Red Flag Report

For and on behalf of
CENTURIA FUNDS MANAGEMENT (NZ) LIMITED

6-14 Chappie Place
Hornby
Christchurch
New Zealand

FEBRUARY 2026
P25-0161

Hampton Jones

Document Control

Document Revision History

REPORT TITLE	Red Flag Report
PROJECT NUMBER	P25-0161
CLIENT	Centuria Funds Management (NZ) Limited, Centuria NZ Large Format Retail No.1 & CNZLFR Nominee Limited
CLIENT CONTACT	Stephen Brown-Thomas

REV	DATE	REVISION DETAILS
0	10/10/2025	Initial issue to client
1	20/10/2025	Addition of CAPEX for building elements
2	18/12/2025	Addition of FHS Roofing report and comments
3	16/01/2026	Further amendments to roofing comments
4	20/2/2026	Name change of reliant parties

Authorisation for Issue

Author

Name Chloe Parkin *BSc(Hons) Building Surveying*

Position **Building Surveyor**

For and on behalf of Hampton Jones Property Consultancy Limited.

Peer Reviewer

Name Jason Brooks *BSc (Hons) MRICS MNZIBS*

Position **Associate Director**

For and on behalf of Hampton Jones Property Consultancy Limited.

Contents

Section 1.0 Introduction

1.1 Survey Details

COMMISSIONED BY	Stephen Brown-Thomas on behalf of Centuria Funds Management (NZ) Limited
SITE ADDRESS	6-14 Chappie Place Hornby Christchurch New Zealand
INSPECTION DATE(S)	24 September 2025
INSPECTION BY	Chloe Parkin of Hampton Jones Lisa Rudman of Hampton Jones
OTHER PERSONS PRESENT	Ray Yee of Agile Engineering
WEATHER AT TIME OF INSPECTION	Clear
FORMAL DIALOGUE	Email correspondence between Jason Brooks of Hampton Jones and Stephen Brown-Thomas of Centuria Funds Management (NZ) Limited
DOCUMENTS REVIEWED	Council Property file for 6 Chappie Place and 14 Chappie Place FHS Roof Report Estimates, dated 17th October 2025

1.2 Brief

1.2.1 This report has been undertaken as per the signed proposal letter dated 16 September 2025.

1.2.2 We understand that Centuria Funds Management (NZ) Limited wish to understand the condition of their property at 6-14 Chappie Place as part of the compilation of documents for a Product Disclosure Statement.

1.2.3 This report comprises an initial 'red flag' report that identifies the main key issues identified and provides initial high-level assessment of their risk.

1.2.4 Our report focuses on any compliance and risk matters that could affect the occupation and use of the premises, as well as highlighting major maintenance cost items that could fall under the future OPEX/CAPEX for the site.

1.2.5 An inspection of the mechanical and electrical installations has been undertaken by Agile Engineering and is included in Appendix A of this report.

1.2.6 It should be noted that at this stage Hampton Jones are not privy to any proposed commercial terms/negotiations between the parties, or have been provided with any fit-out, base build or proposed alterations to the building in view of the proposed new tenancy.

1.3 Extent of Instruction

1.3.1 The site survey was undertaken using visual aids only.

1.3.2 All elements were inspected from the ground or balcony level. Where access to the roof was gained, the inspection was limited to areas which were safe.

1.3.3 Roof voids, floor voids, confined spaces, services, ducts or chambers were not inspected unless specifically detailed in the main body of the report.

1.3.4 To gain an understanding of the matters raised by this report, it must be read in conjunction with the appendices.

1.3.5 Photographs were taken during the survey using a Samsung S21 camera, samples of which are included within the body of this report. Additional photographs can be provided via SharePoint link 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 weathertightness issues, hazardous wiring, structural issues, etc.).

1.5 Reporting Conditions

1.5.1 This report 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 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.

1.5.4 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.

1.5.5 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.

1.5.6 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.

1.5.7 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.

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

1.6 Exclusions

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

i Value of the property.
ii Measured survey and/or production of floor plans, or the measurement of the property to establish/verify the floor/site area of the property.
iii Design of the property.
iv Design for Maintenance or Repair works and long-term maintenance.
v Statutory Notices, such as Notice to Fix or Compulsory Purchase Orders.
vi Works pertaining to Section 112 of the Building Act.
vii Resource Consent matters.
viii Geotechnical matters/ground stability.
ix Restrictive Covenants or Rights of Way.
x Design or value of the surrounding area or environment.
xi Lease obligation and financial commitments.

1.7 Orientation

1.7.1 For the purposes of reading this report, it has been assumed that the front elevation of the building is facing south. Any references are made on the basis of the surveyor standing in front of the building facing north.

1.8 Areas Not Accessed

1.8.1 All areas were accessed except for the following:

i Concealed areas of structure.
ii Roof area covering Harvey Norman (A and B Blocks) could not be accessed in its entirety and was predominantly viewed from the adjacent roofs.
iii External elevations were viewed from ground level.
iv The toilet within lighting direct (retain unit 7) was in use at the time of inspection and could not be accessed.

1.9 Use of Report

1.9.1 This report has been provided for Centuria Funds Management (NZ) Limited (Client) in accordance with the Agreement for Consultancy Services dated 16/09/2025 and is subject to all the limitations and exclusions as set out in that Agreement and any further limitations and exclusions as set out in this report.

1.9.2 This report (and any associated documents) is for the sole use of the Client and must not be used or relied on by any other person (Third Party) without the written permission of Hampton Jones. Any Third Party must carry out its own due diligence investigations, including but not limited to obtaining its own advice and reports.

1.9.3 Hampton Jones accepts no liability whatsoever to a Third Party arising from or in connection to this report, except to the extent that Hampton Jones and the Third Party separately agree in writing the basis on which the Third Party may rely on this report.

Section 2.0 General Information

2.1 Building Description

2.1.1 The building is located on a commercial complex in Hornby, Christchurch. The property currently provides retail space for ten tenancies with customer parking to the south and west. Tenancies are predominantly located at ground level with mezzanines reserved for ancillary facilities for staff.

2.1.2 The property consists of three main structures constructed atop of concrete slab foundations. Walls are of concrete panels. Roofs are constructed over timber framing and clad with long run metal sheets of varying profiles. The main roof areas extend to internal membrane gutters and uPVC downpipes. A canopy has been constructed to the south and partial east of the main tenancy block (Block C) the guttering to the canopy is externally fixed and of uPVC.

1. East elevation of Block C.

2. South elevation of Block C.

3. West elevation of Block C.

4. South elevation of Block B.

5. West elevation of Block B and south elevation of Block A.

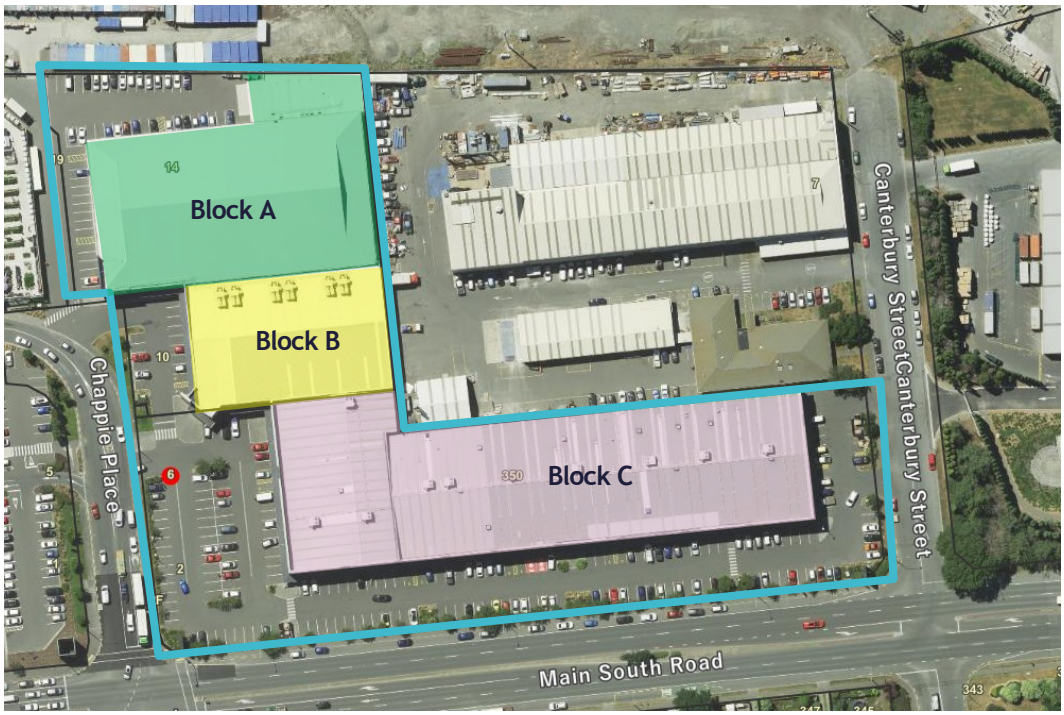
6. West elevation of Block A.

7. Partial north elevation of Block A.

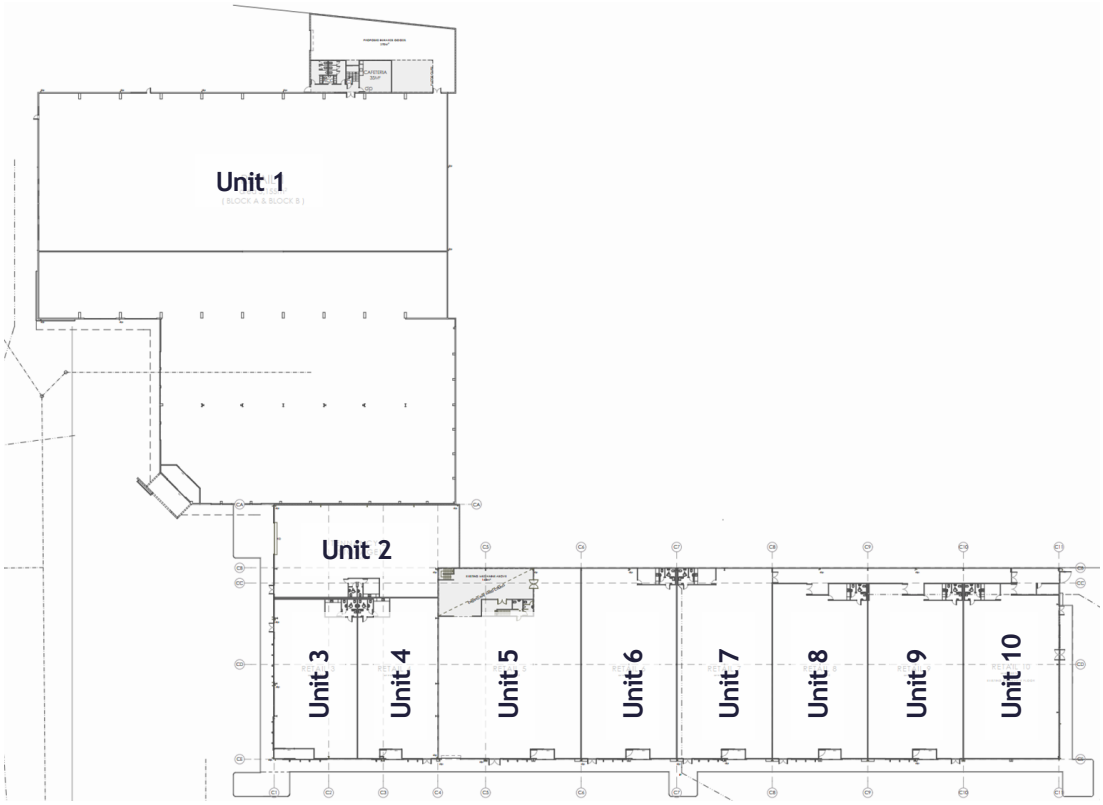
8. Partial west elevation of Block A.

2.2 Site Layout

2.2.1 The approximate site and boundaries are highlighted in blue below (aerial imagery taken from Canterbury GeoMaps). The separation of blocks has also been outlined below.



2.2.2 The below image (taken from 2013 consented drawings) provides a general layout of the tenancies.



2.3 Site History

2.3.1 Building permits and aerial imagery indicate that the original structure of Block A has existed on the site since approximately 1973.

2.3.2 Prior to its current use as a commercial retail space, the building was used as a warehouse, car repair yard and skating rink.

2.3.3 Most large-scale modifications to Block A appear to have taken place in more recent years, including roof replacement, extensions, and integration with Blocks B and C, beginning around 2010.

2.3.4 Aerial imagery shows that various warehouse structures previously occupied the site where Blocks B and C now stand. The existing site was utilised as a car sales yard prior to the current Block C structure being constructed in the late 1990's. The building was initially utilised as an open-plan commercial building.

2.3.5 As with Block B and C, significant alterations to Block C occurred in 2013, when the open-plan layout was converted into individual units, as shown in the plans above.

Section 3.0 Key Findings

3.1 Introduction

3.1.1 Below are the most pertinent issues which we identified during our visual inspection. These are summarised using red, amber and green colour coding:

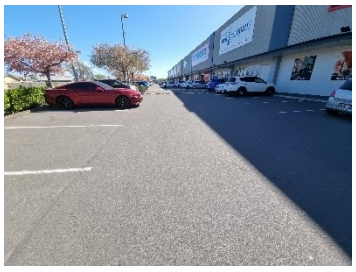
- Significant issue that requires resolution prior to completion of the transaction. Urgent attention is required i.e. Health and safety. High cost that may impact on your investment.
- Key Issue that should be carefully considered and clarified as part of the transaction. Possible serious cost implication 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.

3.2 Grounds - Condition

3.2.1 The table below outlines the composition of the exterior of the building, the condition of each element and the estimated and remaining lifespans of the elements. Recommendations for any required repair works are included at the end of this section. Photographs of the elements have been included following the table below.

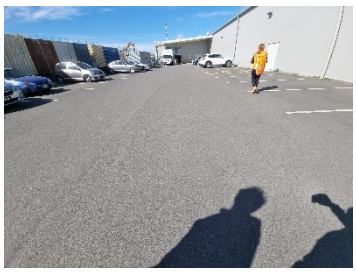
Element	Description	Condition	Expected Life (Yrs)	Life Remaining (Yrs)
Boundary Fencing	Chain-link metal fencing panels along the northern elevation.	Reasonable	30	20
Structures	Steel bin stores with panelled gates located to the east and south boundaries.	Reasonable	15	10
Hardstandings	Asphalt parking areas with painted markings.	Reasonable	60	45
Hardstandings	Concrete slab walkways beneath store canopies. Concrete kerb stones to perimeter.	Good	100	90

9. Typical view of hardstandings to east carpark area.



10. Typical view of hardstandings to south carpark area.

11. Typical view of hardstandings to west carpark area.

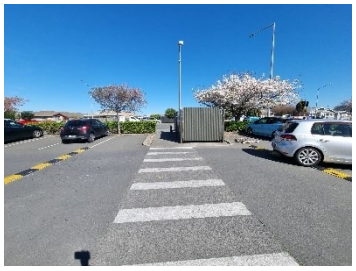


12. Typical view of hardstandings to north carpark area.

13. Chain-link fencing along northern boundary, between carpark and rail yard.

14. Concrete paving slabs to walkways beneath storefront canopies.

15. Speed humps to carpark.



16. Bin structures to south and east of carparks. Bin structure to south obstructed view of and from crossing.

17. Impact damage to the bin storage panels.

3.3 Grounds - Defects and Recommendations

3.3.1 The table below outlines items requiring large expenditure which would typically fall outside of general maintenance or OPEX items. Please note that additional CAPEX items may be included in the CAPEX Schedule located in the appendices of this report. As these items are considered necessary only to maintain the building in good repair, rather than being critical or high priority, they have not been included in the following schedule of 'Red Flag' items.

Code	Defect	Recommendation	Timescale (yrs)	Approximate Cost
●	Impact damage and general deterioration of the panels to enclosure. Bin enclosure to the west of the site (facing retail unit 3) blocks visibility of pedestrians waiting at the designated crossing.	Replace the freestanding bin structures in the long term. Consider relocating the bin enclosure towards the west of the site, adjacent to the crossing.	10	$15,000

3.4 External Elements - Condition

3.4.1 The table below outlines the composition of the exterior of the building, the condition of each element and the estimated and remaining lifespans of the elements. Recommendations for any required repair works are included at the end of this section. Photographs of the elements have been included following the table below.

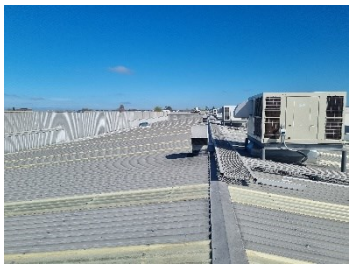
Element	Description	Condition	Expected Life (Yrs)	Life Remaining (Yrs)
Roof cladding	Block A - Trapezoidal profile metal sheets with a factory applied finish laid at approximately 35° falls.	Reasonable	50	15
Roof cladding	Block B - Standing seam profile, metal sheets with a factory applied finish laid at approximately 15° falls.	Reasonable	50	15
Roof cladding	Block C - Trapezoidal profile metal sheets with a factory applied finish laid at approximately 15° falls.	Poor	50	5-10 Years *Subject to recommended repairs being undertaken as outlined within the attached FHS report.
Roof cladding	Block C - Transparent clear light sheets spanning the length of the roof sheets.	Poor	25	5-10 Years *Subject to recommended repairs being undertaken as outlined within the attached FHS report.
Roof cladding	Block B – EPDM low pitched roof covering to top of canopy area. Viewed from adjacent Block C roof only.	Reasonable	25	10
Roof fixings	Blocks A & C - Hex head roof screws with rectangular metal washers.	Reasonable	50	15
Roof penetrations	All Blocks - Various service penetrations to metal roof, surrounded by metal back flashings with a colour coated finish.	Poor	50	15
Roof penetrations	All Blocks - Various service penetrations to metal roof, surrounded by rubber boot flashings.	Reasonable	15	5
Gutters	Block A - Metal fascia fixed external gutters to central pitched roof area.	Reasonable	30	20
Gutters	Block A - Metal internal gutters with EPDM membrane linings.	Reasonable	25	10

Element	Description	Condition	Expected Life (Yrs)	Life Remaining (Yrs)
Gutters	Block B - Metal internal gutters with EPDM membrane linings.	Reasonable	25	10
Gutters	Block C - Metal fascia fixed external gutters to walkway canopy.	Reasonable	30	20
Gutters	Block C – Metal and timber internal gutters with EPDM membrane linings.	Poor	25	5-10 Years *Subject to recommended repairs being undertaken as outlined within the attached FHS report.
Downpipes	All Blocks - uPVC downpipes located partially to the interior of units.	Reasonable	30	20
Soffits	Block A – Fibre cement sheets with a painted finish.	Reasonable	50	40
Soffits	Block A – Trapezoidal metal sheets with factory applied finish.	Reasonable	50	40
Soffits	Block C – Aluminium panels with factory applied finish.	Reasonable	50	40
Wall Cladding	All Blocks – Trapezoidal metal cladding with a painted finish.	Reasonable	50	30
Wall Cladding	All Blocks - Precast concrete panels with a painted finish and flexible seal junction.	Reasonable	80	60
Wall Cladding	All Blocks – Aluminium composite panels to localised areas.	Reasonable	50	30
Joinery	All Blocks - Aluminium framed, single glazed windows with a factory applied finish.	Reasonable	45	15
Joinery	All Blocks - Aluminium framed, single glazed doors automatic doors a factory applied finish.	Reasonable	35	20
Joinery	All Blocks - Aluminium framed, single glazed fire door with a factory applied finish.	Reasonable	35	20

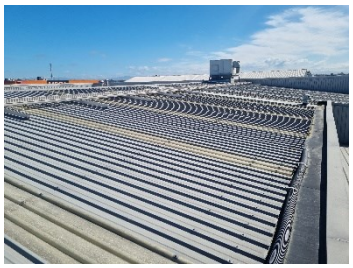
Element	Description	Condition	Expected Life (Yrs)	Life Remaining (Yrs)
Joinery	Block A - Metal roller shutter doors to warehouse goods entrance.	Reasonable	35	25

**Following the initial identification of roof issues by Hampton Jones, the purchaser has obtained a specialist report from FHS roofing contractors, attached as Appendix C. This report indicates that subject to undertaking the required short-term repairs identified by FHS, the roofs and gutters are not expected to require replacement in the short term. The Client has requested that Hampton Jones adopt the FHS estimates for the short-term repairs and allow for replacement of the Block C roof in the medium to long term (5-10 years).*

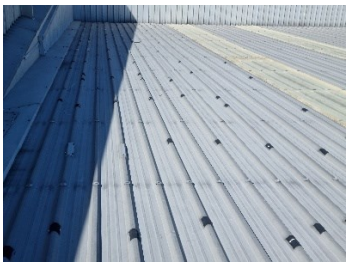
This report, and the FHS report, may not address all known issues, nor does either party guarantee the watertightness or lifespan of the roofs or building envelope. The roofs and gutters should be regularly monitored moving forward, to identify and rectify any ongoing defects.



18. General view of the roof to Block C, looking from east to west.

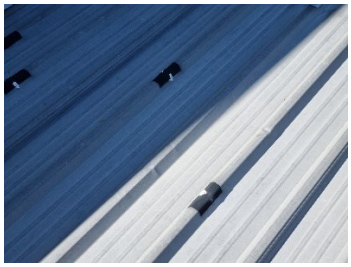


19. General view of the roof to Block C, looking from south to north.



20. Block C - Multiple repairs to the roof cladding.

21. Block C - Multiple repairs to the roof cladding.



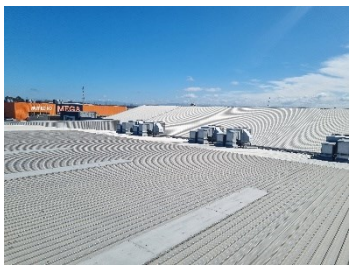
22. Block C - Multiple repairs to the roof cladding.

23. Block C - Roof sheets have corroded through. Vegetation growth in hole.

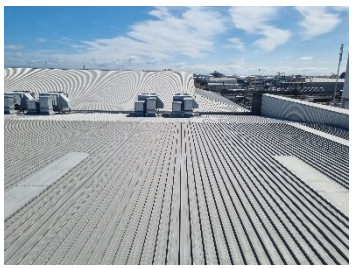
24. Block C – Roof sheets have corroded through.

25. Block C - Brittle transparent clear light sheets spanning the length of the roof.

26. Block C - Moss growth and vegetation between the transparent sheet junctions.

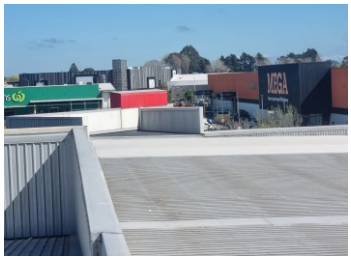


27. Block B - General view of the standing seam roofing, looking from south to north.



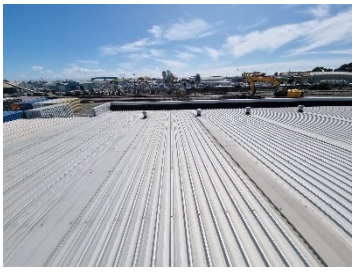
28. Block B - General view of the standing seam roofing looking from south to north.

29. Block B - Surface finish of roof cladding delaminating exposing bare metal underneath.



30. Block B - EPDM low pitched roof covering to top of canopy area.

31. Block A – General view of central pitched roof covering. No anchor points sighted.



32. Block A – General view from south to north. Lack of fall restraint at roof edge.

33. Block C - Vegetation and silt build-up in internal gutters throughout.

34. Block C - Coil drain installed to base of roof sheets at membrane upstand.

35. Block C – Gutter along west of block is very shallow and almost flush with roof sheet edge.

36. Block C – Ponding observed within the guttering.

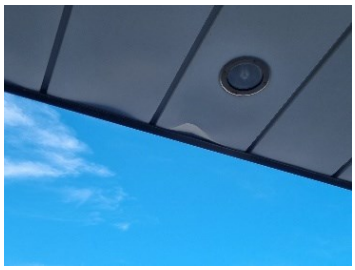
37. Block C – Lack of covers to downpipe outlets. No debris observed.

38. Block A – Vegetation growth within internal gutter.

39. Block C - Sealant applied to flashing junctions in several locations across roofs.

40. Block C - Sealant utilised to flashings to perimeter of service penetrations. Moisture ingress reported internally.

41. Block C - Sealant applied around boot flashings to service penetrations.



42. Block C – Localised areas of impact damaged to the profiled metal canopy soffit.

43. Block A - Peeling of painted finish and cracking to the panels.

44. Block A – Cracking to the concrete panels below the windows.

45. Block A – Aluminium composite panels utilised to localised areas.

46. Block C - Aluminium composite panels utilised to localised areas.

47. Block A – North elevation bounders the adjacent trainline. Graffiti to walls.

48. Block C - Open penetrations in cladding where fixtures have been removed.

49. Block C - Hairline cracking to face of panels in localised areas.

50. Block C - Hairline cracking adjacent to the windows.

3.5 External Elements - Defects and Recommendations

3.5.1 The table below outlines items requiring large expenditure which would typically fall outside of general maintenance or OPEX items. Please note that additional CAPEX items may be included in the CAPEX Schedule located in the appendices of this report. As these items are considered necessary only to maintain the building in good repair, rather than being critical or high priority, they have not been included in the following schedule of 'Red Flag' items.

Code	Defect	Recommendation	Timescale (Yrs)	Approximate Cost
	Block C – Repairs as recorded in FHS Roofing report.	See FHS Roofing report in Appendix C.	1	$289,000
	Block C - Several areas of impact damage to the crests of the roof sheets. Building tape and sealant applied as temporary measures. Internal moisture ingress reported by several tenants and evidenced by damage and staining to ceiling tiles.	Allow to replace roof sheets to entirety of Block C roof. Scaffolding and wrapping may be required should tenancies remain operational.	5-10 Years *Subject to recommended repairs being undertaken as outlined within the attached FHS report.	$700,000 (estimate supplied by client)
	Block B & C – Several areas of moisture ingress/ staining adjacent to membrane gutters. Limited width and depth of gutters in areas resulting in what appears to be backflow/ overflowing of gutters.	During roof replacement works, allow to improve gutter design/ capacity where possible to both blocks.	5-10 Years *Subject to recommended repairs being undertaken as outlined within the attached FHS report.	Included in roof replacement above.
	All Blocks - Sealant applied at various flashing junctions around service penetrations. Sealant is not a long-term solution and will allow moisture ingress over time.	Block A & B – Replace all sealant finishes on an annual basis. Block C - Replace all flashings during roof replacement works.	5-10 Years *Subject to recommended repairs being undertaken as outlined within the attached FHS report.	Included in roof replacement above.
	All Blocks - Confirm whether design/ composition of composite panels poses a fire risk. Drawings and specification documents reference 'Alucobond' 6mm panelling but do not specify the exact type.	Allow for further investigation to confirm type and flammability of panelling.	1	$4,500
	Block B – Reports of historic and intermittent moisture internal moisture ingress around penetrations. No access available to Block B roof.	Further investigation required. Undertake additional roof investigation to confirm source of moisture ingress and acceptable repair solution.	1	$2,500
	Block A - Original building permit references the installation of asbestos corrugated roof sheets and fascias. No documents sighted to confirm adequate removal or decontamination of roof area has occurred.	Ensure an asbestos management plan is in place for the premises (Required for all buildings built prior to 2000). Confirm asbestos products and any associated asbestos dust have been appropriately removed (note in asbestos register).	1	Purchaser has obtained an Asbestos Management Plan however review of this is not within the scope of this report.

	Block C - General degradation and wear and tear to boot flashings.	Replace all flashings during roof sheet replacement works.	1	Included in roof replacement above.
	Block C - Large number of open penetrations noted within the trapezoidal metal cladding adjacent to signage boards. May allow moisture ingress over time.	Replace panels where several open penetrations are noted.	1	$25,000
	All Blocks - Hairline cracking through concrete pre-cast panels. Increases the rate of degradation of concrete surrounding cracks.	Allow to fill cracks in concrete with epoxy solution.	1	$4,000

** See comment beneath table in section 3.4.1*

3.6 Internal Elements - Condition

3.6.1 The table below outlines the composition of the interior of the building, the condition of each element and the estimated and remaining lifespans of the elements. Recommendations for any required repair works are included at the end of this section. Photographs of the elements have been included following the table below.

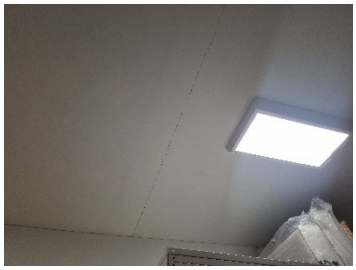
3.6.2 Please note: It is assumed that partition wall linings and floor coverings (where not of exposed concrete) are part of the tenant's fitout and are therefore not part of the base-build. As such, no comment on their condition has been made as part of this report.

Element	Description	Condition	Expected Life (Yrs)	Life Remaining (Yrs)
Ceiling	Suspended ceiling grid with laminated tile inserts.	Reasonable	35	20
Ceiling	Suspended ceiling grid with mineral fibre tile inserts.	Reasonable	35	15
Ceiling	Plasterboard with a painted finish.	Good	40	30
Walls	Plasterboard with a painted finish.	Good	50	25
Walls	Interior face of concrete pre-cast panels.	Reasonable	80	65
Floors	Exposed concrete slab surface.	Reasonable	80	60

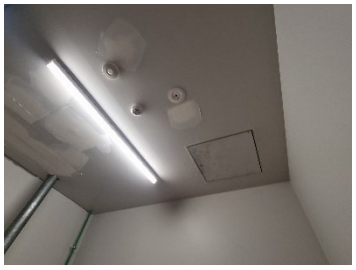
51. Block A – Moisture staining to ceiling tiles adjacent to roof access hatch.

52. Block A – Moisture staining to ceiling tile adjacent to extractor fan in first level toilet.

53. Block A – Hairline crack across plasterboard ceiling lining to toilet corridor.



54. Block A – Hairline cracking across ceiling lining to warehouse corridor.



55. Block A – No access to roof from ceiling hatch to west exit.

56. Block C - Moisture staining to the ceiling tiles to 'Carpet Court', mezzanine level.

57. Block C – Moisture damage to plasterboard ceiling to 'Pet Central' mezzanine level.

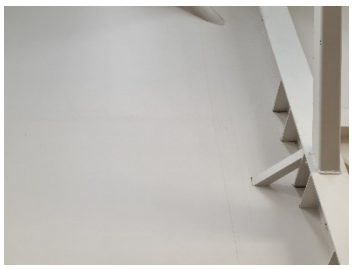
58. Block A – Reported area of moisture ingress between ventilation grilles.

59. Block C - Moisture staining to the underside of roofing underlay to some units (photograph, Carpet Court).

60. Block C - Moisture staining to the underside of roofing underlay to some units (photograph, 99 Bikes).

61. Block C - Leaking from the roof penetration. Noted reported in all units with the exception of retail unit 7. (Photograph, retail space 3).

62. Block C - Moisture spotting to the underside of the internal gutter to west (Photograph, retail space 3).



63. Block C - Moisture from the guttering tracks down the internal wall face (Photograph, retail space 3).

64. Block A - Cracking to the wall and ceiling junction in the rear service corridor.

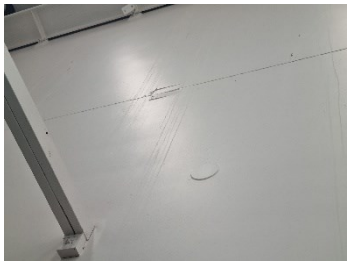
65. Block A – Moisture staining along interior face of east wall to warehouse corridor.

66. Block A – Cracking across interior face of east wall to warehouse corridor.

67. Block A – Vertical cracking above doorway to rear hallway.

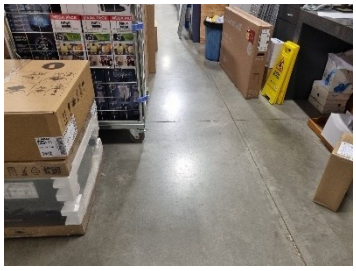
68. Block A – Moisture blistering and efflorescence to the base of the concrete wall to warehouse corridor to east.

69. Block A – Moisture blistering to base of wall to west fire exit.

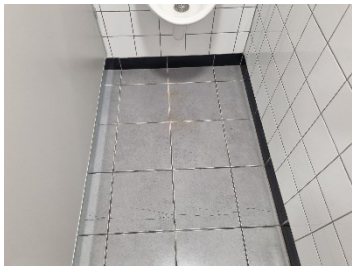


70. Block C - Moisture staining along interior face of east wall of retail space 2.

71. Block C – Typical view of intertenancy wall (Photograph, retail unit 9).

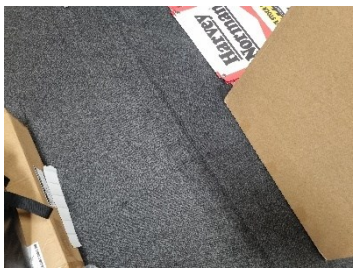


72. Block A – Concrete floor to northern warehouse extension.



73. Block A – Cracking across tiled flooring within men's toilets towards north.

74. Block A – Cracking across tiled flooring within men's toilets towards north.



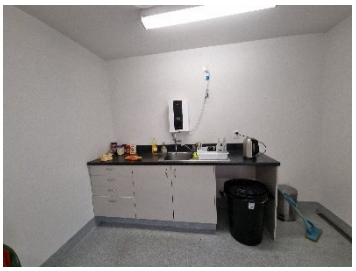
75. Block A & B – Crevices between concrete slabs to blocks are detectable beneath floor coverings, resulting in expediated wear.

76. Block C – Cracking in concrete slabs noted to several units.

77. Block C – Cracking in concrete slabs noted to several units.

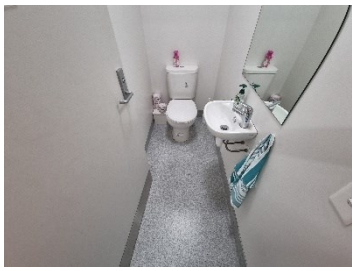
78. Block C – Cracking in concrete slabs noted to several units.

79. Block C – Cracking in concrete slabs noted to several units.

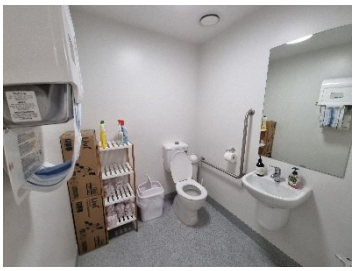


80. Block C – Typical view of kitchenette cabinetry. General wear and tear.

81. Block C – Typical view of kitchenette cabinetry. General wear and tear. Some cabinets damaged and reaching end of serviceable life.



82. Block C – Typical view of toilet facilities. General wear and tear.



83. Block C – Typical view of accessible toilet facilities. General wear and tear.

3.7 Internal Elements - Defects and Recommendations

3.7.1 The table below outlines items requiring large expenditure which would typically fall outside of general maintenance or OPEX items. Please note that additional CAPEX items may be included in the CAPEX Schedule located in the appendices of this report. As these items are considered necessary only to maintain the building in good repair, rather than being critical or high priority, they have not been included in the following schedule of 'Red Flag' items.

Code	Defect	Recommendation	Timescale (Yrs)	Approximate Cost
🟡	Block A – Cracking to concrete and plasterboard walls around junction between warehouse extension to north and internal corridors.	Monitor cracking for any movement. Fill cracks and redecorate in the short term.	1	$1,500
🟡	Block A & B - Efflorescence and moisture blistering to the base of concrete walls to the west of the building. Raised pavement has been created adjacent to external wall to west.	Consider installation of channel drain between kerb and exterior wall to partial west elevation.	3	$3,500
🟡	All Blocks – Cracking in concrete slab floors. Depressions along concrete slabs of Blocks A & B (potentially control joins) damaging floor coverings and causing potential trip hazards in some areas.	Monitor cracking for any movement to exposed concrete slabs. Allow to uplift floor coverings in localised areas of Block A & B and inspect depressions across slabs prior to further recommendation.	1	TBC
🟢	All Blocks - Moisture staining to ceiling tiles throughout several tenancies as a result of water penetrations roofing.	Allow to replace all moisture damaged ceiling tiles throughout tenancies.	3	$5,000
🟢	All Blocks – Cabinetry within kitchens is worn and has been damaged to some units.	Consider replacement of cabinetry in the medium to long term.	5	$80,000

Section 4.0 Statutory Items

4.1 Code Compliance

4.1.1 The Council Property File was reviewed and indicates that several alterations were undertaken prior to the introduction of the New Zealand Building Act. According to the Land Information Memorandum (LIM) documents, permits were issued for these earlier works; however, as Code Compliance Certificates (CCC) were not issued by Christchurch City Council until January 1993, these older works were not required to have a CCC at the time.

4.1.2 In many cases, these early alterations are either no longer present or have since been superseded by later modifications. As a result, only large-scale works completed after the introduction of CCC requirements and for which documentation confirms compliance are included in the following table.

4.1.3 While every effort has been made to distinguish documentation relating to the two primary addresses (6 and 14 Chappie Place), it appears that Christchurch City Council has, at times, used these addresses interchangeably. As a result, some records may be incomplete, misfiled, or located under the incorrect address within the Council Property File which may affect the accuracy of the address designations below:

Work Description – 6 Chappie Place	Date of CCC
Creating a sales office and workshop within an existing building structure.	09 December 1997
Demolishing building and wall.	12 May 2000
Conversion of premises to a retail outlet.	02 June 2000
Removal of an external veranda and internal mezzanine alterations. Upgrading of ceiling and lighting within existing building.	20 September 2003
Extension of administration offices and retail timber supply store area.	12 June 2005
Commercial alterations of existing building (Block C) to create existing layout.	18 February 2013

Work Description – 14 Chappie Place	Date of CCC
Install partitions to create storage room.	18 October 1999
Create a new mezzanine floor.	02 April 2002
Commercial alterations of building (Block A & B) to create existing layout.	04 December 2013
Subdivision Consent Request to change two lots to a single lot and removal of contaminated soil.	24 May 2023

4.1.4 The current Building Warrant of Fitness document for units 2-10 (Block C) expires on 01 June 2026.

4.1.5 The current Building Warrant of Fitness for Harvey Norman (Block A & B) expires on 01 December 2025.

4.2 Structural

4.2.1 Structural reports such as Initial Seismic Assessments or Detailed Seismic Assessments have not been sighted and therefore it cannot be confirmed what the New Building Standard scoring is of the premises or whether any parts of the premises are considered earthquake prone.

4.2.2 Whilst large scale alternations and some improvement works were undertaken in 2013, recent adjustments to the guidelines and assessment methodologies may have resulted in a change in any previously reported NBS (New Building Standard) scoring.

4.3 Fire Precautions and Means of Escape

4.3.1 We have not been provided with any Fire Engineering plans in respect of fire compartmentation and fire engineering for this site. A review of the condition of individual fire safety elements has been undertaken by Agile consultants, a copy of their report can be found within Appendix A of this document.

4.3.2 Regarding means of escape, it was noted that units located within Block C are limited to emergency exits predominantly along the southern elevation of the units. The north elevation boarders the adjoining site and therefore there are no openings in the external envelope to this elevation. A corridor has been constructed to the north of units 7-10. The future flexibility of building use may be restricted as a result of the single points of egress to some units. A fire engineer should be consulted during future remedial works.

4.3.3 Furthermore, the facilities manager within tenancy unit 1 noted that roof access for the mezzanine was recorded as a fire exit point however this causes issues with rescuing staff members from the roof in the event of a fire.

4.3.4 It is likely that any large alterations such as extensions to the premises and alterations to the internal layout will require a detailed fire services assessment.

4.3.5 As previously noted, there is concern that aluminium composite panelling, installed to the face of all blocks, may contain flammable cores or other fire defects. Documentation within the council file did not specify the exact panels used, only noting ‘Alucobond 6mm’ panels. A detailed breakdown of the composition of panels and their fire safety performance was not sighted. This should be investigated further by a qualified professional.

4.4 Health & Safety

4.4.1 The roof is accessible via drop down ladder systems which lead to metal gangways to some areas of the roofs. The singular access point to the roofs of Block C and Block B is not accessible from the internal ground. No access pole to unlock the ladder is available and an additional lock to the access hatch requires height access in order to extent the ladder. An additional lock has also been installed to the roof hatch which requires both hands to be removed from the ladder to operate. It is recommended that this system is reconsidered, and repairs are made to the locks to facilitate safe and easy roof access.

4.4.2 There is no safe roof access to the central roof area of Block A. The roof is steep in pitch, and no anchor systems were noted at the time of inspection. Tenants were not aware of the roof access point to the south of Block A/ B and were unable to provide a key for the access point. Access to this area should be reconsidered and tenants should be informed of systems.

4.4.3 The lower pitched roof area to the north extension to Block A has a low-level parapet wall and there were no anchor points or static fall restraint lines sighted. Protective systems such as these would be beneficial when undertaking inspections, cleaning and other general roofing works. As the site bounders to the adjacent railway and neighbouring property, access from the exterior elevations to the perimeter of the building is not possible.

4.4.4 A bin store has been constructed adjacent to a pedestrian crossing to the south of tenancy unit 3. The location of the bin store hinders visibility from the entrance of the crossing and for vehicles passing over the crossing from the east. Consideration should be given as to the relocation of the bin store so that visibility may be improved.

4.5 Accessibility

4.5.1 A full accessibility audit is outside of the scope of this report. Several tenancies to block Blocks A and C have been constructed with mezzanines, there are no lifts to the mezzanines, limiting access for some to the first levels. Accessible toilets have been installed to the ground level of units.

4.5.2 It would be necessary to undertake a full access audit of the premises in order to understand the extent of any requirements, and this is recommended as part of any transaction process should alterations to the building use be proposed.

4.6 Deleterious and Hazardous Materials

4.6.1 It is understood that an Asbestos Management Plan has been created for the property however this was not reviewed as part of the scope of this report. An asbestos management plan should be in place and regularly updated in order to maintain compliance with the Health and Safety at Work (Asbestos) Regulations 2016 and ensure the awareness and safety of workers.

4.6.2 The Land Information Memorandums for both sites indicate diesel tanks were located both to the west of what is now Block C and also Block B. The tank adjacent to Block C was reportedly below ground and was removed in 2013. The tank adjacent to Block B was above ground and has also been removed though the date was not documented. Due to the presence of the tanks and also recorded potentially contaminating activities, there is a risk that ground contamination is present on the site.

4.6.3 Furthermore, email documents within the council property file reference a diesel spill at 7 Canterbury Street circa 1990. It is understood that the spillage spread laterally and contaminated some areas of the land. A later letter dated in 2013, during the large-scale remedial works, noted that the soil may still remain contaminated. Confirmation as to any remaining presence and location of contaminated ground will be required should any further ground works or alteration works be proposed.

Section 5.0 Conclusion and Recommendations

5.1 General

5.1.1 The structures have undergone several modifications since their original construction, with the most recent and significant works being completed in 2013. The observed defects are generally consistent with expected wear and tear. However, isolated components require remedial work to maintain weathertightness and ensure compliance with presumed tenancy obligations.

5.2 Grounds

5.2.1 The grounds are in a reasonable condition with only typical wear and tear observed. Fading of the painted line markings and some warping to the perimeter chain-link fencing was noted. Kerbs, pathways and landscaped areas are in a good condition.

5.2.2 Lack of visibility from the southern crossing, facing tenancy three was noted and improvements to the design of the crossing/ location of the bin store are recommended. The panelling to the bin stores has been impact-damaged but remains in a serviceable condition.

5.3 Roof

5.3.1 Moisture ingress was reported to all tenancies in some capacity. The roof covering to Block A is generally in fair condition; however, isolated instances of water ingress were noted at the mezzanine level of the office spaces. These occurrences correspond with the location of plant equipment, suggesting inadequate sealing at service penetrations.

5.3.2 Likewise, whilst the roof surface to Block B appeared in reasonable condition from visual inspection, moisture ingress was reported in the central store area of Unit 1, particularly around ventilation grilles. The roof area above this zone was not directly accessed and was only viewed from neighbouring roof areas however, plant equipment was visible in the vicinity, aligning with the reported locations of internal moisture transfer and indicating service penetrations as a potential source of ingress.

5.3.3 Further information regarding observed defects, maintenance-related issues, and areas where inspection access was restricted to Roofs A and B is provided within the appended FHS Roofing Report, which should be read in conjunction with this assessment when considering future maintenance or remedial works.

5.3.4 In contrast, the roof covering of Block C is in noticeably poor condition. The metal sheeting was found to flex under foot, leading to widespread impact damage to the crests of the sheets. This is most significant on the eastern side of the building. Temporary repairs using flashing tape and riveted patches were observed however, some damaged areas remain untreated and have subsequently corroded through. The sheet metal appears to be of inadequate gauge to withstand the volume of foot traffic the roof has experienced.

5.3.5 The transparent roof sheets to Block C have significantly deteriorated and now appear brittle. Moisture ingress was noted at the junctions between the metal and transparent sheets, likely due to the thin gauge of the metal roofing, which may be prone to deflection across spans. This deflection can enlarge gaps at the interface between differing sheet types. Additionally, moss growth was observed between the end laps of the transparent sheets, indicating either the absence or failure of sealing materials is also present. Vegetation within these laps can facilitate moisture transfer, creating a direct path for water ingress from the exterior to the building interior.

5.3.6 Extensive use of sealant was noted at flashing junctions and around various roof penetrations of all blocks. Nevertheless, moisture staining and further ingress continue to be reported near numerous service entries in Block C. The applied sealant is generally deteriorated and lacks proper maintenance.

5.3.7 Membrane guttering across the roof areas is poorly maintained, with lichen growth evident within internal gutters. Additionally, the gutter design may be suboptimal, as some sections have noticeably limited width and depth. In these areas, water staining was visible on the underside of the roof sheeting near the ends of panels suggesting moisture is flowing over gutter upstands. Other defects such as a lack of drainage grilles were also noted which can result in gutter blockages.

5.3.8 Accessing the roof presented several health and safety issues. The locks at roof access points were difficult to operate, requiring users to remove their hands from ladders and, in some cases, use multiple ladders to release the locking mechanisms on hatch doors. Once on the roof, no anchor points or fall restraint systems were observed in areas with steep pitches or limited edge protection, posing a significant fall risk.

5.3.9 Historic drawings indicate that the roof of Block A previously contained corrugated asbestos sheeting. Although this material is no longer present, an asbestos management plan was not sighted during the inspection. As such, it is unclear whether all asbestos-containing materials have been removed or if the roof void has been properly decontaminated.

5.3.10 It is recommended that a current asbestos management plan be made available and distributed to all building contractors to mitigate the risk of accidental asbestos exposure.

Recommendations

5.3.11 Localised remedial repairs are recommended to the roofs of Blocks A and B. Earlier sections of this report identify the roof to Block C as being in poor condition, for which full replacement would ordinarily be anticipated in the short term, having regard to the extent of defects and evidence of internal water ingress.

5.3.12 For the purposes of longer-term capital planning, reference is also made to the specialist roofing contractor's report included at Appendix C, which indicates an alternative replacement timeframe within Years 5–10, and this has been reflected as an option within the CAPEX modelling, included in Appendix B. Any such deferral is conditional, cannot be assumed, and would require the ongoing management of known defects and internal leaks. Additional remedial or maintenance interventions may also be required during this period.

5.3.13 Reference is made to the roofing contractor's report provided by the Client (Appendix C), which may assist in identifying potential short-term remedial measures. This assessment has not been relied upon in the preparation of this report and should not be assumed to represent an exhaustive scope of works or to address all matters affecting the long-term performance of the roof.

5.3.14 Following any remedial works, increased cleaning frequency of the external building envelope (including gutters) and attention to ongoing maintenance standards should be implemented to help manage defects and reduce the risk of accelerated deterioration.

5.3.15 Health and safety could also be improved by the addition of roof anchor points, replacement of locking mechanisms to roof hatches, and distribution of an asbestos management plan where required.

5.3.16 Any alterations requiring the uplifting of services, changes to design, or modification of materials are likely to require building consent.

5.4 Walls

5.4.1 The walls are generally in good visual condition, with only minor repair work required in isolated areas.

5.4.2 The pre-cast concrete walls appear sound, though minor hairline cracks were noted externally. Cracks can increase the surface area exposed to oxidation and moisture penetration which in turn, can degrade the concrete and any adjacent reinforcement at an expediated rate.

5.4.3 Internally, areas of efflorescence were observed on the western side of Block A. These affected walls are adjacent to external pavements, the moisture blistering and efflorescence may be indicative of prolonged exposure to both lateral and rising damp.

5.4.4 The profiled metal cladding is largely well-maintained, except for sections near the southern signage areas of certain tenancies. Open penetrations were identified where signage has likely been removed, compromising the weathertightness of the panels. Penetrations are widespread and in close proximity to each other towards the centre of the south elevation.

5.4.5 Aluminium composite panels have been installed on select areas of the south and west elevations. According to the available drawings and specifications, these are identified as 6mm 'Alucobond' panels. However, supporting documentation is limited, and it remains unclear whether the material of the panel's core contains flammable components.

Recommendations

5.4.6 Hairline cracks should be repaired using an appropriate epoxy solution, followed by redecoration to help minimise long-term water absorption. When selecting paint or coatings, care must be taken to ensure they are breathable and do not trap moisture against the concrete surface.

5.4.7 Given the extent of penetrations in the metal cladding, full panel replacement is recommended rather than isolated patch repairs, to ensure long-term durability and weather resistance.

5.4.8 Additionally, the composition of the aluminium composite panels should be further investigated to determine whether they present a potential fire risk to the building.

5.5 Internals

5.5.1 Ceiling, wall and floor linings appear to be generally well maintained. Variations in finishes and layouts suggest that tenants have undertaken modifications, with certain elements such as carpeting, being specific to individual tenancies. As these items are tenant-installed, they have not been assessed in detail within the scope of this report.

5.5.2 As previously noted, roof coverings across all blocks are allowing moisture ingress. This has led to visible staining on ceiling tiles in several tenancies, as well as moisture-related damage to ceiling linings in some units within Block C. Despite these issues, the ceilings are otherwise in good condition, with decorative finishes generally well maintained and the majority of ceiling tiles appearing clean and intact.

5.5.3 Similar to the ceiling linings, moisture staining was observed on the internal face of some concrete slab walls. However, aside from these areas, the wall linings and decorative finishes are generally in good condition, with only minor wear and tear noted. An exception to this is within the Block A warehouse, where cracking was identified at the junction between the warehouse and corridor areas.

5.5.4 Floor coverings throughout the premises vary in finish and design but are generally in reasonable condition. In areas where coverings are absent, the exposed concrete slab is visible. Cracking was observed in several locations; however, none exceeded 5mm in width. In Blocks A and B, the concrete slab joints are not flush. In some cases, floor coverings have been pressed into these uneven joints, resulting in visible damage. Additionally, raised junctions were noted, which may present potential trip hazards and should be addressed.

Recommendations

5.5.5 Once roof coverings and gutters have been repaired, damaged ceiling linings should be replaced. This will help restore the aesthetic appearance of interior spaces and make it easier to identify any future leaks.

5.5.6 Cracking to the wall linings in Block A should be repaired and subsequently monitored for any further movement. In general, internal wall linings should be redecorated on a cyclical basis, ideally every five years, to maintain presentation and surface integrity.

5.5.7 Similarly, floor coverings should be cleaned periodically and replaced as needed. When replacing floor finishes in Blocks A and B, the underlying substrate should be inspected, and seals installed at slab joints where feasible. This will help prevent accelerated deterioration of the new floor coverings and reduce the risk of trip hazards. Any visible cracking to the concrete slab should also be monitored over time to detect potential expansion or structural concerns.

5.6 Other

5.6.1 The existing design of the site is such that emergency escape from the rear of the property is not possible due to the perimeter wall being constructed along the property boundary. Whilst alternative means of escape have been established for the site in its current configuration, alterations to the internal building layout or use may be limited due to the inability to install emergency exits along the northern and partial eastern external walls. Is it is recommended that a review of the fire escapes and fire design of the premises is undertaken with a qualified fire engineer to establish whether improvements may be made to the layout and exit strategies.

5.6.2 An asbestos management plan or records of asbestos surveys were not sighted. An asbestos management plan is required for all properties constructed prior to the year 2000, under the Health and Safety at Work (Asbestos) Regulations 2016. As part of this process, implementation of the plan should be discussed with tenants to ensure that contractors for individual units are not put at undue risk whilst carrying out their work.

5.6.3 There are historic references to the installation of diesel tanks both above ground and beneath ground to the west of the site. Whilst records state these have been removed, there remains a risk of ground contamination on the site from their installation and also the prior uses of the site, such as for car repairs/ respraying. There is also a confirmed risk of contamination as a result of the diesel spillage which occurred on the neighbouring site. Should any future groundworks be proposed, a detailed environmental assessment is recommended to investigate and address any potential soil or groundwater contamination.

APPENDICES

Appendix A Building Services Report

6 – 14 CHAPPIE PLACE, HORNBY, CHRISTCHURCH

BUILDING SERVICES CONDITION ASSESSMENT REPORT

PROJECT NO. A020549
Rev
October 2025

AGILE
ENGINEERING CONSULTANTS

CONTENTS

MODIFICATION HISTORY
This document is version controlled via the use of revision numbers. The revision numbers will be incremented each time the document is changed.

REVISION HISTORY

Revision	Date	Modification	Report By:	Approved:
Rev 0	3 October 2025	Draft report for review	Ray Yee (BEngT, CPEng, CMEngNZ), Christophe Khai Pun (BEng, MEngNZ)	Alan Maharaj (BEng (Hons), CMEngNZ)

Document Reference: A020549 6 -14 Chappie Pl, Hornby - TDD Report RevA.doc

SECTION 1 EXECUTIVE SUMMARY

Agile Engineering Consultants Limited ("Agile") were engaged by Hampton Jones Property Consultancy Limited ("Instructing Party") to undertake a site review of the existing Retail Centre at 6-14 Chappie Place, Hornby Christchurch with an aim of carrying out a condition assessment of the Electrical, Fire Protection, Hydraulic and Mechanical Services (together referred to in this report as "Building Services").

This report presents the findings of non-intrusive visual inspections undertaken on the 24th of September 2025 and information provided by the building management to Agile as at the date of this report. Inspections were limited to visual examinations of the building services assets physical and operational condition, as far as could be assessed during the site inspection where safe, ready access existed at the time.

Key findings and recommendations of this report are as follows:

a) Majority of the switchboards are in reasonably functional condition however residual current devices (RCD's) should be provided in distribution boards in accordance with AS/NZS 3000.2018 as part of any major refurbishment such as a new tenant fitout works.

b) Power supply arrangements to life safety services could not be confirmed due to inaccessibility to main landlord distribution boards. We recommend further investigation is carried out to determine, power to existing life safety services including lifts and fire alarm panels is provided even in case of emergency while remainder of the electrical installation is isolated. These services should be operational and uninterrupted during an event of emergency.

c) Roof PAC Units using R410A refrigerant are being phased down in New Zealand. Sourcing R410A is becoming more expensive. Schedule replacement of these air conditioners in the short to medium term to prevent long periods of downtime/expensive repairs.

d) Potential risks associated with the Hydraulic Services installation are:

- Inadequate temperature control to accessible toilets
- Some instances of inadequate fire collar installation at fire rated partitions.
- Repeat of sanitary drawing surcharge if the initial problem was not correctly rectified.
- Lack of seismic restraints on pipework.

e) Potential risks associated with the Hydraulic Services installation are:

- Sourcing R410A for outdoor PA units is becoming more expensive as the importation of the gas is being phased down. Schedule replacement of these air conditioners utilising other newer refrigerants in the short to medium to prevent long periods of downtime/expensive repairs.
- Maintenance appears to be performed as issues arise rather than at fixed intervals. We recommend O&M Manuals and plans be established to prolong the life of plant and prevent issues before they arise.
- Lack of seismic restraints on mechanical services installation.

f) We recommend that any refurbishment works be completed in accordance with the seismic restraint requirements of NZS 4219, NZS 4541 and the requirements of the Structural Engineer.

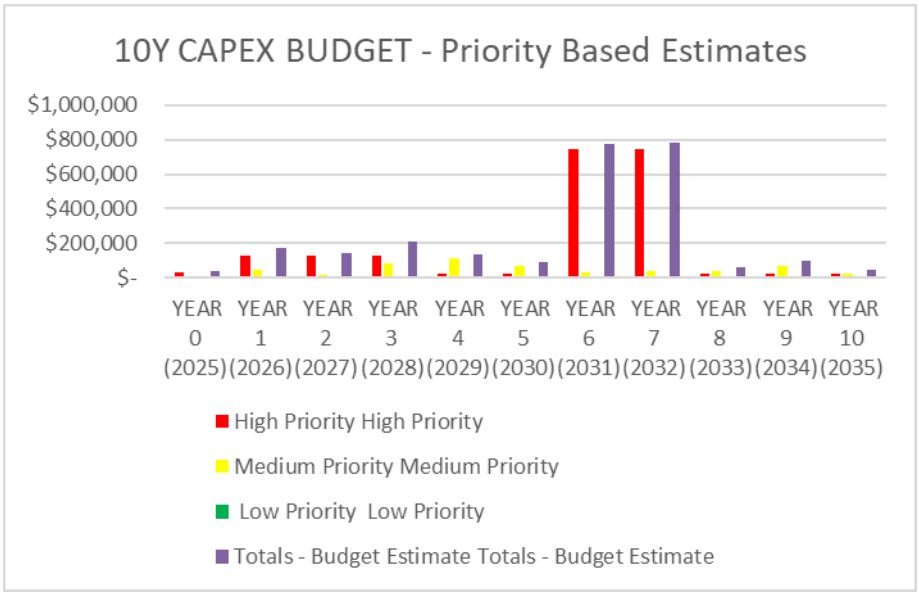
g) We recommend that building's compliance with fire safety requirements is reviewed by the incumbent Fire Engineer as part of future refurbishment.

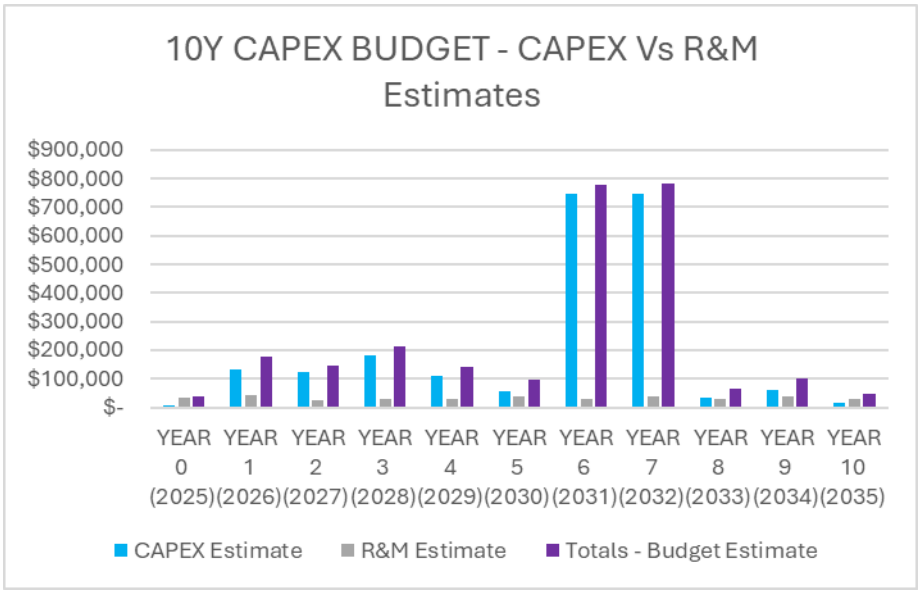
h) Functionality of existing fire alarm interfaces with the security and mechanical systems should be tested. Tests are recommended to be carried out annually to ensure that the fire alarm trips are functional.

i) As-built drawings and Maintenance & Operations manual should be documented for the entire Building Services installations. The manual shall cover full detailed services installation works to date.

j) CAPEX budget estimates:

Refer below for a summary of the estimates for the major plant / equipment (refer Appendix B for details):





SECTION 2 INTRODUCTION

2.1 Extent of Instruction

This document is for the sole use for the Instructing Party for its present review of the subject. This document and its content are not to be re-supplied to any other party whatsoever. Use by or reliance upon this document or any part of its content by any other party (including any successor in title or contractor or consultant to the Instructing Party) is not authorised by Agile, and Agile is not liable for any loss from such unauthorised use or reliance.

The content of this document has been derived in part, from information provided to Agile from other sources, including the building owner. In passing this information on Agile does not warrant that such information or assumptions are accurate or correct, To the extent that this document includes any statement by Agile as to a future matter, that statement is provided as an estimate and/or professional opinion based on information known to or provided to Agile at the date of preparing this document, and Agile does not warrant that such statements are, or will be, accurate or correct.

This report does not include any review or comment about the following:

a) The structure or seismic assessment of the building;
b) Geotechnical issues;
c) The presence of asbestos, or any ACM, or any Asbestos Management Plan;
d) The value of the land or building;
e) The presence or absence of materials hazardous to health of persons.

Additionally, in completing this document, no search has been made of:

f) Council records, including LIM or PIM reports;
g) Government valuation;
h) Any previous condition assessment records

2.2 General Site Description

The subject property consists of;

- NLA: 10,231 sqm
- Tenants: 11 tenants
- Vacancy: 0 vacancies

The building comprises of three parts with Block A, B and C constructed and refurbished in various stages between the 1960s and 2000s. In 2013 a substantial refurbishment of all blocks enabled the retail configuration to house various tenancies that remain current to this day.

2.3 Aim

The scope included a review of the existing base building Electrical, Mechanical, Hydraulic and Fire Protection Services.

The outcomes of this Condition Assessment were to be as follows:

a) Site visit to visually inspect the existing Electrical, Mechanical, Hydraulic and Fire Protection Services ("Building Services").

b) Preparing a condition assessment report to document the results of the site visit. This report will include the following:

- Brief description and condition of existing Building 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".

c) 10-year CAPEX budget for recommended works (note that budget figures are high level engineer's estimates rather than a detailed QS cost plan);

2.4 Methodology

A visual inspection of the property Building Services was undertaken on the 24th of September 2025. Photographs were taken throughout the course of the survey, with a selection presented in Appendix A of this report.

The southern half of the Block BV roof (Harvey Norman), and both landlord electrical switch rooms could not be accessed during the site visit and was not inspected.

2.5 Scope of Services

The scope of our review was limited to the base building services only and excluded tenant owned and maintained installations. The Building Services scope of work includes:

a) Mechanical Services includes:

- Review of as-built drawings and maintenance records if available
- HVAC plant and ventilation systems
- Exhaust mechanical ventilation
- Mechanical services electrical and control systems

b) Electrical Services includes:

- Main electrical switchboard and any major distribution boards
- Power distribution system
- Base build internal and external lighting
- Emergency and exit lighting
- Access control, intruder detection and CCTV surveillance systems review (base building only)
- Communications Services (base building only)

c) Fire Protection Services:

- Automatic fire alarm systems
- Smoke detectors

- Manual call points
- Fire indicator panels
- Fire Hydrant systems

d) Hydraulic Services includes:

- Domestic water supply
- Hot and cold water reticulation
- Hot water systems
- Sanitary waste to the building drip line

2.6 Exclusions

The inspection did not include any areas or components which are concealed or closed in behind finished surfaces, or which require the moving of anything which impedes access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil) or areas which we are prevented from accessing.

The following services are excluded:

b) Rectification budgets or design works associated with any required remedial works.

c) OPEX budgets;

d) Preparing plant / asset schedules;

e) Review of process control, manufacturing plant, tenant fitout, IT, retail, UPS, swimming pool, spa and process control systems

f) Review of Lifts, Dumb Waiters, Platform lifts, Laundry Shutes, Laundry equipment, kitchen / bar equipment, Tenant specific services systems or installation (e.g. supplementary HVAC, gas suppression, IT, UPS, refrigeration systems, etc);

g) Review of Seismic Restraints, Building Fabric, Fire Engineering, Passive Fire, Structural, Acoustic, Accessibility or Civil engineering

h) Broadcast and telecommunication structures, dishes etc.

i) We have not allowed to comment on environmental engineering or geotechnical issues.

j) We have not allowed to carry out a detailed condition assessment or undertake any maintenance planning or provide producer statements.

k) Lift traffic study assessment;

l) Communications services, audio-visual and IT systems review.

m) Mechanical Services:

- Capacity testing of existing air conditioning or ventilation systems
- Tenant specific supplementary HVAC systems

n) Fire Protection:

- Fire interfaces
- Intrusive review of existing fire panel(s);

o) Hydraulic Services:

- External drainage beyond the building drip line
- Roof, gutter and downpipe drainage.
- Sanitary drainage or storm water site drainage and car park drainage.

- CCTV survey of existing drains
- Sub-soil drainage systems;

p) Electrical Services:

- Performance testing of the emergency and exit lighting to determine compliance and likelihood of failure.
- Load monitoring of existing main switch boards and sub-switchboard.
- Testing of RCD circuit breakers.
- Thermal imaging of existing switch boards to locate any dry joints nearing failure.
- Earth loop impedance testing of mains cables.
- Lighting survey measurements.
- MATV signal tests.
- Security system call out and fire alarm interfaces testing.

q) Broadcast and telecommunication structures, dishes etc.

r) Our inspections were visual only and no destructive or intrusive inspections were undertaken

s) No design calculations or modelling were undertaken as part of this phase of the works

t) This report does not provide:

- a detailed assessment of occupational health and safety issues associated with the services installation
- comments on environmental engineering or geotechnical issues
- a detailed condition assessment or undertake any maintenance planning or provide producer statements

2.7 Reporting Conditions

This report has been prepared under the following conditions of engagement:

a) This report is provided for the use of the Instructing Party and their legal representatives only. Agile Engineering Consultants Ltd accepts no liability to third parties who may act on the contents of this report.

b) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. Whether the building is vacant or occupied, access to certain areas may have been restricted. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

c) We have not been appointed to report on hazardous or deleterious materials. However, any relevant comments or observations are reported herein

d) As the purpose of the inspection was to assess the general condition of the Building Services based on the limited visual inspection described above, this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or any item of systems not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

2.8 Budget Estimates

Costs where provided throughout this report are for guidance and budget purposes only and relate to the completion of the required remedial works using present day values. No allowance has been made for inflation. The budgets do not include allowances for routine maintenance works as part of a planned maintenance programme unless stated.

The costs are exclusive of any professional fees, statutory consent(s) charges and GST.

We recommend that competitive quotations or tenders are invited for the carrying out of the required works. It is likely that such quotations and tenders will vary from the budget guidance to reflect market conditions and the demand for works. We can advise further on the preparation of an appropriate design and specification, and the procurement of competitive tender submissions and evaluations.

2.9 Economic Life

The term economic life is used to estimate when plant items and systems may need to be replaced. However, it is only an average estimate and there are many variables to consider which includes run time, obsolescence, availability of spare parts, maintenance, environmental conditions, change of use, changes in laws, etc. It is quite common for items to fail well before their expected economic life and also for items to last well beyond it.

As examples:

a) A pump located out in the open will have a much shorter life than the same one in a plant room.

b) Split systems running on R22 refrigerant are becoming obsolete because they use a refrigerant that is about to be banned, yet they may still be perfectly functional.

c) The life of pipework systems depends very much on proper maintenance and water treatment. Some have been known to fail within a few years, whilst others can last 70 years or more.

d) Moving parts and electronic components can wear out or corrode.

e) It is quite common, particularly with rapidly evolving technology, that there may be problems with backwards compatibility and availability of spare parts.

f) Operating 24 hours a day will shorten expected economic life.

g) Marine and coastal environments can be particularly harsh on outdoor equipment.

The economic life of plant/equipment stated in this report have been based on a combination of CIBSE (Chartered Institute of Building Services Engineers) Guide M “indicative life expectancy factors”, AIRAH data and the respective Engineer’s personal technical experience.

2.10 Condition Grading Matrix

The following defines the condition comments of the elements surveyed:

Condition:	Definition:
New	Brand new item.
Very Good	Items which have suffered minimal weathering, wear or decay and are free from any visual defects.
Good	Items which have suffered some weathering, wear or decay and are free from any visual defects
Satisfactory	Items that have worn through ‘normal’ use and weathering and are in commensurate condition to the building age and use.
Poor	Items that are worn, decayed or weathered either due to their age, abnormal use or lack of maintenance.
Very Poor	Items that are very worn, decayed or weathered either due to their age, abnormal use or lack of maintenance.

SECTION 3 CONDITON ASSESSMENT

3.1 Electrical Services

Refer to Appendix C for detailed condition assessment comments.

In summary, the Electrical Services installation was as follows:

Power

a) The site is supplied by two (2) pad mounted outdoor transformers – Block A & B (750 kVA) and Block C (capacity could not be ascertained). The transformers are utility owned and maintained.

b) There are two (2) main switchboards (MSB's) located on site: (#1) Block A & B Main Switch Room and (#2) Block C Main Switch Room behind tenancy retail #10

c) There were no records to indicate the date of the MSB or DB's last thermal scan.

d) The two (2) Main Switchboard and all distribution boards are part of the original installation (2013). Access to main switchboards (Landlord) could not be provided at time of inspection (condition unknown) and the tenancy distribution boards appear to be in a satisfactory condition. Routine maintenance to be carried out annually and thermal scans are to be carried out every year.

e) No single line diagram was present at the MSBs. Surveying of existing electrical power distribution infrastructure and preparation of a single line diagram is recommended.

f) Carry out resistance test for existing main earth conductors. This should be carried out at least every 3 years. Functional test on mains and submains cabling is also required to comply with maximum earth loop impedance.

g) Condition of the tenancy distribution boards (DB) was assessed to be as follows:

- The installation appears to be in satisfactory condition. Routine maintenance to be carried out annually and thermal scans are to be carried out every year.
- Pole fillers were missing on various DB's.
- Circuit schedules were not provided in some DB's
- Functional test will have to be conducted on the existing sub-mains to verify whether they comply with the maximum earth loop impedance and insulation resistance requirements.
- Recommend residual circuit breakers (RCD's) are provided in accordance with AS/NZS 3000.2018 as part of any major refurbishment.

h) Staff kitchen sinks are not earthed. Provide equipotential bonding in accordance with AS/NZS 3000.2018

Communications

a) Each tenant has its own communications equipment (comms rack). We believe that all communications equipment's will be tenant owned and not by the Landlord. Majority of the tenancies are using the copper network.

Lighting

a) Most tenancies have a combination of fluorescent lighting and halogen with a small number with LEDs. We recommend new LED lighting is provided when fittings have exceeded their economic life or as part of any major refurbishment to reduce maintenance and operational cost.

b) Emergency lighting within tenancies are satisfactory. No records of emergency lighting test were available for review. It is recommended that emergency lighting test should be carried out every 6 months.

c) All exit signs throughout the complex were illuminated exit lights in compliance to NZBC F8.

d) The exterior lighting pole flood lights type within the carpark perimeter could not be ascertained. These lights appear to be original and at the end of their economic life. We recommend replacement with LED technology.

Security and CCTV

a) CCTV surveillance system is provided within the Block A and B retail tenancy. Location of CCTV headend equipment could not be located during the site inspection.

3.2 Fire Protection Services

Refer to Appendix D for detailed condition assessment comments.

In summary, the Fire Protection Services installation was as follows:

a) Block A & B has a Type 4 automatic fire alarm system which consists of manual call points, smoke and heat detectors and a Type 18 fire hydrant system.

b) Block C has a Type 4 automatic fire alarm system which consists of manual call points, smoke and heat detectors.

c) The existing fire alarm panels are in satisfactory condition. They are midway through their economic life (12 years) and may require replacement in the long term.

d) The functionality of the existing main fire alarm panel and brigade connections to both Block A, B and Block C are recommended to be tested by a third party.

e) Hydrant system certificate of compliance was not available at time of survey. It is recommended the full hydrant system is routinely tested and maintained and provided with new certificate of compliance.

f) Fire extinguishers throughout the site have current test tags and have been verified with FFP fire protection.

g) We recommend engaging a fire engineer to complete a fire engineering report before any major refurbishment to confirm whether the building's fire systems require any upgrades.

h) Functionality of existing fire alarm interfaces with the security and mechanical systems should be tested. Tests are recommended to be carried out annually to ensure that the fire alarm trips are functional.

i) Biennial fire alarm and hydrant survey reports were not found on site. This needs to be supplied on-site for record keeping.

j) Regular tests and calibration of heat detectors and smoke detectors is recommended as per fire report and equipment manufacturer recommendations.

3.3 Hydraulic Services

Refer to Appendix E for detailed condition assessment comments.

In summary, the Hydraulic Services installation was as follows:

a) The mains water supply to the retail centre is via two buried submains, one supplying the Harvey Norman tenancy and the other supply serving the ten retail tenancies. The latter retail water supply has tenancy take-offs, each with isolation valve to allow shutdown sections of the main without affecting supply to the remainder of the nine tenancies.

b) Each tenancy has a cold-water meter downstream of the take-off. Tenancy cold water take-offs are located at the rear of each tenancy.

c) The are no backflow prevention devices to individual tenancies. Given the low risk level to most tenancies, this is considered acceptable. Both incoming mains supply (Block A&B, and Block C) to the development are provided with site boundary backflow prevention unit (high hazard – reduced pressure zone).

d) Each tenancy generates their own hot water. All tenancies have local mains pressure electric hot water storage heaters. Hot water cylinders are stamped 2013 and appear to be in satisfactory condition. All cylinders sighted were provided with seismic restraints, safe trays, pressure relief and tempering valve.

e) Tempering valves typically regulate the water temperature to the plumbing fixtures. Hot water temperature and draw down times were tested in a random selection of tenancies and found to be satisfactory.

f) All tenancies had above bench hot water boilers located at the staff kitchenette sinks. All above bench boilers appear to be in good condition.

g) Staff ablutions and kitchenette fixtures to each tenancy are functional generally in a satisfactory condition.

h) Sanitary plumbing and drainage from tenancy fixtures is typically u-PVC. There were no reported drainage leaks or foul odours from within the tenancies.

i) No seismic restraints were sighted on any of the exposed pipework.

j) Penetrations through fire rated partitions were typically provided with fire collars, however there were no fire seal identification tags and some collars were observed to be poorly fitted.

k) There was no evidence of routine maintenance.

l) Pipes are not labelled. We recommend labels be added to facilitate identification of services for maintenance and inspections.

m) Potential risks:

- Inadequate temperature control to accessible toilets
- Some instances of inadequate fire collar installation at fire rated partitions.
- Repeat of sanitary drawing surcharge if the initial problem was not correctly rectified.
- Lack of seismic restraints on pipework.

3.4 Mechanical Services

Refer to Appendix F for detailed condition assessment comments.

a) Each retail tenancy within the centre is provided with independent mechanical services which is excluded from the scope of this report.

b) All tenancies have been provided with mechanical ventilation for toilet exhausts and outdoor air supply to satisfy compliance requirements with the New Zealand Building Code (NZBC G4).

c) All tenancies have air conditioning systems to provide comfort conditions for the building occupants.

d) The Block A & B tenancy (Harvey Norman) is provided with 2 nos. Mitsubishi Lossnay Energy Recovery ventilating units with each unit delivering tempered outdoor air to the ground floor staff room, and the first floor administration/staff room with ducted supply and exhaust connections to cowls on the roof of the building. The units could not be accessed at time of inspection however records at Blue Diamond Technologies NZ indicate of the units are approximately 12 years old. The condition of these units could not be ascertained.

e) The Block A & B tenancy level 1 office (Harvey Norman) is provided with 6 nos. Temperzone (R410A) roof mounted packaged air handling (PA) units. These provide conditioned air (heating and cooling) to six thermal zones within the tenancy. Distribution of conditioned air is via above ceiling supply and return ductwork serving respective swirl and egg crate diffusers at suspended ceiling level. The roof level units could not be accessed at time of inspection however records obtained from Temperzone NZ Limited indicate the units are approximately 12 years old. The condition of these units could not be ascertained.

f) The Block A & B mechanical system is controlled by proprietary standalone controllers with Direct Digital Control (DDC) including time scheduling (recurring and on-off). These controllers are located in switchboard control panels in the staff back of house area.

g) The Block C tenancies (10 nos.) are each provided with Daikin (R410) roof mounted PA units. These provide conditioned air (heating and cooling) via downward supply and return plenum at ceiling high level within the tenancy. Most of the units at time of inspection appeared to be in poor condition, with visible corrosion on external frames on the bottom sections.

h) The Block C mechanical system is controlled by proprietary standalone controllers with Direct Digital Control (DDC) including time scheduling (recurring and on-off). These controllers are located in switchboard control panels in the staff back of house next to the tenant switch board.

i) Many of the roof mounted PA units are as per original install and are approaching the end of their economic lives. These units utilise refrigerant R410 which has a high Ozone Depleting Potential (ODP) and Global Warming Potential (GWP) and from January 2025 the production and importation is being phased down. We recommend these units are replaced in the short term with R32 based units.

j) All staff back of house areas within Block A & B tenancy, and Block C tenancies are provided with either single-split or packaged direct expansion (DX) heat pumps.

k) The single-split indoor units are a mix of ducted, hi-wall, and suspended ceiling cassette. These units vary in age from 4 to 12 years old and are in satisfactory to good condition.

l) Rooftop single-split outdoor units have been mounted on aluminium roof platforms. The aluminium framed Unistrut supports are typically provided for the modern installations and are in good condition. These units vary in age from 4 to 12 years old and are in satisfactory condition.

m) Refrigerant pipework thermal insulation on single-split outdoor units were typically in poor condition throughout the site. There were many instances on both old and new pipe of insulation splitting at the seam and/or suffering from UV degradation, resulting in a high amount of exposed refrigerant pipe. We recommend all pipework insulation to be replaced in the short term.

n) Both Block A & B and Block C have localised roof mounted exhaust fan cowls providing extract ventilation to staff ablution areas and kitchenettes Ages vary from original to new. Fans that are original installation are 12 years old and approaching the end of their economic life. These fans should be replaced in the short to medium term.

o) None of the various extraction fans and single split heat pumps were observed to have a Building Management (BMS), with control of services being limited to local control switches, and proprietary air conditioning thermostat controllers.

p) Ductwork where visible was generally in satisfactory condition. There were reports from staff in various Block C tenancies noting water entering the roof top PA unit downward supply and return plenums during severe storm events and leaking onto the retail floor. We recommend all PA unit roof flashing investigated for water tightness.

q) No seismic restraints were observed for any of the mechanical services.

r) Access walkways and ladders have been provided on both Block A & B, and Block C.

s) Access to indoor mechanical plant above ceiling is difficult in some areas due to the height of installation.

t) No mechanical records or sighted or provided. Repairs to mechanical systems are undertaken as problems arise.

u) Mechanical plant is poorly labelled. We recommend labels be added to facilitate identification of services for maintenance and inspections.

v) Potential risks:

- Sourcing R410A for outdoor PA units is becoming more expensive as the importation of the gas is being phased down. Schedule replacement of these air conditioners utilising other newer refrigerants in the short to medium to prevent long periods of downtime/expensive repairs.
- Maintenance appears to be performed as issues arise rather than at fixed intervals. We recommend O&M Manuals and plans be established to prolong the life of plant and prevent issues before they arise.
- Lack of seismic restraints on mechanical services installation.

3.5 General

a) We recommend that any refurbishment works be completed in accordance with the seismic restraint requirements of NZS 4219, NZS 4541 and the requirements of the Structural Engineer.

b) We recommend that building's compliance with fire safety requirements is reviewed by the incumbent Fire Engineer (including the location of firewalls and fire proofing works) as part of future refurbishment and/or fire make good works.

c) We recommend carrying out regular rust formation checks and provide rust treatment as required.

SECTION 4 SUSTAINABILITY INITIATIVES

4.1 Climate Change Commitment

Climate Change Commitment Buildings being designed and constructed today must play a role in Auckland's low carbon economy and to a greater extent, New Zealand's transition to a low carbon economy. Auckland is one of the member cities of the C40 cities network aiming for a 40% reduction of emissions by 2040 and achieving net zero emission or carbon neutral by 2050.

The building stock can respond to the emissions reduction target by utilising low carbon energy sources such as New Zealand's ~80% renewable grid, self-generated renewable electricity, employ energy efficient design, and minimise waste (construction and operational).

New Zealand's challenge following the Paris Agreement, is to develop an effective plan for meeting our 2030 target and subsequent emissions reductions goals to reach net zero emissions by 2050.

In the New Zealand context, buildings are thought to be responsible for as much as 20 percent of New Zealand's total carbon emissions. These emissions consist of both the "embodied" carbon which is produced as a result of the carbon intensive materials such as steel, concrete and glass used during construction as well as the "operational" emissions produced by the consumption of electricity and gas over the building's lifetime. Given that buildings and infrastructure are some of the longest-lived parts of our society, it is crucial to act now to reduce the carbon produced over the life of these assets which are often locked in at the early design stages of the project.

The government has passed the Zero Carbon Amendment Bill (May 2019), which is now included within the legislation, Climate Change Response Act. The following are some relevant points of this amendment:

a) Reduce all greenhouse gas emissions to net zero by 2050;

b) Establish a system of 5-yearly interim emissions budgets to act as steppingstones towards the long-term target;

c) Set up a new Climate Change Commission to advise on policies and interim targets, and to monitor our progress against these targets;

d) Introduce new policies to allow us to achieve the greenhouse gas emissions;

e) As the commission is still in the process of being set up, we do not know what the interim budgets and corresponding policies will be. However, it seems likely that the cost of carbon and other greenhouse gas emissions will increase;

f) While we cannot accurately predict the potential policy changes or cost implications associated with new buildings, we note that installing any fossil fuel based systems at this time does come with some risk. The following are key building attributes included which align with the intent of the Zero Carbon Amendment Bill.

g) High performance façade to reduce HVAC demands.

h) Energy efficiency features and controls with central plant, HVAC, and lighting.

4.2 Potential Initiatives

As well as the initiatives already mentioned above in this report there are several other options and schemes that can be included within any future refurbishments that can provide both direct and indirect benefits to the building operators and occupiers. A brief list is presented below:

a) Carrying out an energy efficiency review of the entire facility which would result in:

   i. Improved energy efficiency and demand response can bring a number of benefits, including reduced OPEX costs, a lower level of investment required in the supply chain, and lower greenhouse gas ("GHG") emissions.

ii. Research shows that New Zealand businesses can reduce their energy costs by 20% for minimal capital cost. This is based on extrapolation of 50 commercial and industrial sector Energy Audits carried out since 2010 with a combined total energy use of 1,082 GWh/yr.

iii. Economic: Electricity and other energy prices are rising, investment in energy network infrastructure is ramping up. Technology for using energy more efficiently is constantly improving.

iv. Environmental: Reducing energy waste does not only reduce GHG emissions, but it reduces the need for marginal energy supply infrastructure, and all of the accompanying environmental impacts.

v. Social: A more productive heating and cooling system is generally also a more effective system.

b) Carry out an overall life cycle assessment to determine the building's embodied and operational carbon and determine options for reducing.

c) Investigating addition of photovoltaic panels to minimize the mains power usage and to reduce the building's carbon footprint.

d) Increasing provisions for electric vehicle charging.

e) Providing an energy display monitor at the ground floor lobby to demonstrate the building's energy and water usage vs a reference benchmark. It is expected that this will be a learning resource which will provide significant environmental benefit by enhancing tenants and visitors' knowledge of the building's key environmental features.

f) Consider energy recovery systems to turn waste heat into domestic water heating or similar.

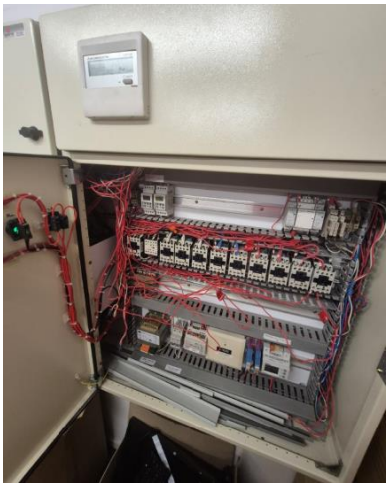
g) Flow restrictors should be incorporated for the water supply to fixtures to reduce the building's overall water costs and consumption.

h) Upgrading existing fluorescent lighting with more energy efficient LED fittings which will reduce the overall energy usage and on-going OPEX costs.

i) Replacing PA units which utilise refrigerant R410 (high Ozone Depleting Potential and Global Warming Potential) with R32 based units.

APPENDIX A: SITE PHOTOS

E1 – Mechanical Services DB

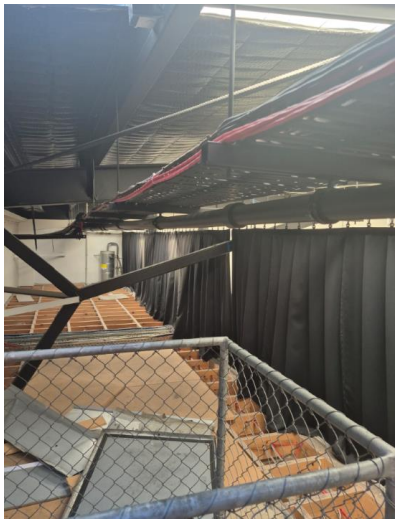


E2 – Mechanical Services DB

E3 - Mechanical Services DB

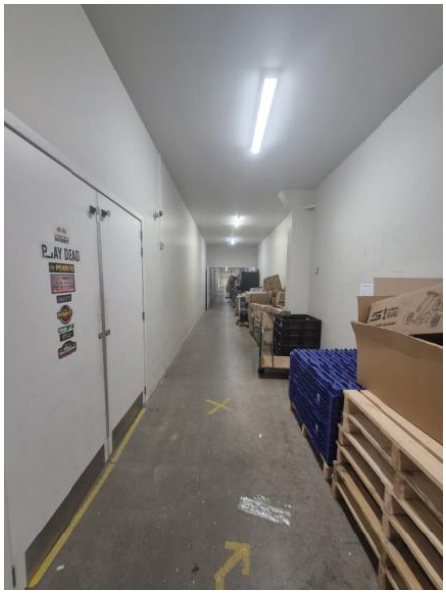
E4 – Pole fillers missing in DB

E5 – Datarack

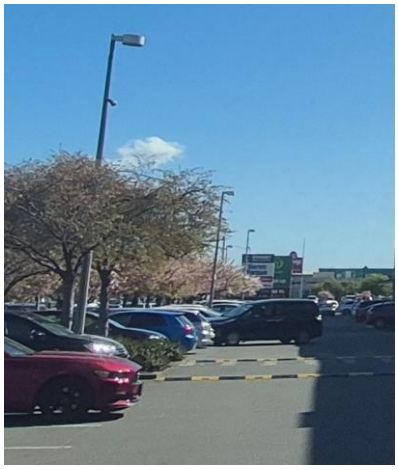


E6 – Power and data cable trays

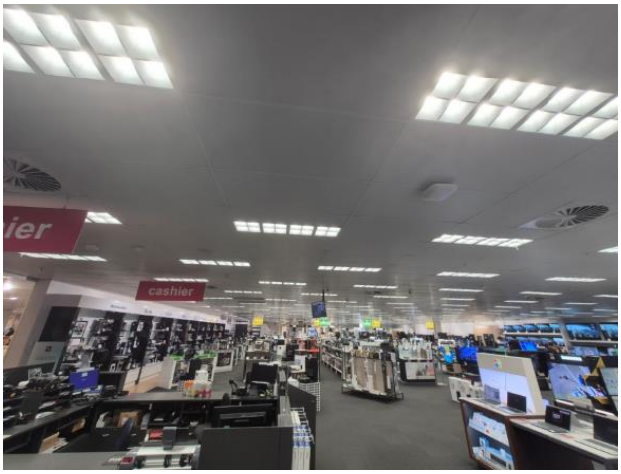
E7 – Exterior lights



E8 – Block C BoH corridor lighting



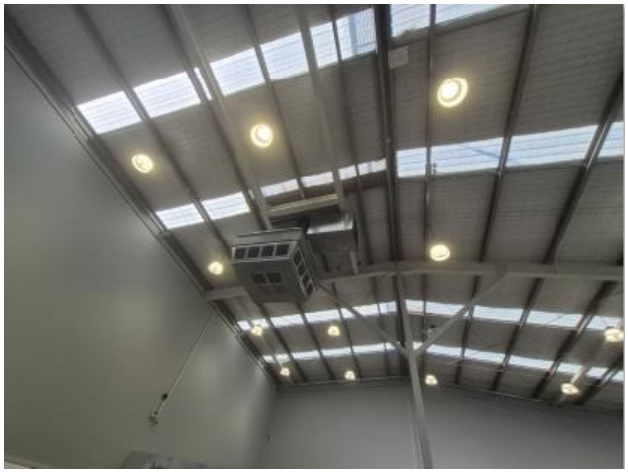
E9 – Carpark lighting



E10 – Block A & B lighting

E11 – Block C lighting

E12 – External signage LED flood uplighting

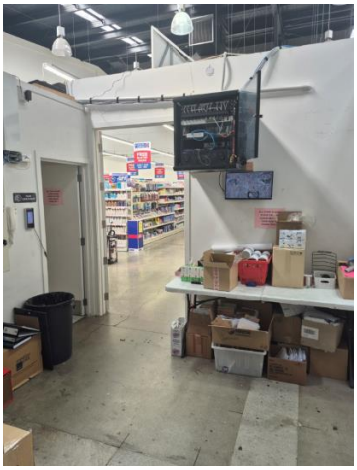


E13 – Block C lighting

E14 – no equipotential bonding

E15 – Automatic door sensor and alarm

E16 – Block A & B Door intercom



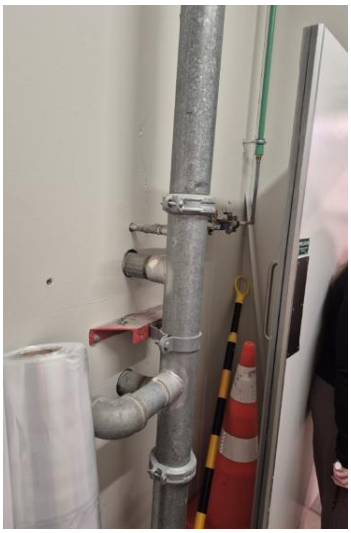
E17 – Data rack and CCTV display

E17 – Luminated exit sign and emergency lighting

F1- Fire Alarm panel

F2 –Fire Extinguisher

F3 – Typical MCP



F4 – Hydrant Riser

F5 – Building Hydrant water infill. Note BFP test tag due to test

F6 – Building Hydrant Outlet – Block C

F7 – Building Hydrant Inlet at rear of Block C

F8 – Building Hydrant Outlet

H1 – Block A & B mains incoming water complete with high hazard backflow prevention unit.

H2– Block C mains incoming water complete with high hazard backflow prevention unit. Note damaged vandal proof enclosure

H3 – Typical tenancy cold water take-off to each Block C tenancy

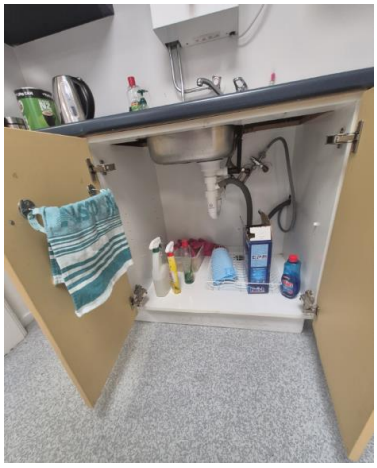
H4 – Typical hot water cylinder to each Block C tenancy

H5 –Block A & B Acc WC

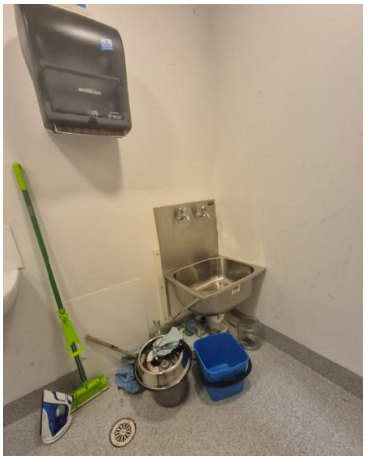
H6 – Block A & B Male WC cubicle

H7 – Block A & B Admin Staff kitchenette

H8– Typical Block C Staff kitchenette



H9 – Typical plumbing within Block C staff kitchenette



H10 – Typical Block C tenancy cleaners sink

H11 –External hosetap without vacuum breaker

H12 –External hosetap without vacuum breaker

H13 – Block C Internal gutter downpipe

H14– Typical downpipe from eave gutter

H15 – Typical Block C internal gutter

H16 – Block C roof internal gutter with drainage coil

M1 – Typical Block C PAC unit

M2 – Block C PAC unit with moderate corrosion on chassis rails

M3 – Economiser section of PAC unit

M4 – Block C PAC unit with fan motor left behind

M5 – Smoke extract complete with bird/vermin mesh

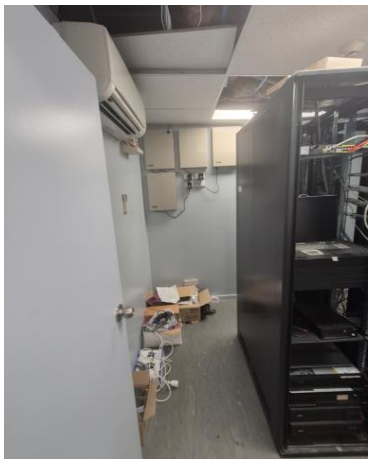
M6 – Smoke extract fan missing bird/vermin mesh

M7 – – AC outdoor units with split insulation at seam leaving refrigerant. exposed

M8 – AC outdoor units with split insulation at seam leaving refrigerant. exposed

M9 – New model condenser units with good support. Units located within the 2m roof exclusion zone.

M10 – AC outdoor units with split insulation at seam leaving refrigerant pipework exposed



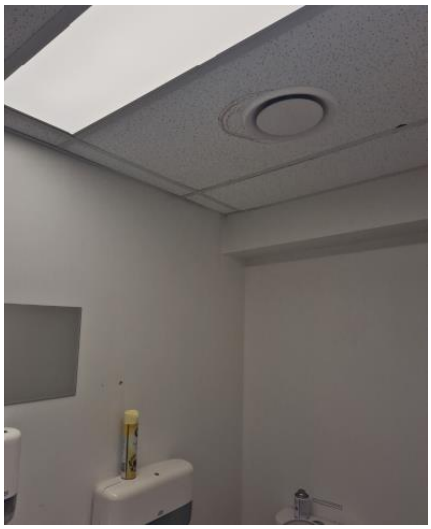
M11 – Block A & B tenancy Comms Room Hi-wall unit

M12 – Block A & B tenancy Comms Room Hi-wall condensate pump

M13 – Block A & B tenancy typical return diffuser

M14 – Block A & B tenancy typical supply air swirl diffuser

M15 – Block A & B WC extract linear diffuser



M16 – – Block A & B Acc WC extract linear diffuser

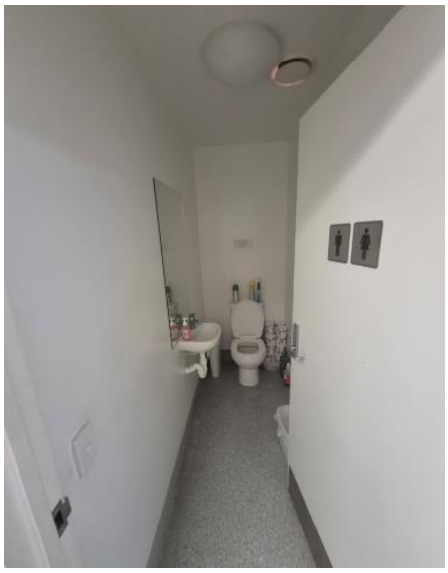
M17 – Block A & B Level 1 Admin return diffuser

M18 – Block A & B mechanical services switchboard with Mitsubishi Lossnay controller and various fan controls

M19 – Block C tenancy typical PAC unit downward supply and return plenum diffuser

M20 – Block C PAC controller and WC extract fan controls

M21 – Block C tenancy staff kitchenette extract diffuer



M22 – – Block C tenancy staff WC extract diffuser

M23 – Block C tenancy WC and Kitchen extract ductwork

M24 – Block C tenancy with suspended ceiling with supply swirl diffusers

APPENDIX B: CAPEX BUDGET ESTIMATES

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020154**

Description: **BUILDING SERVICES HIGH LEVEL CAPEX BUDGET SCHEDULE - Base Building Items**

Notes:
(1) Budget costs noted below are estimates only and a Quantity Surveyor should be engaged to provide an assessment if more accurate pricing is required. Budgets and estimates presented are with the best intentions and knowledge at the time of submission. Actual costs may vary dependent on exact scope, timing, market pressure and contractual conditions.
(2) OPEX costs for regular maintenance requirements are not included in the schedule below.
(3) Budget Costs exclude contractors margin, consultant fees, P&G, scaffolding, contingencies and inflation adjustments.

AGILE ENGINEERING

DESCRIPTION		CURRENT ESTIMATED AGE (years)	ECONOMIC LIFE (years)	REQUIREMENT	CAPEX or R&M?	Priority	Quantity	Rate	Budget	Year Required	YEAR 0 (2025)	YEAR 1 (2026)	YEAR 2 (2027)	YEAR 3 (2028)	YEAR 4 (2029)	YEAR 5 (2030)	YEAR 6 (2031)	YEAR 7 (2032)	YEAR 8 (2033)	YEAR 9 (2034)	YEAR 10 (2035)
MECHANICAL SERVICES																					
PAC units serving Block A & B (Harvery Norman) and Blocks C Tenanies	1.01	12	15	Allowance to replace roof packaged AC units at end of life	CAPEX	H	8	$ 90,000.00	$ 720,000	6,7	$ -	$ -	$ -	$ -	$ -	$ -	$ 720,000	$ 720,000	$ -	$ -	$ -
Single Split Units - Block A & B	1.02	12	12 to 15	Allowance to replace wall mounted single split air conditioners at end of life	CAPEX	H	5	$ 8,000.00	$ 40,000	3	$ -	$ -	$ -	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Single Split Units - Pet Central Block C	1.03	12	12 to 15	Allowance to replace ceiling cassette single split air conditioners at end of life	CAPEX	M	6	$ 8,000.00	$ 48,000	3	$ -	$ -	$ -	$ 48,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Single Split Units - Curtain Studio Christchurch (Block C)	1.04	10	12 to 15	Allowance to replace wall mounted single split air conditioners at end of life	CAPEX	M	4	$ 8,000.00	$ 32,000	5	$ -	$ -	$ -	$ -	$ -	$ 32,000	$ -	$ -	$ -	$ -	$ -
Single Split Units -Noel Leemings (Block C)	1.05	4	12 to 15	Allowance to replace ducted single split air conditioners at end of life	CAPEX	M	5	$ 9,000.00	$ 45,000	9	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,000	$ -
Air Diffusers	1.06	12	25	Continue routine maintenance and grilles as required.	R&M	M	0	$ 300.00	$ -	0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Ventilation Fans	1.07	12	15	Allowance to replace ducted roof fans at end of life	CAPEX	M	10	$ 3,000.00	$ 30,000	3,4	$ -	$ -	$ -	$ 30,000	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -
Ductwork	1.08	12	30	Continue routine maintenance and replacement as required.	R&M	M	0	$ -	$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
HVAC Controls	1.09	12	9 to 12	Upgrade HVAC controllers in tenancies at end of life - assumed by year 4	CAPEX	M	21	$ 2,500.00	$ 52,500	4	$ -	$ -	$ -	$ -	$ 52,500	$ -	$ -	$ -	$ -	$ -	$ -
Corrosion treatment	1.10	-	-	Allowance for annual corrosion treatment of external plant.	R&M	H	1	$ 3,000.00	$ 3,000	1,2,3,4,5,6,7,8,9,Ten	$ -	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
Seismic Restraint	1.11	N/A	N/A	Seismic review of existing installed services and routes. PC sum allowed for Yr 1 (does not allow for associated rectification works).	CAPEX	H	1	$ 8,000.00	$ 8,000	1	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Labelling	1.12	N/A	N/A	Labelling of all plant. Labelling should be UV resistant	R&M	M	1	$ 1,000.00	$ 1,000	1	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Mechanical Services Operations and maintenance manuals	1.13	N/A	N/A	As-built drawings and Maintenance & Operations manual is required. The manual needs updating to cover full detailed electrical services installation works to date.	R&M	H	1	$ 3,500.00	$ 3,500	1	$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire Sealing	1.14	N/A	N/A	Fire sealing is to be provided for all penetrations between separate fire cells. Contractor to carry out a detailed site survey and provide fire sealing wherever necessary. Annual checks are also recommended.	R&M	H	1	$ 1,000.00	$ 1,000	0, 1, 2, 3,4, 5, 6, 7, 8, 9, ten	$ 3,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
				Sub Total							**$ 3,000**	**$ 16,500**	**$ 4,000**	**$ 122,000**	**$ 86,500**	**$ 36,000**	**$ 724,000**	**$ 724,000**	**$ 4,000**	**$ 49,000**	**$ 4,000**
ELECTRICAL SERVICES																					
Main Switch boards - Block A & B (MSB-1)	2.01	12	20-25	Thermal scans are to be carried out every year to ensure that any thermal hot spots are detected early and can therefore be rectified without causing site outage. No replacement anticipated in CAPEX period subject to comprehensive maintenance regime being in place.	R&M	H	1	$ 500.00	$ 500	0,1,2,3,4,5,6,7,8,9,Ten	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Main Switchboard - Block C (MSB-2)	2.02	12	20-25	Thermal scans are to be carried out every year to ensure that any thermal hot spots are detected early and can therefore be rectified without causing site outage. No replacement anticipated in 10Y period subject to comprehensive maintenance regime being in place.	R&M	H	1	$ 500.00	$ 500	0,1,2,3,4,5,6,7,8,9,Ten	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Tenant Distribution Boards	2.03	12	20	Thermal scans are to be carried out every year to ensure that any thermal hot spots are detected early and can therefore be rectified without causing site outage. No replacement anticipated in 10Y period subject to comprehensive maintenance regime being in place.	R&M	H	13	$ 500.00	$ 6,500	0,1,2,3,4,5,6,7,8,9,Ten	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500
Tenant Distribution Boards	2.04	12	20	Detailed RCD survey should be carried out to determine DB circuits which require additional RCD provisions.	CAPEX	M	1	$ 5,000.00	$ 5,000	0	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tenant Distribution Boards	2.05	12	20	Allowance for RCD protection to DB's - circuits serving wet areas and public spaces - ESTIMATE ONLY	CAPEX	M	1	$ 25,000.00	$ 25,000	1	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tenant Distribution Boards	2.06	12	20	Allowance for life cycle replacement of switchgear as they fail - estimate only	CAPEX	M	1	$ 5,000.00	$ 5,000	4,5,6,7,8,9,Ten	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Interior Lighting with fluorescent lighting	2.07	12+	15	Replace existing fluorescent luminaires with LED luminaires at end of life. Assumed to be replaced between years 1 to 2.	CAPEX	H	1	$ 55,000.00	$ 55,000	1,2	$ -	$ 55,000	$ 55,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LED lighting	2.08	10	15	General allowance for replacement of fittings and control gear as they fail.	R&M	M	1	$ 4,000.00	$ 4,000	4,5, 6,7,8,9,ten	$ -	$ -	$ -	$ -	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000
Exterior lighting	2.09	12	15	General allowance for replacement of fittings and control gear as they fail.	CAPEX	M	6	$ 3,000.00	$ 18,000	4,5, 6,7,8	$ -	$ -	$ -	$ -	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ -	$ -

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020154**

Description: **BUILDING SERVICES HIGH LEVEL CAPEX BUDGET SCHEDULE - Base Building Items**

Notes:
(1) Budget costs noted below are estimates only and a Quantity Surveyor should be engaged to provide an assessment if more accurate pricing is required. Budgets and estimates presented are with the best intentions and knowledge at the time of submission. Actual costs may vary dependent on exact scope, timing, market pressure and contractual conditions.
(2) OPEX costs for regular maintenance requirements are not included in the schedule below.
(3) Budget Costs exclude contractors margin, consultant fees, P&G, scaffolding, contingencies and inflation adjustments.

AGILE ENGINEERING

DESCRIPTION		CURRENT ESTIMATED AGE (years)	ECONOMIC LIFE (years)	REQUIREMENT	CAPEX or R&M?	Priority	Quantity	Rate	Budget	Year Required	YEAR 0 (2025)	YEAR 1 (2026)	YEAR 2 (2027)	YEAR 3 (2028)	YEAR 4 (2029)	YEAR 5 (2030)	YEAR 6 (2031)	YEAR 7 (2032)	YEAR 8 (2033)	YEAR 9 (2034)	YEAR 10 (2035)
Exterior pole lights	2.1	12+	15	Allow for replacement with LED equivalent	CAPEX	M	5	$ 3,500.00	$ 17,500	1,2	$ -	$ 17,500	$ 17,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting controls	2.11	12+	15	General allowance for replacement of controls components as they fail	R&M	M	1	$ 2,000.00	$ 2,000	4,5,6,7,8,9, ten	$ -	$ -	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Exit/ emergency Lighting	2.12	12	15	Allowance to replace exit / emergency lighting as they fail	CAPEX	M	10	$ 300.00	$ 3,000	3,4,5,6,7,8,9,ten	$ -	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
Emergency Lighting	2.13	Unknown	4	Emergency lighting batteries to be checked and changed as required - costs excluded as it should be part of regular R&M.	R&M	H	1	$ 200.00	$ 200	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire Sealing	2.14	N/A	N/A	Fire sealing is to be provided for all penetrations between separate fire cells. Contractor to carry out a detailed site survey and provide fire sealing wherever necessary. Annual checks are also recommended.	R&M	H	1	$ 1,000.00	$ 1,000	0, 1, 2, 3,4, 5, 6, 7, 8, 9, ten	$ 2,500	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
General power - communal areas	2.15	12	15	Allowance to replace power outlets as they fail.	R&M	M	1	$ 800.00	$ 800	3,4,5,6,7,8,9,ten	$ -	$ -	$ -	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800
Structured cabling system	2.16	12	10	Upgrades to be carried out as part of future fitouts so is excluded from CAPEX.	CAPEX	L	0	$ -	$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CCTV system	2.17	12	12	CCTV system camera cleaning, testing and refocusing to be carried out annually	R&M	H	1	$ 1,500.00	$ 1,500	1,2,3,4,5,6,7,8 ,9,Ten	$ -	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
CCTV system	2.18	12	12	Replace CCTV system head-end at end of functional life	CAPEX	H	1	$ 50,000.00	$ 50,000	2	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Seismic Restraint	2.19	N/A	N/A	Seismic review of existing installed services and routes. PC sum allowed for Yr 0 (does not allow for associated rectification works).	CAPEX	H	1	$ 3,000.00	$ 3,000	1	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rust treatment	2.2	N/A	N/A	Allowance for periodic rust treatment of plant and equipment.	R&M	H	1	$ 500.00	$ 500	0, 1, 2, 3,4, 5, 6, 7, 8, 9, ten	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Electrical Services Operations and maintenance manuals	2.21	N/A	N/A	As-built drawings and Maintenance & Operations manual is required. The manual needs updating to cover full detailed electrical services installation works to date.	R&M	H	1	$ 3,500.00	$ 3,500	1	$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Sub Total							**$ 15,500**	**$ 114,500**	**$ 133,000**	**$ 14,300**	**$ 43,300**	**$ 43,300**	**$ 43,300**	**$ 43,300**	**$ 43,300**	**$ 25,300**	**$ 25,300**
HYDRAULIC SERVICES																					
Domestic cold-water	3.01	12	30 - 40	Continue routine maintenance as required. No replacement required in CAPEX plan.	R&M	H	0	$ -	$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot water Systems	3.02	12	20	Allow to replace 10% of hot units by year 10 as they fail	CAPEX	M	2	$ 4,500.00	$ 9,000	8, 9, ten	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000	$ 9,000	$ 9,000
Domestic Hot water Systems - Block C	3.03	12	20	Review and rectify hot water cylinder / solar thermal panel. Allow contingency to replace system year 1	CAPEX	H	1	$ 15,000.00	$ 15,000	1	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Domestic Hot water Systems	3.04	N/A	N/A	Restrain pressure relief lines on storage cylinders to prevent discharge over floor.	CAPEX	H	10	$ 500.00	$ 5,000	1	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sanitary Drainage	3.05	12	30+ (Below ground 40+)	Continue routine maintenance as required. No replacement required in CAPEX plan.	R&M	H	0	$ -	$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sanitary Drainage	3.06	12	30+ (Below ground 40+)	Allowance for bi-annual CCTV surveys to review condition of buried pipework.	R&M	M	1	$ 2,000.00	$ 2,000	1,3,5,7,9	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -
Sanitary Drainage	3.07	12	30+ (Below ground 40+)	Provide new cover grates to overflow relief gullies and clean all debris and litter from inlets to prevent blockages	R&M	H	8	$ 1,000.00	$ 8,000	0	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Drainage	3.08	12	30+ (Below ground 40+)	Continue routine maintenance as required. Provide minor repairs to downpipes suffering impact damage	R&M	H	2	$ 500.00	$ 1,000	2	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Drainage	3.09	12	30+ (Below ground 40+)	Allowance for bi-annual CCTV surveys to review condition of buried pipework.	R&M	M	1	$ 2,000.00	$ 2,000	1,3,5,7,9	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -	$ 2,000	$ -
Sanitary fixtures and fittings	3.1	10	30+	Continue routine maintenance and repair/replace as required (not required in year 10 plan unless as part of a refurbishment) .Excluded from CAPEX	R&M	H	0	$ -	$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Labelling	3.11	N/A	N/A	Labelling of all plant. Labelling should be UV resistant	R&M	M	1	$ 1,000.00	$ 1,000	1	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rust treatment	3.12	N/A	N/A	Allowance for periodic rust treatment of plant and equipment.	R&M	H	1	$ 500.00	$ 500	0, 1, 2, 3,4, 5, 6, 7, 8, 9, ten	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Seismic Restraint	3.13	N/A	N/A	Seismic review of existing installed services and routes. PC sum allowed for Yr 0 (does not allow for associated rectification works).	CAPEX	H	1	$ 3,000.00	$ 3,000	1	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020154**

Description: **BUILDING SERVICES HIGH LEVEL CAPEX BUDGET SCHEDULE - Base Building Items**

Notes:
(1) Budget costs noted below are estimates only and a Quantity Surveyor should be engaged to provide an assessment if more accurate pricing is required. Budgets and estimates presented are with the best intentions and knowledge at the time of submission. Actual costs may vary dependent on exact scope, timing, market pressure and contractual conditions.
(2) OPEX costs for regular maintenance requirements are not included in the schedule below.
(3) Budget Costs exclude contractors margin, consultant fees, P&G, scaffolding, contingencies and inflation adjustments.

AGILE ENGINEERING

DESCRIPTION		CURRENT ESTIMATED AGE (years)	ECONOMIC LIFE (years)	REQUIREMENT	CAPEX or R&M?	Priority	Quantity	Rate	Budget	Year Required	YEAR 0 (2025)	YEAR 1 (2026)	YEAR 2 (2027)	YEAR 3 (2028)	YEAR 4 (2029)	YEAR 5 (2030)	YEAR 6 (2031)	YEAR 7 (2032)	YEAR 8 (2033)	YEAR 9 (2034)	YEAR 10 (2035)
Hydraulic Services Operations and maintenance manuals	3.14	N/A	N/A	As-built drawings and Maintenance & Operations manual is required. The manual needs updating to cover full detailed electrical services installation works to date.	R&M	H	1	$ 3,500.00	$ 3,500	1	$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire Sealing	3.15	N/A	N/A	Fire sealing is to be provided for all penetrations between separate fire cells. Contractor to carry out a detailed site survey and provide fire sealing wherever necessary. Annual checks are also recommended.	R&M	H	1	$ 1,500.00	$ 1,500	0, 1, 2, 3,4, 5, 6, 7, 8, 9, ten	$ 5,000	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
				Sub Total							**$ 13,500**	**$ 33,500**	**$ 3,000**	**$ 6,000**	**$ 2,000**	**$ 6,000**	**$ 2,000**	**$ 6,000**	**$ 11,000**	**$ 15,000**	**$ 11,000**
FIRE PROTECTION SERVICES																					
Fire alarms panel	4.01	12	15	The functionality of the existing main fire alarm panel and brigade connections are to be tested by a 3rd party.	R&M	H	2	$ 500.00	$ 1,000	0,1,2,3,4,5,6,7 ,8,9,Ten	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Fire alarms system	4.02	12	15	Allowance to replace existing fire alarm panels (assumed to be year 3)	CAPEX	H	2	$ 30,000.00	$ 60,000	3	$ -	$ -	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire alarms system	4.03	12	15	Allowance to replace fire alarm devices (MCPs) as they fail.	R&M	H	1	$ 4,000.00	$ 4,000	2,3,4, 5,6,7,8,9, ten	$ -	$ -	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000
Fire alarms system	4.04	12	15	Allow to conduct regular tests and calibrationof smoke detectors as per equipment manufacturer recommendations. Costs to be part of R&M contract.	R&M	H	1	$ -	$ -	0,1,2,3,4,5,6,7 ,8,9,Ten	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire hydrant systems	4.05	12	25	It is recommended the full hydrant system is routinely tested and maintained and provided with new certificate of compliance. Include water pressure test.	R&M	H	1	$ 2,500.00	$ 2,500	1,3,5,7,9	$ -	$ 2,500	$ -	$ 2,500	$ -	$ 2,500	$ -	$ 2,500	$ -	$ 2,500	$ -
Fire alarms code compliance items and defects	4.06	N/A	N/A	Allowance for repairs and defect rectification as noted in biennial fire alarm reports - costs excluded as expected to be part of R&M contract	R&M	H	0	$ -	$ -	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire trip signals	4.07	12	N/A	Functionality of existing fire alarm interfaces with the security and mechanical systems should be tested. Tests are to be carried out annually to ensure that the fire alarm trips are functional.	R&M	H	2	$ 500.00	$ 1,000	0,1,2,3,4,5,6,7 ,8,9,Ten	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Fire extinguishers	4.08	Varies	N/A	Allow for periodic replacement of fire extinguishers as they reach end of life. Assumed 4 per year	R&M	H	4	$ 90.00	$ 360	0,1,2,3,4,5,6,7 ,8,9,Ten	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360	$ 360
Fire Protection O&M	4.09	N/A	N/A	As-built drawings and Maintenance & Operations manual is required. The manual shall cover full detailed services installation works to date.	R&M	H	1	$ 3,000.00	$ 3,000	1	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fire Sealing	4.1	N/A	N/A	Fire sealing is to be provided for all penetrations between separate fire cells. Contractor to carry out a detailed site survey and provide fire sealing wherever necessary. Annual checks are also recommended.	R&M	H	1	$ 1,000.00	$ 1,000	0, 1, 2, 3,4, 5, 6, 7, 8, 9, ten	$ 3,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Seismic Restraint	4.11	N/A	N/A	Seismic review of existing installed services and routes. PC sum allowed for Yr 0 (does not allow for associated rectification works).	CAPEX	H	1	$ 3,000.00	$ 3,000	1	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Sub Total							**$ 5,360**	**$ 11,860**	**$ 7,360**	**$ 69,860**	**$ 7,360**	**$ 9,860**	**$ 7,360**	**$ 9,860**	**$ 7,360**	**$ 9,860**	**$ 7,360**
TOTAL											**$ 37,360**	**$ 176,360**	**$ 147,360**	**$ 212,160**	**$ 139,160**	**$ 95,160**	**$ 776,660**	**$ 783,160**	**$ 65,660**	**$ 99,160**	**$ 47,660**

		YEAR 0 (2025)	YEAR 1 (2026)	YEAR 2 (2027)	YEAR 3 (2028)	YEAR 4 (2029)	YEAR 5 (2030)	YEAR 6 (2031)	YEAR 7 (2032)	YEAR 8 (2033)	YEAR 9 (2034)	YEAR 10 (2035)
High Priority	**High Priority**	$ 32,360	$ 127,860	$ 129,860	$ 126,360	$ 23,860	$ 26,360	$ 743,860	$ 746,360	$ 23,860	$ 26,360	$ 23,860
Medium Priority	**Medium Priority**	$ 5,000	$ 48,500	$ 17,500	$ 85,800	$ 115,300	$ 68,800	$ 32,800	$ 36,800	$ 41,800	$ 72,800	$ 23,800
Low Priority	**Low Priority**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Totals - Budget Estimate	**Totals - Budget Estimate**	**$ 37,360**	**$ 176,360**	**$ 147,360**	**$ 212,160**	**$ 139,160**	**$ 95,160**	**$ 776,660**	**$ 783,160**	**$ 65,660**	**$ 99,160**	**$ 47,660**
CAPEX Estimate	**CAPEX Estimate**	$ 5,000	$ 134,500	$ 122,500	$ 181,000	$ 108,500	$ 58,000	$ 746,000	$ 746,000	$ 35,000	$ 62,000	$ 17,000
R&M Estimate	**R&M Estimate**	$ 32,360	$ 41,860	$ 24,860	$ 31,160	$ 30,660	$ 37,160	$ 30,660	$ 37,160	$ 30,660	$ 37,160	$ 30,660
Totals - Budget Estimate	**Totals - Budget Estimate**	**$ 37,360**	**$ 176,360**	**$ 147,360**	**$ 212,160**	**$ 139,160**	**$ 95,160**	**$ 776,660**	**$ 783,160**	**$ 65,660**	**$ 99,160**	**$ 47,660**

APPENDIX C: ELECTRICAL SERVICES CONDITION ASSESSMENT

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX C - ELECTRICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
Central Services	Landlord	Main Switchboard Block A & B (Located in secured electrical switch room and wasn't accessible at time of inspection).	20-25	12	MSB room not accessed duting the site visit. Condition unknown. Power supply arrangements to life safety services could not be confirmed. Based on the estimated age, we have assumed that the MSB will not require replacement within the 10 year CAPEX period.	We recommend further investigation is carried out to determine, power to existing life safety services including lifts and fire alarm panels is provided even in case of emergency while remainder of the electrical installation is isolated. These services should be operational and uninterrupted during an event of emergency.	Requires further investigation
	Landlord	Main Switchboard Block C (Located in secured electrical switch room and wasn't accessible at time of inspection)	20-25	12	MSB room not accessed duting the site visit. Condition unknown. Power supply arrangements to life safety services could not be confirmed. Based on the estimated age, we have assumed that the MSB will not require replacement within the 10 year CAPEX period.	We recommend further investigation is carried out to determine, power to existing life safety services including lifts and fire alarm panels is provided even in case of emergency while remainder of the electrical installation is isolated. These services should be operational and uninterrupted during an event of emergency.	Requires further investigation
	Tenant	Communications	10 to 15	12	Each tenant has a dedicated communications equipment (comms rack unit within the tenancy) We believe that all communications equipment's are tenant owned and not by the landlord.		
	Landlord	Exterior Lighting	15	15+	Pole mounted floodlights are provided for the car park perimeter lighting. Lamp type could not be ascertained for majority of the lights but these appear to be original.	We recommend new LED lighting is provided as part of any major refurbishment to reduce maintenance and operational cost	Poor
	Landlord	As Builts and O & M Manuals	N/A	N/A	Not sighted and not provided on site	Provide record of As-Builts and O & M of installation as best practice to facilicate inspections and repairs	Poor
	Landlord	Maintenance logs and pre-plan maintenance schedule	N/A	N/A	Not sighted and not provided on site	Provide record of maintenance log and pre plan maintenance schedule as best practice to facilicate inspections and repairs	Poor
Block A & B - Harvey Norman	Landlord	Power Distribution Board (DB.2)	15-20	12	Existing DB is rated to 160A and was installed in 2013. Existing distribution appears to be in reasonable functional condition. Switchgear is estimated to be circa 12 years old and expected to reach end of indicative life within the 10-year CAPEX. We recommend allowance to be made for life cycle replacement. No circuit schedules were provided.	Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided. DB thermal scans are to be carried out every year. s. Circuit schedules are to be provided. DB thermal scans are to be carried out every year.	Satistfactory
	Landlord	Power Distribution Board (DB.3)	15-20	12	Existing DB is rated to 160A and was installed in 2013, Existing distribution appears to be in reasonable functional condition. Switchgear is estimated to be circa 12 years old and expected to reach end of indicative life within the 10-year CAPEX. We recommend allowance to be made for life cycle replacement. No circuit schedules were provided.	Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided. DB thermal scans are to be carried out every year. s. Circuit schedules are to be provided. DB thermal scans are to be carried out every year.	Satistfactory
	Landlord	Power Distribution Board (DB.4)	15-20	12	Existing DB is rated to 160A and was installed in 2013. Existing distribution appears to be in reasonable functional condition. Switchgear is estimated to be circa 12 years old and expected to reach end of indicative life within the 10-year CAPEX. We recommend allowance to be made for life cycle replacement. No circuit schedules were provided.	Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided. DB thermal scans are to be carried out every year. s. Circuit schedules are to be provided. DB thermal scans are to be carried out every year.	Satistfactory
	Landlord	Lighting	15	Varies	Existing lighting within the tenancy consists of recessed fluroscents on the retail floor and level 1 Admin/Finance. LED fittings are provided in the back of house corridor areas	Provide new LED lighting to replace existing fluorescent fittings as part of any major refurbishment to reduce maintenance and operational cost.	Satistfactory
	Landlord	Exit/Emergency Lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes.	Satisfactory
	Tenant	CCTV security system	10 to 15	12	CCTV security system is provided on the retail floor. Headend equipment could not be accessed and located on site. On average, the expected service life of a security system is up to 10 years, and modernisation or complete replacement is recommended at the end of this period to ensure the premises are protected by an up-to-date system.	Routine maintenance to be carried out annually. Allow for life cycle replacement at end of economic life.	Satisfactory

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX C - ELECTRICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
	Landlord	Power and earthing cabling	30-40	12	Appears to be in good condition however tests are to be carried out to verify this.	Tests to be carried out to determine cabling performance.	Requires further investigation
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink/s	Provide equipotential bonding as per AS/NZS 3000.	Poor
Number One Shoes (Block C)	Landlord	Power Distribution Board	15-20	12	Existing DB is rated to 160A and was installed in 2013. Appears to be in satisfactory functional condition. Poles filllers were missing for some portions.	Pole fillers to be provided to conceal exposed portions of tenancy DB. DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided.	Satisfactory
	Landlord	Lighting	15	12	Existing lighting within the tenancy consists of circular LED luminares	Replace on failure	Satisfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink/s	Provide equipotential bonding as per AS/NZS 3000.	Poor.
99 Bikes (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was installed in 2011. Appears to be in satisfactory functional condition with circuit schedule in door pocket	DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8.	Satisfactory.
	Landlord	Lighting	15	12	Existing lighting within the tenancy consists of suspended fluorescent fittings.	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost.	Satisfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satistfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor.
Macpac (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was installed in 2011. Appears to be in satisfactory functional condition with circuit schedule in door pocket	DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8.	Satisfactory.
	Tenant	Lighting	15	6	Existing lighting within the tenancy consists of LED luminares	Replace on failure	Satistfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Poor.
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor
Pet Central (Block C)	Landlord	Power Distribution Board	20	12	Existing DB is rated to 225A and was intalled in 2013. Appears to be in satisfactory functional condition with circuit schedule in door pocket.	DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8.	Satisfactory
	Tenant	Lighting	15	12	Existing lighting within the tenancy consists of LED luminares at retail floor level and flourescent luminaires in administration/staff areas at mezzinine level	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost. Remaining LED lights to be replaced on failure.	Satistfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX C - ELECTRICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
Curtain Studio Christchurch (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was intalled in 2013. Appears to be in satisfactory functional condition with circuit schedule in door pocket.	DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8.	Satisfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satistfactory
	Landlord	Lighting	15	12	Existing lighting within the tenancy retail floor consists of Hi-Bay lighting fixtures with mercury vapor lamps, and flourescent luminaires in administration/staff areas at mezzinine level.	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost.	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor
Noel Leeming (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was intalled in 2025. Appears to be in satisfactory functional condition with circuit schedule in door pocket.	DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8.	Satisfactory
	Landlord	Lighting	15	6	Existing lighting within the tenancy consists ceiling recessed LED on the retail floor, suspended LED in the back of house, and surface mount LED in the staff kitchen and ablutions.	Replace on failure	Satisfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor
Lighting Direct (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was installed in 2013. Appears to be in satisfactory functional condition. No circuit schedules were provided. Pole fillers were missing.	Pole fillers to be provided to conceal exposed portions of tenancy DB. DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided.	Poor
	Landlord	Lighting	15	12	Existing lighting within the tenancy consists of Hi-Bay lighting fixtures with mercury vapor lamps	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost.	Satisfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor
Bargain Chemist (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was installed in 2013. Appears to be in satisfactory functional condition. No circuit schedules were provided. Pole fillers were missing.	Pole fillers to be provided to conceal exposed portions of tenancy DB. DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided.	Poor.
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory
	Landlord	Lighting	15	12	Existing lighting within the tenancy consists of Hi-Bay lighting fixtures with mercury vapor lamps	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost.	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX C - ELECTRICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
New Zealand Bed Company (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was installed in 2013. Appears to be in satisfactory functional condition. No circuit schedules were provided. Pole fillers were missing.	Pole fillers to be provided to conceal exposed portions of tenancy DB. DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8. Circuit schedules are to be provided.	Poor
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory
	Landlord	Lighting	15	12	Existing lighting within the tenancy consists of fluorescent lights. Some lights were not working and require replacement	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost.	Poor.
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor
Repco (Block C)	Landlord	Power Distribution Board	15 - 20	12	Existing DB is rated to 160A and was installed in 2013. Appears to be in satisfactory functional condition with circuit schedule in door pocket.	DB thermal scans are to be carried out every year. Allow for life cycle replacement of switch gears, assumed at year 8.	Satisfactory
	Landlord	Exit/emergency lighting	15	12	All exit signs are illuminated and compliant as per NZBC F8. Emergency lighting was provided at ceiling level and compliant as per NZBC F6, Emergency lights activated with no fault observed to fittings	Perform emergency lighting test for all area fittings and ensure emergency lighting is maintained for a duration of 90 minutes. Check batteries within fitting every four years	Satisfactory.
	Landlord	Lighting	15	12	Existing lighting within the tenancy consists of suspended flourescent light fittings	Provide new LED lighting as part of any major refurbishment to reduce maintenance and operational cost.	Satisfactory
	Landlord	Equipotential bonding	N/A	N/A	No equipotential bonding was provided to the staff kitchen sink.	Provide equipotential bonding as per AS/NZS 3000.	Poor

APPENDIX D: FIRE ROTECTION SERVICES CONDITION ASSESSMENT

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX D - FIRE PROTECTION CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
Central Services	Landlord	Fire Hydrant System	25	12	Appears to be in satisfactory condition however tests are to be carried out to verify this. Hydrant system certificate of compliance not sighted.	It is recommended the full hydrant system is routinely tested and maintained and provided with new certificate of compliance.	Satisfactory.
	Landlord (Block A & B)	Fire alarm panel	15-20	12	Appears to be in good condition however functional tests are required to be carried out.	The functionality of the existing main fire alarm panel and brigade connections are recommended to be tested by a third party. To be replaced within the next 3 years.	Satisfactory.
	Landlord (Block C)	Fire alarm panel	15-20	12	Appears to be in good condition however functional tests are required to be carried out.	The functionality of the existing main fire alarm panel and brigade connections are recommended to be tested by a third party. To be replaced within the next 3 years.	Satisfactory.
	Landlord	As Builts and O & M Manuals	N/A	N/A	Not sighted and not provided on site	Provide record of As-Builts and O & M of installation as best practice to facilicate inspections and repairs	Poor
	Landlord	Maintenance logs and pre-plan maintenance schedule	N/A	N/A	Not sighted and not provided on site	Provide record of maintenance log and pre plan maintenance schedule as best practice to facilicate inspections and repairs	Poor
Harvey Norman (Block A & B)	Landlord	Fire Extinguishers	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Number One Shoes (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
99 Bikes (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Macpac (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Pet Central (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Curtain Studio Christchurch (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX D - FIRE PROTECTION CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
Noel Leeming (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Lighting Direct (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Bargain Chemist (Block C)	Landlord	Fire Extinguisher	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
New Zealand Bed Company (Block C)	Landlord	Fire Extinguishers	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.
Repco (Block C)	Landlord	Fire Extinguishers	3	2	Test tags are current	Continue testing and replace Fire Extinguishers as required.	Satisfactory.
	Landlord	Smoke detectors	10	12	Appears to be in satisfactory condition however tests are to be carried out to verify this.	Conduct regular tests and calibration as per fire report and equipment manufacturer recommendations.	Satisfactory.

APPENDIX E: HYDRAULIC SERVICES CONDITION ASSESSMENT

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX E - HYDRAULIC SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD / TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
General - Sitewide	Landlord	General	N/A	N/A	The inspection was based on a visual inspection of services that were accessible at the time of inspection. Many of the internal hot water cylinders located above staff amenities were not accessible for inspection.		
	Landlord	General Labelling	N/A	N/A	There was poor labelling of hydraulic services pipe throughout the retail tenancies	Provide new labelling as best practice to facilitate maintenance and repairs	Poor
	Landlord	Fire Seal Labeling	N/A	N/A	Penetrations of hydraulic pipe through fire rated partitions were generally not labelled to identify the method of sealing.	Provide new labelling as best practice to facilitate inspections and repairs	Non-compliant
	Landlord	As Builts and O & M Manuals	N/A	N/A	Not sighted and not provided on site	Provide record of As-Builts and O & M of hydraulic installation as best practice to facilicate inspections and repairs	Poor
	Landlord	Maintenance logs and pre-plan maintenance schedule	N/A	N/A	Not sighted and not provided on site	Provide record of maintenance log and pre plan maintenance schedule as best practice to facilicate inspections and repairs	Poor
	Landlord	Drainage Pipe	30+	≈12	Sanitary pipe work where visable is generally the original installation and still within the expected economic life.	Continue routine maintenance	Satisfactory.
	Landlord	Incoming cold water supply (Block A & B) backflow prevention	30+	≈12	Backflow Preventor is generally the original installation and still within the expected economic life.	Continue routine maintenance	Satisfactory.
	Landlord	Incoming cold water supply (Block C) backflow prevention	30+	≈12	Backflow Preventor is generally the original installation and still within the expected economic life.	Continue routine maintenance and replace vandal proof enclosure.	Satisfactory.
	Landlord	Domestic Cold Water Supply	30+	≈12	Supply to each tenant is via an isolation valve and metered take-off, off the high level water sub-main as it passes into each retail space	Continue routine maintenance	Satisfactory.
	Landlord	Domestic Cold Water Supply	30+	≈12	Plumbing pipework is typically copper, polybutylene, or rehau and is generally in good condition.	Continue routine maintenance	Satisfactory.
	Landlord	Domestic Hot Water Supply	30+	≈12	Hot water pipework is typically insulated from HWC where inspected. This is not a compliance issue but considered best practice.	Ensure all hot water installatations with missing insulation are made good	Satisfactory.
	Landlord	Domestic Hot Water Heaters	20	≈12	Block C Hot water heaters (Mains pressure 90L - 2 kW) observed during the inspection appeared in good condition with seismic strapping , safe trays and tempering valve.	Continue routine maintenance. Allow for stage replacement of units at the end of economic life.	Satisfactory.
	Landlord	Above bench boilers	20	≈12	Above bench boilers in BoH Staff kitchenettes observed	Continue routine maintenance Provide labels as per above.	Satisfactory.
	Landlord	Stormwater downpipes	30+	≈12	Stormwater down pipe is typically uPVC and is generally in good condition.	Continue routine maintenance	Satisfactory.
	Landlord	Roof gutters	30+	≈12	Roof gutters and rain water outlets at time of inspection appear clogged with organic debris	Commission routine maintenance and check all rainwater outlets overflow provisions particularly on internal gutters	Poor.
Harvey Norman (Block A & B))	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX E - HYDRAULIC SERVICES CONDITION ASSESSMENT SUMMARY**

AREA	LANDLORD / TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
	Landlord	Hot Water heaters	20	≈12	Block A & B Hot water heaters (Mains pressure 180L - 3 kW and hot water circulating) was not observed during the inspection.	Check seismic strapping , safe trays has been provided.	Requires further investigation
Number One Shoes (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
99 Bikes (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Macpac (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Pet Central (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Curtain Studio Christchurch (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Noel Leeming (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Lighting Direct (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Bargain Chemist (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
New Zealand Bed Company (Block C0	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.
Repco (Block C)	Landlord	Hot Water Supply Temperature	N/A	N/A	Water temperature to accessible toilets sanitary fixtures was tested and found to be within compliance temperatures	Continue routine maintenance	Satisfactory.

APPENDIX F: MECHANICAL SERVICES CONDITION ASSESSMENT

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX F - MECHANICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
Harvey Norman (Block A & B)	**Landlord**	Temperzone PAC (6 off) 96kW C/108 kW Htg each	18 - 20	≈12	Could not be accessed at time of inspection due to inaccessible ceiling/roof hatch at Ground floor ceiling level	All units may require servicing and possible replacement of filters, fan belts and external rust treatment. Routine maintenance and cleaning of indoor ducts and grilles as required (assumed by tenant). Allow for staged replacement of units from end of economic life (2 per year).	Poor
	Landlord	Daikin PAC (10 off) 68kW C/72 kW Htg each	18 - 20	≈12	Most units were in poor condition, with some units showing moderate corrosion external on lower sections. All indoor controllers on/off buttons across tenancies worn through.	All units require servicing and possible replacement of filters, fan belts and external rust treatment. All indoor control panels require replacement. Routine maintenance and cleaning of indoor ducts and grilles as required (assumed by tenant). Allow for units to be replaced in the medium to long term.	Poor
	Landlord	Mitsubishi BDT single -split (5 off) hi-wall and cassette 2.5/3.3/5.0kW	10-15	~12	High wall units and outdoor units are in satisfactory condition	Allow to replace at end of economic life. Check and clean filters	Satisfactory.
	Landlord	Outdoor Air Ventilation	N/A	N/A	Incorporated into PAC systems for Retail front-of-house Ground and Level 1 Admin areas receive outdoor are via ERV units. Staff ablution areas rely on door under cuts	N/A	Satisfactory.
	Landlord	Miscellaneous extract roof fans (7 off)	15	~12	Roof fans are in satisfactory condition	Allow to replace at end of economic life	Satisfactory.
	Landlord	Miscellaneous supply roof fans (2 off)	15	~12	Roof fans are in satisfactory condition	Allow to replace at end of economic life	Satisfactory.
	Landlord	Energy recovery ventilators (2 off)	15-20	~12	Could not be accessed at time of inspection due to inaccessible ceiling/roof hatch	Allow to replace at end of economic life	Unknown
Number One Shoes (Block C)	**Landlord**	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace within short term	Poor
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed Fire/Smoke testing to be undertaken by Fire Protection cerfifier.	Satisfactory.
99 Bikes (Block C)	**Landlord**	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace at end of economic life	Poor
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed	Satisfactory.
Macpac (Block C	**Landlord**	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace within short term	Poor
	Landlord	Smoke Extract Fan	20	≈12	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed Fire/Smoke testing to be undertaken by Fire Protection cerfifier.	Satisfactory.

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX F - MECHANICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AGILE ENGINEERING

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
Pet Central (Block C)	**Landlord**	Single -split cassette - Mitsubushi	10-15	≈12	Units and refrigerant pipework insulation are in poor condition	Continue good preventative maintenance of units. Check and clean filters Replace refrigerant pipework insulation and protective sheathing. Allow to replace at end of economic life	Poor
	Landlord	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace within short term	Poor
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed Fire/Smoke testing to be undertaken by Fire Protection cerfifier.	Satisfactory.
Curtain Studio Christchurch (Block C)	**Landlord**	Daikin single -split high wall (1 off)	15	10	Unit are in satisfactory however refrigerant pipework insulation are in poor condition	Continue good preventative maintenance of units. Check and clean filters. Replace refrigerant pipework insulation and protective sheathing. Allow for replacement in the medium term	Satisfactory.
	Landlord	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace within short term	Poor
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed	Satisfactory.
Noel Leeming (Block C)	**Landlord**	Panasonic single- ducted 12.5 kW (2 off)	10-15	4	Ducted units and outdoor unit in good condition	Continue good preventative maintenance of unit. Check and clean filters Additional seismic bracing to be provided subject to structural engineer review.	Good
	Landlord	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace within short term	Poor
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed Fire/Smoke testing to be undertaken by Fire Protection cerfifier.	Satisfactory.
Lighting Direct (Block C)	**Landlord**	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Allow to replace within short term	Poor
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue good preventative maintenance of units. Ensure bird/vermin mesh is installed Fire/Smoke testing to be undertaken by Fire Protection cerfifier.	Satisfactory.
Bargain Chemist (Block C)	**Landlord**	Exhaust roof fans (2 off)	15	≈12	Each extract fan has a duct that runs into the tenancy and provides extract ventilation to staff WCs and kitchenette respectively. Exhaust fans in poor condition.	Check for weathering Allow to replace at end of economic life	Poor

Project: **6-14 CHAPPIE PL, HORNBY, CHRISTCHURCH**

Project No. **A020549**

Description: **APPENDIX F - MECHANICAL SERVICES CONDITION ASSESSMENT SUMMARY**

AREA	LANDLORD/ TENANT OWNED	ITEM	EXPECTED ECONOMIC LIFE (YEARS)	ESTIMATED AGE (YEARS)	CONDITION AND COMMENT	RECOMMENDED MAINTENANCE / REPAIR	COMPLIANCE COMMENTS
	Landlord	Smoke Extract Fan	20	15+	Fans could not be tested as they form part of the HVAC/Fire detection system	Continue routine maintenance of units. Ensure bird/vermin mesh is installed	Satisfactory.

Appendix B Building Elements CAPEX Report

Capex Schedule & FHS Roofing Recommendations

6-12 Chappie Place, Hornby

REF	ELEVATION / LOCATION	ELEMENT	CONDITION	CONDITION RATING	PRIORITY	RECOMMENDED WORKS	EXPECTED LIFE (YRS)	REMAINING LIFE (YRS)	CAPEX or OPEX (C/O)	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
											2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
EXTERNAL																				
1.0	EXTERNAL CARPARK AND YARDS																			
1.01	Bin Stores	Metal perimeter fencing and gates with a factory applied finish.	Reasonable. Impact damage to the fencing panels to perimeter. Single bin store is located adjacent to pedestrian crossing which limits visibility.	B	1					**$ 15,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000
2.0	ROOF																			
2.01	Block C - Main Roof Covering	Trapezoidal profile metal sheets with a factory applied finish, corresponding flashings and clear light sheets inset.	Poor. Impact damage to roof crests. Widespread leaks to all units (except 1). Sealant relied on for weathertightness around flashings. Moss growth within laps of clear light sheets.	D	3	Full replacement of the roof to Block C is recommended in the short term based on its current condition. For planning purposes, replacement may be deferred subject to the successful implementation of remedial works (See FHS Roofing Report Comments), ongoing monitoring, and management of known defects. Any deferral is conditional and cannot be guaranteed; allowance for full replacement should be made within a 10-year timeframe, noting that earlier replacement may still be required.	50	1	C	**$ -**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$700,000 *Client provided cost
2.02	Block B - Entrance Canopy Covering	EPDM membrane covering.	Reasonable. Viewed from Block C roof only.	B	4	Allow to replace the roof covering and flashings at end of serviceable life.	50	10	C	**$ 15,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000
2.03	Block B - Internal Gutters	EPDM membrane coverings over metal gutter substrates.	Reasonable. Environmental build-up within guttering noted.	B	4	Allow to replace gutters at end of serviceable life.	25	10	C	**$ 50,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
2.04	Block C - Internal Gutters	EPDM membrane coverings over metal gutter substrates.	Reasonable. Environmental build-up within guttering noted.	D	3	Redesign and upgrading of the guttering system is recommended to improve capacity and falls. In the interim, re-lining and targeted remedial works may assist in managing performance issues (see FHS Roofing Report); however, ongoing monitoring and further intervention may be required. Allowance for full replacement should be made within a 10-year timeframe, noting that earlier replacement may still be required.	25	1	C	**$ -**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Included in client provided cost above.
2.05	All Blocks - Flashings	Rubber boot flashings around service penetrations.	Reasonable. Typical wear and tear.	C	4	Provide allowance for progressive replacement of boot flashings across all roofs, informed by condition assessments and evidence of deterioration.	15	5	C	**$ 6,500**	$ -	$ -	$ -	$ -	$ 6,500	$ -	$ -	$ -	$ -	$ -
3.0	ROOF - FHS Roofing Report Comments																			
3.01	Block A - Spouting, Flashings & Cladding		As per FHS Report: "Zincalume" spouting to gable end gutters which are susceptible to corrosion. Rusting flashing to end of gutter. Sharp edges to cladding sheets may cut Butynol guttering.		1	As per FHS Report: Replace spouting, rusting flashings and cladding.				**$ 39,000**	$ 39,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.02	Block A - Flashings		As per FHS Report: Lack of dry pans to penetrations to office roof.		2	As per FHS Report: Install cover flashings to office roof.				**$ 4,900**	$ -	$ -	$ -	$ -	$ 4,900	$ -	$ -	$ -	$ -	$ -
3.03	Block B - Cladding, Fixings & Stop ends		As per FHS Report: The cladding along the top roof is badly deteriorated and due for replacement. The stop ends of the sheets are subject to significant build-up. Screw fixings have been installed through the pans of the sheets which may result in sporadic leaks. The bottom edge of the sheets have minimal overhang which can result in sporadic leaking.		1	As per FHS Report: Replace the parapet wall cladding. Clean down stop ends and treat any rust spots. Repair screw fixings through sheet pans. (Not inclusive of roof sheets which are too short/ have minimal overhang).				**$ 23,000**	$ 23,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.04	Block B - HVAC Flashings		As per FHS Report: Penetrations resulting from the HVAC installation are "potentially weak points" which may result in "some minor leaks around the ducts". There is no dry pan allowance to the plant deck legs.		2	As per FHS Report: Install flashings to HVAC plant deck legs.				**$ 7,500**	$ -	$ -	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -
3.05	Block C - Roof Sheets		As per FHS Report: There are significant widespread rust holes to the base of sheets. There are no dry pans to the cover flashings of the vent penetrations.		1	As per FHS Report: Install sleeves to the rusted roof sheets to extend the roof by approximately "another 5-10 years".				**$ 8,200**	$ 8,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

3.06	Block C - Skylight Sheets		As per FHS Report: Skylights (clear light sheets) to the roof are reaching the end of their serviceable life.		2	As per FHS Report: Replace skylight sheets.				**$ 71,500**	$ -	$ -	$ -	$ -	$ 71,500	$ -	$ -	$ -	$ -	$ -
3.07	Block D - Roof sheets and Parapets		As per FHS Report: There are rust holes to the bottom edge of sheets. The base of the south parapet cladding has been fixed hard against the flashings. The flashing has been poorly fixed.		1	As per FHS Report: Installed sleeves to rust roof sheets. Undertake repairs to south parapet cladding/ flashing.				**$ 61,800**	$ 61,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.08	Block D - Skylight Sheets		As per FHS Report: Some areas of the roof sheets are significantly damaged. Sheets are dented. The HVAC and small vent penetrations do not have dry pans or cover flashings.		2	As per FHS Report: Replace cover flashings and dented roof sheets.				**$ 73,800**	$ -	$ -	$ -	$ -	$ 73,800	$ -	$ -	$ -	$ -	$ -
4.0	**EXTERNAL WALLS**																			
4.01	All Blocks - External Façade	Aluminium composite cladding sheets.	Reasonable. Potential for panels to contain flammable core.	D	1	Further investigation require to confirm composition of panels.	50	30	C	**$ -**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4.02	All Blocks - External Façade	Trapezoidal metal cladding with a painted finish.	Reasonable. Localised area of panels with open penetrations from signage.	D	3	Replace sheets to south elevation where penetrations are noted.	50	30	C	**$ 25,000**	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4.03	All Blocks - External Façade	Precast concrete panels with a painted finish and flexible seal junction.	Reasonable. Hairline cracking through panels to some locations.	B	3	Allow to fill cracks with epoxy solution.	80	60	C	**$ 4,000**	$ 4,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INTERNAL																				
5.0	**CEILINGS**																			
5.01	All Blocks - Ceiling Linings	Suspended ceiling linings with laminated or mineral fibre tile inserts.	Reasonable. Localised areas of damaged ceiling tiles due to moisture ingress.	C	3	Replace all moisture stained ceiling tiles following roof repair works.	35	15	C	**$ 5,000**	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -
6.0	**INTERNAL WALLS**																			
6.01	Block A - Internal Walls	Plasterboard wall linings with a painted finish.	Reasonable. Cracking around openings such as internal doors. Cracking to walls is located at junction between area of warehouse extension and property.	B	3	Due to location of cracking, it is recommended that the area is monitored for further cracking. The existing cracking should be repaired in the short term.	40	30	C	**$ 1,500**	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.02	Block A&B - Internal Walls	Interior face of concrete pre-cast panels.	Reasonable. Localised areas of efflorescence and moisture blistering to internal wall of fire escapes.	B	3	Consider installation of channel drain to exterior should moisture transfer continue.	40	30	C	**$ 3,500**		$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -
7.0	**INTERNAL FLOORS**																			
7.01	All Blocks - Concrete Floors	Exposed concrete slab surfaces to stores and warehouse areas.	Reasonable. Cracking to the floors noted throughout the premises. Undulations beneath carpet to Blocks A and B result in an uneven floor surface for building users.	B	3	Monitor cracking in the long term. At carpet replacement to Blocks A & B - Undertake detailed inspection of slab junctions and contemplate required remedial works to create a more even/ flush floor surface.	80	60	C	**$ -**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.0	**KITCHENS**																			
8.01	Kitchen Areas to Tenancies	Laminated timber cabinetry and countertops with stainless steel sinks inset.	Reasonable. Isolated cabinets such as drawers and cabinet doors have been subject to damage. Generally worn cabinetry throughout tenancies.	C	3	Consider replacement of cabinetry in the medium to long term.	35	5	C	**$ 80,000**	$ -	$ -	$ -	$ -	$ 80,000	$ -	$ -	$ -	$ -
									Total	**$ 495,200**	**$ 162,500**	**$ -**	**$ 8,500**	**$ -**	**$ 244,200**	**$ -**	**$ -**	**$ -**	**$ 780,000**

A - The element is as new and can be expected to perform adequately to its full normal life
B - The element is sound, operationally safe, and exhibits only minor deterioration
C - The element is operational but major repair or replacement will be needed soon (within 5 years)
D - The element runs a serious risk of imminent breakdown and/or, H&S /compliance issues

Priority 1 - Health & Safety (Such as compliance with stature and/or duty)
Priority 2 - Neglect that might lead to damage or reversion
Priority 3 - Neglect that might affect current rental income
Priority 4 - Necessary to maintain in 'repair'

Clarifications

This report is to be read in conjunction with the associated Red Flag Report dated December 2025

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

Budget purposes only and based on current market values as at October 2025.

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 in NZD. 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 FHS Roofing Report

FROM

FHS Roofing

FHS Roofing Ltd

92 Orbell St, Sydenham, Christchurch

www.fhsroofing.co.nz

PHONE

039626385

FOR

Centuria Funds Management (NZ) Limited

TO

Stephen Brown-Thomas

QUOTE NUMBER

6574

DATE

17 October 2025

EXPIRY DATE

15 January 2026 at 2:00 PM

6-14 Chappie Pl - Roof Report Estimates

Overview

The following recommendations are based on our opinions and experience and are an indication of cost only.

The roofs are mostly of low-maintenance design.

Dents to the ribs of the sheets were noted as a reason for replacement. These can normally be repaired. We do not consider that any of these roofs will require replacement in the short term. There are a number of urgent issues which should be repaired, and ongoing maintenance and repairs will be required.

This report is a broad overview only. It is likely that there will be further small issues which have been overlooked and will require maintenance further than that priced below.

Internal gutters: The internal gutters on all roofs are in acceptable condition and unlikely to require replacement in the near term. These should be assessed regularly and any loose/cracked membrane repaired. It is important that these gutters are cleaned regularly as dirt build-up in these gutters has been causing accelerated corrosion of the roof sheets along the bottom edge. There is some pooling in these gutters, this is not major, and we do not consider this to be an urgent issue. As long as the gutters are maintained this should not cause any issues.

Roof A

General overview:
This roof is in generally good condition. There are no penetrations in the main roof. The roofing material is largely in good condition, and, with proper maintenance, it is unlikely that re-roofing will be required in the next 15 years.

Issues noted:

- The spouting around the perimeter of the main gable roof is made from Zincalume. This material is not suited to use in gutter applications and tends to corrode very quickly under a build-up of dirt. This spouting is starting to rust and will likely need replacement in the next 2 years. We consider this high priority as rust can transfer to the roofs below if left.
- Office roof penetrations. There are a number of vent penetrations through this roof that have no 'dry-pan' allowance on the cover-flashings. This is a common cause of leaks, but it is unlikely that all of these flashings will start to leak in the near future. Depending on budget, it may be preferable to address these if/when leaks occur.
- Rusting section of flashing at end of internal gutter.
- Sharp ends of cladding sheets have potential to cut Butynol gutter.






Priority 1 Repairs - Roof A Spoutings Rusted flashings Cladding	39,000.00
Priority 2 Repairs - Roof A Cover-flashings. Office	4,900.00

Roof B

General overview:
This roof is split into two main areas:
1. The top roof is mostly a clip-fixed trough profile and has a very low pitch. This area requires some urgent maintenance but should be able to be maintained for at least another 10 years. The west section of this roof is newer and is in good condition.
2. The lower section of this roof has a steeper pitch. The roofing material and gutters are in good condition and replacement should not be required in the next 15 years. Some flashing work will likely be required.

Issues noted:

- The cladding along the top edge of the older section of the top roof is badly deteriorated and due for replacement. The stop-ends of the sheets in this area also have a significant build-up of dirt inside them. This should be cleaned out urgently and any rust primed. If this is left, replacement of the roof may end up being necessary. The existing cladding may contain asbestos.
- The stop-ends along the step flashing should also be cleaned out to prevent development of rust. This should be done every 3-5 years.
- Screws in the pans of the sheets, old section of top roof. These should be replaced. Some minor, sporadic leaks are likely from these screws, even if replaced. Fixings installed in the pans is very bad practice.
- HVAC flashings. These units have cover-flashings that appear to be acceptable. However, these penetrations are all potential weak points, and some minor leaks may occur around the ducts. The cover-flashings to the plant deck legs have no 'dry-pan' allowance and may leak.
- The bottom end of these sheets has minimal overhang. This cannot be addressed without replacement of the sheets. Minor sporadic leaks may occur along this edge.

Priority 1 Repairs - Roof B Parapet cladding Screws in pans. Dirt in stop-ends.	23,000.00
Priority 2 Repairs - Roof B Flashings to HVAC plant-deck legs.	7,500.00

Roof C

General overview:
This roof is older and is starting to develop some significant issues. Replacement may be required within the next 10 years. No invasive inspection was carried out but it appears that this roof has insulation installed directly under the sheets. This can cause accelerated corrosion due to trapped condensation; however, no rust holes were noted accept along the bottom edge of the sheets so this would indicate that the roof has not reached the end of its life.

Issues noted:

- Rust holes. Significant widespread rust holes were noted along the bottom span of the sheets on both sides of the roof. This is likely a result of moisture gathering on the edge of the Butynol gutter, either a result of condensation or dirt build-up in the gutter. We recommend all sheets on both sides have the bottom section cut away and sleeves fitted. This is not a long-term solution, but we would normally expect this to buy another 5-10 years.
- Vent penetrations. Most of the HVAC and small vent penetrations on this roof have no dry-pan allowance on the cover-flashings. Due to the age of these flashings, we would recommend proactive replacement of all cover-flashings if feasible.
- Skylights. The skylights on this roof are reaching the end of their life and should be replaced.

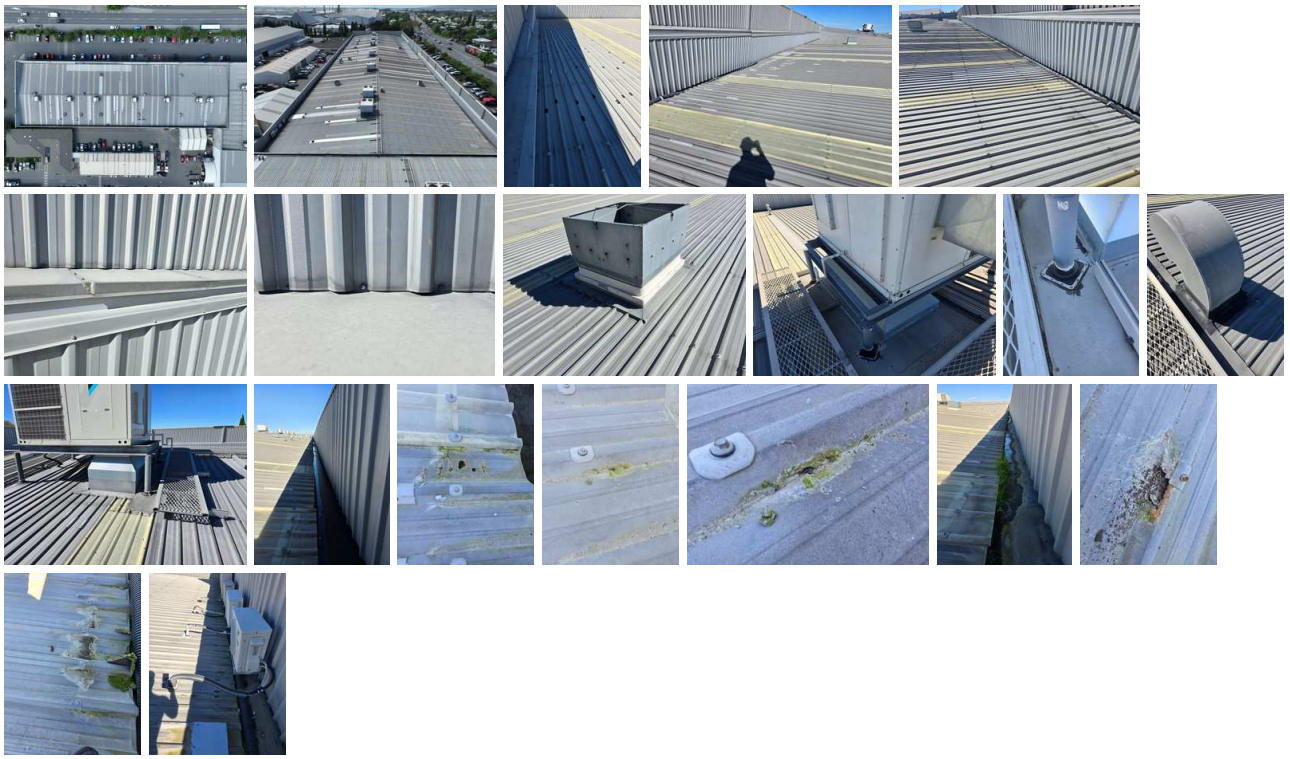
Priority 1 Repairs - Roof C Sleeves to rusted sheets.	8,200.00
Priority 2 Repairs - Roof C Skylights Vent flashings.	71,500.00

Roof D

General overview:
As with Roof C, this roof is older and is starting to develop some significant issues. Replacement may be required within the next 10 years. No invasive inspection was carried out but it appears that this roof has insulation installed directly under the sheets. This can cause accelerated corrosion due to trapped condensation; however, no rust holes were noted accept along the bottom edge of the sheets so this would indicate that the roof has not reached the end of its life.

Issues noted:

- Dented sheets. There are some areas of this roof that are significantly damaged. One small area should be replaced completely, and some other areas along the bottom spans should have sleeves fitted. Most dents on this roof are minor and will not cause issues. These can be repaired if cracks develop.
- Rust holes. Very advanced along north side. Urgent repair required. As per roof C significant widespread rust holes were noted along the bottom span of the sheets on both sides of the roof. This is likely a result of moisture gathering on the edge of the Butynol gutter, either a result of condensation or dirt build-up in the gutter. We recommend all sheets on both sides have the bottom section cut away and sleeves fitted. One section on the south side has been repaired and is in acceptable condition.
- Roof penetrations. Some penetrations have acceptable flashings installed. However, as with roof C, some of the HVAC and small vent penetrations on this roof have no dry-pan allowance on the cover-flashings. Due to the age of these flashings, we would recommend proactive replacement of these cover-flashings if feasible.
- Cladding fixings - south side. On approx. 70% of the south side parapet the cladding has been fixed very close to the bottom edge. This will be resulting in some minor water ingress due to splashing rain and capillary action. This should be addressed to prevent damage to the structure of the parapet wall. The flashing below this is also poorly fixed and should be replaced.



Priority 1 Repairs - Roof D Sleeves to rusted sheets. Repairs to south parapet.	61,800.00
Priority 2 Repairs - Roof D Replacement of vent flashings. Replacement of badly dented section of roof. Full length sheets. South-east corner.	73,800.00

Subtotal	289,700.00
GST 15%	43,455.00
Total	**$333,155.00**

FHS Roofing Ltd is certified as Sitewise Gold

About us:

Established in 1927, FHS Roofing Ltd is now a fourth-generation owned and operated family business. Since our outset we have specialised in; commercial roof maintenance, repairs and replacement.

We believe in the power of trust and transparency and the value of long-term business relationships. We are committed to holding on to our reputation as the best roofing service provider in Canterbury.

FHS Roofing Ltd offers the full across-the-board roofing service for commercial properties ranging from gutter cleaning through to re-roofing. We have a highly experienced team who are capable of tackling any roofing problem, no matter how large or small. We are committed to increasing the longevity of your existing roof and welcome enquiries from commercial property managers and owners regarding any roofing issues. The staff at FHS Roofing Ltd are highly experienced and trained in all aspects of leak detection and repair and have a flair for finding solutions for all commercial and industrial roofing problems.

This quotation is subject to our terms and conditions of trade.

Terms of Trade FHS Roofing Limited ver 2

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