel roof sheets, clear light roof sheets and flashings over the main warehouse and west elevation area reached the end of their life expectancy. Sealant, flashing tape and patch repairs have been noted throughout the roof indicating historic water ingress. Popped, corroded and missing roof fixings also observed. Paint has been applied to corroded areas of the roof sheets.	Remove and replace roof sheets, clearlight roof sheets and building paper throughout.	25	0	inc in Sharp roof costs						
1.02	North elevation	Metal roofing	Profiled metal roof coverings	The roof sheets have faded and have reached the end of its life expectancy.	Remove and replace roof sheets.	25	0	inc in Sharp roof costs						
1.03	East elevation	Canopy	Evidence of bird infestation to external east elevation canopy.	Evidence of bird infestation to external east elevation canopy.	Clean out canopy to remove nests and build up of vegetation. Install vermin strips to the end to restrict birds entering into the structure.	25	15	\$ 3,300.00	\$3,300.00					
1.04	West elevation	Metal roofing	Profiled metal roof coverings and flashings with translucent sheets	The galvanised roof sheets and clear light sheets have expired. Damage from UV light is noticeable and discolouration from downpipes from the warehouse roof expelling overflow water onto the roof. Roof lights are brittle with lichen and dirt build up throughout. Rivets are popped and corroded.	Remove and replace roof sheets, clearlight roof sheets and building paper throughout.	25	0	inc in Sharp roof costs						
1.05	East elevation	Small roof	Butyl membrane roof	Butyl membrane roof has reached the end of its life expectancy.	Remove and replace butyl membrane.	20	0	\$3,000.00	\$ 3,000.00					
<b>2.0 RAINWATER SYSTEM</b>														
2.01	Main Roof	Internal gutters	Membrane lined internal gutters	The butyl rubber internal gutters are in poor condition, lapped joints are lifting, and membrane has de-bonded throughout. The butyl membranes and repairs to underlying substrates require immediate attention to prevent water ingress into the warehouse and damage to the structure.	Replace all butyl membrane to internal gutters.	20	0	\$33,600.00	\$ 33,600.00					
2.02	Main roof	Downpipes and rainwater heads	Metal external downpipes and rainwater heads	Metal rainwater-heads have corroded and lack leaf guards which could result in blockages.	Remove and replace rainwater heads.	20	0	\$5,000.00						
2.03	East elevation internal area	Downpipe	Metal downpipe with membrane sleeve	An internal downpipe to the east elevation area is leaking. Water has congregated around the base of the downpipe.	Further inspection is required to determine the source of the leak.	25								
<b>Total - Roof</b>								<b>\$44,900.00</b>	<b>\$44,900.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>3.0 EXTERNAL WALLS AND CLADDING</b>														
3.01	All elevations	External metal cladding	Vertical profiled metal wall cladding	The cladding to all elevations is in a reasonable condition considering the age of the building. Severe bubbling to paintwork due to trapped moisture has occurred due to incorrect preparation of surface before paint was applied. Impact damage and creases was noted throughout the north elevation cladding caused by the use of machinery and plant on site. The metal cladding over the north elevation paper store/inward goods mechanical sectional roller shutter door has impact damage caused by the use of machinery on site. The west elevation was not inspected as it backed onto railway lines.	Remove all paintwork, prepare surface and repaint. Remove and replace damaged sections of cladding.	25	5	\$16,000.00	\$12,000.00					\$ 4,000.00
3.02	All elevations	Exposed precast concrete wall panels	Exposed precast tilt-up wall cladding	The concrete tilt-slab walls have minor cracking to several areas at lower level to the north elevation walls of the warehouse. Externally, impact damage and subsequent penetrations are evident predominately at low levels caused by the use of machinery and plant on site. Unsealed penetrations were noted to areas. Vermin may be able to enter into the area through these holes.	Engage a Structural Engineer to carry out an inspection of the structure and to make comment on the cut-out sections of the steel separation panels. Seal all penetrations through concrete tilt slab walls.			\$3,500.00	\$3,500.00					
3.03	Production area	External blockwork		The external blockwork is generally in a good condition. There is minor cracking noted to the west elevation wall in several locations.	Engage a Structural Engineer to carry out an inspection of the structure.			Inc in 3.02 costs	Inc in 3.02 costs					
<b>Total - External Walls and Cladding</b>								<b>\$19,500.00</b>	<b>\$15,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - Webstar Building

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10					
									2019	2020	2020	2021	2022	
									Y1	Y2	Y3	Y4	Y5	
<b>4.0</b>	<b>INTERNAL</b>													
4.01	West elevation paper store/inwards goods area	Metal wall cladding	Galvanised metal wall cladding	Impact damage and creases was noted throughout the west elevation cladding in the paper store/inwards goods area caused by the use of machinery and stored items on site.	Remove and replace damaged metal cladding.	25	5	\$5,000.00						\$5,000.00
4.02	East elevation wall of the staging area.	Blockwork wall	Painted blockwork	A structural engineer is required to undertake a survey due to the age of the buildings. Historic water staining to the walls was noted in the along the east elevation wall of the staging area. Further investigation is required at high level to determine the source of water ingress and if the issue has been resolved.	Engage a Structural Engineer to carry out an inspection of the structure. Carry out a weathertightness investigation.	50	25	Inc in 3.02 costs	Inc in 3.02 costs					
4.03	Production office, prepress, plate room and lunch room:	Walls, ceilings, floors and facilities	Plasterboard walls, ceiling tiles, carpets and vinyl. W/C facilities and kitchen facilities.	The production office, prepress, plate room and lunch room are generally in a reasonable condition. The plasterboard wall finishes, and ceiling tiles have general wear and tear.	The production office and lunchroom a would benefit from a to improve the office quality to Grade B with renewal of general wall and ceiling finishes, along with the upgrade of the internal doors.	20	2	\$25,000.00			\$ 25,000.00			
4.04	w/c's located in paper store:		Painted block walls, concrete ceiling and floor and W/C facilities. Single glazed aluminium windows.	The w/c's are in a generally poor and deteriorated condition. The w/c's would benefit from refurbishment in order to improve the quality.	Renewal of decoration to general wall and ceiling finishes, along with the upgrade of the toilets, urinals, sinks, tiling, plumbing and internal glazing is recommended.	20	2	\$35,000.00		\$ 35,000.00				
<b>Total -Internal Areas</b>								<b>\$65,000.00</b>	<b>\$0.00</b>	<b>\$ 35,000.00</b>	<b>\$ 25,000.00</b>	<b>\$0.00</b>	<b>\$ 5,000.00</b>	
<b>Total</b>								<b>\$129,400.00</b>	<b>\$60,400.00</b>	<b>\$35,000.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$9,000.00</b>	



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - Caprice Building

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10					
									2019	2020	2020	2021	2022	
									Y1	Y2	Y3	Y4	Y5	
1.01	East elevation	Canopy	Profile metal coverings	No safe access could be gained to the main roof areas at the time of our inspection. Current roof material and condition, not established at the time of our inspection, however, due to the age of the building, it will be considered in good condition. Evidence of bird infestation to external east elevation canopy.	Instruct a pest specialist to attend to remove bird infestations within the canopy and install anti vermin strips.	25	19	\$ 3,000.00	\$ 3,000.00					
<b>2.0</b>	<b>RAINWATER SYSTEM</b>													
2.01	All elevations	Downpipes	uPVC downpipes	The external downpipes were visually in good condition. However, a downpipe to the north elevation has a build up of lichen throughout and surrounding the concrete wall. There was no evidence that the downpipes were not performing adequately.	Wash down downpipe and inspect for damage and leaking, repair/replace as necessary.	25	19	\$ 5,000.00	\$ 5,000.00					
<b>Total - Roof</b>								<b>\$ 8,000.00</b>	<b>\$ 8,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>3.0</b>	<b>EXTERNAL WALLS AND CLADDING</b>													
3.01	All elevations	External metal cladding	Vertical profiled metal wall cladding	Impact damage and creases was noted throughout the all elevations caused by the use of machinery and stored goods on site. The metal cladding over the east elevation mechanical sectional roller shutter door has impact damage caused by the use of machinery on site.	Remove and replace damaged sections of cladding.	15	9	\$ 8,000.00						
<b>Total - External Walls and Cladding</b>								<b>\$8,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>4.0</b>	<b>INTERNAL</b>													
4.01	All elevations	External metal cladding	Vertical profiled metal wall cladding	Dents and creases as noted in section 3.	As noted in section 3.									
4.02	w/c's, kitchen/lunchroom and offices	Floor, ceiling, walls and facilities	Plasterboard lined walls, ceiling tiles and vinyl floor coverings	The w/c's, kitchen/lunchroom and offices are in a generally good condition. The plasterboard to the W/C has been water damaged due to the omission of tiles.	Remove damaged section of plasterboard and replace. Supply and install tiles to stop future water damage.	15	7	\$750						
<b>Total - Internal Areas</b>								<b>\$750.00</b>	<b>\$0.00</b>	<b>\$750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total</b>								<b>\$16,750.00</b>	<b>\$ 8,000.00</b>	<b>\$ 750.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - Anytime Fitness 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 Y1	2020 Y2	2020 Y3	2021 Y4	2022 Y5	
<b>1.0</b>	<b>ROOF</b>													
1.01	Entire roof	Metal roofing	Galvanised metal profile roof coverings and flashings including translucent sheets	Safe access was not available for close inspection of the roof coverings. However, from a distant view from an adjacent high level structure we noted general fading of the paint finish. From our internal inspection only one small area of water staining was identified to a single ceiling tile which would indicate the roof is currently performing in terms of weathertightness function.	Whilst the roof appears to be performing well and is in a reasonable condition overall, we note that the lifespan will expire within the next five years. Therefore, we recommend arrangements are made to replace the roof coverings and associated flashings in year 5.	25	5	\$70,000.00						\$ 70,000.00
								Total - Roof	\$70,000.00	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00
<b>2.0</b>	<b>EXTERNAL WALLS AND CLADDING</b>													
2.01	High level	Wall cladding	High level timber weatherboards	The high level timber weatherboards are in a good condition and well maintained. Minor movement noted to junctions noted.	We recommend replacing the high level timber cladding as scheduled maintenance in year 5.	25	5	\$7,500.00						\$ 7,500.00
2.0								Total - External Walls and Cladding	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00
<b>3.0</b>	<b>INTERNAL</b>													
3.01	Throughout	Carpet	Carpet	Areas of worn carpet and water stains.	We would recommend replacing carpet.	15	4	\$15,000.00					\$15,000.00	
								Total - Internal Areas	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00
								Total	\$92,500.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 77,500.00



## CAPEX Summary

114 Swanson Road, Henderson, Auckland - TreasureBox 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	
<b>1.0 ROOF</b>														
1.01	Main Roof	Metal roofing	Profiled metal roof coverings and flashings with translucent sheets	The galvanised steel roof sheets, clear light roof sheets and flashings over the main warehouse and west elevation area reached the end of their life expectancy. Sealant, repairs have been noted throughout the roof indicating historic water ingress. Popped, corroded and missing roof fixings also observed. A leak to the northeast corner was noted by a worker, however, he did note that it was repaired around a month ago and had not leaked since.	All roofs requires replacement to prevent water ingress to warehouse.	25	0	inc in Sharp roof costs						
Total - Roof								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>2.0 RAINWATER SYSTEM</b>														
2.01	Main Roof	Internal gutters	Membrane lined internal gutters	The butyl rubber internal gutter is in poor condition, lapped joints are lifting, and membrane has de-bonded throughout. The butyl membranes and repairs to underlying substrates require immediate attention to prevent water ingress into the warehouse and damage to the structure.		20	0	\$5,200.00	\$ 5,200.00					
Total - Roof								\$5,200.00	\$5,200.00	\$ -	\$ -	\$ -	\$ -	
<b>3.0 EXTERNAL WALLS AND CLADDING</b>														
3.01	All elevations	Exposed precast concrete wall panels	Exposed precast tilt-up wall cladding	The concrete tilt-slab walls have minor cracking to several areas at lower level to the south elevation walls of the warehouse.	Engage a Structural Engineer to carry out an inspection of the structure.	N/A	N/A	\$3,500.00	\$ 3,500.00					
Total - External Walls and Cladding								\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>4.0 INTERNAL</b>														
4.01	North and west elevation	Blockwork walls	Exposed blockwork walls	There is minor cracking noted to the west elevation wall in several locations.	Engage a Structural Engineer to carry out an inspection of the structure.	N/A	N/A	\$3,500.00	\$3,500.00					
4.02	Facilities	W/C/'s	Ceramic toilets and sinks, plasterboard walls	The two W/Cs are basic with no noticeable damage.	Renewal of decoration to general wall and ceiling finishes, along with the upgrade of the toilets, sinks, tiling and plumbing is recommended.	25	5	\$12,000.00			\$12,000.00			
Total - Internal Areas								\$15,500.00	\$3,500.00	\$0.00	\$12,000.00	\$0.00	\$0.00	
Total								\$20,700.00	\$12,200.00	\$ -	\$ 1,200.00	\$ -	\$ -	

### 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

Operational/Maintenance costs

Structural works

Local Authority Fees



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