Technical Due Diligence Report

For and on behalf of
AUGUSTA FUNDS MANAGEMENT

Anglesea Medical Centre,
Corner of Anglesea and Thackeray Streets
Hamilton

JUNE 2020

P19-0406

Hampton Jones

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Authorisation for Issue

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For and on behalf of Hampton Jones Property Consultancy Limited.

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Section 1.0 Key Findings

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

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

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

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

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

Building 1

	Access No safe internal access to the roof covering was available. Recommendation: We recommended safe internal access to the roof is provided for maintenance contractors and inspections. Time Scale: Within 1 year Cost: Roof access - $10,000
	Roofs A profiled metal roof covering has been installed. Several penetrations through the roof covering were noted. Corrosion staining was noted below the plant situated on the roof. Lichen growth was noted to sections of the roof. Recommendation: Rub down the corrosion staining, treat and coat the affected areas. Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved. Time Scale: Cyclically
	Gutters Membrane gutters have been installed to the roof. Ponding water was noted to the internal gutter. No ongoing maintenance appears to be carried out. Recommendation: Cyclical maintenance is required to ensure the ongoing durability of the membrane covering. Time Scale: Maintenance works - Cyclically
	External Cladding - Aluminium Curtain Wall Cladding Aluminium curtain wall cladding has been installed to the north, east and west elevations. The curtain wall cladding appears to be in a reasonable condition with general atmospheric build-up noted. Recommendation: On-going maintenance of the curtain wall cladding will be required to ensure the durability of the cladding is maintained. Timescale: Maintenance works - Cyclically

	External Cladding - Aluminium Cladding Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. In light of the Grenfell Tower tragedy, aluminium composite claddings with a polyethylene (PE) core pose a significant fire risk. Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread. General atmospheric build-up was noted to the cladding. Recommendation: We recommend confirmation of the aluminium composite cladding and its core filling type is sought from the installer and manufacturer, as this may affect your future insurance cover. Regular cleaning, inspection and maintenance of the cladding is required. Time Scale: Maintenance - Annually; Confirmation of Cladding - Immediately.
	Door Joinery Combination of single glazed aluminium doors, aluminium glazed panel automatic doors and timber fire doors with a painted finish. General atmospheric debris was noted to the doors throughout. Recommendation: Ongoing maintenance and inspection will be required annually. Time Scale: Annually

Building 2

	Services - Electrical The ground floor distribution board (DB) within the riser cupboard is obstructed and non-compliant. Recommendation: Remove obstruction. Time Scale: Immediately
	Services - Electrical The ground floor distribution board (DB) within the riser cupboard has blank and missing inserts. Recommendation: Fill missing inserts. Time Scale: Immediately
	Services - Electrical The first floor inner conductors within the riser cupboard are exposed and non-compliant. Recommendation: Sheath conductors. Time Scale: Immediately
	Services - Electrical The ground floor main switch board (MSB) is obstructed and non-compliant. Recommendation: Remove obstruction. Time Scale: Immediately
	Services - Electrical The ground floor distribution board (DB) within the riser cupboard is obstructed and non-compliant. Recommendation: Remove obstruction. Time Scale: Immediately

	Services - Gas Gas water heater to the sushi bar has no mechanical protection and has been damaged. Recommendation: Install protection to pipework. Time Scale: Immediately
	Services - Gas The gas pipe work has no identification Recommendation: Install identification stickers/tags. Time Scale: Immediately
	Services - Fire systems Electrical cables are not terminated within the fire sprinkler valve room. Recommendation: Terminate and cap cables. Time Scale: Immediately
	Barriers - Roof B Galvanised barriers have been installed to the perimeter of the north portion of the roof and fixed to the concrete parapet walls. No barriers have been installed to the south portion of the roof. Parapet walls have an upstand of 800-900mm above the roof surface and fall of greater than 10m. New Zealand Building Code recommends a minimum barrier height of 1100mm above the finished surface of the roof covering. Recommendation: We recommended that a barrier is installed to the perimeter of the roof covering as part of the roof replacement works. Access to the south portion of the roof covering should be limited until the barriers to the perimeter have been installed. Time Scale: As part of membrane roof replacement. Cost: Barrier replacement - $10,000
	Barriers - Roof C No barriers or fall restraint/arrest system have been installed to the roof. New Zealand Building Code recommends a minimum barrier height of 1100mm above the finished surface of the roof covering. Recommendation: We recommended that a barrier is installed to the perimeter of the roof covering or fall arrest system installed to the roof. Access to the roof should be limited until the barriers to the perimeter have been installed. Time Scale: Immediately Cost: Barrier replacement - $7,000

	Barriers - Roof D A fall arrest/restraint system has been installed to the roof covering. However, the system is not connected to the anchor points. No barriers or fall restraint/arrest system have been installed to the south portion of the roof. New Zealand Building Code recommends a minimum barrier height of 1100mm above the finished surface of the roof covering. Recommendation: We recommend the roof fall arrest/restraint system is reconnected and certified before use. Install a barrier to the south portion of the roof Access to the roof covering should be limited until the system has been certified. Time Scale: Immediately Cost: Reconnection and certification of fall arrest system - $5,000; Barrier - $5,000
	Roofs - Building 2 - Roof C The roof covering comprises a metal profile roof with a painted finish which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes, which were removed as part of works to the external cladding. Widespread sections of flaking paint and corrosion staining was noted to the roof covering. Heavy lichen growth was noted to sections of the roof where the plant was previously located. Recommendation: Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved. The roof covering is approximately 30 years old and consideration should be given to replacing the roof covering within 3-5 years. Time Scale: Maintenance - Cyclically
	Roofs - Building 2 - Roof D The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes. Widespread roof dents were noted throughout the roof covering. Flashings have been installed to the roof covering at rain water sump locations to prevent rain water running directly into the outlets and the underside of the roof covering. Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering. Recommendation: Permanent repairs of the pinched roof coverings should be undertaken to prevent further damage from occurring. Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved. The roof covering is approximately 25 years old and consideration should be given to replacing the roof covering within 5-8 years. Time Scale: Maintenance - Cyclically; Roof Replacement - 5-8 years Cost: Replacement - $98,812 (as per remarkable roofing quote dated 6 December 2019)

	Gutters - Roofs A - D Membrane gutters have been installed to the main roofs. The membranes appear to be at the end of their effective life. There is evidence of water ingress internally with moisture staining noted internally below roof D. Ponding water and debris build-up were noted to all membrane gutters. Bubbling and blistering of the membrane was noted to roof sections C and D. Vegetation growth was noted to the internal gutter to the east elevation and from the membrane gutter overflow outlet to the north elevation. No ongoing maintenance appears to be carried out. Recommendation: Maintenance is required to ensure the ongoing durability of the membrane covering. The membrane is approximately 25-30 years old and consideration should be given to replacing the membrane internal gutter lining and timber substrate in line with the roof coverings. Time Scale: Maintenance works - Cyclically; Gutter replacement - in-line with roof replacement Cost: Remedial works - $5,000; Replacement - $46,789 (as per Remarkable Roofing quote dated 6 December 2019)
	External Cladding - Fibre Cement Cladding Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room. Directly fixed cladding systems have a high systematic failure rate due to the lack of drainage between the cladding and timber frame. Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame. Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. Due to the timescales, we have not been able to review the Hamilton City Council property file to ascertain if this work is being undertaken with a building consent. Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection. Recommendation: Ongoing maintenance is required to ensure the ongoing durability of the fibre cement sheet cladding system. Consideration should be given to replacing the direct fixed fibre cement sheet cladding system to the lift plant room and the south and west elevations. We recommend you legal representative confirms a building consent has been issued for the remedial works. Time Scale: Maintenance works - cyclically; fibre cement sheet replacement - 1-3 years Cost: Replacement of fibre cement sheet cladding - $500,000 (consideration only)
	Roofs - Building 2 - Roof A A profiled metal roof covering has been installed to the section of building 2. Several redundant roof fixings were noted to the roof covering from previously removed extractor fans. The open holes have been filled with a sealant or polystyrene type material and left exposed. Heavy lichen growth was noted to sections of the roof where the plant was previously located. Recommendation: Permanent repairs of the penetrations through the roof covering will be required to prevent moisture ingress through the unprotected repairs. Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved. Consideration should be given to replacing the roof covering in 10+ years. Time Scale: Maintenance - Cyclically; Remedial works - within 1 year

	Roofs - Building 2 - Roof B A membrane roof with a concrete substrate draining to perimeter gutters. The roof covering has a concrete substrate and a solar reflective coating. The coating to the roof covering is faded with exposed sections of membrane noted. Internal historic leaks were noted to the ceiling lining within the entry foyer to building 2. The roof to the plant room comprises a metal roof covering which discharges to a membrane gutter. The roof has been installed over a steel frame, safety mesh and sissalation paper. Recommendation: We were advised by representatives of Anglesea Clinic that the roof coverings are due to be replaced in January 2020. Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved. Time Scale: Cyclically
	External Cladding - Aluminium Curtain Wall Cladding Aluminium curtain wall cladding has been installed to the north, east and west elevations. The curtain wall cladding appears to be in a reasonable condition with general atmospheric build-up noted. Recommendation: Due to the age of the curtain wall cladding, we recommend the glazing seals are inspected and replaced periodically. On-going maintenance of the curtain wall cladding will be required to ensure the durability of the cladding is maintained. Timescale: Maintenance works – Cyclically; Seal Replacement – staged lifecycle replacement Cost: Replacement of seals- $5,000 periodically
	External Cladding - EIFS Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. We have not sighted a Code Compliance Certificate for the installation of the new cladding system. Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection. Due to the timescales, we have not been able to review the Hamilton City Council property file to ascertain if this work is being undertaken with a building consent. Several defects were observed during our inspection and require further investigation. Recommendation: Ongoing maintenance is required to ensure the ongoing durability of the new EIFS cladding system. Inspection of the concrete to EIFS cladding junction is required. No evidence of back flashing was noted during our inspection. Open unsealed pipe penetrations through the cavity were noted to the west elevation. Conformation the cavity has been adequately closed and ventilated in this area is required. We recommend you legal representative confirms a building consent has been issued for the remedial works. Time Scale: Maintenance works – cyclically; inspection and confirmation - Immediately

	External Cladding - Blockwork with a painted finish Sections of blockwork and plaster to the north and east elevation were in the process of being repainted during our inspection. Sections of plaster to the remaining elevations are in a satisfactory condition with no cracks noted. Recommendation: Repaint the remaining sections of block and plaster cladding to the south and west elevations. Regular cleaning and maintenance of the cladding is required. Time Scale: Repainting - 1-2 years; Maintenance - annually. Cost: Repaint - $75,000
	External Cladding - Aluminium Cladding Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. in light of the Grenfell Tower tragedy, aluminium composite claddings with a polyethylene (PE) core pose a significant fire risk. Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread. General atmospheric build-up was noted to the cladding. Recommendation: We recommend confirmation of the aluminium composite cladding and its core filling type is sought from the installer and manufacturer, as this may affect your future insurance cover. Regular cleaning, inspection and maintenance of the cladding is required. Time Scale: Maintenance - Annually; Confirmation of Cladding type - Immediately.
	Door Joinery Combination of single glazed aluminium doors, aluminium panel doors and aluminium glazed panel automatic doors. General atmospheric debris was noted to the doors throughout. Recommendation: Ongoing maintenance and inspection will be required annually. Time Scale: Annually
	Window Joinery Single glazed metal window joinery has been installed to the west elevation. The joinery has a painted finish. Aluminium window joinery has been installed to the remainder of the building. Heavy atmospheric debris was noted to the joinery. Flaking paint was noted to the window joinery. Recommendation: Rub down and repaint the metal window joinery to the west elevation. Due to the age of the joinery, we recommend the glazing seals are inspected and degraded seals replaced annually. Ongoing maintenance and inspection of the glazing seals will be required annually. Time Scale: Repaint - within 1 year; Maintenance and glazing seal replacement - staged lifecycle replacement

Building 3

	Services - Gas The earth bonding to the gas meter is in a poor condition and non-compliant. Recommendation: Install a new earth bonding. Time Scale: Immediately
	Barriers A fall arrest/restraint system has been installed to the roof covering. However, the system is not connected to the anchor points. Recommendation: We recommend the roof fall arrest/restraint system is recommenced and certified before use. Access to the roof covering should be limited until the system has been certified. Time Scale: Immediately Cost: Maintenance - $7,000
	Roofs - Membranes Rubber membrane roofs have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old. Heavy atmospheric build-up was noted to the roof covering. Recommendation: Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the membrane is achieved. Due to the age of the membrane, consideration should be given to the replacing of the membrane roof covering at the end of its lifecycle. Time Scale: Maintenance - Cyclically; Membrane Replacement - 5-8 years Cost: Membrane Replacement - $30,000
	Roofs The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes. Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering. We were advised that the skylights and seals have recently been replaced as part of on-going maintenance. Recommendation: Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved. Time Scale: Maintenance - Cyclically
	Gutters Rubber membrane gutters have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old. Heavy atmospheric build-up was noted throughout the gutters. Vegetation growth was noted to the gutters. No ongoing maintenance appears to be carried out. Recommendation: Maintenance is required to ensure the ongoing durability of the membrane covering. Due to the age of the membrane, consideration should be given to the replacing of the membrane roof covering at the end of its lifecycle. Time Scale: Maintenance works - Cyclically

	External Cladding - Aluminium Curtain Wall Cladding Aluminium curtain wall cladding has been installed to the north, east and west elevations. The curtain wall cladding appears to be in a reasonable condition with general atmospheric build-up noted. Recommendation: On-going maintenance of the curtain wall cladding will be required to ensure the durability of the cladding is maintained. Due to the age of the curtain wall cladding, staged lifecycle replacement of the glazing seals will be required Timescale: Maintenance works - Cyclically
	External Cladding - Blockwork with a painted finish Sections of plaster to the remaining blockwork is in a satisfactory condition with no cracks noted. Recommendation: Regular cleaning and maintenance of the cladding is required. Time Scale: Maintenance - annually.
	External Cladding - Aluminium Cladding Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. in light of the Grenfell Tower tragedy, aluminium composite claddings with a polyethylene (PE) core pose a significant fire risk. Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread. General atmospheric build-up was noted to the cladding. Recommendation: We recommend confirmation of the aluminium composite cladding and its core filling type is sought from the installer and manufacturer, as this may affect your future insurance cover. Regular cleaning, inspection and maintenance of the cladding is required. Time Scale: Maintenance - Annually; Confirmation of Cladding - Immediately.
	Door Joinery Combination of single glazed aluminium doors, frameless glass automatic doors, aluminium glazed panel automatic doors and timber fire doors with a painted finish. General atmospheric debris was noted to the doors throughout. Recommendation: Ongoing maintenance and inspection will be required annually. Time Scale: Annually
	Window Joinery Aluminium window joinery has been installed to the remainder of the building. Heavy atmospheric debris was noted to the joinery. Recommendation: Due to the age of the joinery, we recommend the glazing seals are inspected and degraded seals replaced annually. Ongoing maintenance and inspection of the glazing seals will be required annually. Time Scale: Maintenance - Annually; Glazing Seals - Staged lifecycle replacement

Building 4

	Services - Electrical Unprotected fuse board (FB) to the ground floor switch room. Recommendation: Remove fuse board if redundant or cover if still in use. Time Scale: Immediately
	Services - Electrical The ground floor MSB has non-compliant openings in the top. Recommendation: Seal all unprotected openings. Time Scale: Immediately
	Services - Electrical The third floor switchboard has non-compliant openings in the top. Recommendation: Seal all unprotected openings. Time Scale: Immediately
	Barriers No barriers have been installed to the perimeter of the roof where the fall is over 1m. Recommendation: Install a barrier or fall arrest system to the roof coverings. Time Scale: Barriers - Immediate Cost: Barrier - $10,000
	Roof - Metal A metal profile roof covering with a galvanised finish has been installed to the roof covering. Numerous metal roof fixings have been over tightened, resulting in deflection of the roof covering. As a result a number of roof fixings are loose and proud of the roof surface. Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding. Several penetrations through the roof covering were noted, the penetrations have been flashed with a combination of pan and EPDM boot flashings. Atmospheric build-up was noted to the roof covering. Recommendation: Remove the over-tightened roof fixings and replace with appropriately tightened 'tek' screws. Given the defects noted to the roof covering and the cladding to roof junctions, we recommend consideration is given to replacing the roof covering and EIFS cladding to ensure ongoing durability of the structure is achieved. Ongoing maintenance of the roof covering will be required to ensure ongoing durability of the covering is met. Time Scale: Replace roof fixings - Immediate; Maintenance - Cyclically; Roof replacement - 5-8 years Cost: Roof Replacement - $175,000

	External Cladding - EIFS An EIFS cladding has been installed to the building. EIFS claddings have an inherent risk of failure due to the movement between the polystyrene and the plaster coating. Several poorly formed junctions were noted to the cladding and include; Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding. Lack of falls to horizontal surfaces, which do not promote the free drainage of moisture. Lack of adequate clearance between the EIFS cladding and roof surfaces. Metal box gutters have been embedded in the polystyrene and plaster cladding. Cracking around this location was noted with moss growth, indicating the retention of moisture. A lack of ongoing maintenance is resulting in heavy atmospheric build-up to the cladding. Recommendation: Consideration should be given to replacing the EIFS cladding and any decayed timber framing in 3-5 years. Annual inspection of the cladding and timber frame should be undertaken to determine framing damage from moisture entry. Time Scale: Maintenance - cyclically; Replacement of the cladding - 3-5 years. Cost: Replacement of cladding - $1,600,000
	Roof - Membrane A membrane roof covering has been installed to the top of the lift shaft. Blistering and loss of adhesion was noted to the membrane at the joints and junctions. Recommendation: Remediate all membrane blisters and patch repair. Reseal all loose joints and junctions Ongoing maintenance of the roof covering will be required to ensure ongoing durability of the covering is met. Time Scale: Remedial works - Immediately; Maintenance - Cyclically
	Gutters Metal box gutters have been installed to the metal profile roof areas. The metal box gutters have been embedded in the polystyrene and plaster cladding. Cracking around this location was noted with moss growth, indicating the retention of moisture. Recommendation: Remove the metal box gutters, resize and re-install the gutter. Due to the defects noted to the EIFS cladding system, consideration should be given to replacing the EIFS cladding and any decayed timber framing. Ongoing maintenance of the gutters will be required to ensure ongoing durability of the rain water system. Time Scale: Remedial works - immediate; Maintenance - Cyclically
	External Cladding - Concrete Tilt-Slab Sections of concrete tilt slab have been installed to the full height to the east and south elevations. Heavy atmospheric build-up was noted to the cladding. Degradation and splitting of the tilt-slab polysulphide mastic joints was noted in isolated locations. A lack of ongoing maintenance is resulting in heavy atmospheric build-up to the cladding. Recommendation: Cyclical replacement of the mastic sealant joints to the concrete tilt-slabs. Regular cleaning, inspection and maintenance of the cladding is required. Time Scale: Maintenance - Cyclically; Replacement of sealant joints - Staged lifecycle replacement. Cost: Replacement of sealant joints - $7,000

	Door Joinery Combination of single glazed aluminium doors, timber fire doors with a painted finish and frameless glass automatic doors. Recommendation: Ongoing maintenance and inspection will be required annually. Time Scale: Cyclically; Glazing Seals - Staged lifecycle replacement
	Window Joinery Single glazed aluminium window joinery has been installed to all elevations. Recommendation: Ongoing maintenance and inspection of the glazing seals will be required annually. Time Scale: Cyclically; Glazing Seals - Staged lifecycle replacement

Section 1.0 Introduction

1.1 Survey Details

1.1.1 Instructions were received from Joel Lindsey of Augusta Funds Management on 12 November 2019 to provide a Technical Due Diligence report commenting on the condition of the buildings at Anglesea Medical Centre, Corner of Anglesea and Thackery Streets, Hamilton.

COMMISSIONED BY	Joel Lindsey of Augusta Funds Management
WEATHER CONDITIONS	Dry and bright
SURVEY UNDERTAKEN BY	Simon Parry of Hampton Jones Campbell Thomson of Hampton Jones Simon Gaines of Entire Consultants Ltd
SURVEY DATE	13 November 2019
FORMAL DIALOGUE	None

1.2 Brief

1.2.1 The scope of service was confirmed on 12 November 2019, as were Hampton Jones Terms and Conditions of Engagement.

1.2.2 We understand that Augusta Funds Management Limited are considering purchasing the above properties. As such, you have requested that Hampton Jones carry out a Technical Due Diligence Survey of the sites and report on the current condition of the building elements and advise on risk areas from the perspective of a purchaser including the provision of a 10-year CAPEX.

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 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 Restrictive Covenants or Rights of Way.
x Design or value of the surrounding area or environment.
xi Comment as to suitability of purpose for the existing or any proposed use.
xii Lease obligation and financial commitments.

1.7 Site Location and Plan

1.7.1 For the purposes of clarity only please see the below highlighted plan which denotes the buildings as inspected and described within the main body of the report. The approximate site is outlined in blue and the approximated buildings are highlighted in red.

1.7.2 This drawing is not to scale and is indicative only. Boundaries should not be relied upon.

1.8 Areas Not Accessed

i Locked service cupboards

1.9 Documentation Review

1.9.1 We have undertaken a high-level review of the Hamilton City Council property file for Anglesea Medical Centre, Hamilton, which was provided by Augusta Funds Management.

Section 2.0 Elemental Description and Condition

For ease of reference, we have split the premises into four separate buildings. These are;

Building 1 - Café, constructed in 2017

Building 2 - Main Building and Administration, constructed 1960 and extended in 1990

Building 3 - Symmans House - Radiology and Pharmacy, constructed in 2007

Building 4 - John Sullivan House, constructed in 2005

2.1 Structure

Building 1

2.1.1 The superstructure is a steel framed structure supported off reinforced concrete pad and strip foundations. The roof structure comprises a steel frame and steel purlins, which provides the structural and fixing support for the lightweight profile metal roof covering.

2.1.2 The floor is formed with a 100mm reinforced concrete ground floor slab on compacted hardfill and a damp proof membrane (DPM).

Observations

2.1.3 The structure appears to be in a satisfactory condition. No visible distortion of the structure was noted.

2.1.4 We have not reviewed an Initial Seismic Assessment or Initial Evaluation Procedure (ISA/IEP) report. We understand a separate ISA report has been undertaken as part of this process, we have not reviewed this report.

Building 2

2.1.5 The superstructure is a concrete structure of columns and beams supported off reinforced concrete pad and strip foundations with concrete shear walls. The roof structure comprises a lightweight steel frame, which provides the structural and fixing support for the roof covering.

2.1.6 The floor is formed with a 100mm reinforced concrete ground floor slab on compacted hardfill and a damp proof membrane (DPM). First and second floors comprise of block and beam flooring with a finishing top screed.

Observations

2.1.7 The structure appears to be in a satisfactory condition. No visible distortion of the structure was noted.

2.1.8 We have reviewed an Initial Seismic Assessment or Initial Evaluation Procedure (ISA/IEP) report undertaken by John Gray Partners Limited and dated November 2010. The report has evaluated the building and scored the building at 85% NBS, Grade A and not earthquake prone. Due to the age of the report, we understand a separate ISA report has been undertaken as part of this process, we have not reviewed this report.

Building 3

2.1.9 The superstructure is a combination of a concrete structure of columns and beams and a steel portal frame supported off reinforced concrete pad and strip foundations. The roof structure comprises a lightweight steel frame, which provides the structural and fixing support for the roof covering.

2.1.10 Floors are formed with a 100mm reinforced concrete ground floor slab on compacted hardfill and a damp proof membrane (DPM). First floor comprise an 'ComFlor' metal formwork suspended floor with a finishing top screed.

Observations

2.1.11 The structure appears to be in a satisfactory condition. No visible distortion of the structure was noted.

2.1.12 We have reviewed an Initial Seismic Assessment or Initial Evaluation Procedure (ISA/IEP) report undertaken by Arnold and Johnstone Ltd and dated April 2018. The report has evaluated the building and scored the building at 70% NBS, Grade B and falls within the earthquake prone category. We understand a separate ISA report has been undertaken as part of this process, we have not reviewed this report.

Building 4

2.1.13 The superstructure is a concrete structure of columns and beams supported off reinforced concrete pad and strip foundations with concrete shear walls. The roof structure comprises a lightweight steel frame, which provides the structural and fixing support for the roof covering.

2.1.14 The floor is formed with a 100mm reinforced concrete ground floor slab on compacted hardfill and a damp proof membrane (DPM). First and second floors comprise an 'ComFlor' metal formwork suspended floor with a finishing top screed.

Observations

2.1.15 The structure appears to be in a satisfactory condition. No visible distortion of the structure was noted.

2.1.16 We have reviewed an Initial Seismic Assessment or Initial Evaluation Procedure (ISA/IEP) report undertaken by John Gray Partners Limited and dated November 2010. The report has evaluated the building and scored the building at 85% NBS, Grade A and not earthquake prone. Due to the age of the report, we understand a separate ISA report has been undertaken as part of this process, we have not reviewed this report.

2.2 Main Roof Areas

Building 1

2.2.1 The main roof is formed with mono pitch of 3° which slopes north to south. The roof is covered with a 'Kingspan' insulated panel system with a trapezoidal profiled which are fixed to the purlins with 'tek' screws.

2.2.2 The roof drains to the stormwater system via internal membrane gutter running the length of the elevation and rainwater downpipes.

2.2.3 A central roof plant platform has been installed adjacent to the north elevation.

Observations

2.2.4 The roof covering is in a new condition. Ongoing maintenance of the roof will be required. Washing down of the roof covering is a product requirement, failure to undertake regular wash down may result in voiding of the product warranty.

2.2.5 Several penetrations through the roof covering are reliant on sealant only, no pre-formed boot flashings have been installed. We would recommend the vendor install boot flashings to the pipe penetrations.

2.2.6 Corrosion staining was noted to the roof covering and localised to the central plant platform.

2.2.7 No internal roof access has been provided to the roof. We would recommend internal roof access is provided for maintenance contractors to access the roof and plant.

Building 2

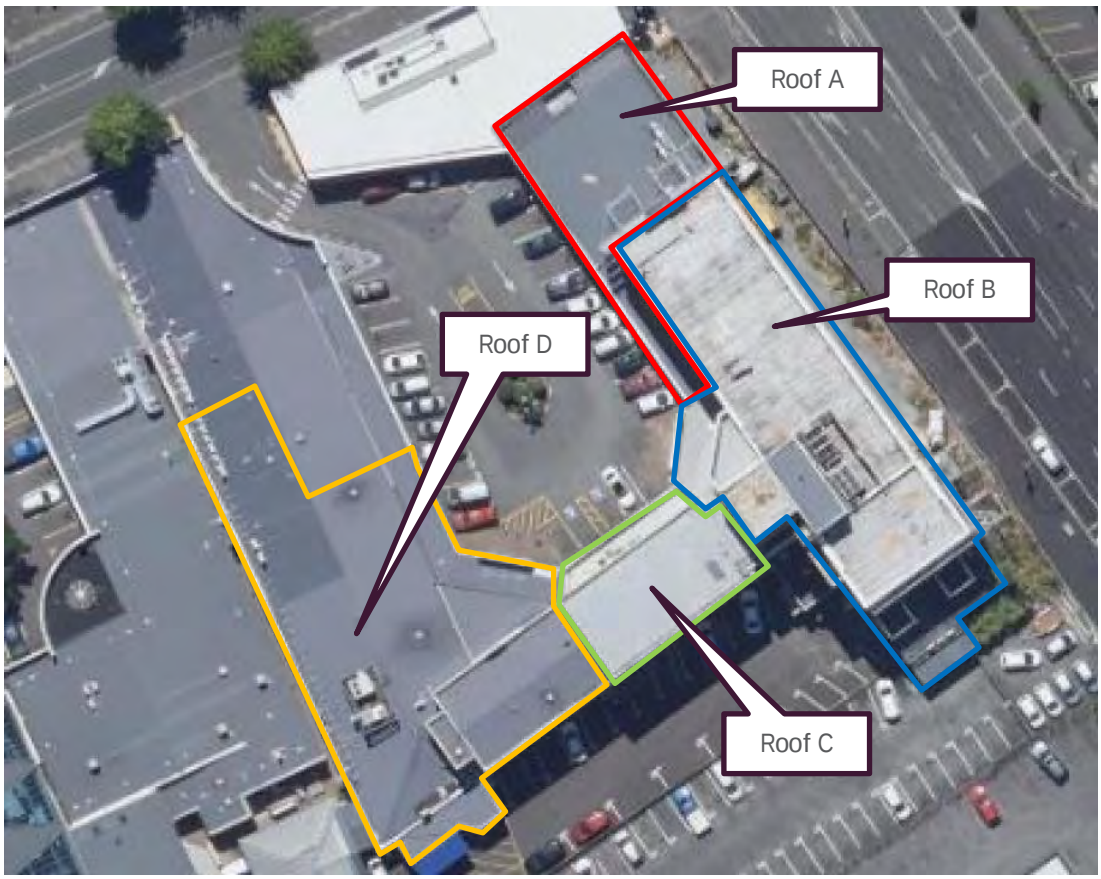
For the purposes of accurately describing the roofs to building 2, we have split the roof area into 4 sections;

Roof A - North Extension

Roof B - Main Block

Roof C - Block 2

Roof D - West Extension



Roof A

2.2.8 Roof A is formed with mono pitch of 3° which slopes west to east. The roof is covered with a trapezoidal profile metal roof covering which are fixed to the purlins with 'tek' screws.

2.2.9 The roof drains to the stormwater system via internal membrane gutter running the length of the east elevation and uPVC downpipes.

Observations

2.2.10 The roof covering is in a reasonable condition. Ongoing maintenance of the roof will be required. Washing down of the roof covering is a product requirement, failure to undertake regular wash down may result in voiding of the product warranty.

2.2.11 Several redundant roof fixings were noted to the roof covering from previously removed extractor fans. The open holes have been filled with a sealant or polystyrene type material and left exposed. We would recommend the vendor install boot flashings to the pipe penetrations.

2.2.12 Heavy lichen growth was noted to sections of the roof where the plant was previously located.

Roof B

2.2.13 The roof comprises a membrane roof covering and finished with a solar reflective paint coating which discharge to the stormwater system via rainwater heads and downpipes.

2.2.14 The lift shaft and lean-to section has a trapezoidal profile roof covering which discharges to the stormwater system via membrane gutters, metal rain water heads and downpipes with a painted finish.

Observations

2.2.15 We were advised by representatives of Anglesea Clinic that the roof coverings are due to be replaced in January 2020.

2.2.16 Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved.

2.2.17 Galvanised barriers have been installed to the perimeter of the north portion of the roof and fixed to the concrete parapet walls. No barriers have been installed to the south portion of the roof. Parapet walls have an upstand of 800-900mm above the roof surface and fall of greater than 10m.

2.2.18 New Zealand Building Code recommends a minimum barrier height of 1100mm above the finished surface of the roof covering. We recommended that a barrier is installed to the perimeter of the roof covering as part of the roof replacement works.

Roof C

2.2.19 Roof C is formed with mono pitch of 3° which slopes north to south. The roof is covered with a trapezoidal profile metal roof covering which are fixed to the purlins with 'tek' screws.

2.2.20 The roof covering discharges to the stormwater system via membrane gutters, metal rain water heads and downpipes with a painted finish.

Observations

2.2.21 No barriers or fall restraint/arrest system have been installed to the roof.

2.2.22 New Zealand Building Code recommends a minimum barrier height of 1100mm above the finished surface of the roof covering. We recommended that a barrier is installed to the perimeter of the roof covering or fall arrest system installed to the roof.

2.2.23 Widespread sections of flaking paint and corrosion staining was noted to the roof covering. The roof covering is approximately 30 years old and consideration should be given to replacing the roof covering within 3-5 years.

2.2.24 Heavy lichen growth was noted to the roof. Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved.

Roof D

2.2.25 Roof D is formed with a pitch of 11° which slopes east and west. The roof is covered with a corrugated profile metal roof covering which are fixed to the purlins with 'tek' screws.

2.2.26 The roof covering discharges to the stormwater system via membrane gutters and internal downpipes.

Observations

2.2.27 A fall arrest/restraint system has been installed to the roof covering. However, the system is not connected to the anchor points. No barriers or fall restraint/arrest system have been installed to the south portion of the roof. We recommend the roof fall arrest/restraint system is reconnected and certified before use.

2.2.28 Widespread roof dents were noted throughout the roof covering. Flashings have been installed to the roof covering at rain water sump locations to prevent rain water running directly into the outlets and the underside of the roof covering. The roof covering is approximately 25 years old and consideration should be given to replacing the roof covering within 5-8 years.

2.2.29 Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering. Heavy lichen growth was noted to the roof. Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved.

Building 3

2.2.30 The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes.

2.2.31 Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.

2.2.32 We were advised that the skylights and seals have recently been replaced as part of on-going maintenance.

2.2.33 Rubber membrane roofs have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old.

2.2.34 Heavy atmospheric build-up was noted to the roof covering.

Observations

2.2.35 Maintenance and cleaning of the roof covering will be required cyclically to ensure the durability of the roof covering is achieved.

2.2.36 Due to the age of the membrane, consideration should be given to the replacing of the membrane roof covering at the end of its lifecycle.

Building 4

2.2.37 A metal profile roof covering with a galvanised finish has been installed to the roof covering. A membrane roof covering has been installed to the top of the lift shaft.

Observations

2.2.38 Consideration should be given to replacing the EIFS cladding and any decayed timber framing in 3-5 years.

2.2.39 Numerous metal roof fixings have been over tightened, resulting in deflection of the roof covering. As a result a number of roof fixings are loose and proud of the roof surface.

2.2.40 Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding.

2.2.41 Several penetrations through the roof covering were noted, the penetrations have been flashed with a combination of pan and EPDM boot flashings. Atmospheric build-up was noted to the roof covering.

2.2.42 Annual inspection of the cladding and timber frame should be undertaken to determine framing damage from moisture entry.

2.3 Gutters

2.3.1 Membrane gutters have been installed to the main roofs. The membranes appear to be at the end of their effective life.

2.3.2 There is evidence of water ingress internally with moisture staining noted internally below roof D. Ponding water and debris build-up were noted to all membrane gutters. Bubbling and blistering of the membrane was noted to roof sections C and D.

2.3.3 Vegetation growth was noted to the internal gutter to the east elevation and from the membrane gutter overflow outlet to the north elevation. No ongoing maintenance appears to be carried out.

Observations

2.3.4 Maintenance is required to ensure the ongoing durability of the membrane covering.

2.3.5 The membrane is approximately 25-30 years old and consideration should be given to replacing the membrane internal gutter lining and timber substrate in line with the roof coverings.

2.3.6 Membrane roof coverings are prone to failure from debonding joints. Regular cleaning and maintenance inspections will be required to comply with the manufacturer's requirements for their warranty.

2.4 External Walls and Cladding

Building 1

2.4.1 The premises is clad in a combination of aluminium curtain wall cladding, concrete tilt-slab panels with a painted finish and aluminium composite cladding.

Observations

2.4.2 The external walls are new in condition. On-going maintenance is required to ensure the cladding remains weathertight.

2.4.3 Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. In light of the Grenfell Tower tragedy, aluminium composite claddings with a polyethylene (PE) core pose a significant fire risk. Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread.

2.4.4 We have spoken with Symonite, manufacturer and installer of the cladding system and reviewed the building specification as part of the property file, both have confirmed the cladding system as Alucobond Plus.

Building 2

2.4.5 The premises is clad in a combination of aluminium curtain wall cladding, fibre cement sheet cladding with a painted finish, concrete blockwork with a rendered and painted finish, aerated concrete blocks with a rendered and painted finish, EIFS cladding system with a rendered and painted finish and aluminium composite cladding.

Observations

2.4.6 The external walls are in a reasonable to new condition. On-going maintenance is required to ensure the cladding remains weathertight.

2.4.7 Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. In light of the Grenfell Tower tragedy, aluminium composite claddings with a polyethylene (PE) core pose a significant fire risk. Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread.

2.4.8 We have spoken with Symonite, manufacturer and installer of the cladding system and reviewed the building specification as part of the property file, both have confirmed the cladding system as Alucobond Plus.

2.4.9 Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room. Directly fixed cladding systems have a high systematic failure rate due to the lack of drainage between the cladding and timber frame. Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame. Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection. Consideration should be given to replacing the direct fixed fibre cement sheet cladding system to the lift plant room and the south and west elevations.

2.4.10 Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. Due to the timescales, we have not been able to review the Hamilton City Council property file to ascertain if this work is being undertaken with a building consent.

2.4.11 Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. We have not sighted a Code Compliance Certificate for the installation of the new cladding system.

2.4.12 Inspection of the concrete to EIFS cladding junction is required. No evidence of back flashing was noted during our inspection. Open unsealed pipe penetrations through the cavity were noted to the west elevation. Conformation the cavity has been adequately closed and ventilated in this area is required.

2.4.13 We recommend you legal representative confirms a building consent has been issued for the remedial works.

2.4.14 Repaint the remaining sections of block and plaster cladding to the south and west elevations.

2.4.15 Ongoing maintenance is required to ensure the ongoing durability of the cladding systems is sustained.

Building 3

2.4.16 The premises is clad in a combination of aluminium curtain wall cladding, profiled metal wall cladding with a factory applied finish, aerated concrete blocks with a rendered and painted finish, EIFS cladding system with a rendered and painted finish and aluminium composite cladding.

Observations

2.4.17 The external walls are in a reasonable to new condition. On-going maintenance is required to ensure the cladding remains weathertight.

2.4.18 Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. in light of the Grenfell Tower tragedy, aluminium composite claddings with a polyethylene (PE) core pose a significant fire risk. Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread.

2.4.19 We have spoken with Symonite, manufacturer and installer of the cladding system and reviewed the building specification as part of the property file, both have confirmed the cladding system as Alucobond Plus.

2.4.20 Repaint the remaining sections of block and plaster cladding to the south and west elevations.

2.4.21 Ongoing maintenance is required to ensure the ongoing durability of the cladding systems are continued.

Building 4

2.4.22 The premises is clad in a combination of aluminium curtain wall cladding, EIFS cladding system with a rendered and painted finish and concrete tilt-slab walls.

Observations

2.4.23 The external walls are in a reasonable condition. On-going maintenance is required to ensure the cladding remains weathertight.

2.4.24 EIFS claddings have an inherent risk of failure due to the movement between the polystyrene and the plaster coating. Several poorly formed junctions were noted to the cladding and include;

2.4.25 Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding. Lack of falls to horizontal surfaces, which do not promote the free drainage of moisture. Lack of adequate clearance between the EIFS cladding and roof surfaces.

2.4.26 Metal box gutters have been embedded in the polystyrene and plaster cladding. Cracking around this location was noted with moss growth, indicating the retention of moisture.

2.4.27 Consideration should be given to replacing the EIFS cladding and any decayed timber framing in 3-5 years.

2.4.28 Degradation and splitting of the tilt-slab polysulphide mastic joints was noted in isolated locations. Cyclical replacement of the mastic sealant joints to the concrete tilt-slabs.

2.5 Doors, Windows and Joinery

Building 1

2.5.1 Window and door joinery is aluminium shop front joinery with a powdercoated finish.

Observations

2.5.2 The window and door joinery is in a new condition. On-going cyclical maintenance as recommended by the product manufacturers of the window and door joinery is required to ensure they remain weathertight and open and close freely and to maintain warranties.

Building 2

2.5.3 Window and door joinery comprises a combination of aluminium glazed curtain wall cladding with a powder coated finish, aluminium shop front glazing with a powder coated finish and metal window joinery with a painted finish.

2.5.4 Aluminium louvre joinery has been installed to the sprinkler pump and fire hydrant room.

Observations

2.5.5 The window and door joinery is in a new condition. On-going cyclical maintenance as recommended by the product manufacturers of the window and door joinery is required to ensure they remain weathertight and open and close freely and to maintain warranties.

2.5.6 Due to the age of the curtain wall cladding, we recommend the glazing seals are inspected and replaced periodically.

2.5.7 Rub down and repaint the metal window joinery to the west elevation.

Building 3

2.5.8 Window and door joinery comprises a combination of aluminium glazed curtain wall cladding with a powder coated finish, aluminium shop front glazing with a powder coated finish and metal window joinery with a painted finish.

2.5.9 Aluminium louvre joinery has been installed to the sprinkler pump and fire hydrant room.

Observations

2.5.10 The window and door joinery is in a new condition. On-going cyclical maintenance as recommended by the product manufacturers of the window and door joinery is required to ensure they remain weathertight and open and close freely and to maintain warranties.

2.5.11 Due to the age of the curtain wall cladding, staged lifecycle replacement of the glazing seals will be required.

Building 4

2.5.12 Window and door joinery comprises a combination of aluminium glazed curtain wall cladding with a powder coated finish, aluminium shop front glazing with a powder coated finish and metal window joinery with a painted finish.

2.5.13 Aluminium louvre joinery has been installed to the sprinkler pump and fire hydrant room.

Observations

2.5.14 The window and door joinery is in a new condition. On-going cyclical maintenance as recommended by the product manufacturers of the window and door joinery is required to ensure they remain weathertight and open and close freely and to maintain warranties.

2.5.15 Due to the age of the curtain wall cladding, staged lifecycle replacement of the glazing seals will be required.

2.6 Internal Finishes

2.6.1 The internal finishes generally comprise a combination of suspended 1200 x 600mm ceiling grid and mineral fibre tiles and plasterboard ceiling linings with a painted finish. Walls comprise of plasterboard with a painted finish and acrylic wall linings to the ablution areas. Floor finishes are a mixture of 500 x 500mm carpet floor tiles, laminate timber flooring, broadloom carpet, vinyl flooring, polished timber and ceramic tiles to the kitchen and bathroom areas.

2.6.2 Internal finishes form part of the Tenant fit-out. The responsibility of the internal finishes is with the Tenant and we would recommend the lease documentation is checked to ensure there are adequate make good provisions within the lease should damage occur.

Ceiling Observations

2.6.3 Ceiling linings are in a reasonable condition. Cyclical redecoration of the ceiling linings will be required.

2.6.4 Several roof leaks were noted throughout building 2, and appear to be linked to the membrane gutter locations. Inspection and replacement of the gutters and roof coverings will be required during the CAPEX period.

Wall Observations

2.6.5 Wall linings are in a reasonable condition. Cyclical redecoration of the wall linings will be required.

Floor Observations

2.6.6 Floor coverings are in a reasonable condition. Cyclical redecoration of the flooring will be required.

2.6.7 Lifecycle replacement of the vinyl, laminate, carpet tile and broadloom carpet will be required.

2.7 Welfare Facilities

Kitchen

2.7.1 The kitchen facilities comprise of Melteca floor and wall cupboards stainless steel and laminate worktops with a stainless-steel inlay sinks and chrome mixer taps.

Observations

2.7.2 The kitchen fixtures and fittings are in a new condition. Lifecycle replacement of the fixtures and fittings will be required in 20+ years.

WC Accommodation

2.7.3 Toilet accommodation has been provided to the retail tenancies on the ground floor and public access areas and the office tenancies to the ground first and second floors.

2.7.4 The toilets comprise of ceramic WC pans and cisterns, plastic seats and lids, wall hung vitreous china wash hand basins and chrome mixer taps.

2.7.5 Accessible toilet accommodation has been provided. The accommodation comprises of a vitreous china WC pan and cistern, plastic seat and lid, wall mounted stainless-steel paraplegic rail and vitreous china wall hung wash hand basin with chrome mixer tap.

2.7.6 Mechanical ventilation is provided to the toilet areas.

Observations

2.7.7 The ablutions facilities are considered to be in a new condition due to their age and use. Lifecycle replacement of the sanitary fixtures and fittings should be considered in 20+ years.

2.8 Mechanical Services

2.8.1 Mechanical air conditioning has been provided throughout. The systems are considered to be in a new condition.

2.8.2 Mechanical ventilation has been provided throughout.

2.8.3 Please refer to the Mechanical Services report in Appendix C.

Observations

2.8.4 Ongoing servicing of the mechanical systems will be required.

2.9 Electrical Systems

2.9.1 The electrical systems are considered to be in a new condition.

2.9.2 Please refer to the electrical services report in Appendix C.

Observations

2.9.3 Ongoing servicing of the electrical systems will be required.

2.10 Hydraulic Services

2.10.1 Hydraulic services have been provided throughout. The system are considered to be in a new condition.

2.10.2 Please refer to the hydraulic services report in Appendix C.

Observations

2.10.3 Ongoing servicing of the hydraulic systems will be required.

Observations

2.10.4 Staged lifecycle replacement of the sanitary fittings should be undertaken, years 20+.

2.11 Yard Areas, Car Parking and External Boundaries

Car Parking

2.11.1 Car parking has been provided to the north, south and west elevations with access and egress off Thackery Street to the north, Clarence Street to the south and Tristram Street to the west.

2.11.2 Galvanised drainage channels have been installed to the car park vehicle ramps to prevent water entering the basement level.

Observations

2.11.3 Widespread cracking and several pot holes were noted to the carpark surface. Staged lifecycle replacement of the asphalt surfaces will be required throughout the CAPEX period.

2.11.4 Cyclical painting of the carparking and demarcation lines will be required throughout the CAPEX period.

Entry

2.11.5 Level access entrances have been installed to all buildings.

Observations

2.11.6 On-going cyclical maintenance as recommended.

Paving

2.11.7 Insitu concrete has been laid to the perimeter of the buildings and provide a level hazard free surface. Concrete perimeter paving and kerbs have been provided adjacent to the north elevation.

Observations

2.11.8 Cyclical maintenance of the concrete surface will be required.

Fencing and Gates

2.11.9 A combination of block walls with a plastered and painted finish, post and chain-link fencing, trellis type fencing panels with metal posts and timber board and gap fencing has been installed to the perimeter of the site.

2.11.10 Pedestrian access gates have been fitted with digi-locks.

Observations

2.11.11 Maintenance of the fences and gates will be required to ensure the durability is met.

2.11.12 Staged lifecycle replacement of the fencing and gates will be required throughout the CAPAEX term.

Section 3.0 Statutory Matters

3.1 Statutory Matters

Code of Compliance (CCC)

3.1.1 We reviewed the Hamilton City Council property file provided by Anglesea Medical Centre and note that several building consents are outstanding against the property.

Application No	Description	Issue Date	Status
31802	Renovation to building, bathroom, kitchen repositioning and minor wall changes		No Code Compliance Certificate issued
35652	Reclad canopy façade		No Code Compliance Certificate issued
36410	Internal CT fit-out of Hamilton Radiology		No Code Compliance Certificate issued
36558	Anglesea Pharmacy extension and fit-out		No Code Compliance Certificate issued
37087	Anglesea Complex clinco and retail office fit-out		No Code Compliance Certificate issued
37327	Additions to building - Midland MRI		No Code Compliance Certificate issued
37599	Extension to existing Medical Centre		No Code Compliance Certificate issued
38682	Alterations to existing Medical Centre - Gynecology fit-out		No Code Compliance Certificate issued
39435	Alterations to reclad existing building		No Code Compliance Certificate issued

3.1.2 From our inspection one BWoF was displayed on site. The following systems were noted on the BWoF;

Building 1, 2 and 3

- Automatic systems for fire suppression
- Automatic or manual emergency warning systems for Fire or other dangers
- Automatic doors
- Access controlled doors
- Interfaced doors/windows
- Emergency lighting system
- Backflow preventer
- Passenger carrying lifts
- Service lift (dumb waiter)
- Mechanical ventilation or air conditioning systems
- Lab fume cupboards
- Signs relating to a system
- Final exits
- Fire separations
- Signs for evacuation.

3.1.3 The BWoF on display has an expiry date of 2 April 2020.

Site Contamination, Soil Issue and Flooding

3.1.4 An asbestos survey report undertaken by Protec Analysis dated September 2019 has confirmed the presence of asbestos within the building.

3.1.5 We understand an asbestos management plan was in the process of being completed for the building on the site.

3.1.6 A ground contamination report has been undertaken by Ground Consulting Limited and dated September 2019. The report concluded the risk of HAIL activity conducted on the site as low and due to the site being fully sealed, the risk of contamination is also low. Should future development of the site be undertaken a full Geotechnical and Contamination Report will be required.

3.2 Fire Precautions and Means of Escape

3.2.1 The buildings have been installed with a fire alarm system with automatic sprinkler and emergency lighting system.

3.2.2 Fire extinguishers are installed at various locations throughout units. The extinguishers are serviced and maintained to NZS4503.

3.3 Provisions for Disabled Persons

3.3.1 Due to time constraints and limitation on extent of our instruction, we have not undertaken a full access audit of the premises.

3.3.2 Level thresholds and ramps to the main entrance provide access for wheelchair bound individuals.

3.3.3 Passenger carrying lifts have been provided to all floors.

3.3.4 Accessible toilet facilities have been provided to all office tenancies. A single accessible toilet has been provided within the ground floor retail tenancies.

3.3.5 Should any works be carried out that require submission of a building consent, under Section 112 of the Building Act 2005, upgrades to accessibility of the building may be triggered by Hamilton City Council Building Control department. This would significantly increase the cost of refurbishment works.

3.4 Warranties

3.4.1 We have not reviewed any warranties as part of this report process.

3.5 Building Management and Maintenance

3.5.1 External building maintenance appears not to have been undertaken in a proactive manner. The following items were noted and are important to maintain compliance with product warranties;

- Cyclical maintenance will be required to maintain and maximise the economic life of the roof coverings.
- Cyclical maintenance will be required to maintain and maximise the economic life of the rain water system.
- Cyclical maintenance will be required to maintain and maximise the economic life of the external cladding.

- Cyclical maintenance will be required to maintain and maximise the economic life of the aluminium window and door joinery.
- Cyclical maintenance will be required to maintain and maximise the economic life of the internal finishes, i.e. ceiling and wall linings and floor coverings.
- Cyclical maintenance will be required to maintain and maximise the economic life of the mechanical systems.
- Cyclical maintenance be carried out to maximise economic life with replacement of the electrical system.
- Cyclical maintenance be carried out on the drainage system to maximise economic life.

Appendices

Appendix A Photographs - Building 1

Photograph 1.

General view of the roof covering to Building 1.

No safe internal access to the roof covering was available.

We recommended safe internal access to the roof is provided for maintenance contractors.

Photograph 2.

General view of the north elevation to building 1.

Photograph 3.

General view of the north elevation to building 1.

Photograph 4.

General view of the west elevation to building 1.

Photograph 5.

General view of the south elevation to building 1.

Photograph 6.

General view of the accessible access to building 1.

Photograph 7.

General view of the accessible access to building 1.

Photographs - Building 2

Photograph 8.

No barriers or fall restraint/arrest system have been installed to the south portion of the roof.

We recommended that a barrier is installed to the perimeter of the roof covering as part of the roof replacement works.

Access to the south portion of the roof covering should be limited until the barriers to the perimeter have been installed.

Photograph 9.

No barriers or fall restraint/arrest system have been installed to the south portion of the roof.

We recommended that a barrier is installed to the perimeter of the roof covering as part of the roof replacement works.

Access to the south portion of the roof covering should be limited until the barriers to the perimeter have been installed.

Photograph 10.

No barriers or fall restraint/arrest system have been installed to the roof.

We recommended that a barrier is installed to the perimeter of the roof covering as part of the roof replacement works.

Photograph 11.

No barriers or fall restraint/arrest system have been installed to the roof.

We recommended that a barrier is installed to the perimeter of the roof covering as part of the roof replacement works.

Photograph 12.

A fall arrest/restraint system has been installed to the roof covering. However, the system is not connected to the anchor points.

We recommend the roof fall arrest/restraint system is recommenced and certified before use.

Access to the roof covering should be limited until the system has been certified.

Photograph 13.

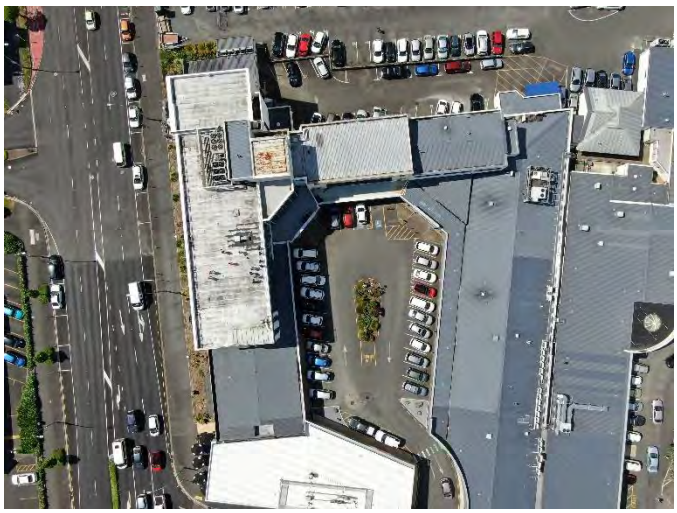
General view of the roof covering to section A of Building 2.

Photograph 14.

Heavy lichen growth was noted to sections of the roof where the plant was previously located.

Photograph 15.

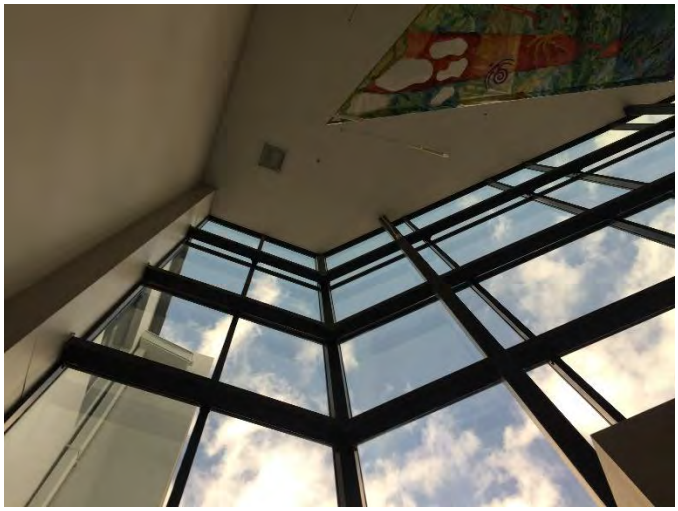
Several redundant roof fixings were noted to the roof covering from previously removed extractor fans. The open holes have been filled with a sealant or polystyrene type material and left exposed.



Photograph 16.

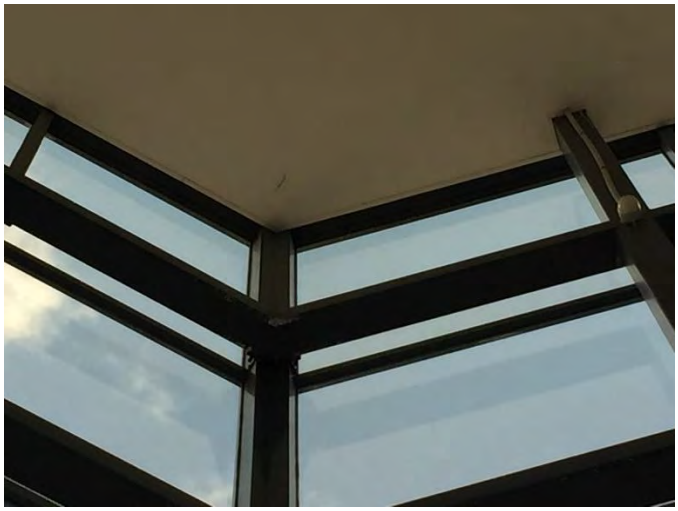
Roof B, building 2 comprises a membrane roof with a concrete substrate draining to perimeter gutters.

The roof covering has a concrete substrate and a solar reflective coating. The coating to the roof covering is faded with exposed sections of membrane noted.



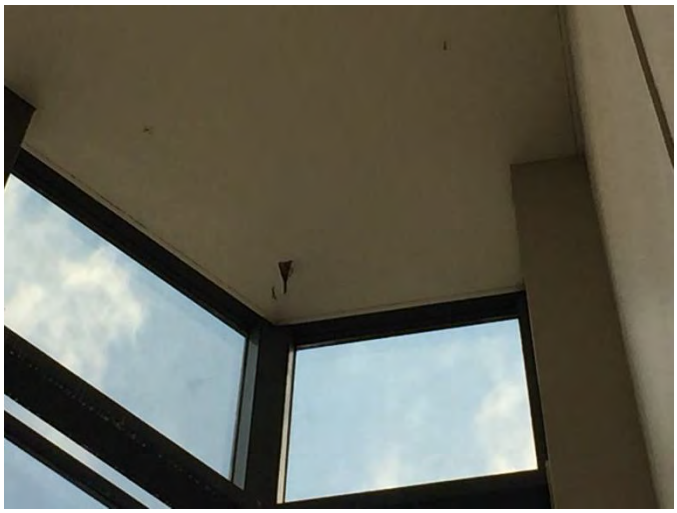
Photograph 17.

Internal historic leaks were noted to the ceiling lining within the entry foyer to building 2.



Photograph 18.

Internal historic leaks were noted to the ceiling lining within the entry foyer to building 2.



Photograph 19.

Internal historic leaks were noted to the ceiling lining within the entry foyer to building 2.

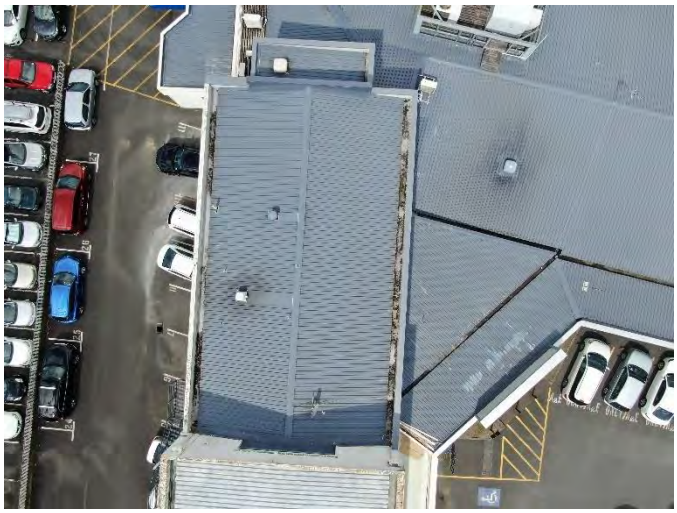
Photograph 20.

General view of section C roof covering.

The roof covering comprises a metal profile roof with a painted finish which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes.

Widespread sections of flaking paint and corrosion staining was noted to the roof covering.

Heavy lichen growth was noted to sections of the roof where the plant was previously located.



Photograph 21.

Partial view of the profile roof covering to section D.

The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes.

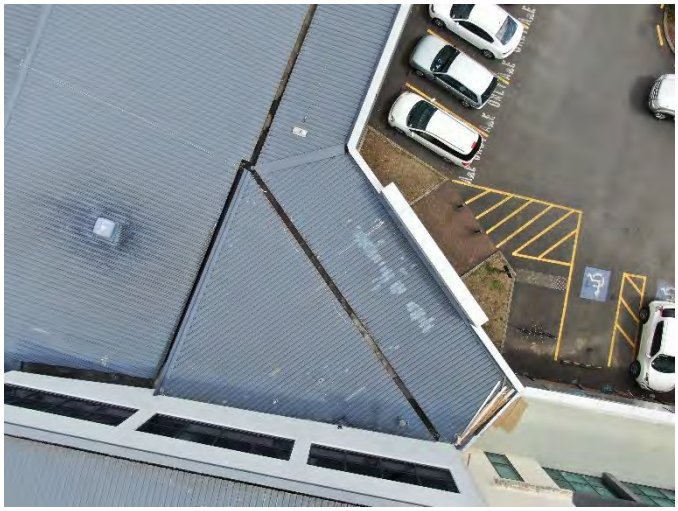
Widespread roof dents were noted throughout the roof covering. Flashings have been installed to the roof covering at rain water sump locations to prevent rain water running directly into the outlets and the underside of the roof covering.

Photograph 22.

Partial view of the profile roof covering to section D.

The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes.

Widespread roof dents were noted throughout the roof covering. Flashings have been installed to the roof covering at rain water sump locations to prevent rain water running directly into the outlets and the underside of the roof covering.

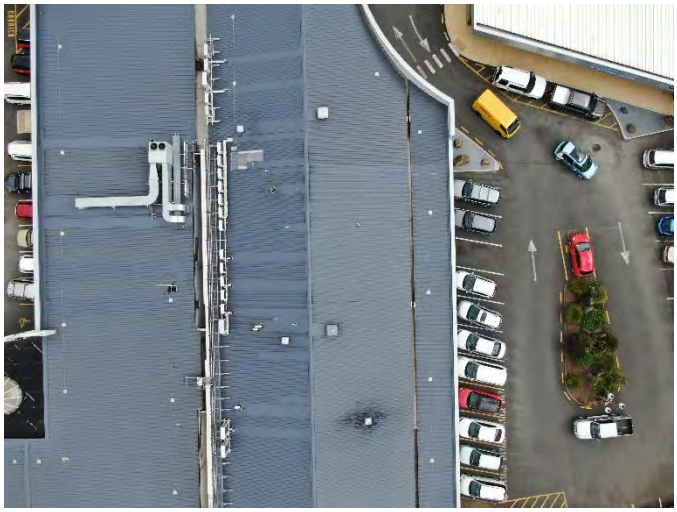


Photograph 23.

Partial view of the profile roof covering to section D.

The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes.

Widespread roof dents were noted throughout the roof covering. Flashings have been installed to the roof covering at rain water sump locations to prevent rain water running directly into the outlets and the underside of the roof covering.



Photograph 24.

Partial view of the profile roof covering to section D.

The roof covering comprises a metal profile roof which drains to the stormwater system via an internal membrane gutter, metal rainwater heads and downpipes.

Widespread roof dents were noted throughout the roof covering. Flashings have been installed to the roof covering at rain water sump locations to prevent rain water running directly into the outlets and the underside of the roof covering.

Photograph 25.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 26.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 27.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 28.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 29.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 30.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 31.

Membrane gutters have been installed to the main roofs.

The membranes appear to be at the end of their effective life.

There is evidence of water ingress internally with moisture staining noted internally below roof D.

Ponding water and debris build-up were noted to all membrane gutters.

Bubbling and blistering of the membrane was noted to all roof sections

Photograph 32.

Aluminium curtain wall cladding has been installed to the north, east and west elevations.

The curtain wall cladding appears to be in a reasonable condition with general atmospheric build-up noted.

Photograph 33.

Aluminium curtain wall cladding has been installed to the north, east and west elevations.

The curtain wall cladding appears to be in a reasonable condition with general atmospheric build-up noted.

Photograph 34.

Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room.

Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame.

Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection.

Photograph 35.

Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room.

Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame.

Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection.

Photograph 36.

Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room.

Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame.

Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection.

Photograph 37.

Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room.

Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame.

Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection.

Photograph 38.

Direct fixed fibre cement cladding has been installed to the south and west elevations of the main building and all elevations of the lift plant room.

Cracking and broken sections of cladding were noted to the fibre cement sheet cladding and will be allowing moisture past the cladding and onto the frame.

Photograph 39.

Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. We have not sighted a Code Compliance Certificate for the installation of the new cladding system.

Photograph 40.

Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. We have not sighted a Code Compliance Certificate for the installation of the new cladding system.

Photograph 41.

Sections of fibre cement sheet cladding have recently been replaced to the south west corner of the building with and EIFS cladding system over a drained cavity. We have not sighted a Code Compliance Certificate for the installation of the new cladding system.

Photograph 42.

Replacement/over-cladding of the fibre cement sheet cladding to the balcony balustrades on level 2 was being undertaken during our inspection.

Photograph 43.

Several defects were observed during our inspection and require further investigation.

Ongoing maintenance is required to ensure the ongoing durability of the new EIFS cladding system.

Inspection of the concrete to EIFS cladding junction is required. No evidence of back flashing was noted during our inspection. Open unsealed pipe penetrations through the cavity were noted to the west elevation. Conformation the cavity has been adequately closed and ventilated in this area is required.

Photograph 44.

Inspection of the concrete to EIFS cladding junction is required. No evidence of back flashing was noted during our inspection. Open unsealed pipe penetrations through the cavity were noted to the west elevation. Conformation the cavity has been adequately closed and ventilated in this area is required.

Photograph 45.

Sections of blockwork and plaster to the north and east elevation were in the process of being repainted during our inspection.

Sections of plaster to the remaining elevations are in a satisfactory condition with no cracks noted.

Photograph 46.

Sections of blockwork and plaster to the north and east elevation were in the process of being repainted during our inspection.

Sections of plaster to the remaining elevations are in a satisfactory condition with no cracks noted.

Photograph 47.

Sections of blockwork and plaster to the north and east elevation were in the process of being repainted during our inspection.

Sections of plaster to the remaining elevations are in a satisfactory condition with no cracks noted.

Photograph 48.

Sections of aluminium cladding have been installed to the fascia sections of the north, east and west elevations. Some aluminium composite cladding pose a fire risk with a polyethylene (PE) core.

Due to the location and quantity of the cladding, fire systems installed and use of the building we believe the cladding poses a small risk of fire spread.

Photograph 49.

Single glazed metal window joinery has been installed to the west elevation. The joinery has a painted finish.

Flaking paint was noted to the window joinery.

Photograph 50.

Single glazed metal window joinery has been installed to the west elevation. The joinery has a painted finish.

Flaking paint was noted to the window joinery.

Photograph 51.

Aluminium window joinery has been installed to the remainder of the building.

Photograph 52.

Combination of single glazed aluminium doors, aluminium panel doors and aluminium glazed panel automatic doors.

General atmospheric debris was noted to the doors throughout.

Photograph 53.

Combination of single glazed aluminium doors, aluminium panel doors and aluminium glazed panel automatic doors.

General atmospheric debris was noted to the doors throughout.

Photograph 54.

Combination of single glazed aluminium doors, aluminium panel doors and aluminium glazed panel automatic doors.

General atmospheric debris was noted to the doors throughout.

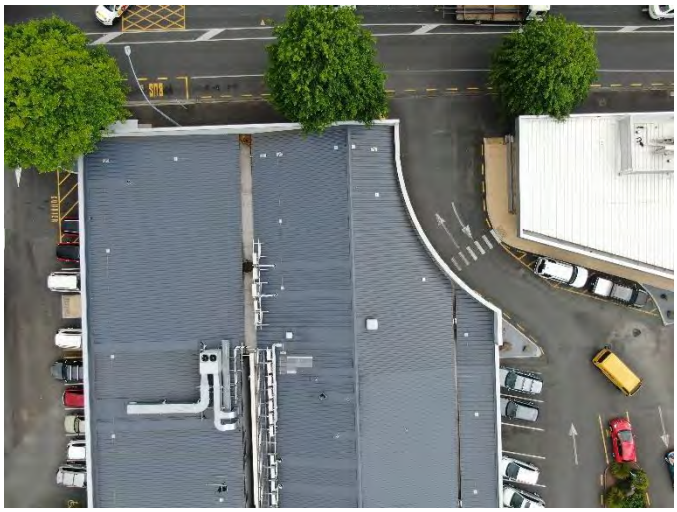
Photographs - Building 3

Photograph 55.

General view of the profiled metal roof covering to building 3.

Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.

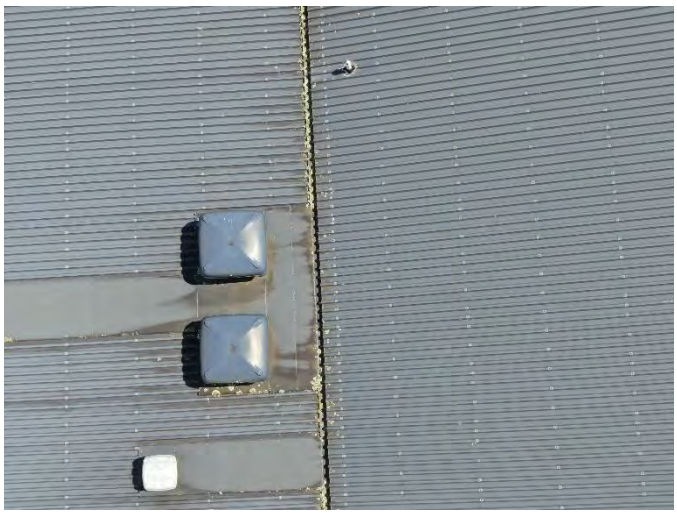
We were advised that the skylights and seals have recently been replaced as part of on-going maintenance.



Photograph 56.

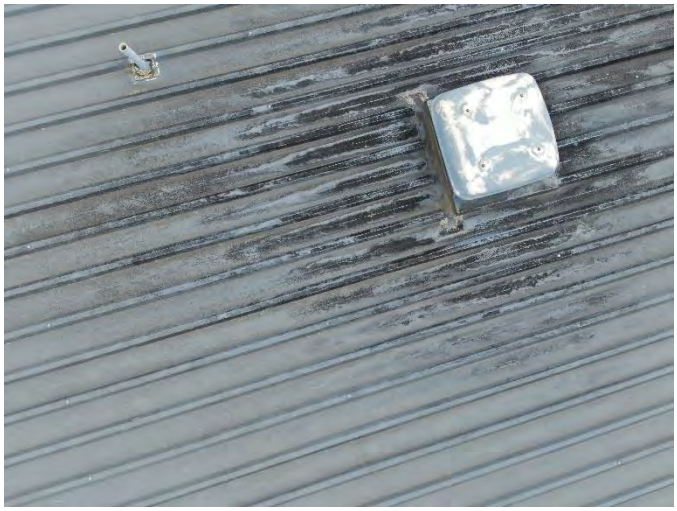
General view of the profiled metal roof covering to building 3.

Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.



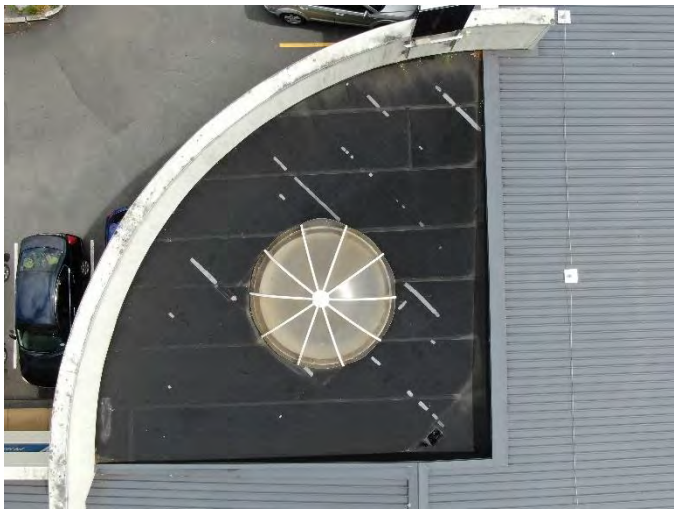
Photograph 57.

Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.



Photograph 58.

Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.



Photograph 59.

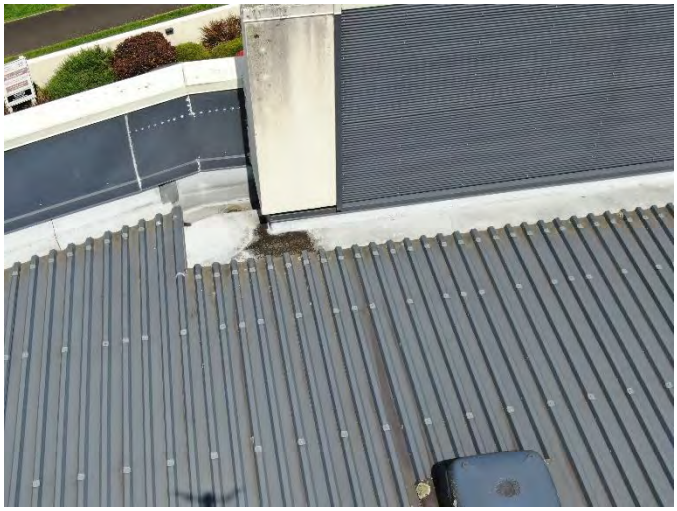
Rubber membrane roofs have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old.

Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.

Photograph 60.

Rubber membrane roofs have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old.

Heavy atmospheric build-up was noted around the extractor fan outlets throughout the roof covering.



Photograph 61.

Rubber membrane gutters have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old.

Heavy atmospheric build-up was noted throughout the gutters. Vegetation growth was noted to the gutters. No ongoing maintenance appears to be carried out.

Photograph 62.

Rubber membrane gutters have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old.

Heavy atmospheric build-up was noted throughout the gutters. Vegetation growth was noted to the gutters. No ongoing maintenance appears to be carried out.

Photograph 63.

Rubber membrane gutters have been installed to various sections of the roof area. The membranes are original to the building and are approximately 12 years old.

Heavy atmospheric build-up was noted throughout the gutters. Vegetation growth was noted to the gutters. No ongoing maintenance appears to be carried out.

Photograph 64.

General view of the north elevation.

Photograph 65.

General view of the north elevation. Impact damage was noted to the EIFS cladding.

Photograph 66.

Impact damage was noted to the EIFS cladding.

Photograph 67.

General view of the EIFS cladding to the east elevation.

Photograph 68.

General view of the south elevation.

Photograph 69.

General view of the curtain wall cladding to the east elevation.

Photograph 70.

General view of the curtain wall cladding to the west elevation.

Photograph 71.

General view of the curtain wall cladding to the west elevation.

Photograph 72.

General view of the curtain wall and aluminium composite cladding to the east elevation.

Photograph 73.

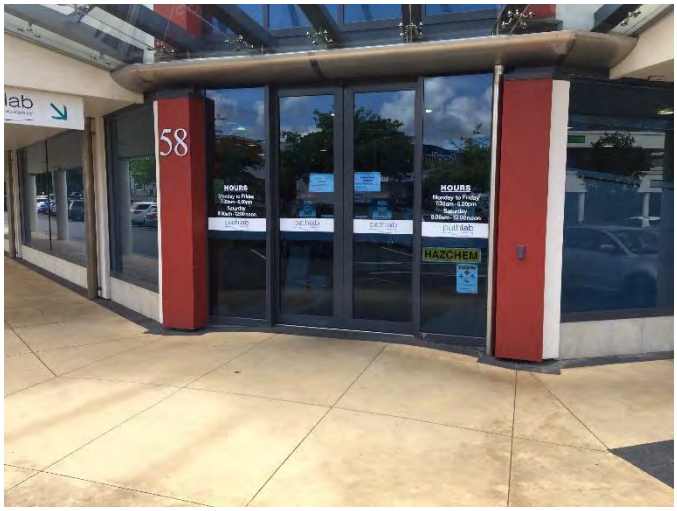
General view of the aluminium joinery to building 3.

Photograph 74.

General view of the aluminium window and door joinery to building 3.

Photograph 75.

General view of the aluminium door joinery to building 3.



Photograph 76.

General view of the aluminium door joinery to building 3.

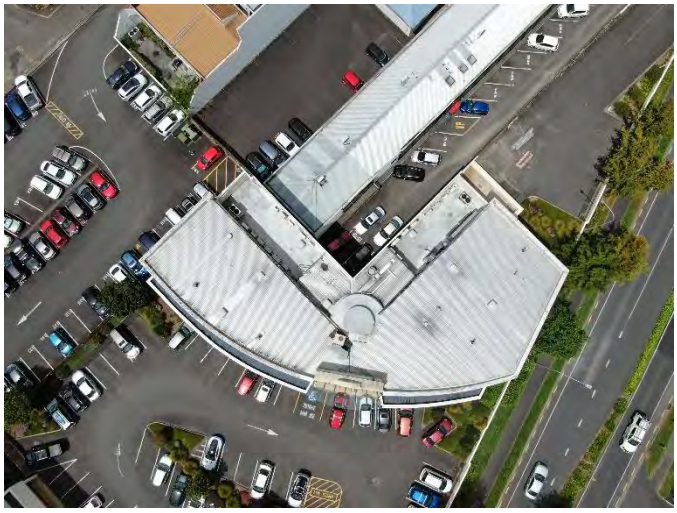
Photograph 77.

General view of the aluminium door joinery to building 3.

Photograph 78.

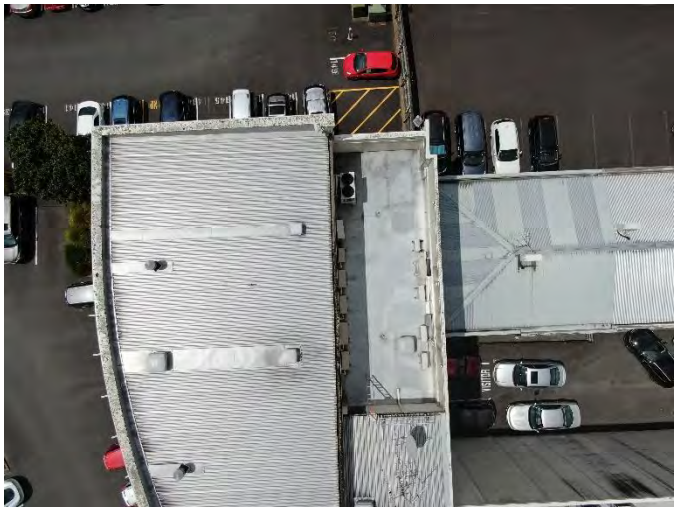
General view of the aluminium door joinery to building 3.

Photographs - Building 4



Photograph 79.

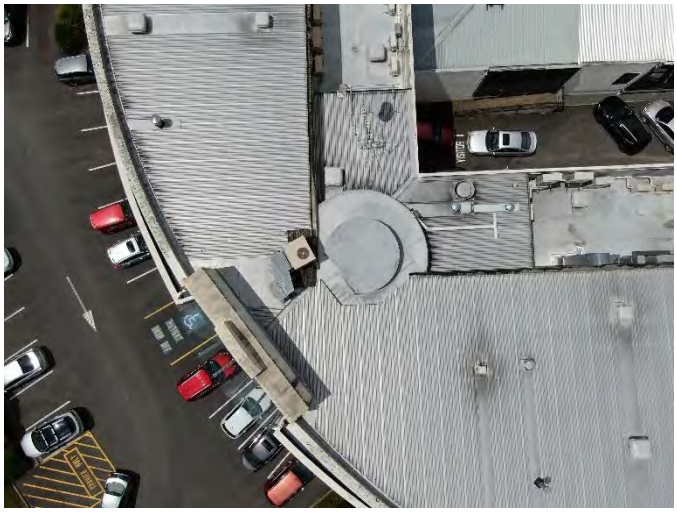
General view of the roof coverings to building 4.



Photograph 80.

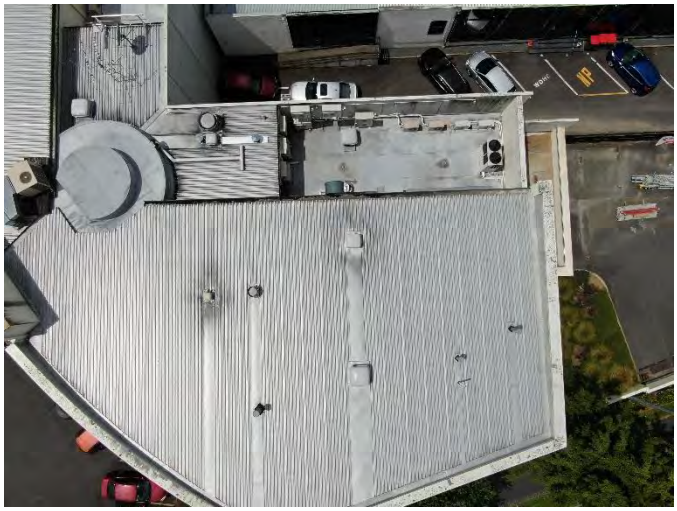
Numerous metal roof fixings have been over tightened, resulting in deflection of the roof covering. As a result a number of roof fixings are loose and proud of the roof surface.

Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding.



Photograph 81.

Several penetrations through the roof covering were noted, the penetrations have been flashed with a combination of pan and EPDM boot flashings. Atmospheric build-up was noted to the roof covering.



Photograph 82.

Several penetrations through the roof covering were noted, the penetrations have been flashed with a combination of pan and EPDM boot flashings. Atmospheric build-up was noted to the roof covering.

Photograph 83.

Several poorly formed junctions were noted to the cladding and include;

Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding.

Photograph 84.

Several poorly formed junctions were noted to the cladding and include;

Poorly formed roof to wall junctions were noted between the roof and EIFS cladding. The apron flashings terminate within the cladding with no stop-end to direct the water away from the face of the cladding.

Lack of adequate clearance between the EIFS cladding and roof surfaces.

Photograph 85.

Several poorly formed junctions were noted to the cladding and include;

Poorly formed roof to wall junctions were noted between the roof and EIFS cladding.

Lack of adequate clearance between the EIFS cladding and roof surfaces.

Photograph 86.

Several poorly formed junctions were noted to the cladding and include;

Poorly formed roof to wall junctions were noted between the roof and EIFS cladding.

Lack of adequate clearance between the EIFS cladding and roof surfaces.

Photograph 87.

Several poorly formed junctions were noted to the cladding and include;

Poorly formed roof to wall junctions were noted between the roof and EIFS cladding.

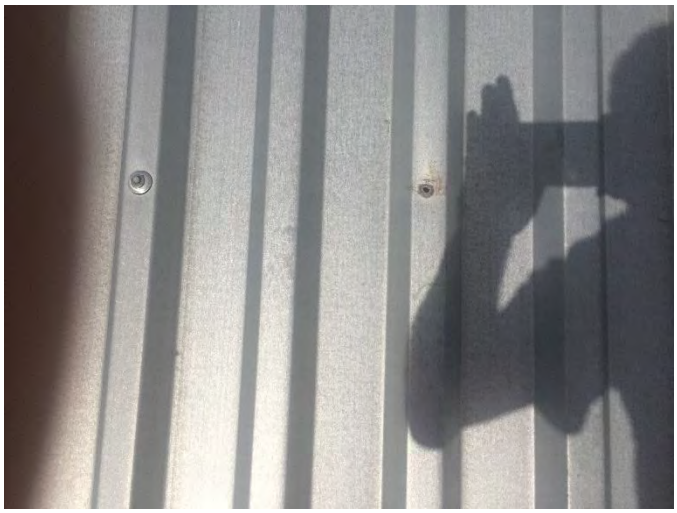
Lack of adequate clearance between the EIFS cladding and roof surfaces.

The metal box gutters have been embedded in the polystyrene and plaster cladding. Cracking around this location was noted with moss growth, indicating the retention of moisture.

Photograph 88.

Several poorly formed junctions were noted to the cladding and include;

The metal box gutters have been embedded in the polystyrene and plaster cladding. Cracking around this location was noted with moss growth, indicating the retention of moisture.



Photograph 89.

Numerous metal roof fixings have been over tightened, resulting in deflection of the roof covering. As a result a number of roof fixings are loose and proud of the roof surface.

Photograph 90.

A membrane roof covering has been installed to the top of the lift shaft.

Blistering and loss of adhesion was noted to the membrane at the joints and junctions.

Photograph 91.

A membrane roof covering has been installed to the top of the lift shaft.

Blistering and loss of adhesion was noted to the membrane at the joints and junctions.

Photograph 92.

A membrane roof covering has been installed to the top of the lift shaft.

Blistering and loss of adhesion was noted to the membrane at the joints and junctions.

Photograph 93.

General view of the EIFS and curtain wall cladding to the north elevation.

Photograph 94.

General view of the EIFS and curtain wall cladding to the south elevation.

Photograph 95.

General view of the concrete tilt-slab wall to a portion of the south elevation.

Photograph 96.

General view of the EIFS and curtain wall cladding to the west elevation.

Photograph 97.

General view of the concrete tilt-slab panels (right) and EIFS cladding (left) to the internal plant area.

Photograph 98.

Degradation and splitting of the tilt-slab polysulphide mastic joints was noted in isolated locations.

Appendix B Capital Expenditure Summary

CAPEX Summary

Anglesea Medical Centre - Building 1

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
									Short Term	Medium-Term				Long-Term				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
									2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0	ROOF																	
1.01	All	Access	No safe internal access	N/A	Allow for a safe access point to be installed to the roof covering.	-	-	$10,000.00	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							Total - External Areas	$10,000.00	##########	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.0	BUIDING SERVICES																	
2.01	Electrical Systems	Electrical	RCD Protection	Good	End of life replacement	10	8	$5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -
2.02	Fire Systems	Sprinkler	Damaged sprinkler heads	Reasonable	Replace damaged sprinkler heads and further checks.	-	-	$4,000.00	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.03	Fire Systems	Valve sets	Replace valve sets	Reasonable	End of life replacement	20	10	$15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00
							Total - Building Services	$24,000.00	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ 15,000.00
							Total	$34,000.00	$14,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	$15,000.00

CAPEX Summary

Anglesea Medical Centre - Building 2

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
									Short Term	Medium-Term				Long-Term				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
									2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0	ROOF																	
1.01	Roof	Main Roof - Roof B	No barriers were installed to the south portion of the roof covering.	Reasonable	Allow for a perimeter barrier to the roof area	-	-	$10,000.00	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.02	Roof	Main Roof - Roof C	No barriers were installed to the south portion of the roof covering.	Reasonable	Allow for a perimeter barrier to the roof area	-	-	$7,000.00	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.03	Roof	Main Roof - Roof D	No barriers were installed to the south portion of the roof covering.	Reasonable	Allow for a perimeter barrier to the roof area	-	-	$5,000.00	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.04	Roof	Main Roof - Roof D	Fall arrest system has been disconnected	Reasonable	Allow for the fall arrest system to be reconnected and certified.	-	-	$5,000.00	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.05	Roof	Main Roof - Roof D	Consideration should be given to replacing the roof covering	Reasonable	Allow to replace the roof covering.	25	5	$98,812.00	$ -	$ -	$ -	$ -	$ 98,812.00	$ -	$ -	$ -	$ -	$ -
1.06	Gutters	Roofs C and D	Consideration should be given to replacing the membrane internal gutter lining and timber substrate in line with the roof coverings.	Reasonable	Replace the membrane gutters.	25	5	$46,789.00	$ -	$ -	$ -	$ -	$ 46,789.00	$ -	$ -	$ -	$ -	$ -
							Total - Roofs	$172,601.00	$ 27,000.00	$ -	$ -	$ -	$145,601.00	$ -	$ -	$ -	$ -	$ -
2.0	EXTERNAL WALLS AND CLADDING																	
2.01	All	Wall	Fibre cement sheet cladding.	Reasonable	Allow for annual maintenance and inspection of the cladding.	50	10	$9,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -
2.02	All	Wall	Fibre cement sheet cladding.	Reasonable	Condier replacement of fibre cement sheet	10	3	$500,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000.00
2.03	All	Wall	Repaint block and render cladding	Reasonable	Repaint block and render cladding.	10	2	$75,000.00	$ -	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.04	All	Wall	Replace seals to curtain wall cladding.	Reasonable	Periodic replacement of seals to cladding.	-	-	$20,000.00	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ 10,000.00
							Total - External Areas	$604,000.00	$1,000.00	$76,000.00	$1,000.00	$1,000.00	$11,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$510,000.00
3.0	BUILDING SERVICES																	
3.01	Electrical Systems	Electrical	RCD Protection	Good	End of life replacement	10	8	$5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -
3.02	Electrical Systems	Electrical	Main Switch Board	Reasonable	End of life replacement	40	5	$60,000.00	$ -	$ -	$ -	$ -	$ 60,000.00	$ -	$ -	$ -	$ -	$ -
3.03	Mechanical Systems	Mechanical	Ducted air-cooled units.	Poor	End of life replacement	15	1	$40,000.00	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.04	Mechanical Systems	Mechanical	Ventilation/fresh-air/exhaust	Reasonable	End of life replacement	15	3	$600,000.00	$ -	$ -	$ 600,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.05	Mechanical Systems	Mechanical	Gas boiler	Reasonable	End of life replacement	8	1	$75,000.00	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.06	Mechanical Systems	Mechanical	Chilled pipework	Reasonable	End of life replacement	15	3	$3,000.00	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.07	Mechanical Systems	Mechanical	Extract ventilation	Reasonable	Replacement of fan	15	1	$2,800.00	$ 2,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.08	Mechanical Systems	Mechanical	Chiller	Poor	Removal of redundant chiller	-	-	$25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.09	Hydraulic Systems	Hydraulic	Electrical hot water cylinder	Reasonable	End of life replacement	15	7	$6,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500.00	$ -	$ -	$ -
3.10	Hydraulic Systems	Hydraulic	Electrical hot water cylinder	Reasonable	Remedial works to HWC	-	-	$1,500.00	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.11	Vertical Transportation	Lifts	Lift car and relays	Reasonable	Modernisation of the lift.	20	-	$100,000.00	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

CAPEX Summary

Anglesea Medical Centre - Building 2

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
									Short Term	Medium-Term				Long-Term				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
									2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
3.12	Fire Systems	Sprinkler	Damaged sprinkler heads	Reasonable	Replace damaged sprinkler heads and further checks.	-	-	$4,000.00	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.13	Fire Systems	Valve sets	Replace valve sets	Reasonable	End of life replacement	20	1	$15,000.00	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							Total - Building Services	$937,800.00	$ 263,300.00	$ -	$603,000.00	$ -	$ 60,000.00	$ -	$ 6,500.00	$ 5,000.00	$ -	$ -

							Total	$1,714,401.00	$291,300.00	$76,000.00	$604,000.00	$1,000.00	$216,601.00	$1,000.00	$7,500.00	$6,000.00	$1,000.00	$510,000.00

CAPEX Summary

Anglesea Medical Centre - Building 3 - Symmans House

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
									Short Term	Medium-Term				Long-Term				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
									2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0	ROOF																	
1.01	All	Roof	No barriers have been installed to the roof covering.	Reasonable	Install barriers to the roof covering.	-	-	$7,000.00	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.02	All	Roof	Membrane roofs are nearing the end of their life expectancy	Reasonable	Replace membrane roofs.	25	5	$30,000.00	$ -	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -
							Total - Roofs	$37,000.00	$ 7,000.00	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -
2.0	Building Services																	
2.01	Mechanical Services	Mechanical	Air conditioning	Reasonable	End of life replacement	20	8	$120,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 120,000.00	$ -	$ -
2.02	Electrical Services	Electrical	Main Switch Board	Reasonable	Spacial clearance investigation	-	-	$2,000.00	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.03	Electrical Services	Electrical	Distributiion Boards	Reasonable	End of life replacement	20	8	$130,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 130,000.00	$ -	$ -
2.04	Electrical Services	Electrical	General Power	Reasonable	End of life replacement	20	7	$110,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 110,000.00	$ -	$ -	$ -
2.05	Hydraulic Services	Hydraulic	General	Reasonable	End of life replacement	20	8	$25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -
2.06	Vertical Transportation	Lifts	General repairs to older lifts	Reasonable	General repairs	-	-	$10,000.00	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.07	Vertical Transportation	Lifts	Lift car and relays	Reasonable	Modernisation of lift.	20	8	$400,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000.00	$ -	$ -
2.08	Fire Systems	Sprinkler	Damaged sprinkler heads	Reasonable	Replace damaged sprinkler heads and further checks.	-	-	$4,000.00	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.09	Fire Systems	Valve sets	Replace valve sets	Reasonable	End of life replacement	20	4	$15,000.00	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -
2.10	Fire Systems	Sprinkler	Inspection of underground sprinkler pipework.	Reasonable	Inspect pipework	-	-	$7,000.00	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							Total - Building Services	$823,000.00	$ 23,000.00	$ -	$ -	$ 15,000.00	$ -	$ -	$ 110,000.00	$ 675,000.00	$ -	$ -
							Total	$860,000.00	$30,000.00	$0.00	$0.00	$15,000.00	$30,000.00	$0.00	$110,000.00	$675,000.00	$0.00	$0.00

CAPEX Summary

Anglesea Medical Centre - Building 4 - John Sullivan House

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
									Short Term	Medium-Term				Long-Term				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
									2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0	ROOF																	
1.01	All	Roof	No barriers have been installed to the roof covering.	Reasonable	Install barriers to the roof covering.	-	-	$10,000.00	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.02	All	Roof	Due to the defects noted, to the cladding and roof coverings, consideration should be given to replacing the roofs.	Reasonable	We recommend the roof sheets are replaced within 5 years.	15	5	$175,000.00	$ -	$ -	$ -	$ -	$ 175,000.00	$ -	$ -	$ -	$ -	$ -
							Total - Roofs	$185,000.00	$ 10,000.00	$ -	$ -	$ -	$ 175,000.00	$ -	$ -	$ -	$ -	$ -
2.0	EXTERNAL WALLS AND CLADDING																	
2.01	All	Wall	Fibre cement sheet cladding.	Reasonable	Allow for annual maintenance and inspection of the cladding.	50	10	$9,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -
2.02	All	Walls	Several poorly formed junctions were noted to the cladding.	Poor/reasonable	Consideration should be given to replacing the cladding.	15	3	$1,600,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600,000.00
							Total - External Areas	$1,609,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,600,000.00
3.0	BUILDING SERVICES																	
3.01	Electrical Systems	Electrical	General Power	Reasonable	End of life replacement	20	8	$130,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 130,000.00	$ -	$ -
3.02	Electrical Systems	Electrical	Distribution Boards	Reasonable	End of life replacement	20	9	$75,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00	$ -
3.03	Mechanical Systems	Mechanical	Air-Conditioning	Reasonable	End of life replacement	15	5	$100,000.00	$ -	$ -	$ -	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	$ -
3.04	Mechanical Systems	Mechanical	General	Reasonable	End of life replacement	15	7	$120,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 120,000.00	$ -	$ -	$ -
3.05	Hydraulic Systems	Hydraulic	General Drainage/tapware	Reasonable	End of life replacement	15	10	$25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00
3.06	Vertical Transportation	Lifts	General repairs to older lifts	Reasonable	General repairs	-	-	$10,000.00	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.07	Vertical Transportation	Lifts	Lift car and relays	Reasonable	Modernisation of lift.	20	8	$220,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 220,000.00	$ -	$ -
3.08	Fire Systems	Sprinkler	Damaged sprinkler heads	Reasonable	Replace damaged sprinkler heads and further checks.	-	-	$4,000.00	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.09	Fire Systems	Valve sets	Replace valve sets	Reasonable	End of life replacement	20	7	$15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00			
3.10	Fire Systems	Sprinkler	Inspection of underground sprinkler pipework.	Reasonable	Inspect pipework	-	-	$7,000.00	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							Total - Building Services	$706,000.00	$ 21,000.00	$ -	$ -	$ -	$ 100,000.00	$ -	$ 135,000.00	$ 350,000.00	$ 75,000.00	$ 25,000.00
							Total	$2,500,000.00	$32,000.00	$1,000.00	$1,000.00	$1,000.00	$276,000.00	$1,000.00	$136,000.00	$351,000.00	$76,000.00	$1,625,000.00

CAPEX Summary

Anglesea Medical Centre - Yards

Ref	ELEVATION/ LOCATION	ELEMENT	DESCRIPTION	CONDITION	MAINTENANCE REGIME / RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
									Short Term	Medium-Term				Long-Term				
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
									2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0	SOFT LANDSCAPING																	
1.01	All	Grassed Areas	Grassed areas to perimeter of site.	Reasonable	Annual replacement/ reseeding and fertilisation of grassed areas.	-	-	$20,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
1.02	All	Mulched Areas	Mulched areas to perimeter and carpark island areas.	Reasonable	Annual replacement of mulched areas to perimeter and carpark	-	-	$55,000.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00
							Total - Roofs	$75,000.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
2.0	WALLS AND FENCING																	
2.01	All	Walls	Blockwork walls with a plastered and painted finish to the west elevation adjacent to Building 3 and	Reasonable	Maintenance and repainting of the plastered surfaces.	10	1	$21,000.00	$ 10,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,500.00	$ -
2.02	Chain Link	Fencing	Chain link fencing to the east and south boundary.	Reasonable	End of life replacement.	20	10	$35,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000.00
2.03	Trellis Fencing	Fencing	Timber trellis fencing between Building 3 and 4.	Reasonable	End of life replacement.	15	3	$15,000.00	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.04	Board and Gap Fencing	Fencing	Timber board and gap fencing to the south boundary.	Reasonable	End of life replacement.	15	7	$15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -
							Total - External Areas	$21,000.00	$ 10,500.00	$ -	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	$ -	$ 10,500.00	$ 35,000.00
3.0	YARDS																	
3.01	Buildings 1, 2 and 3	Asphalt	Asphalt surfaces between Buoldings 1 and 2 and adjacent to Building 3.	Reasonable	End of life replacement	20	2	$285,000.00	$ -	$ 285,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.02	Building 3	Asphalt	Asphalt Surface adjacent to Building 3 and south of Building 2.	Reasonable	End of life replacement	20	5	$420,000.00	$ -	$ -	$ -	$ -	$ 420,000.00	$ -	$ -	$ -	$ -	$ -
3.03	Buildings 3 and 4	Asphalt	Asphalt between Buildings 3 and 4 and to the south of Building 4.	Reasonable	End of life replacement	20	8	$165,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 165,000.00	$ -
3.04	Asphalt	Line Markings	Repainting of line markings as per replacement of asphalt.	Reasonable	End of life replacement	5	2	$25,000.00	$ -	$ 12,500.00	$ -	$ -	$ -	$ -	$ 12,500.00	$ -	$ -	$ -
3.05	Asphalt	Line Markings	Repainting of line markings as per replacement of asphalt.	Reasonable	End of life replacement	5	5	$30,500.00	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ 15,500.00
3.06	Asphalt	Line Markings	Repainting of line markings as per replacement of asphalt.	Reasonable	End of life replacement	5	5	$25,000.00	$ 10,000.00	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ 7,500.00
3.07	Paving	Concrete Paving	Staged replacement of concrete paving.	Reasonable	End of life replacement	20	5	$29,500.00	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ 10,000.00	$ -	$ 12,000.00	$ -
							Total - Yards	$980,000.00	$ 10,000.00	$ 297,500.00	$ -	$ -	$ 450,000.00	$ -	$ 22,500.00	$ 165,000.00	$ 12,000.00	$ 23,000.00
3.0	SIGNANGE																	
3.01	Building 1	Signage	General replacement of signage	Reasonable	End of life replacement	15	8	$10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -
3.02	Building 2	Signage	General replacement of signage	Reasonable	End of life replacement	15	5	$25,000.00	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	$ -
3.03	Building 3	Signage	General replacement of signage	Reasonable	End of life replacement	15	6	$30,000.00	$ -	$ -	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -
3.04	Building 4	Signage	General replacement of signage	Reasonable	End of life replacement	15	7	$25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	$ -
3.05	General Signage	Signage	General replacement of internal signage	Reasonable	End of life replacement	15	5	$40,000.00	$ -	$ -	$ -	$ -	$ 40,000.00	$ -	$ -	$ -	$ -	$ -
							Total - Signage	$130,000.00	$ -	$ -	$ -	$ -	$ 65,000.00	$ 30,000.00	$ 25,000.00	$ 10,000.00	$ -	$ -
							Total	$1,206,000.00	$28,000.00	$305,000.00	$22,500.00	$7,500.00	$522,500.00	$37,500.00	$70,000.00	$182,500.00	$30,000.00	$65,500.00

CAPEX Summary

Anglesea Medical Centre - Buildings 1 - 4 - CAPEX Summary

REF	BUILDING NAME	CAPEX TOTAL	PLANNED WORKS - YEARS 1 - 10									
			Short-Term	Medium-Term				Long-Term				
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1.0	Building 1	$34,000.00	$14,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	$15,000.00
2.0	Building 2	$1,714,401.00	$291,300.00	$76,000.00	$604,000.00	$1,000.00	$216,601.00	$1,000.00	$7,500.00	$6,000.00	$1,000.00	$510,000.00
3.0	Building 3	$860,000.00	$30,000.00	$0.00	$0.00	$15,000.00	$30,000.00	$0.00	$110,000.00	$675,000.00	$0.00	$0.00
4.0	Building 4	$2,500,000.00	$32,000.00	$1,000.00	$1,000.00	$1,000.00	$276,000.00	$1,000.00	$136,000.00	$351,000.00	$76,000.00	$1,625,000.00
4.0	Landscaping	$1,271,000.00	$28,000.00	$305,000.00	$22,500.00	$7,500.00	$522,500.00	$37,500.00	$70,000.00	$182,500.00	$30,000.00	$65,500.00
	CAPEX Total (Excl. GST)	$5,108,401.00	$367,300.00	$77,000.00	$605,000.00	$17,000.00	$522,601.00	$2,000.00	$253,500.00	$1,037,000.00	$77,000.00	$2,150,000.00

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 June 2020.

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%
Fees (Consultant) @ 10%
Contingency at 5%

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

Exclusions

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

Appendix C Entire Consultants Building Services Report

Building Services

Red Flag Report

Address:

Anglesea Medical

Corner of Thackeray and Anglesea Street
Hamilton

Augusta Funds Management Ltd

Level 2 Bayleys House
30 Gaunt Street
Wynyard Quarter
Auckland 1010

22 November 2019

Document Control

Quality Control

Document title	Building Services Red Flag Report - Anglesea Medical
Client	Hampton Jones for Augusta Funds Management Limited
Address	Level 14, Citigroup Centre, 23 Customs Street East, Auckland.
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Telephone	021 640 629

Revision	Date	Revision Detail
0	22 November 2019	Building Services Red Flag Report

Authorised for Use

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1. Introduction

1.1 Extent of Instruction

For clarification purposes, Hampton Jones have requested that Entire Consultants produce a high-level Building Services Red Flag Report. The report is in relation to Anglesea Medical which is corner of Thackeray and Anglesea Street, Hamilton.

The report is in relation to the following key services:

- Mechanical Services
- Electrical Services
- Hydraulic Services
- Fire Services
- Vertical Transportation

Key deliverables:

a) Review of vendor supplied information contained within the due diligence data-room and existing report.
b) Visually inspect a selection of the building services, concentrating on the high and medium risk items as noted in the RDW report.
c) Mechanical Services - assess the condition of the air conditioning systems including all associated plant and equipment and advise of any banned refrigerants identified.
d) Electrical systems - comment on existing system, types and condition of the main switchboards; electrical distribution; Distribution Boards; cable management; lighting; emergency lighting; back up emergency power generators, condition, maintenance logs.
e) Fire - Visual inspection, condition of sprinkler systems; hydrants; fire alarms; fire hose reels.
f) Hydraulics - comment on existing system, types and condition of waste/sanitary water systems; hot/cold water systems.
g) Review the Capex schedule prepared by RDW. Comment on the accuracy of recommended works and costings provided.
h) Provide a key issues and executive summary report, advising on our opinion on the accuracy of the RDW report and commenting on any shortfalls or potentially unidentified risks, to focus on the areas inspected within the timeframes available.

At this stage of the due diligence process Entire Consultants have been instructed to carry out a non-intrusive 'red-flag' survey only therefore primary plant and equipment have been surveyed.

At this stage the report does not set out to exhaust every key deliverable other than to a level of red flag report. At this stage of the technical due diligence process we have not described the general functionality of systems or general make up other than red flag items. The report does not include CAPEX other than estimated red flag budgets, therefore at this point we have not carried out a full cost comparison in relation to the Agile Report.

1.2 Background

We understand that Augusta Funds Management Limited are considering purchasing the property. As such, have requested that Hampton Jones carry out an initial red flag survey at the property, and arrange for the main services to be inspected.

1.3 Report Conditions

This report is for private and confidential use by Augusta Funds Management Limited and must not be reproduced whole or in part or relied upon by third parties for any use without the express written authority of Entire Consultants Limited. The report reflects our interpretation of the condition/red flag issues of the building services apparent from the inspection carried on 13 November 2019. We do not guarantee to have seen every defect/deficiency that may exist in the property, but we expect to have seen a majority of significant plant items and a good sample of minor items relating to the brief with exception to any limitations/exclusions highlighted within this report. Unexposed services cannot be adequately assessed without intrusive inspection and testing; therefore, some assumptions have been made. We have only included the most pertinent photographs; however, a full photo file can be provided if required.

We understand that Agile Engineering Consultants (Agile) have authorised the issue and review of their Building Services Condition Assessment Report REV-2 September 2019. Entire Consultants' report is not a peer review. We are not assessing or questioning the competence, professionalism of Agile, or the accuracy of their report. We are observing any issues that may have been raised by Agile and comparing any issues that may be raised by Entire to help identify any potential variations and assisting our client in establishing a higher level of detail whereby enhancing informed decision making.

Entire Consultants Limited is not responsible for any potential shortfalls or inaccuracies that may exist in reports produced by others nor makes Entire Consultants Limited liable for consequential decisions or costs as a result of reports by others.

We use life expectancy (Notional life) guidelines, as stated within CIBSE Guide M, 2nd Edition November 2014. Expected life concerning CIBSE Guide M, is in terms of 'Economic Life Factors and End of Economic Life.' An individual asset or complete system may exceed the expected life of plant and equipment is in good safe working order and exposed to a robust PPM framework. In some instances, plant and equipment may require additional checks or remedial work as part of the treatment of risk, from both a commercial and safety perspective, safety being the priority.

If this report highlights any safety hazards, it is the responsibility of the building owner and/or responsible person for the building to remove the hazard(s) immediately to ensure occupants, visitors, and the public are safe. If we have reported any electrical non-compliances, it must be noted that Entire Consultants are not claiming that we have identified all non-compliances, and a registered electrician should investigate further to ensure electrical non-compliances are not widespread throughout the property or properties.

This report in no way purports to be a survey to determine if the building or building services comply with the New Zealand Building Code and associated documentation. Although Entire Consultants understand the requirements of fire alarm systems and vertical transportation, we are not Fire or Lift Engineers and cannot provide analysis of those systems to the extent of a Fire or Lift Engineer. However, we are chartered Building Engineers, and we offer to provide 'high-level' expertise in fire protection services and vertical transportation in the capacity of qualified and experienced Building Services Engineers and to report on the condition and stand-out issues.

The report is not a certification, warranty or guarantee, and is scoped in accordance with the instruction given to us and time allowed to produce the report to Hampton Jones. In completing this report, we have relied on the integrity of the information and data supplied to us; however, we have not independently verified the information provided to us unless expressly stated.

Any recommendations within this report should not be taken as a specification and be acted upon without further planning/development, which may require further inspections, design work, and a risk assessment process. Any action taken as a result of this report in no way commits Entire Consultants Limited, nor makes Entire Consultants Limited liable for consequential decisions or costs. The information contained within this report is not legal advice, and Hampton Jones and Augusta Funds Management Limited should seek independent legal opinion before acting on any of the information contained within the report.

1.4 Limitations and Exclusions

1.4.1 Limitations:

As part of the project we encountered a number of limitations as follows but not limited to:

- We have not surveyed all areas/risers or plantrooms.
- Complete O&M information were unavailable. No as-built drawings were available.
- Covered voids were not inspected unless already exposed and plant could be safely observed.
- Maintenance contractors were not contacted.
- The survey carried out was non-intrusive only.
- The internal circuitry, components and batteries of fire control and indicating equipment were not accessed therefore we have assumed equipment is original.
- We have relied on the information provided to us and have not verified the information.
- Occupied medical areas were not inspected.
- EWPs were not used therefore high-level services could not be closely inspected.

1.4.2 Exclusions:

As part of the project the following lists a number of key exclusions but not limited to:

- CAPEX and OPEX. We have only provided red flag budgets at this point
- PQS services
- Design services, performance specifications and design reviews
- All tenant plant and equipment other than base build services
- All main utility provider's infrastructure including any civils
- Any building/fabric aspects including passive fire protection, smoke control and seismic NZS4219.
- Any testing and intrusive inspections or camera inspections
- Entering confined spaces and/or any areas deemed to be of safety risk.
- Reporting on Building Code Compliance however any stand-out issues that we observe and/or unearth whist carrying out our site survey will be reported to the client.
- MATV, BMS, Security
- Fire extinguishers, hydrants and fire hose reels
- Assessing emergency signage and escape routes other than reporting on the condition of emergency lighting.
- Energy assessments

1.5 Copyright

2. Budget Costing Methodology

2.1 General

It is important to note that reasonable efforts have been made to obtain cost data and information provided as part of this report, but we cannot assume responsibility for the validity or accuracy of costs and any comparisons with PQS costing.

PQS pricing does not form part of our scope; therefore, it is excluded from this report and associated schedules. Engaging or contacting subcontractors or suppliers to identify budget costs is excluded from this report. Any cost data is provided in New Zealand Dollars, excluding GST. We have utilised QV Cost Builder to understand the replacement better and refurbishment costs of assets.

2.1.2 Limitations and Exclusions

Construction industry buoyancy factors are excluded from budget costing which can result in both positive and/or negative cost impact depending upon the level of industry competitiveness at the time of budgeting. Budget costing is not comparable with PQS budgets.

The following elements have been excluded from budget costing:

- Inflation
- Building services plant/equipment residual value for resale
- Utility Services for either the Principal or contractors
- Land, civil works
- Demolition Works and strip out of old/existing building services to be replaced
- FF&E
- Professional & Legal Services (including design services and project management
- Costs associated with all Local Council Requirements
- Goods and Services Tax
- Contingency Sums
- Associated builders work
- Contractors and/or Designers Preliminaries
- Contractor/ supplier's Site Set-up
- Contractor/ supplier's machinery, cranes, generators
- Material cost fluctuation
- Traffic management plans
- Variations of works, lost time, overtime
- Building heritage status associated costs
- All tenant owned equipment

3. Condition and Priority Rating

3.1 General

Gradings only provide a high-level indication of condition/priority. They do not fully describe the symptoms associated with any defects in building services plant/equipment.

Significant issue that requires resolution prior to completion of the transaction. Urgent attention is required such as high costs, health and safety.

Key issue that should be carefully considered and clarified as part of the transaction. Possible serious cost implication if not remedied. Further clarification such as tests, review of documentation.

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

4. Executive Summary

4.1 Overview

The executive summary only highlights red flag items and must be read in conjunction with the main body of the report, including any photographs where applicable. The red flag report presents our preliminary findings only, which we consider the most pertinent at this stage of the due diligence process. It is important to note that our advice may vary as further information is provided, and further investigations are undertaken. Our final advice would be included in a complete 'Building Services Condition Report.'

4.2 Red Flag Items

Summary of big-ticket items only but not limited to:

a) Building.2 - Mechanical services upgrades required within 2-3 years ($600,000).
b) Building.2 - Electrical services upgrades required including rewire staged over next 5 years with priority works within 1-3 months ($728,000).
   Building.2 - Emergency lighting upgrades required due to age / non-compliances Immediate attention.
c) Building.2 - Vertical transportation, passenger lift requires renewal within 1 year ($220,000).
d) Building.3 - Main switchboard is non-compliant due to inadequate spatial clearances. It will be more cost effective to extend the switchroom. Non-compliant.
e) Building.3 - Electrical distribution board replacements as per end-of-life within 2-3 years.
f) Building.3 - Emergency lighting upgrades required due to age / non-compliances within 1 year.
g) Building.3 - Chiller standard replacement with 8-10 years ($300,000).
h) Building.3 - Lift replacements in Y8 ($400,000)
i) Building.4 - Fire sprinkler pipework testing required. Immediate attention.
j) Building.4 – Lift replacement in Y8 ($220,000).
k) General - Passive fire protection compromised in areas such as cables, pipes penetrating walls/floors. Immediate attention.
l) General - Electrical non-compliances including earthing systems.

All other red flag items are included in the main body of the report.

4.3 Budget Costing

The following budget costs do not represent a full and detailed CAPEX, however budgets do include for red flag (big-ticket) items which should be considered over the 10-year period.

We envisage a more detailed CAPEX if further technical due diligence is carried out.

10-Year Forecast

Building Services	**Building.1**	**Building.2**	**Building.3**	**Building.4**	**Common**
Mechanical		$702,800.00	$120,000.00	$105,000.00	
Electrical	$5,000.00	$728,000.00	$243,000.00	$205,000.00	
Hydraulics		$13,000.00	$25,000.00	$25,000.00	
Fire					$71,000.00
Lifts		$220,000.00	$420,000.00	$220,000.00	
Seismic	Not included	Not included	Not included	Not included	Not included
Total per building	$5,000.00	$1,663,800.00	$808,000.00	$555,000.00	$71,000.00
Total	$3,102,800.00				

5 Vendor's Building Services Report

5.1 General

We understand that the Vendor engaged Agile Engineering Consultants to provide the following:

- Brief description and condition of existing base build Electrical, Fire Protection, Hydraulic, Lift and Mechanical Services;
- Comment on compliance with current statutory requirements;
- Recommendations to upgrade components of existing installation which are at the end of their economic life;
- Recommendations to upgrade Building Services to meet current industry "good practice'; and
- 10-year maintenance CAPEX budget estimates (QS cost plan excluded)

5.1.1 General Conclusion

Generally, the Vendor's Report identifies the key areas requiring attention and identifies several essential non-compliance issues such as emergency lighting shortfalls.

We believe the budget costs are reasonable; however, in some instances, fall short in budgeting for the broader aspects of the installation. An example of this relates to the electrical installation in Building.2. The MSB and DBs are in poor condition and exceed notional life. Although the Vendor's Report identifies the need to replace those switchboards, it does not extend the budget to upgrade the associated infrastructure such as submains, general wiring, power outlets, and switches. Concerning building.2, we understand the wiring exceeds 28 years; therefore, budgeting should allow for a rewire. We suspect this level of pricing was not included in Agile's scope, rather more primary plant and equipment costing.

An essential evaluation points list is detailed below and is in the context of red flag reporting and non-intrusive surveying, including limitations and exclusions. Findings may vary as further assessment and surveying are carried out.

Key findings are listed as follows but not limited to:

Vendor Report Basic Evaluation Points List	**Y/N**	**High-level Description/Comments**
Vendor's Report identifies major issues.	Y	– Electrical installation issues – Emergency lighting – Mechanical services upgrades – Fire sprinkler issues – Passenger lifts
The reporting of major issues was justified?	Y	– On review of the issues reported we agree with the nature of the issues and the recommendations put forward by Agile.
Additional technical and/or performance issues identified by Entire.	Y	– Building.3 MSB not having compliant spatial clearances required as per AS/NZS3000. – Numerous electrical non-compliances.
Disparities were identified regarding the Vendor's condition report.	Y	– Only minor discrepancies such as veranda lighting condition and external veranda sprinkler heads but no major disparities at this point of the assessment.

Significant budget costing discrepancies	Y	– Budgets proposed by the Vendor's Report look to be reasonable in the context of primary plant and equipment only. However Entire have considered the interfacing 'downstream' aspects of the systems which should be replaced such as electrical wiring approaching 30 years. NB: As previously stated we believe Agile's scope may have only focused on primary plant and equipment.
Any significant shortfalls in comparison of priority for replacement/repairs/upgrades?	Y	– Only minor discrepancies at this point of the assessment.
The Vendor's Report has significant failings in their findings and recommendations.	N	– In general, we agree with the Vendor's Report with exception to the exclusion of interfacing downstream systems however we do not believe this was a failing other than a difference in the Engineer's scope and deliverables.

6. Red Flag Items

6.1 Building 1

Regarding red flags the building is new therefore condition is good. Some improvements could be made such as the addition of RCD protection.

Replacements as per standard end-of-life.

6.2 Building 2

6.2.1 Mechanical Services

Mechanical Services - Key Findings
Ducted air-cooled package unit exceeds end-of-life and thought to contain R22 refrigerant.

Reference Photo: TBC

Recommendations
Replace package unit within 6 months. Timber platform is in poor condition. Budget includes for craneage.

Budget:
$40,000.00

Mechanical Services - Natural Gas Fire Boiler
Natural gas fired boiler has exceeded its notional life by 8 years. Although in fair condition for its age replacement should be planned.

Reference Photo: TBC

Recommendations
Replacement within 1 year.

Budget:

$75,000.00

Mechanical Services – Ventilation / Fresh Air / Fan Coil Units / Exhausts
From inspection of level.1 tenancy, which is undergoing refurbishment, we were able to inspect exposed fan coil units and ducting which look to be original therefore approx. 28 yrs.

Due to the general age of ducting, fresh air equipment, seismic restraints (NZS4219) and installation, we would envisage additional work other than like-for-like FCU replacements. Mechanical control system and electrical for mechanical (downstream installation) looks to exceed 25 years. Some lengths of flexi ducting looked excessive and not restrained.

Flexi-ductwork has a notional life of 15 yrs. We understand that Pathlab FCUs are owned and maintained by the tenant therefore excluded from budgets. We understand that the fresh air supply fans generally exceed 12-15 years including several exhaust fans therefore we have allowed for some upgrades as part of the budget including cleaner's cupboards.

Reference Photo: TBC

Recommendations
Recommend staged HVAC upgrades over the next 3 years including new FCUs, controls, ductwork, grilles, NZS4219 etc. We have allowed for 60% of fresh air supply fans to be renewed assuming they are original. We have allowed for partial costs regarding downstream electrical for mechanical services.

Budget:
$600,000.00

Mechanical Services – Extract Ventilation
Toilet extract fan excessive noise, looks to be original.

Recommendations
Replacement assuming the fan is original.

Reference Photo: TBC

Budget: Maintenance item should be resolved prior to transaction.

$2,800.00

Mechanical Services – Chilled Pipework
Chilled pipework in boiler room has damaged insulation (ArmaFlex) and signs of minor corrosion. Pipe insulation for chilled water systems is specified and installed primarily for process control, condensation control and energy conservation. If not adequate, the insulation system can become wet, which can lead to a number of issues such as degradation of the insulation system service life and performance but also corrosion of pipes, valves and fittings contained within the insulation system.

Reference Photo: TBC

Recommendations
Recommend further inspection of CHW pipework within the plantroom and also sample checks of CHW pipework on each floor to ensure there is no widespread corrosion. Budget only allows for further inspections, not remedial work. Remedial work could include replacement of CHW pipework insulation (ArmaFlex), pipework cleaning and treatment and/or pipework replacement(s).

Reference Photo: TBC

Budget:
$3,000.00

Mechanical Services - Chiller
Old redundant air-cooled chiller still in place. It is not good practice to leave old plant in place and should be removed.

Reference Photo: TBC

Recommendations
Remove old chiller and ensure roof area is sealed/good condition and any wall penetrations are made good. Budget includes for cranage. Builders work excluded.

Budget:
$25,000.00

6.2.2 Electrical Services

Building.2 - Electrical Services Key Findings
Main switchboard and local distribution boards exceed end-of-life. Installation non-compliances.
Sub-circuit cables have a notional life of 30 years, therefore installation due for rewire.
Equipotential and supplementary earthing poor and displaying non-compliances.
Generally socket outlets and light switches exceeded notional life of 10-15 years.

Reference Photo: TBC

Recommendations
Electrical upgrades staged over the next 3-5 years - New MSB, DBs and rewiring. Priority items should be upgraded in year.1 such as MSB, DBs, emergency lighting and earthing systems. Verification testing and thermal imaging should be carried out until upgrades take place as part of risk control. Budget is based on 70% upgrade as to allow for newer fitouts in recent years. Includes for general and emergency lighting, access control, earthing upgrades, lift supply. MCC supply. Budget assumes most wiring is original therefore approx. 27 years.

Budget:
$728,000.00

6.2.3 Hydraulic Services

Domestic Hot Water - Electric DHW Cylinders
Domestic hot water cylinders are approx. 8 years. DHW cylinders have a notional life of 12-15 years.

Reference Photo: TBC

Recommendations
Replace with 6-7 years as per standard end-of-life.

Budget:
$6,500.00

Domestic Hot Water - Remedial Work to DHW Cylinders
As per Agile report, DHW cylinder not correctly restrained, uninsulated pipework.

Reference Photo: TBC

Recommendations
Carryout remedial work.

Budget:
$1,500.00

6.3 Building 3

6.3.1 Mechanical Services

Mechanical Services - Air Conditioning
Split systems will be approaching end of life within the next 5-8 years.

Reference Photo: TBC

Recommendations
Replace as per standard.

Budget:
$120,000.00

6.3.2 Electrical Services

Electrical Services - MSB
Main switchboard does not have the required spatial clearances required for compliance.

Reference Photo: TBC

Recommendations
Further investigation required as the switchroom wall may require alteration. Budget for general assessment only. Not structural or design work.

Budget:
$2,000.00

Electrical Services - Distribution Boards
Standard end-of-life Y8-Y10. Existing boards are 13 years.

Reference Photo: TBC

Recommendations
Allowance for upgrades.

Budget:
$130,000.00

Electrical Services – General Power Outlets, Switches, Lighting
Installation approx.13 years. Standard end-of-life. General power and lighting equipment

Reference Photo: TBC

Recommendations
Replace as per standard.

Budget:
$110,000.00

6.3.3 Hydraulic Services

Hydraulic Services - General
Installation approx.13 years therefore standard CAPEX replacement within next 8-10 years.

Reference Photo: TBC

Recommendations
Replace as per standard.

Budget:
$25,000.00

6.4 Building 4

6.4.1 Mechanical Services

Mechanical Services - Air Conditioning
Split systems will be approaching end of life within the next 4-6 years.

Reference Photo: TBC

Recommendations
Replace as per standard.

Budget:
$100,000.00

Mechanical Services - General
Installation approx.15 years therefore standard CAPEX AC equipment/plant replacements within next 5-10 years.

Reference Photo: TBC

Recommendations
Replace as per standard.

Budget:
$120,000 .00

6.4.2 Electrical Services

Electrical Services - Electrical Services – General Power Outlets, Switches, Lighting
Standard end-of-life. General power and lighting equipment 13 years.

Reference Photo: TBC

Recommendations
Allowance for upgrades.

Budget:
$130,000.00

Electrical Services - Distribution Boards
Standard end-of-life Y8-Y10. Existing boards are 13 years.

Reference Photo: TBC

Recommendations
Allowance for upgrades.

Budget:
$75,000.00

6.4.3 Hydraulic Services

Hydraulic Services - General drainage, tapware
Standard end-of-life replacements Y7-10.

Reference Photo: TBC

Recommendations
Replace as per standard.

Budget:
$25,000.00

7. Fire Services

7.1 General

Common Site Fire Sprinklers - Valve Sets
Replacement valve sets.

Reference Photo: TBC

Recommendations
Standard replacements in Y1, Y4, Y7, Y10

Budget:
$60,000.00

Externals Areas Fire Sprinklers - Sprinkler Heads
Several contaminated external sprinkler heads, under verandas.

Reference Photo: TBC

Recommendations
Replace those sprinkler heads which are in poor condition. Budget only includes for 8 standard heads including test/commissioning. We recommend further checks as additional heads may require replacing.

Budget:
$4,000.00

Building.3 and Building.4 External Fire Sprinklers - Sprinkler pipework
Building.4 is supplied by an underground fire sprinkler pipework from Building.3. We understand there has been no close inspection of the pipework.

Reference Photo: TBC

Recommendations
Carryout further investigations and close inspection.

Budget:
$7,000.00

Note: From discussions with the maintenance manager we understand Building.2 fire alarm panel has been renewed.

8. Vertical Transportation

8.1 General

Building.2 Vertical Transportation - Passenger Lift
Although the passenger lift is in fair condition for its age, it has exceeded its end-of-life and has old relay controls.

Reference Photo: TBC

Recommendations
Replace lift within 1 year.

Budget:
$220,000.00

Vertical Transportation - Passenger Lift
General repairs to older lifts, excluding building.2.

Reference Photo: TBC

Recommendations
Y1 priority remedials as per Agile Report.

Budget:
$20,000.00

Building.3 Vertical Transportation - Passenger Lifts
Standard end-of-life replacement in Y8.

Reference Photo: TBC

Recommendations
Replace lifts in Y8.

Budget:
$400,000.00

Building.4 Vertical Transportation - Passenger Lift
Although the passenger lift is in fair condition for its age, it will reach end of life in Y8-10.

Reference Photo: TBC

Recommendations
Replace lift in Y8.

Budget:
$220,000.00

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