Rebbeck Dunn Watters

TECHNICAL DUE DILIGENCE

67 VICKERYS ROAD

WIGRAM

CHRISTCHURCH

For

PMG Generation Fund

Trustees Limited

Version 1.0

Date: 18 September 2019

Rebbeck Dunn Watters

CONTENTS

Rebbeck Dunn Watters

1.0 Report Particulars

1.1 Client Brief

This report has been prepared on behalf of Property Managers Group Ltd.

This report provides an overview of the construction and condition of the building fabric and associated external areas as well as mechanical and electrical considerations.

Survey Details	
Date of Survey:	11 September 2019
Weather:	Cloudy and Dry
Building Surveyor:	David Robinson BSc (Hons) MRICS

1.2 Survey Methodology

The survey was undertaken using visual aids only. Most elements were inspected from ground level. Access was gained to the roof although roof voids, service ducts/chambers were not inspected unless specifically detailed in the main body of the report.

Photographs were taken during the survey using a digital camera, a sample of these are included within the appendices. Upon request additional photographs can be provided electronically.

Defects and shortcomings with the building envelope are detailed within this report wherever noted during our inspection. It is not possible, however, to guarantee that all areas of water penetration have been identified due to possible leaks from obscured detailing, hidden pipework, blocked drains which are not readily evident during the survey.

An inspection of the roof areas was undertaken with the aid of a drone. The drone photographs were reviewed and have been commented upon within this report.

The report has been compiled on an element-by-element basis, describing its construction and condition.

1.3 Definitions

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.

Fair/ Reasonable:

Items that have worn through "normal" use and weathering, and are in commensurate condition to the

building age and use. Ongoing maintenance is required to prevent premature deterioration from occurring.

Poor:

Items that are worn, decayed or weathered either due to their age, abnormal use or lack of maintenance. Accelerated deterioration will occur unless remedial works are undertaken as advised in the body of the report.

Recommendations in regard to suggested repairs are beyond the scope of this report.

1.4 Standard Reporting Conditions

This report is based on a visual inspection and covers the building fabric only and does not cover any temporary fixtures, fittings or chattels on or at the property. Mechanical and Electrical systems have been commented upon from the point of view of Chartered Building Surveyors.

For the avoidance of any doubt, this report is not a structural or geotechnical survey and does not cover the inspection or testing of any services. All comments made by Rebbeck Dunn Watters Limited relating to the structure or services are a guide only and should not be taken as verification that they conform with current regulations. All recommendations should be verified by a suitably qualified engineer prior to any repairs proceeding.

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. We are therefore unable to report that any such part of the structure is free from defect or deleterious materials.

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 unless evident at the time of our visual inspection.

Where recommendations are provided these are for the most appropriate repair in view of the building continuing to be occupied and used for its current purpose. Any recommendations are not intended to be a specification or design and therefore we cannot be held liable for any repairs/maintenance implemented either by ourselves or any other third party without full design first being undertaken.

This report will be for the sole use of Property Managers Group only and may not be used by others without written permission. Rebbeck Dunn Watters Limited accept no liability to third parties who may act on the contents of this report.

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

- Value of the property
- Design of the property
- Code Compliance issues
- Design for maintenance or repair works
- Suitability for purpose of use, whether existing or proposed
- Statutory notices such as Notice to Fix or Compulsory Purchase Orders
- LIM or PIM reports
- Identification of illegal works
- Contamination/ground stability issues
- Restrictive covenants or Rights of Way
- Design or value of the surrounding area or environment
- Lease obligation and financial commitments

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

1.5 Specific Limitations

The following limitations apply to the content of this report:

Comments are based on a visual inspection only. No opening up or intrusive testing has been undertaken and as such we cannot guarantee that defects do not exist in those parts of the building which are concealed or are inaccessible.

We have not had sight of lease documentation for the property. However, the landlord has provided direction to help establish ownership and maintenance responsibilities of fabric and services.

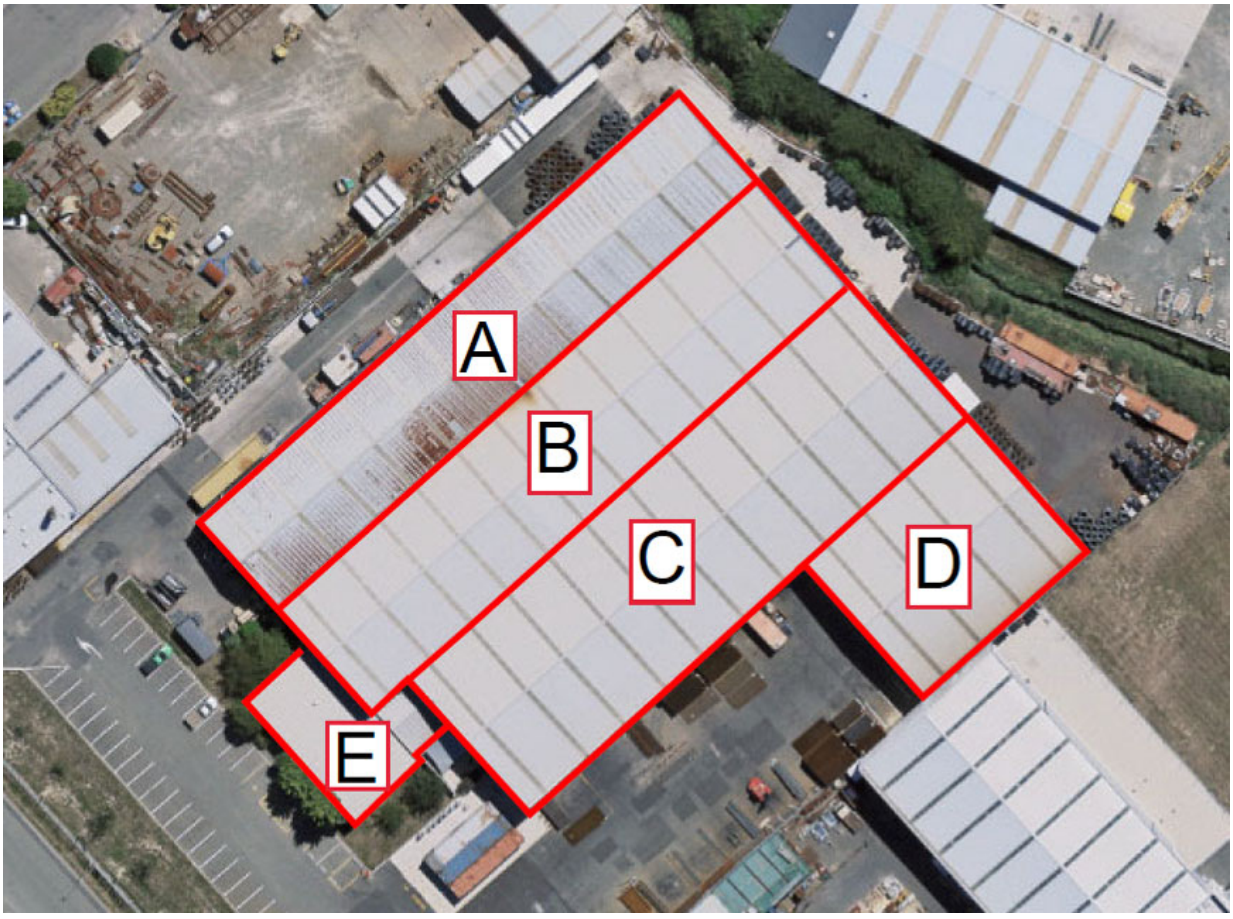
Costs provided for remedial works are budgetary only and based on an assumed specification. No allowance has been made for routine maintenance items with only larger items of works captured in the cost plan provided. These costs should not be used as an alternative to obtaining competitive tenders based on a detailed specification. Should you require a more accurate cost estimate, we recommend that a Chartered Quantity Surveyor is engaged.

2.0 Introduction

This report is concerned with a review of the fabric of the buildings 67 Vickerys Road and gives comment on the description and condition of elements in relation to the building and the adjoining grounds within the vicinity of the site.

A 10-year CAPEX planned maintenance schedule has been formulated and includes the works and expenditure necessary in relation to both the fabric of the building and mechanical and electrical requirements. This schedule can be found in Appendix I.

For the purposes of orientation, the Vickerys Road entrance to the site is deemed to be due south west. There is 1 main warehouse building on the site adjoining an office area – the warehouse has 4 main roof bays. For the purposes of this report, these areas are assigned as follows;



A - Roof Bay 1
B – Roof Bay 2
C – Roof Bay 3
D – Roof Bay 4
E – Office Area Roof

2.1 Repair Costs

To avoid deterioration of building components, we recommend that a planned maintenance regime is put in place.

The Planned Maintenance Programme in Appendix I is based on observations made during the inspection at

the property and makes recommendations on capital expenditure requirements for the next 10 years.

These costs are for budgetary purposes only, and may vary following a more detailed inspection and costing exercise.

For ease of reference the Maintenance Schedule estimates costs necessary over the next 10 years to be $988,191.00 Excl. GST inclusive of all building fabric and M+E considerations and associated costs.

2.2 Site Description

The site consists of a heavy commercial and manufacturing area, approximately 6.4km to the south of Christchurch International Airport. The north western section of the building (in the vicinity of Roof Bay 1) is believed to have originally been constructed in the 1970's, with the remainder of the building constituting an extension which was added to the south east circa 2006.

To the north west of the site there is a crematorium and a storage yard and to the south east there is a business named 'ADR'. To the north of the building there is a stream running from north west to south east.

2 small driveways from Vickerys Road to the south and west of the site provide vehicular access to and from the site, and staff/visitor parking is afforded via car parks to the south west of the building.

The grounds are generally formed of asphalt, with a loading area to the east of the site adjacent to 'Roof Bay D' – there is a strengthened reinforced concrete pad section to the south of the building which is believed to be utilised for the storing and dropping off of heavier items such as shipping containers.

Externally, boundaries have been marked via various metal chain link fences which appear to have been constructed at various times and are in various states of repair.

To the north west of the site there is a tenant installed 'Portacabin' utilities area housing a lunch room and W.C. areas. It should be noted that this is a tenant installed addition and as such the cabin and associated services have not been commented upon further in this report.

To the south east of the site there is a shipping container which has been adapted to provide a small office area – this is also considered to be a tenant item and as such this has not been commented upon further.

2.3 Building Description

The building houses a steel processing, storage and dispatch plant, as well as an office section adjoining to the south west of the building, housing administration and staff welfare areas.

The building is regular on plan with a gross external area of 6,421m² reported upon in the Information Memorandum provided by CBRE. The structure of the building is steel portal framing, with steel columns built off of reinforced concrete pad foundations, supporting steel beams, which in turn support the building's roof structure.

The perimeter walls of the warehouse area are formed of a mix of full height metal profile cladding sheets, full height concrete tilt slab walls and mid height concrete tilt slab with metal profile sheets thereafter.

The office areas are formed of galvanised steel columns externally, which tie into light weight steel roof truss work visible within the office area. The truss work is then believed to be supported by the concrete tilt slab walls to the north east of the office areas.

The floors to the warehouse and office areas are believed to be a ground bearing reinforced concrete floor slab in-situ poured at the time of construction.

The roof sheets to the main warehouse areas are built across 4 main bays as per the annotated aerial

photograph above. The roof coverings to Bay 1 are formed of corrugated metal profile roof sheets and the roof coverings to Bays 2, 3 and 4 are formed of trapezoidal metal profile cladding sheets. All roof bays have translucent Perspex skylights providing natural light internally.

There are three valley gutters installed running from north east to south west which are believed to be lined with a rubberised membrane, which discharge into round PVC downpipes.

The roof design is generally formed of the metal roof sheets, over sarking paper and galvanised steel wire mesh, with roof sheets fixed directly to metal purlins, which are in turn supported by the building's steel columns.

Rainwater to the north west and south east boundaries of the roof areas discharge into metal box gutters, which also discharge into round PVC downpipes.

The underside to the roof sections to the office areas were obscured by the suspended ceiling grid and could not be observed, however based the roof design is believed to be metal sheets, fixed to purlins and in turn supported by the steel trusswork.

External walls to the south west (front facing) elevation are formed of powder coasted aluminium glazed curtain walling to the office areas, with full height metal trapezoidal cladding sheets to the warehouse areas.

To the south east, elevations are formed of full height metal trapezoidal cladding sheets and full height reinforced concrete tilt slabs.

The north east and south west elevations are formed of part height concrete tilt slabs with metal profile sheets thereafter, as well as full height metal profile cladding sheets.

The warehouse areas have 6no. large format manually operated vehicle entrance doors, 3no. located to the south east, 1no. to the north east and 2no. to the north west.

2.4 Compliance (Building Warrant of Fitness)

There is a Building Warrant of fitness certificate displayed within the main office area opposite the main entrance door and displays an expiry date of 1 November 2019.

2.5 Access

Level access to the building is available from the main car park area. Level access throughout all areas is therefore available.

2.6 General Building Condition

A visual inspection of the building and external areas has been undertaken. From this inspection we did not identify any unexpected material issues and based on the areas inspected – however we note that the Tenant in-situ is engaged in operations likely to cause impact damage and deterioration to the building envelope, floor slabs and grounds – as such, care should be taken to ensure the lease terms and tenant maintenance provisions are adhered to.

Some typical defects associated with normal ageing of a building have been observed that require remedial works. These defects are considered normal for a building of this age and use. Notable defects observed during the inspection are summarised below:

3.0 Building Fabric – Observations

3.1.1 Structure

1. We have reviewed a Detailed Seismic Assessment (DSA) provided by CGW Engineers, which advises that the building has been assigned with a percentage rating of 62% of New Build Standard (NBS). This is equal to a 'C' Grade.

2. The provides methodology and associated drawings detailing the steps which would need to be undertaken in order to improve the seismic performance of the building from 62%, to 90% - this would be equal to an 'A' Grade. These works are understood to primarily involve a contractor checking and tightening fixings between concrete panels and steelwork.

3. The steel portal frame was generally found to be serviceable, however steel columns and beams to the 'Roof Bay 1' area were found to be corroded and do not appear to have been decorated in a significant period of time. It is recommended that the framework in this location be treated and painted.

4. No obvious signs of significant structural movement was noted during inspection. Should any cracking or opening up of joints occur in the future, it is recommended that a structural engineer is contacted.

5. It should be noted that the DSA reviewed has been prepared for McKenzie Properties 2013 Ltd and as such you as purchaser may wish to have this report assigned to you, in case you should need to rely on its contents in the future.

3.1.2 Roof Areas

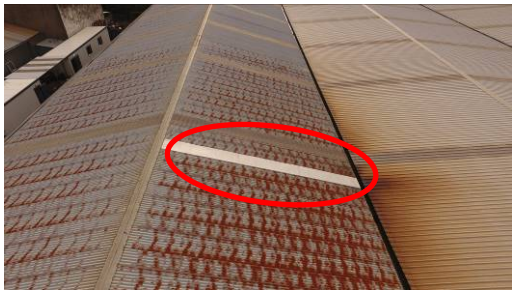
6. Note – no safe internal access was available and comments below are based upon photographs taken from a drone during our inspection.

7. No safety restraints were noted to the roof

8. Roof coverings to 'Roof Bay 1' are heavily corroded and it is recommended that these sheets be replaced in the near future. The age of the sheets is unknown, however it is not considered possible to repair or maintain the sheets.

9. The roof coverings to Bays 2, 3 and 4 appear to have been installed cicra 2005/6 and are in a serviceable condition, however localised roof sheets to Bay 2, where adjacent to Bay 1, were noted to be heavily corroded, or discoloured, in one location. It is unclear why this has occurred, however it is noted that the discolouration has occurred immediately adjacent to a new back flashing section to Roof Bay 1, which is not currently occupied by any roof penetrations. This indicates that historically, this location of Roof Bay 1 has possessed some form of extraction or vent point, which may have been depositing impurities or other materials onto the surrounding roof sheets. This may be the cause of the heavy corrosion in this location. For additional reference, this has been shown in the photographs below;

1.1. Location of heavy corrosion to Roof Bay 2



1.2. Back flashing to Roof Bay 1 (with no roof penetrations)

10. An allowance should be made to repaint the roof sheets to Roof Bays 2, 3 and 4 within 10 years to extend their serviceable life.

11. The membrane gutters are generally thought to be in a serviceable condition, however are likely to approach the end of their serviceable life over a 10 year period. It is recommended that the membranes between Bays 1 and 2 are replaced in line with the Roof Bay 1 replacement – the remaining membranes should be replaced in the medium term (year 5).

12. Roof coverings to the office areas are generally found to be serviceable, however should be repainted to extend their life over the course of the next 10 years.

13. The membrane gutters to the office areas are serviceable, however it is recommended that these be replaced over the course of the 10 year CAPEX period.

14. Skylights to all roof areas are currently in a serviceable condition, however they are beginning to lose their translucence and it is recommended that an allowance be made to replace them within a 10 year CAPEX period.

3.1.3 External Elevations

15. Metal profile cladding sheets are heavily impact damaged throughout the site, in line with the Tenant storing steel and other materials and equipment close or in contact with the cladding sheets.

16. The large manually operated sliding doors to the external walls of the warehouse could not be tested during inspection, however we understand that these are locked at night. It is recommended that an allowance be made to periodically check and overhaul these doors to ensure their smooth operation.

17. External windows and doors were observed to be in a serviceable condition, however gaskets and seals will deteriorate over time. We recommend an allowance is made to renew the seals and gaskets within 10 year period.

18. Joints between tilt slab sections are sealed with a mastic sealant. The sealant is visually serviceable, however these joints will require raking out and resealing within 10 years.

19. Floor tiling to the south east of the building adjacent to the lunch room areas was noted to be in a poor condition, with the tiles dirty and localised sections cracked. It is recommended that broken tiles are replaced and the tiles are cleaned.

3.1.4 Internal Areas

20. Internal areas were noted to be fitted out and decorated in a style commensurate with their use with fixtures and fittings in a reasonable condition. We have not commented further upon decoration from the point of view of this Due Diligence Report as this is considered to be a Tenant concern.

3.2 Grounds

21. Localised areas of the asphalt surfaces of the site car parks and driveways were generally noted to be in a poor condition commensurate with their heavy use and minimal maintenance. An allowance should be made to undertake localised repairs over a 10 year period and to remark car parking bays.

22. Metal chain link fences were generally serviceable with some areas of deterioration noted. An allowance should be made to periodically check and maintain fencing. This is understood to be a Tenant requirement under the terms of the lease and as such no allowance has been included in the CAPEX plan appended.

23. Drainage to the site is provided via a number of ground recessed drainage inlets which are in turn served by sub floor pipes.

24. There is a retaining wall built to the north of the site adjacent to the nearby stream – we understand the Tenant built this themselves shortly after taking possession of the site. The construction of retaining walls over 1.5m in height, or with a driveway at the higher section adjoining require Building Consent. It is unknown if any consent was sought for this and the Vendor should be contact for further information. Our CAPEX plan includes a sum for consultancy allowances to potentially allow a party to navigate this process, however it is possible that consent was obtained, or that the council would be able to sign this off quite quickly via a Certificate of Acceptance.

1.3. Retaining wall visible behind fence

1.4. Boundary of Retaining Wall

25. Concrete kerbs to perimeter of driveways and parking areas are generally serviceable, however localised sections were noted to be cracked and deteriorating following heavy goods vehicles coming into contact.

3.2.1 Geotechnical

Description

26. We have not been provided with a contamination report, however we did note within the LIM provided by CBRE, that there is reference to an underground diesel tank, which was removed on 9 November 2011. We have not been provided with any further information in relation to the possibility of contaminated grounds and we would recommend that the vendor be asked if any investigations have been undertaken in the past to confirm or rule out the possibility of contamination.

27. To the rear of the site, there is Tenant compressor plant and equipment in line with the building occupiers requirements. We have not commented upon these items from a maintenance point of view as they belong to the Tenant – however – oil was noted to be emanating from the vicinity of this plant and sawdust has been applied to the spill. There is therefore some concern that oil and other contaminants are leaching into the soils.

4.0 SERVICES

4.1 Electrical Services

4.1.1 Main Switchboard and Distribution Boards

The buildings electricity supply is understood to enter the building via the main switchboard located at ground floor level within the warehouse, to the north west of the building, adjacent to a roller shutter door. External to this there is a transformer and pillar box which appears to be Authority owned given the pillar box is in between both the transformer and the main switchboard.

Power is then routed to various distribution boards throughout the site, including various distribution boards in the warehouse, which are understood to be Tenant owned and required for the operation of their machinery - it should be noted that the main switchboard, as a Landlord item, has been included within the maintenance plan. There will also be base sub-boards supplying lighting and power in the warehouse and office that would be considered base-build items and these should also be considered to be replaced in the long term.

The Main Switchgear has an expected serviceable life of 20 years and the Main Switch Board appears to be in a reasonable condition, however we would be recommending planning for an overhaul with replacement of key components within 10 years along with refurbishment of the base-build sub-boards.

4.1.2 Light Fittings

The building's standard light fittings to the office areas were noted to be fluorescent fittings recessed into a suspended ceiling grid and are in a functional condition. Consideration should be given to upgrading to new LED light fittings over the 10 year period, however this has not been included in our CAPEX plan.

The original lighting to the warehouse areas consist of pendant hung high bay light fittings, however the Tenant has undertaken a programme of gradually replacing the lights with new LED light fittings.

Lighting to the warehouse appeared adequate during inspection and we understand from a review of the lease that the Tenant is require to replace defective light fittings as required.

There were various emergency lights on key exits and open plan spaces; however, overall compliance could not be confirmed. These would typically be replaced on failure during maintenance and regular annual

maintenance to comply with the BWOF and we have therefor not included them in the maintenance plan.

4.1.3 CCTV

A CCTV system has been installed throughout the site monitoring both external areas and the warehouse. The CCTV equipment is believed to be a Tenant addition and has not been referred to in our maintenance plan.

4.2 Fire Protection

4.2.1 Fire Extinguishers

Fire extinguishers have been positioned throughout the warehouse and office areas.

4.2.2 Fire Detection

From our inspection of the ceiling and walls within the warehouse and office spaces, smoke detectors, sounders and manual call points were noted. It is unknown if the fire alarm system is connected to the local fire brigade services.

An operation and maintenance manual (including as-built drawings) should be provided on site to help the facilities team to get a better understanding of the maintenance requirements and also for future trouble shooting.

It is recommended that the building owner be contacted to advise whether a Fire Report has recently been obtained and that one is commissioned prior to any planned refurbishment works. This may be a specified system within the building and they should be performing annual maintenance to comply so confirmation it is in repair should be confirmed by the current owner.

4.3 Hydraulic Services

4.3.1 General

Hydraulic services are limited to toilets and kitchen areas which are all in satisfactory working condition.

4.3.2 Domestic Cold Water

The existing pipework could only be observed in a few locations without invasive testing, however no concerns have been raised or were noted during inspection.

4.3.3 Sanitary Drainage

The existing drains and vents are functional and in a condition, commensurate with age.

4.3.4 Domestic hot water generation

The building's hot water supply is provided via hot water cylinders which are believed to have been manufactured in 2003. 2no. hot water cylinders were noted, with both being located beneath sinks, one in the

office kitchenette, and the other in the staff lunchroom.

An allowance should be made to renew the cylinders as they expire and this has been included in our CAPEX. It should also be noted that these cylinders are required to be seismically restrained under current Building Code, and currently they are not.

4.4 Air Conditioning

4.4.1 Condensers and AHU's

The building's air conditioning system is provided via various split systems with roof mounted condenser units and wall mounted heat pumps to meeting rooms, as well as ducted air within a plasterboard bulkhead to the north west of the office area. The ducted air would be the provision of fresh air into the space for air quality levels, we could not confirm if it meets the current building code requirements.

No heating or cooling was noted to the warehouse areas and ventilation is achieved by the 6no. large doors which would be left open during working hours. It should be noted that the warehouse would be uncomfortable hot/cold during extremes of weather.

The condition of the condensers to the office roof was difficult to assess as there was no access to the office roofs where the condensers are positioned, however as viewed from drone photographs, they appear to be aged and likely to require renewal over a 10 year period. The building occupier was asked and did not inform of any issues with any of the air conditioning units at the present time, however due to their age, we have allowed to replace the condensers and the Air Handling Unit within 10 years.

The refrigerant utilised could not be determined – however based upon the age of the units it is possible that R22 has been used, which is an ozone depletant and is no longer available. If this is the case, it should be noted that the units would require replacement and that no replacement R22 refrigerant could be easily sourced.

1.5. AC cassettes and AHU

1.6. AC cassettes

5.0 Environmental Hazards

5.1 General

A detailed inspection of the property and site for environmental hazards has not been undertaken however, we did not make note of any potential environmental hazards during our inspection.

However we have not been provided with or noted any reference to an Asbestos Management plan for the site – it should be noted that whilst the majority of the building was built after the time when asbestos use was widespread in New Zealand, part of the building was built in the 1970's.

It should be noted that WorkSafe New Zealand have the following requirement in relation to asbestos;

"From April 2018, when asbestos or ACM has been identified at a workplace, or is likely to be present, the PCBU that manages or controls the workplace must make sure that an asbestos management plan is prepared and kept up to date."

Therefore, we would recommend that the current Building Owner be asked to provide any information they currently have in relation to an asbestos survey or an asbestos management plan.

6.0 Compliance with Legislation

6.1 Status of Property

We have considered legislation that is relevant to potential Owner and Managers of commercial property. The following is not an exhaustive list and our observations are from a construction viewpoint only. A detailed inspection of the property for compliance with legislation has not been undertaken and the following comments are based on a Building Surveyor's observations in passing, at the respective properties.

6.2 Building Warrant of Fitness

We have noted that the buildings has an up to date Building Warrant of Fitness Certificate.

6.3 Toilet Provision

We have not undertaken a detailed analysis of the toilet provisions to the buildings however, it is considered to be adequately provisioned for their its use class.

6.4 Disabled Access

Level access is available via the main entrance, with a lift providing access to all floors.

Rebbeck Dunn Watters

APPENDIX I

PLANNED

MAINTENANCE

Forward Maintenance Plan

Priority
1 - Critical
2 - Urgent
3 - Routine Maintenance

Property Address: 67 Vickerys Road
Date of Report: Sep-19
Revision: 0.1

Item	Element / Location	Inspection comments	Action required	H&S Item (X)	Compliance (C)	Current Cost (Ex GST)	Year	1	2	3	4	5	6	7	8	9	10
1.0	EXTERNAL AREAS																
	Roof Areas																
1.1	Roof Bay 1	Corrugated roof sheets to north west roof areas (Roof Bay 1) were noted to be heavily corroded. It is not believed that the sheets can be repaired or overhauled.	Replace damaged sheets with new. To include skylights. Ensure a roofing material is utilised which will not be affected by bi-metallic corrosion relating to potential impurities coming from Tenant operations. *Note: it is understood that this item has already been budgeted for and will be undertaken by the vendor in the short term. No cost included.*			$ -											
1.2	Roof Bay 1	Membrane gutter between Bays 1 and 2 is believed to be 13 years old.	Although the membrane is unlikely to be life expired, the replacement of the Roof Bay 1 sheets provide an opportunity to renew efficiently. It is recommended that the Vendor is requested to renew membranes between Bays 1 and 2 as part of planned roofing works.			$ -											
1.3	Roof Bay 2	From a review of the drone photographs, the Roof Bay 2 sheets are heavily stained to the centre of the roof, where adjacent to Roof Bay 1.	It is thought that the corrosion is due to some manner of extraction through the Roof Bay 1 sheets, which appears to have now been removed. In line with Roof Bay 1 renewal, allow to replace affected sheets. *No cost - discuss with Vendor to ascertain if these works can come under their planned roofing works.*			$ -	$ -										
1.4	Roof Bays 2, 3, 4	The majority of the roof is believed to have been installed approximately 13 years ago and is in a serviceable condition.	The life of the roof sheets can be extended by recoating within the next 5 years. Allow to prepare and paint sheets.			$ 110,000						$ 110,000					
1.5	Roof Bays 2, 3, 4	Roof fixings should be overhauled in line with repainting.	Prior to repainting, allow to check and tighten all roof fixings - replace any corroded fixings.			$ 15,000						$ 15,000					
1.6	Roof Bays 2, 3, 4	The membrane gutters are believed to be circa 13 years old - under the Building Code, membrane gutters are required to have a minimum life of 15 years.	At proposed roof overhaul date, gutter membranes will be 20 years old and a suitable time for replacement.			$ 17,250						$ 17,250					
1.7	Roof Bays 2, 3, 4	Skylights have a useful life of approximately 15 years - the skylights remain serviceable, however are losing a portion of their translucence.	Allow to replace skylights in line with year 5 roof overhaul.			$ 100,000						$ 100,000					
1.8	Office and Amenities Roof	The office roof sheets are serviceable, however it will be efficient to repaint in line with warehouse roof works.	Allow sum to clean down and paint roof sheets.			$ 9,500						$ 9,500					
1.9	Office and Amenities Roof	Membrane gutters appear to be serviceable - however grass was note to be growing. Membranes will approach the end of their serviceable life over 10 year period.	Ensure gutters are regularly cleaned out to all areas. Allow to renew in line with wider roofing works.			$ 5,000						$ 5,000					
2.0	Elevations - All Areas																
2.1	Surfaces	Cladding sheets will require periodic cleaning down to extend serviceable life.	Allow to periodically wash building. Understood to be an OPEX item.			$ -											
2.2	Cladding	Cladding panels are heavily impact damaged in various locations.	Reconsider operational process in relation to storing materials against cladding sheets - consider installing barriers to prevent impact damage. This cost may be recoverable from the Tenant.			TBC											
3.0	Elevations - South West (front)																
3.1	Curtain Walling	Curtain walling appears to be in a serviceable condition.	Allow to renew glazing seals in line with routine maintenance.			$ 8,000						$ 8,000					

Priority
1 - Critical
2 - Urgent
3 - Routine Maintenance

Property Address: 67 Vickerys Road
Date of Report: Sep-19
Revision: 0.1

Item	Element / Location	Inspection comments	Action required		H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year	1	2	3	4	5	6	7	8	9	10
3.2	Metal Profile Walls - Offices	Horizontal corrugated metal profile cladding sheets to office walls are in a serviceable condition.	Allow to periodically clean own as part of OPEX - sheets are expected to last 10 year period with minimal maintenance.			$ -											
3.3	Metal Frames	Structural steel to front elevation has galvanised coating.	Allow to recoat within 10 year period.			$ 4,000						$ 4,000					
3.4	Tiles	Floor tiles to front of staff amenities noted to be in a poor condition.	Allow to periodically jet wash and replace individual damaged tiles.			$ 5,000	$ 2,000			$ 1,000			$ 1,000			$ 1,000	
3.5	Warehouse Cladding Sheets	Impact damage noted to localised areas. Damage to front elevation is generally lighter than elsewhere on the building.	Allow to patch replace lower sections of damaged sheets. This is an aesthetic item and there is no immediate requirement to undertake these works.			$ 12,000		$ 4,000		$ 4,000		$ 4,000					
3.6	Tilt Slabs	Paint finish to tilt slabs will require redecoration.	Allow to repaint concrete tilt slabs.			$ 10,000			$ 5,000						$ 5,000		
4.0	**Elevations - South East**					$ -											
4.1	Warehouse Cladding Sheets	Impact damaged sheets was noted in multiple locations, due to the Tenant storing materials against the external elevations and general impact damage.	Allow to patch replace lower sections of damaged sheets. This is an aesthetic item and there is no immediate requirement to undertake these works.			$ 30,000		$ 10,000		$ 10,000		$ 10,000					
4.2	Doors	Large manually operated roller doors could not be checked at time of inspection - it appears likely the doors are left open for regular pick up and drop off of material, as well as for ventilation.	Allow to check and overhaul runners to ensure smooth operation.			$ 30,000	$ 7,500			$ 7,500			$ 7,500			$ 7,500	
4.3	Tilt Slabs	Localised areas of impact damage noted to tilt slabs.	Allow for localised repairs.			$ 10,000	$ 2,500			$ 2,500			$ 2,500			$ 2,500	
4.4	Tilt Slabs	Paint finish to tilt slabs will require redecoration.	Allow to repaint concrete tilt slabs.			$ 3,000			$ 1,500						$ 1,500		
5.0	**Elevations - North East**																
5.1	Warehouse Cladding Sheets	Impact damaged sheets was noted in multiple locations, due to the Tenant storing materials against the external elevations and general impact damage.	Allow to patch replace lower sections of damaged sheets. This is an aesthetic item and there is no immediate requirement to undertake these works.			$ 35,000		$ 10,000		$ 10,000		$ 10,000		$ 5,000			
6.0	**Elevations - North West**																
6.1	Warehouse Cladding Sheets	Impact damaged sheets was noted in multiple locations, due to the Tenant storing materials against the external elevations and general impact damage.	Allow to patch replace lower sections of damaged sheets. This is an aesthetic item and there is no immediate requirement to undertake these works.			$ 40,000			$ 10,000		$ 10,000		$ 10,000		$ 10,000		
6.2	Doors	Large manually operated roller doors could not be checked at time of inspection - it appears likely the doors are left open for regular pick up and drop off of material, as well as for ventilation.	Allow to check and overhaul runners to ensure smooth operation.			$ 20,000	$ 5,000			$ 5,000			$ 5,000			$ 5,000	
6.3	Tilt Slabs	Localised areas of impact damage noted to tilt slabs.	Allow for localised repairs.			$ 16,000	$ 4,000			$ 4,000			$ 4,000			$ 4,000	
7.0	**Structure**																
7.1	Floor Slab	The floor slab in the warehouse areas is pitted and worn, with various redundant bolts noted to have been sheared off, with a portion of the bolts remaining within the floor slab.	In order to provide an 'as new' concrete slab, grinding and application of a new top layer would be required. This would form a significant cost should this be implemented (circa $450k). This repair is unnecessary for the current Tenant as they are able to utilise the space, however steel works are a heavy use activity and should the current tenant depart and an ingoing Tenant were to require an 'as new' floor slab, this may be necessary.			TBC											
7.2	Steel Frame	The steel portal frame to the majority of the warehouse areas appear to be in a serviceable condition - however the steel frames to 'Bay 1' are corroding.	Allow sum to treat and decorate portal frame to Bay 1.			$ 15,000	$ 15,000										

Forward Maintenance Plan

Priority
1 - Critical
2 - Urgent
3 - Routine Maintenance

Property Address: 67 Vickerys Road
Date of Report: Sep-19
Revision: 0.1

Item	Element / Location	Inspection comments	Action required	H&S Item (X)	Compliance (C)	Current Cost (Ex GST)	Year	1	2	3	4	5	6	7	8	9	10
7.3	Steel Frame	Steel framework to remainder of warehouse is serviceable.	Allow to periodically clean down steel portal frame - ensure loose steel filings do not rest upon metal frames. Cleaning thought to be an OPEX cost.			TBC											
8.0	Asbestos																
8.1	Management Plan	No asbestos management plan was noted - a plan is required.	Allow for an asbestos survey and the commission of a management plan.			$ 3,500	$ 3,000	$ 500									
9.0	GROUNDS																
9.1	Surfaces	Surfaces are generally worn in line with the building's use.	Allow sum to periodically repair surfaces.			$ 60,000	$ 15,000			$ 15,000			$ 15,000			$ 15,000	
9.2	Markings	Car park bay marking will periodically require remarking.	Allow to remark as required.			$ 25,000		$ 5,000		$ 5,000		$ 5,000		$ 5,000		$ 5,000	
9.3	Fences	Fences were noted to be deteriorating in localised areas.	Allow sum to repair fences and to periodically maintain.			$ 16,000		$ 4,000		$ 4,000			$ 4,000			$ 4,000	
9.4	Kerbs	Perimeter kerbs will require periodic repair/replacement. Trucks noted to be damaging kerbs.	Allow to replace kerbs as required.			$ 6,500		$ 2,500		$ 1,000		$ 1,000		$ 1,000		$ 1,000	
9.5	Retaining Walls	The tenant constructed a retaining wall to the boundary with the stream to the north of the site shortly after moving into the property. It is unknown if the retaining wall was consented.	Request consent documentation from Tenant and confirm ownership. Wall should be monitored to ensure no movement occurs. Allow sum for investigation and additional consultancy if required.			$ 10,000	$ 10,000										
9.6	Retaining Walls	Low level concrete blockwork upstand noted to be impact damaged.	Allow to repair.			$ 9,000	$ 3,000				$ 3,000				$ 3,000		
10.0	ELECTRICAL SERVICES																
10.1	Distribution Board (DB)	-	Thermal scans and report. Thermal scans are to be carried out every year to ensure that any thermal hot spots are detected early and can therefore be rectified without causing site outage.			$ 5,500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
10.2	Landlord Owned Distribution Boards (DB)	-	Within economic life. Replacement will be required within 10 years.			$ 30,000							$ 10,000		$ 20,000		
10.3	Tenant Owned Distribution Boards	-	The Tenant appears to have positioned their own boards throughout the warehouse in line with their requirements. These items have not been recorded as a Landlord maintenance item.			$ -									$ 20,000		
10.4	Warehouse Lighting	-	The Tenant is replacing original light fittings with LED as and when each fitting ceases to function. The replacement of defective light fittings is understood to be a Tenant item and as such no cost has been included.			TBC											
10.5	Electrical Services Operations and Maintenance Manuals	-	As-built drawings and Maintenance & Operations manual is required. The manual shall cover full detailed electrical services installation works to date.			$ 1,000	$ 1,000										
10.6	External Lighting		External lighting illuminating yards and carparks will require periodic renewal as they cease to function. This is understood to be a tenant cost.			TBC											
11.0	HYDRAULIC SERVICES																
11.1	Domestic Cold-Water	-	Continue routine maintenance as required.			$ -											
11.2	Plumbing Pipework and Fittings	-	Continue routine maintenance as required (replacement not required in 10 year plan).			$ -											
11.3	Domestic Hot Water Systems	-	Hot water cylinders to office kitchen and lunch room will require renewal within 10 year period.			$ 8,000				$ 8,000							

Priority
1 - Critical
2 - Urgent
3 - Routine Maintenance

Property Address: 67 Vickerys Road
Date of Report: Sep-19
Revision: 0.1

Item	Element / Location	Inspection comments	Action required		H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year	1	2	3	4	5	6	7	8	9	10
11.4	Domestic Hot Water Systems	-	No seismic restraints were noted to the hot water cylinders. Allow to include this.		X	$ 750	$ 750										
11.5	Sanitary Drainage	-	Provide routine maintenance and repair/replace as required (assumed not required in 10 year plan).			$ -											
11.6	Stormwater Drainage	-	Provide routine maintenance and repair/replace as required (assumed not required in 10 year plan).			$ -											
11.7	Fixtures and Fittings	-	Continue routine maintenance and repair/replace as required (not required in 10 year plan unless as part of a refurbishment).			$ -											
11.8	As Built Drawings	-	We recommend a complete set of accurate CAD as built drawings are created and kept on site to aid future maintenance functions.			$ 1,000	$ 1,000										
12.0	FIRE PROTECTION SERVICES																
12.1	Fire Alarms System	-	Allowance to replace existing fire alarm system (assumed to be year 7).			$ 30,000								$ 30,000			
12.2	Fire Alarms System	-	Allowance to replace fire alarm devices as they fail.			$ 1,500	$ 500		$ 500			$ 500					
12.3	Fire Trip Signals	-	Functionality of existing fire alarm interfaces with the security and mechanical systems should be tested. Tests are to be carried out annually to ensure that the fire alarm trips are functional.			$ 2,750	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250	$ 250
12.4	Fire Extinguishers	-	Replace fire extinguishers at end of economic life (year 0).Continue testing and replacement of expired fire extinguishers.			$ 1,200	$ 300			$ 300			$ 300			$ 300	
12.5	Fire Protection O&M	-	Engage fire protection contractor to survey as-built fire protection services and interfaces and prepare operations and maintenance manual.			$ 1,000	$ 1,000										
13.0	HVAC																
13.1	Air Conditioning Units	-	Split units to office areas are understood to be at least half way through their serviceable life. Allow to renew in year 5.			$ 90,000						$ 90,000					
13.2	AHU	-	AHU to office areas understood to be approximately half way through serviceable life. Allow to renew in line with HVAC works.			$ 40,000						$ 40,000					
13.3	Air Conditioning Units (Warehouse)		Split units to warehouse are understood to be a Tenant addition and as such no cost has been included.			$ -											
	Total					**$ 837,450**	**$ 72,300**	**$ 36,750**	**$ 17,750**	**$ 78,050**	**$ 13,750**	**$ 300,000**	**$ 60,050**	**$ 41,750**	**$ 60,250**	**$ 46,050**	**$ 750**

Cost Summary														
Contractors Overheads and Profit	8%	$ 66,996.00	$ 5,784	$ 2,940	$ 1,420	$ 6,244	$ 1,100	$ 24,000	$ 4,804.00	$ 3,340	$ 4,820.00	$ 3,684	$ 60
Fees	10%	$ 83,745.00	$ 7,230	$ 3,675.00	$ 1,775.00	$ 7,805.00	$ 1,375.00	$ 30,000.00	$ 6,005.00	$ 4,175.00	$ 6,025.00	$ 4,605.00	$ 75
TOTAL EXCLUDING GST		**$ 988,191**	**$ 85,314**	**$ 43,365**	**$ 20,945**	**$ 92,099**	**$ 16,225**	**$ 354,000**	**$ 70,859**	**$ 49,265**	**$ 71,095**	**$ 54,339**	**$ 885**

Rebbeck
Dunn
Watters

APPENDIX II

PHOTOGRAPHS

1.1. View of corroded Roof fixings to Bay 1

1.2. View of corroded Roof fixings to Bay 1

1.3. General view of Bay 2 Coverings

1.4. General view of Bay 2 Coverings

1.5. General view of roofs

1.6. M+E Plant to Office Roof

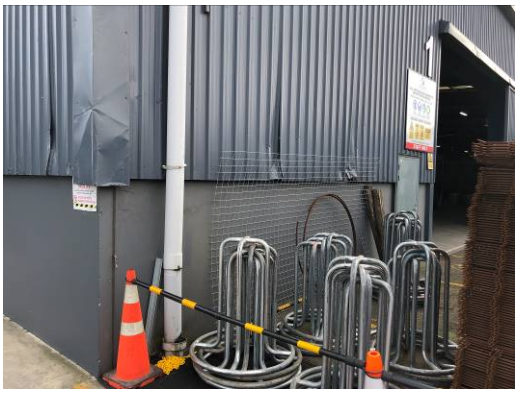
1.7. M+E Plant to Office Roof

1.8. General view of Building

1.9. View of Curtain Walling to Office Areas

1.10. View of Office to Warehouse junction

1.11. View toward lunch room



1.12. Impact damage to cladding sheets

1.13. Damage noted to cladding sheets

1.14. Typical vehicle entrance door

1.15. View of rear elevation

1.16. View of rear elevation

1.17. Retaining wall to rear of site

1.18. Retaining wall to rear of site

1.19. View of south west elevation

1.20. View of south west elevation

1.21. Internal view of warehouse areas

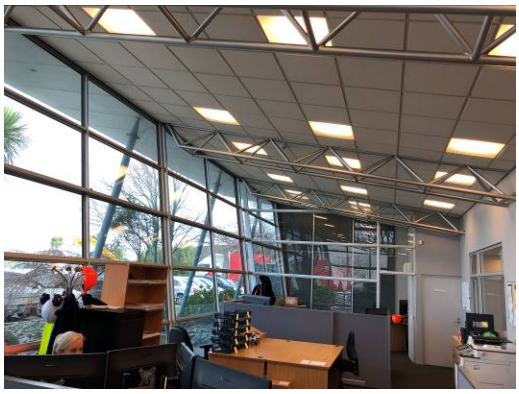
1.22. Corroded columns noted

1.23. Internal view of warehouse areas

1.24. Internal view of warehouse areas

1.25. Cracking and historic repairs to yards

1.26. Cracking and historic repairs to yards



1.27. View of internal office areas

1.28. View of internal office areas

1.29. Typical wall mounted fire switching

1.30. Typical hot water cylinder