TECHNICAL DUE DILIGENCE REPORT

26 SHARPE ROAD HAMILTON



For

PMG Generation Fund Trustees Limited

Date: 18 November 2019

V.2.0

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1.0 Executive Summary

1.1 Key Building Information and Defects

- The building was constructed in 2012 and comprises a large warehouse area with incorporated offices to the front of the building with feature balcony area. The building is formed of a steel frame warehouse with an incorporated two storey office building.
- A 10 year CAPEX maintenance plan has been compiled and the total maintenance cost assessed comes to \$946,480.00 Excl. GST and including professional fees and overheads.
- The building was built by Foster Construction with BCD Group as the engineers.
- No warranties were obtained for the building. It is advised to obtain these warranties from the vendor including roof, services, roller doors etc.
- Generally the building has been well specified and has been reasonably well maintained by the current tenant/owner.
- External elevations are formed of concrete tilt slab walls at low level with metal profile sheets on steel rails thereafter. Throughout the external elevations there were areas of impact damage.
- The roof coverings are Zincalume coated trapezoidal metal profile sheets. Fiberglass skylights are installed throughout the main roof. A canopy is installed to the west of the building over the yard area.
- Limited roof access is available to the building roof access ladders are provided to the south of the building however the safe access walkways only span approx. 3m. The roof sheets when walked on, due to their large expense were bowing underfoot and as such all of the roof areas could not be inspected for safety reasons. We recommend further investigation is undertaken using an elevated work platform.
- We were advised by the tenant that there have been historic roof leaks to the building that have been subsequently repaired by the landlord. We were not able to assess the quality or extent of these repairs across the roof due to the access restrictions.
- Structural framework within the building does not appear to have been painted since construction. Over a sufficient period of time, this will lead to instances of minor corrosion and greater concern the further this is left. It is considered prudent to repaint the structural frame internally to prevent corrosion.
- There was cracking noted to the service yard likely from the heavy transport vehicles within this area. This should be repaired by the tenant as part of their lease obligations.
- Water ingress was noted within the first-floor server room. This should be investigated further to assess if this is historic or if there are current leaks from services or from the roof.
- It is noted that the current tenant Torpedo 7 has occupied this building since it's construction. We have not reviewed the lease but it is likely that the tenant will be obliged to undertake repairs to the building in accordance with their lease. A number of items within the PPM are deemed tenant repairs under lease obligation and have therefore not been priced.
- It was noted that to the east of the building there was a large construction site with excavation being undertaken. We would advise this is monitored along with the east elevation to ensure there is no ground movement and subsequent damage to the building.
- Equipotential bonding is required on all metallic surfaces including sinks, cable trays, hot water cylinders, etc. Provide earthing to all metal sinks including Cleaners and Kitchen sinks

- Non-illuminated exit signs were also observed. Some exit signs also appeared to be inadequately sized. Perform an exit light survey to confirm compliance. Replace lights as required
- No fire sealing into the gib ceiling is apparent in the MSB room. No access appears to be provided to confirm if adequate fire sealing has been provided.
- RCD protection RCD protection is required for any circuit smaller than 32A for compliance with AS/NZ3000:2018. Replace MCBs with RCBOs to provide RCD protection
- Some sprinkler heads showed signs of corrosion. Replace corroded or worn sprinkler heads as required. Some sprinkler heads appeared to have inadequate clearance. Confirm the minimum 50mm clearance is provided throughout the site
- Functionality of existing fire trip signals and fire alarm interfaces with mechanical systems should be tested annually to ensure that the fire alarm trips are functional. Provide evidence of testing.

2.0 Particulars

Client Brief

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

This report provides an overview of the construction and condition of the building fabric and mechanical and electrical services and all associated external areas.

| Survey Details | |
|--------------------|--|
| Date of Survey: | 12 November 2019 |
| Weather: | Cloudy and dry |
| Building Surveyor: | Lewis Ali BSc (Hons) MRICS & Liam Douglas BSc (Hons) |

Survey Methodology

The survey was undertaken using visual aids only. Most elements were inspected from ground level. Limited access was provided to roof areas due to the limited length of the access walkways. Roof voids, service ducts/chambers were not inspected unless specifically detailed in the main body of the report.

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

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

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

Definitions

The following is a definition of the comments as to the condition of the elements surveyed:

Good:

Items which have suffered minimal weathering, wear or decay and should remain in such condition for at least another five years if maintained according to good practice and as per the manufacturer's recommendations where applicable.

Fair/ Reasonable:

Items that have worn through "normal" use and weathering, and are in commensurate condition to the building age and use. Ongoing maintenance is required to prevent premature deterioration from occurring.

Poor:

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

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

This report is based on a visual inspection and covers the building fabric only and does not cover any temporary fixtures, fittings or chattels on or at the property.

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

No intrusive or destructive investigation has been undertaken and as such we have not inspected woodwork or other parts of the structure or services that are covered, unexposed or inaccessible. We are therefore unable to report that any such part of the structure is free from defect or deleterious materials.

Signs of water ingress were searched for during our survey. However, this report cannot warrant that the building is free from water penetration from defective roofing, cladding, rainwater goods, rising damp or the like unless clearly evident at the time of our visual inspection.

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

This report will be for the sole use of Property Managers Group. No responsibility is accepted to any further third party for the whole or any part of its contents.

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

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

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

Specific Limitations

The following limitations apply to the content of this report:

Access to view the roof was limited due to the short length of the access walkways and the roof sheets bowing underfoot when walked upon.

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

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

Costs provided for remedial works are budgetary only and based on an assumed specification. No allowance

has been made for routine maintenance items with only larger items of works captured in the cost plan provided. These costs should not be used as an alternative to obtaining competitive tenders based on a detailed specification. Should you require a more accurate cost estimate, we recommend that a Chartered Quantity Surveyor is engaged.

3.0 Introduction

This report is concerned with a review of the building fabric and mechanical, electrical and hydraulic services and gives comment on the description and condition of the building elements in relation to the building at 26 Sharpe Road.

A high level Cost Plan has been appended to this report and details the maintenance requirements for the buildings over the next 10 years and associated costs.

The property was inspected by Lewis Ali BSc (Hons) MRICS & Liam Douglas BSc (Hons).

3.1 Repair Costs

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

The Planned Maintenance Programme in Appendix I is based on observations made during the inspection at the property and makes recommendations on capital expenditure requirements for the next 10 years.

These costs are for budgetary purposes only, exclude statutory fees (if applicable) and may vary following a more detailed inspection and costing exercise.

For ease of reference the Maintenance Schedule estimates costs necessary over the next 10 years to be \$946,480.00 Excl. GST and inclusive of all building fabric and M+E considerations.

3.2 Site Description

The site on which the building is positioned is generally level and comprises of a propped steel portal framed warehouse building over a single storey, incorporated two storey offices, there is a large canopy to the west of the building over the loading area.

The building is believed to have been constructed circa 2012 as a purpose-built office and distribution warehouse space with a large canopy area.

The site is situated in a light industrial area, adjacent to Hamilton airport and approximately 13km southeast of Hamilton center and situated approximately 4km east of State Highway 3. Sharpe Road runs north from the site which joins Raynes Road. There are neighboring buildings to the south of the site with recently constructed buildings to the north and a current construction site to the north.

An access road runs north from the site and adjoins Sharpe Road via a roundabout, this then links the Raynes Road. A large vehicle loading and unloading area is to the west of the building which has gate access to the north of the site. A visitors/staff car park is situated to the east of the site.

3.3 Building Description

The office building consists of open plan offices, meeting rooms, welfare areas and W.C. facilities – the warehouse building consists of open plan warehouse used predominantly for storage with adjacent canopy space. The building has a footprint of approximately 13,900 sqm, with 270 sqm of office space, 13,360 sqm of warehouse space and 200 sqm of enclosed canopy space.

The structure to the office building is formed of steel framework built off concrete pad foundations with a suspended concrete floor slab providing first floor areas.

The structure to the warehouse area is formed of steel columns supporting long span steel beams with concrete tilt slab walls at low level with metal profile sheets on steel rails thereafter – full height tilt slab walls are also used to the south of the building. The use of long span steel design has essentially removed the requirement for columns to the centre of the warehouse and canopy areas, affording a clear open plan space.

From the available drawings we noted the detail of the foundations to the building, it appears that pad foundations have been installed beneath the tilt slabs and columns.

The concrete slab to the warehouse area is believed to be 125mm thick and poured upon a damp proof membrane.

The warehouse is generally constructed across a single floor with no staircase required. The office areas are set over two floors with a large staff area and balcony accessible from the lunch room. There are two timber staircase provided, one within the office space and a second leading from the first floor offices into the warehouse.

The roof coverings appear to have a pitch of 5 degrees and are formed of Zincalume coated trapezoidal metal profile sheets falling to metal box gutters to the east and west of the building. Rainwater discharges into round PVC downpipes throughout.

The roof structure to the warehouse is generally formed of steel structural framework supporting steel purlins, which in turn support the roof sheets over sisalation paper and galvanised wire.

The warehouse roof sheets are supplemented by fiberglass skylights that span with width of the roof with 32 noted to have been installed facing east and west.

External elevations to the warehouse facades are concrete tilt slab walls at low level with metal profile sheets on steel rails thereafter – and full height concrete tilt slab walls.

To the front entrance of the office areas there is a feature entrance with associated balcony at first floor level. This is steel framed with profile metal sheets and fiber cement soffits.

Glazing sections are formed of aluminum framed single glazing. External doors to the building consist of roller shutter doors to the warehouse areas, powder coated metal emergency exit doors and aluminium framed glazed main entrance doors to the office areas.

Structural Appraisal

No structural reports have been provided for the building, however a CCC has been received for the building dated 2013 and therefore there is no perceived issue.

4.0 Building Condition

A visual inspection of the building and external areas has been undertaken. From this inspection we did not identify any unexpected material issues and based on the areas inspected, we believe the building to be in a generally fair condition, commensurate with the age, construction and ongoing maintenance of the building.

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

4.1 Roof Areas

- 1. Limited roof access is available to the building roof access ladders are provided to the south of the building however the safe access walkways only span approx. 3m. The roof sheets when walked on, due to their large expense were bowing underfoot and as such all of the roof areas could not be inspected.
- 2. The mansafe system for the roof is only installed at the edges of the east and west of the roof with no fall restraint system throughout the rest of the roof.
- 3. To enable ease of access and maintenance we would recommend that the safe access walkways are extended across the roof and the mansafe system is extended to cover all roof areas.
- 4. Skylights are generally in reasonable condition throughout the roof however it appears these are not currently cleaned or maintained. These skylights would require regular cleaning and spot maintenance. Over a number of years these skylights would also suffer from solar degradation.
- 5. The roof sheets are generally considered to be in a serviceable condition, these roof sheets were also Zincalume coated steel which is a product designed to prevent corrosion however, the warranty for these will be for 15 years maximum.
- 6. We were advised by the tenant that there has been historic roof leaks to the building that have since been repaired. We could not gain sufficient access to review the quality or quantity of the repairs.
- 7. Moderate dirt build up and debris noted to roof indicating that the roof sheets have not recently been cleaned. It is recommended that a system of periodic cleaning down of roof coverings is put into effect. Note: This is not required for the warranty as the cleaning method is stated as rainfall.
- 8. The metal box gutters were not visible from ground level and it was unclear if a maintenance routine is in place. It is recommended that the gutters be cleaned, and any debris removed on a regular basis.

4.2 External Elevations

- 9. Metal profile cladding sheets appear to be well specified and installed and subject to maintenance should be expected to last over and above the next 10 years. Various areas of impact damage were noted in line with the building's use and periodic repair and replacement of the sheets will be required.
- 10. The windows/glazed sections to the office areas comprised aluminium frame with glazing seals. These windows were in serviceable condition.
- 11. Roller shutter doors appear serviceable. An allowance should be made to overhaul roller shutter doors over 10-year period.
- 12. Powder coated fire exit doors noted to be in serviceable condition.

- 13. Impact damage was noted across the external areas generally. Hairline cracking was noted to the tilt slabs in localised areas this is believed to be due to settlement of the building does not raise structural concerns. It is advised to rake out and fill cracks and monitor for further movement.
- 14. There was a section of the tilt slab walls that had spalling. This should be repaired to prevent any significant damage to the building fabric.

4.3 Grounds – All Areas

- 15. There was cracking noted to the service yard likely from the heavy transport vehicles within this area. This should be repaired by the tenant as part of their lease obligations.
- 16. Drainage to the site is provided by a number of grated drainage outlets. No sub ground drainage inspections were undertaken.
- 17. Perimeter fences noted to be in serviceable condition throughout with various areas of impact damage noted in line with the building's use and periodic replacement of fencing will be required.
- 18. According to the available drawings, a bund stormwater soakage system has been installed along the south of the building.
- 19. It was noted that to the east of the building there was a large construction site with excavation being undertaken. We would advise this is monitored along with the east elevation to ensure there is no ground movement and subsequent damage to the building.

4.4 Internal Areas

- 20. Structural framework within the building does not appear to have been painted since construction. Over a sufficient period of time, this will lead to instances of minor corrosion and greater concern the further this is left. It is recommended that a full repainting of all structural steel columns and beams is undertaken over a 10 year period.
- 21. The general condition of the fixtures and fittings to the office areas was noted to be satisfactory.
- 22. The warehouse slab contains various redundant bolts and fixings from previous racking. The bolts are recessed into the concrete and were not generally found to present a trip hazard.
- 23. Cracking was noted to the warehouse slab in various locations an allowance should be made to repair the slab at the end of the existing tenancy period. This was not considered to be evidence of ongoing structural movement.
- 24. Water ingress was noted within the first-floor server room. This should be investigated further to assess if this is historic or if there are current leaks from services or from the roof.
- 25. It is noted that the current tenant Torpedo 7 has occupied this building since it's construction. We have not reviewed the lease but it is likely that the tenant will be obliged to undertake repairs to the building in accordance with their lease.

4.5 Electrical Services:

- 26. The main switchboard is original to the building and is located between the sprinkler room and the battery recharge area. The switchboard in turn serves separate local distribution boards, both situated in the warehouse and office areas.
- 27. The main switchboard is in satisfactory condition and within its economic life of 20 years. Allow for thermal scans and impedance tests of main earth conductor.
- 28. There appears to be no fire sealing into the gib ceiling in the main switchboard room. No access appears to be provided to confirm if adequate fire sealing has been provided. Confirm adequate fire sealing of cable penetrations have been provided.
- 29. Though surge arrestors are provided in the main switchboard, there appears to be no power factor correction. Provide power factor correction.
- 30. RCD protection is required for any circuit smaller than 32A for compliance with AS/NZ3000:2018. Replace MCBs with RCBOs to provide RCD protection.
- 31. Confirm pole fillers, escutcheon plates, and circuit schedules have been provided in all switchboards for compliance with the building code.
- 32. Exterior DB does not appear to be adequately weather proofed. Provide weatherproofing
- 33. Canopy lighting appears to be worn and may require replacement before the typical economic life of 10-15 years. Lights do not appear to be LED. Replace with LED in the long term or with any major replacement.
- 34. Equipotential bonding is required on all metallic surfaces. Provide earthing to all metal sinks including Cleaners and Kitchen sinks.
- 35. Warehouse and exterior lighting does not appear to be LED. Existing lights have a lifetime of 10-15 years. Replace with LED in the long term or with any major replacement.
- 36. Office and lunchroom lighting does not appear to be LED. Existing lights have a lifetime of 10 years. Replace with LED in the long term or with any major replacement.
- 37. Exit signage does not appear to be compliant. Though most signs were illuminated, non-illuminated exit signs were also observed. Exit signs that appeared to be inadequately sized were observed. Perform an exit light survey to confirm exit signage is compliant in terms of size and location of signage as well as illumination.
- 38. Battery recharge room lighting appears to be worn and may require replacement before the typical economic life of 10-15 years. Lights do not appear to be LED. Replace with LED in the long term or with any major replacement.
- 39. Communications distributors appear to be in good condition and within economic life of 15 years. Confirm adequate cable separation is provided from power supply cables.
- 40. Security system peripherals including components that are part of the CCTV system, intruder detection system, and access control system have an economic life of 10 years. Allow for upgrade and replacement of security system peripherals.

4.6 Fire Protection:

- 41. The existing site is protected by a Type 7 (smoke/heat detectors and sprinkler) fire alarm system, triggered by heat detectors, smoke detectors, or wall mounted fire call points and serviced by an Argus fire alarm panel located adjacent to the main entrance door.
- 42. Wall mounted fire extinguishers and fire hose reels were noted internally and from a review of their

inspection tags, it appears these fixtures are regularly maintained and inspected.

- 43. Externally located sprinklers heads show signs of corrosion. Heads normally have an economic life of 15 years. Replace corroded or worn sprinkler heads.
- 44. Sprinkler heads appeared to have inadequate clearance from refrigerant pipework. Confirm the minimum 50mm clearance is provided. Move pipework if necessary.
- 45. Externally located sprinkler pipework showed signs of corrosion. Pipework normally has an economic life of 30 years. Apply anti-corrosion treatment to areas with rust.
- 46. Fire extinguishers had current tags and appeared to be within their economic life of 8 years. Replace extinguishers at end of life.
- 47. The fire indication panel is in good condition and within its economic life of 15 years. The functionality of the main fire alarm panel and brigade connections are to be tested by a 3rd party.
- 48. Fire sprinkler valves are in good condition and within their economic life of 20 years for wet systems. Continue routine maintenance and testing of sprinkler valves.
- 49. Diesel fire sprinkler pump controllers have an economic life of 10 years. The pump controller is in satisfactory condition. Replace the pump controller in the medium term.
- 50. Fire trip signals and functionality of existing fire alarm interfaces with mechanical systems should be tested. Tests are to be carried out annually to ensure that the fire alarm trips are functional.
- 51. Smoke detectors can be triggered in the presence of steam in locations like kitchens or bathrooms. Provide heat detectors in all cooking and toilet areas in lieu of smoke detectors to reduce the probability of nuisance alarms.

4.7 Mechanical Services:

- 52. The building's air conditioning system appears to consist of individual DX heat pump split systems, with external condenser units positioned to the office area roof serving various internal fan coil units and heat pumps in both the open plan office area and individual meeting rooms. There were also individual electrical radiators on site.
- 53. The warehouse is used by trucks for loading and unloading. While natural ventilation is provided by the open elevations beneath the canopy areas, the levels of SO2, CO, and CO2 should be confirmed to be within Building Consent requirements.
- 54. All R410a DX split units appear to be in satisfactory condition and within their economic life of 15 years. All units operate on R410a refrigerant which is soon to be phased down. The alternative to R410a is R32. Replace R410a systems with R32 as they fail or at the end of economic life. Priorities replacement in favour of repair in the event of component failure within a DX system.
- 55. Slight corrosion was observed on outdoor units. Apply anti-corrosion treatment to areas with rust.
- 56. Recharge area extract fans appear to be worn though within their economic life of 20 years. Allow for replacement of any worn fans in the next 10 years.
- 57. Stains on ceilings near indoor cassette units may indicate poor condensate drainage. Confirm adequate condensate drainage is provided. Provide drainage tundishes wherever required.
- 58. Warehouse ventilation cowls appear to be in satisfactory condition with minimal superficial corrosion. Apply anti-corrosion treatment to areas with rust.
- 59. Fire dampers and actuators are required to be regularly tested. Dampers have an economic life of 20

years and actuators have an economic life of 10 years. Survey and test all fire dampers. Replace dampers or actuators as required.

- 60. Wall mounted electric radiant heaters have an economic life of 10 years and appear to be in satisfactory condition. Replace radiant heaters at the end of economic life.
- 61. Confirm if carbon monoxide gas detection is provided for areas where running vehicles are parked indoors.

4.8 Hydraulic Services:

- 62. Generally, all hydraulic services are in satisfactory operating order and in a condition commensurate with age.
- 63. The hot water cylinder is in satisfactory condition and within its economic life of 15 years. Insulation, safety tray, and seismic restraints are all in satisfactory condition. Ensure water temperature is no less than 65 degrees Celsius. Replace temperature controller if necessary.
- 64. Domestic cold water pipework appears to be copper and in good condition. Pipework has an economic life of 30 years. External taps must have vacuum break back flow prevention. Install vacuum break backflow prevention on outdoor taps.
- 65. Stormwater drainage appears to be in satisfactory condition with no observed leaks or drainage issues. Pipework has an economic life of 20-30 years. Continue routine maintenance. Allow for replacement of outdoor grates in the event of damage.
- 66. Sanitary drainage appears to be in satisfactory condition with no observed blockages or drainage issues. Pipework has an economic life of 40 years. Continue routine maintenance. Allow for CCTV survey of underground pipework in the event of blockages or drainage issues.
- 67. Fittings and fixtures appear to be in satisfactory condition and within economic life of 20 years. Pressure test to ensure compliant water pressure is received at each fitting.

5.0 Compliance with Legislation

5.1 Status of Property

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

5.2 Building & Resource Consent

We have not had sight of any consent documentation in relation to works undertaken on the site since the original construction.

Aside from this, and based upon our review of the site, we do not believe that works have been undertaken in a manner which would fail to meet the Building Code since the date of construction, however if you have any specific concerns or could provide us with any Building Consent applications which may exist, we would be able to provide further comment.

5.3 Building Warrant of Fitness

The building has a valid Building Warrant of Fitness which expires on 20th June 2020. We recommend you obtain copies of the current Certificates and Compliance Schedules if you have not already been provided with these.

5.4 Toilet Provision

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

5.5 Disabled Access

The building has level access internally across ground level areas and entrance ways and has disabled W.C. accommodation a ground floor level. No lift has been installed to provide wheelchair access to the first-floor staff areas.

6.0 Environmental Hazards

6.1 General

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

The building was constructed after the period when asbestos products were generally used in construction. It is therefore unlikely that asbestos-based products are present at the premises, however it is a possibility.

We have not been provided with or noted any evidence of an asbestos survey having been carried out in the past.

It should be noted that the following requirement has been brought in by Worksafe New Zealand;

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

Therefore, whilst the likelihood of finding asbestos is remote, it is suggested for best practice that an asbestos survey and management plan is put into place.



APPENDIX I

PLANNED MAINTENANCE SCHEDULE

2 - Urgent

3 - Routine Maintenance

Property Address: Date of Report: Revision:

Element / Location Inspection comments Action required H&S Item (X) Current Cost Priority Year Compliance (C) (Ex GST) EXTERNAL AREAS oof Areas 1.1.1 loof Sheets Dirt build up noted to metal roof sheets. Periodic he cost for undertaking these works should be OPEX naintenance will be required over a 10 year period. overed in OPEX Roof Lights Staining and dirt build up noted to translucent roof lights. The cost for undertaking these works should be OPEX 1.1.2 3 eriodic maintenance will be required over a 10 year overed in OPEX. eriod. 1.1.3 Roof Fixings Roof fixings noted to be in a serviceable condition. Allow to periodically check and tighten roof 2 30.000 10,000 ings as required. Replace any corroded fixing 1.1.4 Gutters No access was available to assess condition of box The cost for undertaking these works should be OPEX 3 utters, however periodic maintenance will be required overed in OPFX. over a 10 year period. 1.1.5 Roof Walkway oof walkway doesn't extend around roof to provide safe Allow sum to install additional sections of roof Х 100,000 \$ 100,000 1 ress walkway and safety railings to all roof areas in vear 1 1.1.6 Roof Access Ladder Bird guano noted to roof access ladder throughout. The cost for undertaking these works should be OPEX 3 overed in OPEX. eriodic maintenance will be required over a 10 year riod. All External Elevations 12 Access equipment will be required for works to external Allow sum for access equipment as required. 15,000 5,000 1.2.1 Access elevations. 1.2.2 lainwater Goods ainwater downpipes will require periodic maintenance Allow to periodically clean out downpipes. This OPEX ver a 10 year period. thought to be an OPEX cost, in line with the leaning down of roof sheets. North Elevation 1.3 1.500 1.3.1 loors Steel reinforcement bar appears to have penetrated floor Allow sum for localised repairs as required. 1.500 2 lab with cracking and corrosion noted. ladding mpact damage noted to cladding sheets in various Allow sum for localised repairs. It is likely the TBC 1.3.2 enant will be required to repair as part of thei ocations. ease requirements. Metal cladding sheets noted to be in a serviceable The cost for undertaking these works should be 1.3.3 Cladding OPEX 3 ondition. Periodic maintenance will be required over a overed in OPEX. 10 year period. East Elevation 1.4 4,000 Poor workmanship detailing noted to floor slab beneath Allow sum for localised repairs as required. 4,000 1.4.1 loors 2 oller shutter doors. Painted concrete tilt-slab wall panels will require It is likely that the Tenant will be required to 1.4.2 17,710 8,855 Walls edecoration over a 10 year period. epaint as part of their lease requirements owever, given that repair works will be equired, the Landlord may need to repaint in full following the repairs. 1.4.3 Seals Seals between concrete panels will require replacement Allow sum to remove all existing sealants, clean 900 3 pints and apply new sealants in year 8. over a 10 year period. Metal cladding sheets noted to be in a serviceable he cost for undertaking these works should be OPEX 1.4.4 ladding 3 ondition. Periodic maintenance will be required over a overed in OPEX. 10 year period. 1.4.5 Cladding sulation to cladding sheets was noted to be lying loose llow sum for localised repairs as required. 2,000 2,000 n grass verge adjacent to building. Poor workmanship detailing noted to metal soffit sheets 1.4.6 Soffits Allow sum for localised repairs as required. 1,000 1,000 2 eneath cladding sheets. 4no. Metal fire exit doors noted to be in a serviceable 1.4.7 No works anticipated within a 10 year period. Note Doors 3 ondition. South Elevation 1.5 .5.1 Structural Frame Steel columns supporting external balcony will require llow sum to prepare and repaint steel frame 2,000 edecoration over a 10 year period. nd surfaces in year 8. 1.5.2 Walls ainted concrete walls and tilt-slab wall panels will t is likely that the Tenant will be required to 43,190 21,595 epaint as part of their lease requirements equire redecoration over a 10 year period. owever, given that repair works will be equired, the Landlord may need to repaint in full following the repairs.

26 Sharpe Road, Tamahere Nov-19

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3 - Routine Maintenance

Property Address:26 SDate of Report:Nov-Revision:0.1

| ltem | Element / Location | Inspection comments | Action required | Priority | H&S Item (X) | Curre | nt Cost | Yea | Year | | | | | | | | | |
|--------|---------------------|--|---|----------|----------------|-------|---------|-----|------|-----|----------|---|----------|-----|---|-------------|-----|----------|
| | | | | | Compliance (C) | (Ex | GST) | | 1 | . 2 | 3 | 4 | 5 | 5 6 | 7 | | 8 | 9 10 |
| 1.5.3 | Seals | Seals between concrete panels will require replacement over a 10 year period. | Allow sum to remove all existing sealants, clean joints and apply new sealants in year 8. | 3 | | Ş | 9,300 | 0 | | | | | | | | \$ <u>9</u> | 300 | |
| 1.5.4 | Glazing Sections | Gaskets to windows will require replacement over a 10 year period. | Allowance for inspection and spot replacement of gaskets in year 8. | 3 | | \$ | 2,750 | 0 | | | | | | | | \$ 2 | 750 | |
| 1.5.5 | Window Frame | Finishes to powder coated window frames noted to be in a serviceable condition. | No works anticipated within a 10 year period. | 3 | | | Note | e | | | | | | | | | | |
| 1.5.6 | Cladding | Staining noted to metal cladding sheets in areas. Periodic maintenance will be required over a 10 year period. | The cost for undertaking these works should be covered in OPEX. | 3 | | | OPEX | х | | | | | | | | | | |
| 1.5.7 | Soffits | Fibre cement sheets are prone to cracking. | Allow sum to replace any damaged sheets as required. | 3 | | \$ | 3,000 | 0 | | | | | \$ 1,500 | | | | | \$ 1,500 |
| 1.5.8 | Soffits | Fibre cement sheets will require redecoration over a 10 year period. | It is likely that the Tenant will be required to repaint as part of their lease requirements - however, given that repair works will be required, the Landlord may need to repaint in full following the repairs. | 3 | | Ş | 4,000 | 0 | | | | | \$ 2,000 | | | | | \$ 2,000 |
| 1.5.9 | Doors | 2no. Glazed entrance doors noted to be in a serviceable condition. | No works anticipated within a 10 year period. | 3 | | | Note | e | | | | | | | | | | |
| 1.5.10 | Doors | 2no. Metal fire exit doors noted to be in a serviceable condition. | No works anticipated within a 10 year period. | 3 | | | Note | e | | | | | | | | | | |
| 1.6 | West Elevation | | | | | | | | | | | | | | | | | |
| 1.6.1 | Walls | Spalling noted to tilt-slab wall panels in various locations. | Allow sum for localised repairs as required. | 2 | | Ş | 3,000 | 0 | | | \$ 3,000 | | | | | | | |
| 1.6.2 | Walls | Painted concrete tilt-slab wall panels will require redecoration over a 10 year period. | It is likely that the Tenant will be required to repaint as part of their lease requirements - however, given that repair works will be required, the Landlord may need to repaint in full following the repairs. | w | | \$ | 9,030 | 0 | | | | | \$ 4,515 | | | | | \$ 4,515 |
| 1.6.3 | Seals | Seals between concrete panels will require replacement over a 10 year period. | Allow sum to remove all existing sealants, clean joints and apply new sealants in year 8. | 3 | | \$ | 9,300 | 0 | | | | | | | | \$ 9 | 300 | |
| 1.6.4 | Glazing Sections | Gaskets to windows will require replacement over a 10 year period. | Allow sum for inspection and spot replacement of gaskets in year 8. | 3 | | Ş | 2,800 | 0 | | | | | | | | \$ 2 | 800 | |
| 1.6.5 | Window Frame | Finishes to powder coated window frames noted to be in a serviceable condition. | No works anticipated within a 10 year period. | ŝ | | | Note | e | | | | | | | | | | |
| 1.6.6 | Cladding | Impact damage noted to cladding sheets in various locations. | Allow sum for localised repairs. It is likely the Tenant will be required to repair as part of their lease requirements. | | | | TBC | C | | | | | | | | | | |
| 1.6.7 | Cladding | Metal cladding sheets noted to be in a serviceable condition. Periodic maintenance will be required over a 10 year period. | The cost for undertaking these works should be covered in OPEX. | 3 | | | OPEX | х | | | | | | | | | | |
| 1.6.8 | Doors | 4no. Metal fire exit doors noted to be in a serviceable condition. | No works anticipated within a 10 year period. | 3 | | | Note | e | | | | | | | | | | |
| 1.7 | Fire Sprinkler Room | 1 | | | | | | | | | | | | | | | | |
| 1.7.1 | Structural Frame | Steel framework will require redecoration over a 10 year period to prevent onset of corrosion. | Allow to clean down and repaint steel frame in year 8. | 3 | | \$ | 4,000 | 0 | | | | | | | | \$ 4 | 000 | |
| 1.7.2 | Walls | Localised cracking noted to tilt-slab wall panels. | Rake out and fill in cracks. Following repair, monitor walls for evidence of ongoing movement. Consult engineer if the cracks return. | 2 | | \$ | 3,000 | 0 | | | \$ 3,000 | | | | | | | |
| 1.7.3 | Floor Slab | Staining and markings to floor slab throughout. | Allow sum for deep clean and degrease. It is likely the Tenant will be required to repair as part of their lease requirements. | | | | TBC | С | | | | | | | | | | |
| 1.7.4 | Doors | 2no. Metal fire exit doors noted to be in a serviceable condition. | No works anticipated within a 10 year period. | 3 | | | Note | e | | | | | | | | | | |
| 1.8 | Canopies (2no.) | | | | | | | | | | | | | | | | | |
| 1.8.1 | Roof Sheets | Dirt build up noted to metal roof sheets. Periodic maintenance will be required over a 10 year period. | The cost for undertaking these works should be covered in OPEX. | 3 | | | OPEX | × | | | | | | | | | | |
| 1.8.2 | Structural Frame | Steel framework will require redecoration over a 10 year period to prevent onset of corrosion. | Allow to clean down and repaint steel frame in year 8. | з | | \$ | 7,500 | 0 | | | | | | | | \$ 7 | 500 | |

2 - Urgent

3 - Routine Maintenance

Property Address: Date of Report: Revision: 0.1

| ltem | Element / Location | Inspection comments | Action required | Priority | H&S Item (X) | Current Cost | Year | r | | | | | | | | | |
|-------|----------------------------|---|---|----------|----------------|------------------|------|-----|---|-----------|---|---|---|-----|------------|----------|----|
| | | | , out of the second s | | Compliance (C) | (Ex GST) | 100 | . 1 | 2 | 2 | 4 | 5 | 6 | 7 | 9 | <u>م</u> | 10 |
| | | | | | | (| | 1 | 2 | | | , | 0 | 1 ' | | | 10 |
| 1.8.3 | Concrete | Impact damage noted to concrete supporting pillars. | Allow sum for localised repairs. It is likely the | | | TBC | С | | | | | | | | | | |
| | | | Tenant will be required to repair as part of their | | | | | | | | | | | | | | |
| | | | lease requirements. | | | | | | | | | | | | | | |
| 1.8.4 | Concrete | Concrete pillars will require redecoration over a 10 year | It is likely that the Tenant will be required to | | | TBC | с | | | | | | | | | | |
| | | period. | repaint as part of their lease requirements and | | | | | | | | | | | | | | |
| | | | given that repair works will be required. | | | | | | | | | | | | | | |
| 19 | Balconies (1no.) | | | | | | | | | | | | | | | | |
| 1.0 1 | | | | | | | | | | | | | | | | | |
| 1.9.1 | Balcony Area | As the site is entirely leased to Torpedo 7 - maintenance | Note. | | | Note | e | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| 2.0 | INTERNAL AREAS | | | | | | | | | | | | | | | | |
| 2.1 | All Office & Welfare Areas | As the site is entirely lessed to Ternada 7 maintenance | Noto | | | Nota | | | | | | | | | | | |
| 2.1.1 | General Note | and decoration are believed to be a Tenant item | Note. | | | Note | e | | | | | | | | | | |
| | | and decoration are believed to be a renanchem. | | | | | | | | | | | | | | | |
| 2.2 | All Warehouse Areas | Charl formation will an an descention and a 10 mere | | 2 | | ć <u>250.000</u> | _ | | | | | | | | ¢ 250.000 | | |
| 2.2.1 | Structural Frame | steel framework will require redecoration over a 10 year | Allow to clean down and repaint steel frame in year 8. Cost for scaffolding and access | 3 | | \$ 250,000 | | | | | | | | | \$ 250,000 | | |
| | | period to prevent onset of corrosion. | equinment has been included | | | | | | | | | | | | | | |
| | | | equipment nub been merudeen | | | | | | | | | | | | | | |
| 2.2.2 | Sarking | Roof sarking noted to be in a serviceable condition. | No works anticipated within a 10 year period. | 3 | | Note | e | | | | | | | | | | |
| 2.2.0 | MACHINE CONTRACTOR | | | _ | | A | _ | | | A | | | | | | | |
| 2.2.3 | Walls | Hairline cracking noted to tilt-slab wall panels | Rake out and fill in cracks. Following repair, | 2 | | \$ 15,000 | 0 | | | \$ 15,000 | | | | | | | |
| | | throughout. | monitor walls for evidence of ongoing | | | | | | | | | | | | | | |
| | | | return | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| 2.2.4 | Walls | Dirt build up noted to concrete tilt-slab wall panels in | The cost for undertaking these works should be | 3 | | OPEX | × | | | | | | | | | | |
| | | forklift charging area. Periodic maintenance will be | covered in OPEX. | | | | | | | | | | | | | | |
| | | required over a 10 year period. | | | | | | | | | | | | | | | |
| 2.2.5 | Floor Slab | Cracking and spalling noted to floor slab throughout. | Allow sum for localised repairs as required. | 2 | | \$ 10,000 | 0 | | | \$ 10,000 | | | | | | | |
| 2.2.6 | | | | | | 700 | _ | | | | | | | | | | |
| 2.2.6 | Floor Slab | Redundant fixings noted to floor slab throughout. | Allow sum for localised repairs. It is likely the | | | IBC | | | | | | | | | | | |
| | | | lease requirements | | | | | | | | | | | | | | |
| 2 2 7 | | | | | | 700 | _ | | | | | | | | | | |
| 2.2.7 | Floor Slab | Heavy staining and markings to floor slab throughout. | Allow sum to clean down and degrease floor | | | IBC | | | | | | | | | | | |
| | | | repair as part of their lease requirements | | | | | | | | | | | | | | |
| | | | | | | 70.0 | _ | | | | | | | | | | |
| 2.2.8 | Railings & Bollards | Painted safety railings and bollards will require | It is likely that decoration to the safety railings | | | IBC | | | | | | | | | | | |
| | | redecoration over a 10 year period. | under the terms of the lease | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| 2.3 | North Elevation | Dirt build up noted to internal face of motal cladding | The cost for undertaking these works should be | 2 | | ODEX | _ | | | | | | | | | | |
| 2.3.1 | Clauding | sheets. Periodic maintenance will be required over a 10 | covered in OPEX | 3 | | OFLA | ^ | | | | | | | | | | |
| | | vear period. | covered in or Ex. | | | | | | | | | | | | | | |
| 232 | Sarking | Dirt huild up noted to sarking throughout Periodic | The cost for undertaking these works should be | 3 | | OPEX | × | | | | | | | | | | |
| | | maintenance will be required over a 10 year period. | covered in OPEX. | J | | UT EX | | | | | | | | | | | |
| L | | | | | | | | | | | | | | | | | |
| 2.3.3 | Mesh Wiring | Mesh wiring noted to be sagging throughout. | Allow sum for localised repairs. | 2 | | \$ 10,000 | 0 | | | \$ 10,000 | | | | | | | |
| 2.3.4 | Roller Doors | 6no. Roller shutter doors noted to be in a serviceable | It is likely that maintenance of the roller doors | | | TBC | с | | | 1 | | | | l | | | |
| 1 | | condition. | will be undertaken by the Tenant under the | | | | | | | | | | | | | | |
| 1 | | | terms of the lease. | | | | | | | | | | | | | | |
| 2.4 | East Elevation | 1 | | | | | - | | | | | | | | | | |
| 2.4.1 | Walls | Dirt build up noted to concrete tilt-slab wall panels. | The cost for undertaking these works should be | 3 | | OPEX | × | | | | | | | | | | |
| | | Periodic maintenance will be required over a 10 year | covered in OPEX. | | | | | | | | | | | | | | |
| | | period. | | | | | | | | | | | | | | | |
| 2.4.2 | Walls | Redundant fixings noted to walls throughout. | Allow sum for localised repairs. It is likely the | | | TBC | С | | | | | | | | | | |
| | | | Tenant will be required to repair as part of their | | | | | | | | | | | | | | |
| | | | lease requirements. | | | | | | | | | | | | | | |
| 2.4.3 | Cladding | Dirt build up noted to internal face of metal cladding | The cost for undertaking these works should be | 3 | | OPEX | х | | | | | | | | | | |
| | | sheets. Periodic maintenance will be required over a 10 | covered in OPEX. | | | | | | | | | | | | | | |
| | | year period. | | | | | | | | | | | | | | | |
| 2.4.4 | Roller Doors | 4no. Roller shutter doors noted to be in a serviceable | It is likely that maintenance of the roller doors | | | TBC | С | 1 1 | | 1 | | İ | | | | | |
| | | condition. | will be undertaken by the Tenant under the | | | | | | | | | | | | | | |
| | | | terms of the lease. | | | | | | | | | | | | | | |
| 2.5 | South Elevation | • | | | | | | | | 1 | | 1 | | 1 | | 1 | |
| 2.5.1 | Walls | Dirt build up noted to concrete tilt-slab wall panels. | The cost for undertaking these works should be | 3 | | OPEX | Х | 1 1 | | | | | | | | | |
| 1 | | Periodic maintenance will be required over a 10 year | covered in OPEX. | | | | | | | | | | | | | | |
| L | | period. | | | | | | | | | | | | | | | |
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3 - Routine Maintenance

Property Address:26 SDate of Report:Nov-Revision:0.1

| ltem | Flement / Location | Inspection comments | Action required | Priority | H&S Item (X) | Current Cost | | Year | | | | | | | | | | | | |
|---------------------|-------------------------------|--|---|----------|----------------|--------------|-------|----------|---------|---|---|---|---|----|--------|-----------|-------------|-------|--------|-----------|
| item | | inspection comments | | Thomy | Compliance (C) | (Ex GST) | ŀ | icui | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | | 8 | 9 | 10 |
| 252 | Walls | Redundant holes from provious fixings noted to walk | Allow sum for localised repairs. It is likely the | - 1 | | | TPC | | | | | | | | | | | | | |
| 2.J.2 | Walls | throughout. | Tenant will be required to repair as part of their | | | | IBC | | | | | | | | 1 | | | | | |
| | | | lease requirements. | | | | | | | | | | | | 1 | | | | | |
| 2.5.3 | Walls | Impact damage noted to office plasterboard wall linings | Allow sum for localised repairs. It is likely the | | | | TBC | | | | | | | | | | | | | |
| | | in various locations. | Tenant will be required to repair as part of their | | | | | | | | | | | | l. | | | | | |
| | | | lease requirements. | | | | | | | | | | | | 1 | | | | | |
| 2.5.4 | Walls | Painted plasterboard wall linings will require redecoration | It is likely that decoration to the office wall | | | | TBC | | | | | | | | - | | | | | |
| | | over a 10 year period. | linings will be undertaken by the Tenant under | | | | | | | | | | | | l. | | | | | |
| | | | the terms of the lease. | | | | | | | | | | | | 1 | | | | | |
| 2.5.5 | Cladding | Dirt build up noted to internal face of metal cladding | The cost for undertaking these works should be | 3 | | C | OPEX | | | | | | | | | | | | | |
| | | sheets. Periodic maintenance will be required over a 10 | covered in OPEX. | | | | | | | | | | | | l. | | | | | |
| | | year period. | | | | | | | | | | | | | | | | | | |
| 2.5.6 | Doors | 4no. Painted timber doors to office areas will require | It is likely that decoration to the office doors will | | | | TBC | | | | | | | | l. | | | | | |
| | | redecoration over a 10 year period. | be undertaken by the Tenant under the terms of the lease | | | | | | | | | | | | 1 | | | | | |
| | | | the lease. | | | | | | | | | | | _ | | | | | | |
| 2.5.7 | Roller Doors | 4no. Roller shutter doors noted to be in a serviceable | It is likely that maintenance of the roller doors | | | | TBC | | | | | | | | l. | | | | | |
| | | condition. | terms of the lease. | | | | | | | | | | | | 1 | | | | | |
| 2.6 | DB Boom | | | | | | | | - | | | | | | | | | | | |
| 261 | Ceilings | Painted plasterboard cailings will require redecoration | It is likely that decoration to the office wall | | | | TRC | | | | | | | _ | | | | | | |
| 2.0.1 | Centrigs | over a 10 year period. | linings will be undertaken by the Tenant under | | | | IBC | | | | | | | | 1 | | | | | |
| | | | the terms of the lease. | | | | | | | | | | | | 1 | | | | | |
| 2.6.2 | Walls | Painted plasterboard wall linings will require redecoration | It is likely that decoration to the office wall | | | | TBC | | | | | | | | - | | | | | |
| | | over a 10 year period. | linings will be undertaken by the Tenant under | | | | | | | | | | | | 1 | | | | | |
| | | | the terms of the lease. | | | | | | | | | | | | | | | | | |
| 2.6.3 | Doors | Painted timber door will require redecoration over a 10 | It is likely that decoration to the door will be | | | | TBC | | | | | | | | | | | | | |
| | | year period. | undertaken by the Tenant under the terms of | | | | | | | | | | | | 1 | | | | | |
| | | | | | | | | | | _ | | | | _ | | | | | | |
| 2.7 2.7.1 | West Elevation Walls | Dirt build up noted to concrete tilt-slab wall papels | The cost for undertaking these works should be | 3 | | 0 | PEX | | - | | | | | | | | | | | |
| 2.7.1 | wans | Periodic maintenance will be required over a 10 year | covered in OPEX. | 5 | | | / L/ | | | | | | | | 1 | | | | | |
| | | period. | | | | | | | | | | | | | 1 | | | | | |
| 2.7.2 | Cladding | Dirt build up noted to internal face of metal cladding | The cost for undertaking these works should be | 3 | | C | OPEX | | | | | | | | - | | | | | |
| | | sheets. Periodic maintenance will be required over a 10 | covered in OPEX. | | | | | | | | | | | | 1 | | | | | |
| | | year period. | | | | | | | | | | | | | | | | | | |
| 2.7.3 | Roller Doors | 7no. Roller shutter doors noted to be in a serviceable | It is likely that maintenance of the roller doors | | | | TBC | | | | | | | | 1 | | | | | |
| | | condition. | will be undertaken by the Tenant under the | | | | | | | | | | | | l. | | | | | |
| | | | cerns of the lease. | | | | | | | | | | | _ | | | | | | |
| 3.0 3.1 | Canopy lighting | Lighting appears to be worn and may require | Replace with LFD in the long term or with any | 3 | | \$ 20. | .000 | | | | | | | | | | | Ś | 20.000 | |
| | | replacement before the typical economic life of 10-15 | major replacement. | - | | , | , | | | | | | | | 1 | | | Ť | | |
| | | years. Lights do not appear to be LED. | | | | | | | | | | | | | | | | | | |
| 3.2 | Exterior DB | Exterior DB does not appear to be adequately weather | Provide weatherproofing | 2 | | \$ 5, | ,000, | | \$ 5,00 | 0 | | | | | - | | | | | |
| | | proofed | | | | | | | | | | | | | 1 | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| 3.3 | Cleaners and Kitchen sinks | Equipotential bonding is required on all metallic surfaces. | Provide earthing to all metal sinks | 1 | | \$ 1, | ,000 | \$ 1,000 | | | | | | | 1 | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| 2.4 | Warehouse lighting | Warahousa lighting doos not appear to be LED. Existing | Replace with LED in the long term or with any | 2 | | ć FO | 000 | | | | | | | ć | 10.000 | ¢ 10.000 | ć 10 | 000 ć | 10.000 | ć 10.000 |
| 5.4 | Warehouse lighting | lights have a lifetime of 10-15 years | maior replacement. | 5 | | Ş 50, | ,000 | | | | | | | Ş | 10,000 | \$ 10,000 | Ş 10, | 000 Ş | 10,000 | \$ 10,000 |
| | | с , , , , , , , , , , , , , , , , , , , | | | | | | | | | | | | | | | | | | |
| 3.5 | Exterior lighting | Exterior lighting does not appear to be LED. Existing lights | Replace with LED in the long term or with any | 3 | | \$ 4 | ,000 | | | | | | | \$ | 2,000 | | \$ 2, | 000 | | |
| | | have a lifetime of 10 years | major replacement. | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| 3.6 | Office and lunchroom lighting | Office and lunchroom lighting does not appear to be LED. | Replace with LED in the long term or with any | 3 | | \$ 4, | ,000 | | | T | | | | | | \$ 2,000 | | \$ | 2,000 | |
| | | Existing lights have a lifetime of 10 years | major replacement. | | | | | | | | | | | | | | | | | |
| | | | | | | | | · | | | | | | | | | | | | |
| 3./ | Exit signage | EXIT signage does not appear to be compliant. Though | Perform a exit light survey to confirm exit | 1 | | Ş 5, | ,000 | \$ 5,000 | | | | | | | | | | | | |
| | | were also observed. Exit signs that appeared to be | location of signage as well as illumination. | | | | | | | | | | | | | | | | | |
| | | inadequately sized were observed | Replace lights as required | | | | | | | | | | | | | | | | | |
| | | | | | | | | | 1 | | | | | | | | | | | |

Priority 1 - Critical

2 - Urgent

3 - Routine Maintenance

Property Address:26 SDate of Report:Nov-Revision:0.1

| Item | Element / Location | Inspection comments | Action required | Priority | H&S Item (X) | Current Co | st | Year | | | | | | | | | | | | |
|------|--|--|---|---------------------------------------|----------------|------------|--------|-----------|---|----|-------|--------|-----------|----------|-----------|----------|----------|----------|---------|--------|
| | | • | · - 1 ··· - ·· | · · · · · · · · · · · · · · · · · · · | Compliance (C) | (Ex GST) | - | | | 1 | 2 | 3 | 4 | | 5 | 6 7 | | 8 | 9 | 10 |
| 3.8 | Main switchboard | The main switchboard is in satisfactory condition and | Allow for thermal scans and impedance tests of | 3 | | \$ | 1,500 | \$ 1,500 |) | | | | | | | | | | | |
| | | within its economic life of 20 years. | , main earth conductor | | | | , | . , | | | | | | | | | | | | |
| 3.9 | Main switchboard fire sealing | There appears to be no fire sealing into the gib ceiling. No access appears to be provided to confirm if adequate fire sealing has been provided | Confirm adequate fire sealing of cable penetrations have been provided. | 1 | | \$ | 2,000 | \$ 2,000 |) | | | | | | | | | | | |
| 3.10 | Main switchboard power factor correction | Though surge arrestors are provided. There appears to be no power factor correction | Provide power factor correction | 2 | | Ş | 20,000 | | | | | | \$ 20,000 | | | | | | | |
| 3.11 | Battery recharge room lighting | Lighting appears to be worn and may require replacement before the typical economic life of 10-15 years. Lights do not appear to be LED. | Replace with LED in the long term or with any major replacement. | 3 | | Ş | 12,000 | \$ 2,000 |) | | | | | | \$ 2,000 | \$ 2,000 | \$ 2,00 | 00 \$ 2 | ,000 \$ | 2,000 |
| 3.12 | RCD protection | RCD protection is required for any circuit smaller than 32A for compliance with AS/NZ3000:2018 | Replace MCBs with RCBOs to provide RCD protection | 2 | | Ş | 80,000 | \$ 80,000 |) | | | | | | | | | | | |
| 3.13 | Communication distributors | Communications distributors appear to be in good condition and within economic life of 15 years. | Confirm adequate cable separation is provided from power supply cables. | | | Ş | - | | | | | | | | | | | | | |
| 3.14 | Security system | Security system peripherals including components that are part of the CCTV system, intruder detection system, and access control system have an economic life of 10 years. | Allow for upgrade and replacement of security system peripherals. | 3 | | Ş | 6,000 | | | \$ | 2,000 | | | \$ 2,000 | | | \$ 2,00 | 00 | | |
| 4.0 | FIRE PROTECTION | | | | | \$ | - | | | | | | | | | | | | | |
| 4.1 | Sprinkler heads | Externally located sprinklers heads showed signs of corrosion. Heads normally have an economic life of 15 years | Replace corroded or work sprinkler heads | 1 | | Ş | 1,000 | \$ 1,000 |) | | | | | | | | | | | |
| 4.2 | Sprinkler heads | Sprinkler heads appeared to have inadequate clearance from refrigerant pipework | Confirm the minimum 50mm clearance is provided. Move pipework if necessary | 2 | | Ş | 5,000 | \$ 5,000 |) | | | | | | | | | | | |
| 4.3 | Sprinkler pipework | Externally located sprinkler pipework showed signs of corrosion. Pipework normally has an economic life of 30 years | Apply anti-corrosion treatment to areas with rust | 3 | | \$ | 500 | \$ 500 |) | | | | | | | | | | | |
| 4.4 | Fire extinguishers | Fire extinguishers had current tags and appeared to be within their economic life of 8 years | Replace extinguishers at end of life | 3 | | Ş | 1,000 | | | | | \$ 500 | | | | \$ 500 | | | | |
| 4.5 | Fire indication panel | The fire indication panel is in good condition and within its economic life of 15 years | The functionality of the main fire alarm panel and brigade connections are to be tested by a 3rd party. | | | \$ | - | | | | | | | | | | | | | |
| 4.6 | Fire sprinkler valves | Fire sprinkler valves are in good condition and within their economic life of 20 years for wet systems | Continue routine maintenance. Ensure sprinkler valves are tested every 3 years as is required for compliance | | | \$ | - | | | | | | | | | | | | | |
| 4.7 | Diesel fire sprinkler pump controller | Controllers have an economic life of 10 years. The pump controller is in satisfactory condition | Replace the pump controller in the medium term. | 3 | | Ş | 20,000 | | | | | | | | \$ 20,000 | | | | | |
| 4.8 | Fire trip signals | Functionality of existing fire alarm interfaces with mechanical systems should be tested. | Tests are to be carried out annually to ensure that the fire alarm trips are functional. | 2 | | \$ | 1,500 | \$ 1,500 |) | | | | | | | | | | | |
| 4.9 | Heat detectors | Smoke detectors can be triggered in the presence of steam in locations like kitchens or bathrooms. | Provide heat detectors in all cooking and toilet areas in lieu of smoke detectors to reduce the probability of nuisance alarms. | 2 | | Ş | 5,000 | | | Ş | 5,000 | | | | | | | | | |
| 5.0 | MECHANICAL SERVICES | | | | | \$ | - | | | | | | | | | | | | | |
| 5.1 | R410a DX split units | All units appear to be in satisfactory condition and within their economic life of 15 years. All units operate on R410a refrigerant which is soon to be phased down. The alternative to R410a is R32. | Replace R410a systems with R32 as they fail or at the end of economic life. Prioritise replacement in favour of repair in the event of component failure within a DX system. | 2 | | Ş | 45,000 | | | | | | | | \$ 5,000 | | \$ 10,00 | 00 \$ 10 | ,000 \$ | 20,000 |
| 5.2 | Corroded outdoor units | Slight corrosion was observed on outdoor units | Apply anti-corrosion treatment to areas with rust | 1 | | Ş | 1,500 | \$ 1,500 |) | | | | | | | | | | | |
| 5.3 | Recharge area extract fans | Fans appear to be worn though within their economic life of 20 years. | Allow for replacement of any worn fans in the next 10 years | 3 | | Ş | 4,000 | | | | | | \$ 2,000 | | | \$ 2,000 | | | | |
| 5.4 | Condensate drainage | Stains on ceilings near indoor cassette units may indicate inadequate condensate drainage | Confirm adequate condensate drainage is provided. Provide drainage tundishes wherever required | 2 | | \$ | 1,000 | \$ 1,000 |) | | | | | | | | | | | |

3 - Routine Maintenance

Property Address:26 SDate of Report:Nov-Revision:0.1

| ltem | Element / Location | Inspection comments | Action required | Priority | H&S Item (X) | Curren | nt Cost | Year | | | | | | | | | | | | | |
|-------|-------------------------------|--|---|---------------------------------------|----------------|--------|---------|------|-------|-----------|----|-------|----------|---|---------|---------|-----|-------|-----|---|----|
| | ,, | | | , | Compliance (C) | (Ex G | GST) | | | | 1 | 2 | 3 | 4 | | 5 | 6 | 7 | 8 | 9 | 10 |
| | | | | | | | | | | | | | | | | _ | | | _ | - | |
| 5.5 | Warehouse ventilation | Ventilation cowls appear to be in satisfactory condition. | Apply anti-corrosion treatment to areas with | 3 | | \$ | 1,500 | \$ | 1,500 | | | | | | | | | | | | |
| | | With minimal superficial corrosion | rust | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 5.6 | Fire dampers | Fire dampers and actuators are required to be regularly | Survey and test all fire dampers. Replace | 1 | | \$ | 17,000 | \$ | 2,000 | | | | | | \$ 15,0 | 00 | | | | | |
| | | tested. Dampers have an economic life of 20 years and | dampers or actuators as required | | | | | | | | | | | | | | | | | | |
| | | actuators have an economic life of 10 years. | | | | | | | | | | | | | | | | | | | |
| 5.7 | Wall mounted electric radiant | Wall mounted radiant heaters have an economic life of | Replace radiant heaters at the end of economic | 3 | | \$ | 5,000 | | | | | | \$ 5,000 | | | | | | | | |
| | heaters | 10 years and appear to be in satisfactory condition. | life | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 6.0 | HYDRAULIC SERVICES | | | | | \$ | - | | | | | | | | | | | | | | |
| 6.1 | Hot water cylinder | HWC is in satisfactory condition and within its economic | Ensure water temperature is no less than 65 | 3 | | \$ | 1,500 | | | | | | | | | \$ 1,50 | 00 | | | | |
| | | life of 15 years. Insulation, safety tray, and seismic | degrees Celsius. Replace temperature controller | | | | | | | | | | | | | | | | | | |
| | | restraints are all in satisfactory condition. | If necessary | | | | | | | | | | | | | | | | | | |
| 6.2 | Domestic cold water pipework | Pipework appears to be copper and in good condition. | Install vacuum break backflow prevention on | 1 | | \$ | 500 | \$ | 500 | | | | | | | | | | | | |
| | | Pipework has an economic life of 30 years. External taps | outdoor taps | | | | | | | | | | | | | | | | | | |
| | | must have vacuum break back flow prevention. | | | | | | | | | | | | | | | | | | | |
| 6.3 | Stormwater drainage | Stormwater drainage appears to be in satisfactory | Continue routine maintenance. Allow for | | | \$ | - | | | | | | | | | | | | | | |
| | | condition with no observed leaks or drainage issues. | replacement of outdoor grates in the event of | | | | | | | | | | | | | | | | | | |
| | | Pipework has an economic life of 20-30 years. | damage | | | | | | | | | | | | | | | | | | |
| 6.4 | Sanitary drainage | Sanitary drainage appears to be in satisfactory condition | Continue routine maintenance. Allow for CCTV | | | \$ | - | | | | | | | | | | | | | | |
| | | with no observed blockages or drainage issues. Pipework | survey of underground pipework in the event of | | | | | | | | | | | | | | | | | | |
| | | has an economic life of 40 years. | blockages or drainage issues | | | | | | | | | | | | | | | | | | |
| 6.5 | Fittings and fixtures | Fittings and fixtures appear to be in satisfactory condition | Pressure test to ensure compliant water | | | \$ | - | | | | | | | | | | | | | | |
| | | and within economic life of 20 years. | pressure is received at each fitting. | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 7.0 | GROUNDS | | | | | | | | | | | | | | | | | | | | |
| 7.1 | Building Boundary Areas | h n n n | | | | | 7.500 | | | 4 7 5 6 6 | | | | | | | | | | | |
| 7.1.1 | Concrete | Localised cracking noted to concrete pedestrian walkway | Allow sum for localised repairs. | 2 | | Ş | 7,500 | | | \$ | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 7.1.2 | Concrete | Localised staining and vegetation growth noted to | The cost for undertaking these works should be | 3 | | | OPEX | | | | | | | | | | | | | | |
| | | concrete pedestrian walkway areas. Periodic | covered in OPEX. | | | | | | | | | | | | | | | | | | |
| | | maintenance will be required over a 10 year period. | | | | | | | | | | | | | | | | | | | |
| 7.1.3 | Pavers | Localised staining noted to concrete pavers of courtyard | The cost for undertaking these works should be | 3 | | | OPEX | | | | | | | | | | | | | | |
| | | area. Periodic maintenance will be required over a 10 | covered in OPEX. | | | | | | | | | | | | | | | | | | |
| | | year period. | | | | | | | | | | | | | | | | | | | |
| 7.1.4 | Landscaping | Landscaping will require periodic refreshment. | The cost for undertaking these works should be | 3 | | | OPEX | | | | | | | | | | | | | | |
| | | | covered in OPEX. | | | | | | | | | | | | | | | | | | |
| 7.2 | Car Park | | | | | | | | | | | | | | | | | | | | |
| 7.2.1 | Asphalt | Poor workmanship noted to asphalt surfaces in areas and | Allow sum for localised repairs as required. | 2 | | Ş | 9,000 | | | | Ş | 3,000 | | | \$ 3,0 | 00 | | \$ 3, | 000 | | |
| | | further crazing and cracking will occur over a 10 year | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 7.2.2 | Bay Markings | Car park bay markings will require periodic repainting. | Allow to remark as required. | 3 | | Ş | 7,000 | | | | Ş | 3,500 | | | | | | Ş 3, | 500 | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 7.2.3 | Kerb Stones | Spalling noted to concrete kerb stones in areas. | Allow sum for localised repairs as required. | 2 | | \$ | 6,000 | | | | \$ | 2,000 | | | \$ 2,0 | 00 | | \$ 2, | 000 | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 7.2.4 | Car Stops | Rubber car stops will deteriorate over a 10 year period. | Allow sum for spot replacement when required. | 3 | | \$ | 4,500 | | T | | \$ | 1,500 | | | \$ 1,5 | 00 | | \$ 1, | 500 | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 7.2.5 | Landscaping | Landscaping will require periodic refreshment. | The cost for undertaking these works should be | 3 | | | OPEX | 1 | | | | | | | | | | | | | |
| | | | covered in OPEX. | | | | | | | | | | | | | | | | | | |
| L | 1 | 1 | L | · · · · · · · · · · · · · · · · · · · | | L | | u | | | | | | | · | | - 1 | | | | |

| Priority |
|--------------|
| 1 - Critical |

2 - Urgent

3 - Routine Maintenance

Property Address: Date of Report: Revision:

| (| | | | | | | | | | | | | | | | | | |
|---------------|--------------------|---|--|----------|----------------|----|-------------|------------|-----------------|----------|-------------|-------------|----------|-------------|-------------|--------------|-------------|-----------|
| Item | Element / Location | Inspection comments | Action required | Priority | H&S Item (X) | Ci | urrent Cost | Year | | | | | | | | | | |
| | | | | | Compliance (C) | | (Ex GST) | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | Les Res Mart | | 1 | | 1 | 1 | | | | | | | | | | | | |
| 7.3 | Loading Yard | | | | | | | | | | | | | | | | | |
| 7.3.1 | Concrete | Cracking and spalling noted to concrete sections throughout. | Allow sum for localised repairs as required. | 2 | | Ş | 20,000 | | Ş | 20,000 | | | | | | | | |
| 7.3.2 | Bay Markings | Bay markings and demarcation lines will require periodic repainting. | Allow to remark as required. | 3 | | Ş | 5,000 | | Ş | 2,500 | | | | | | \$ 2,500 | | |
| 7.3.3 | Kerb Stones | Spalling noted to concrete kerb stones in areas. | Allow sum for localised repairs as required. | 2 | | Ş | 4,500 | | \$ | 1,500 | | \$ | 1,500 | | | \$ 1,500 | | |
| 7.3.4 | Fencing | Fence posts noted to be leaning outwards and mesh wiring noted to be damaged in areas. | Allow sum for localised repairs. It is likely the Tenant will be required to repair as part of their lease requirements. | | | | TBC | | | | | | | | | | | |
| 7.3.5 | Gate | Gate appears to have been removed toward SE corner of yard. | Allow sum for localised repairs. It is likely the Tenant will be required to repair as part of their lease requirements. | | | | TBC | | | | | | | | | | | |
| 7.3.6 | Bollards | Damage noted to steel bollards. | Allow sum for spot replacement when required. | 3 | | Ş | 1,500 | | \$ | 500 | | \$ | 500 | | | \$ 500 | | |
| 7.3.7 | Bollards | Painted steel bollards will require redecoration over a 10 year period. | Allow sum for spot replacement. It is likely the Tenant will be required to repair as part of their lease requirements. | | | | TBC | | | | | | | | | | | |
| | Total | | | | | \$ | 946,480 | \$ 106,000 | \$ 114,500 \$ | 41,500 | 63,000 \$ | 22,000 \$ | 68,965 | \$ 50,500 | \$ 16,500 | \$ 334,050 | \$ 54,000 | \$ 75,465 |
| | | Cost Summary | | | | | | | | | | | | | | | | |
| | | | Contractors Overheads and Profit | 8% | | Ş | 75,718.40 | \$ 8,480 | \$ 9,160 \$ | 3,320 \$ | 5,040 \$ | 1,760 \$ | 5,517 | \$ 4,040.00 | \$ 1,320 | \$ 26,724.00 | \$ 4,320 | \$ 6,037 |
| | | | Fees | 12% | | \$ | 113,577.60 | \$ 12,720 | \$ 13,740.00 \$ | 4,980.00 | 7,560.00 \$ | 2,640.00 \$ | 8,275.80 | \$ 6,060.00 | \$ 1,980.00 | \$ 40,086.00 | \$ 6,480.00 | \$ 9,056 |
| | | | TOTAL EXCLUDING GST | | | \$ | 1,135,776 | \$ 127,200 | \$ 137,400 \$ | 49,800 | 5 75,600 \$ | 26,400 \$ | 82,758 | \$ 60,600 | \$ 19,800 | \$ 400,860 | \$ 64,800 | \$ 90,558 |

26 Sharpe Road, Tamahere Nov-19

0.1



APPENDIX II PHOTOGRAPHS

General Photographs



1.1. General view toward balcony area



1.3. View of staining to cladding sheets



1.5. View of hairline cracking to tilt-slab wall panels



1.2. General view of south elevation



1.4. View of tilt-slab wall panels



1.6. General view of east elevation



1.7. View of poor workmanship to floor slab



1.9. General view of west elevation



1.11. View of roller shutter doors



1.8. General view of north elevation



1.10. View of impact damage to cladding sheets



1.12. General view of underside of roof canopy



1.13. View of damage to concrete pillar



1.15. General view of main roof area



1.17. General view of main roof area



1.14. General view of roof sheets to south canopy



1.16. View of dirty roof lights



1.18. General view of warehouse area



1.19. View of roller shutter door



1.21. View of cladding rails and metal sheets



1.23. General view of east elevation



1.20. View of tilt-slab wall panels



1.22. General view of charging area



1.24. View of redundant fixings to tilt-slab wall panels



1.25. View toward NE corner



1.27. General view along west elevation



1.29. General view of ground floor office areas



1.26. View of dirty sarking and damaged mesh wiring



1.28. View of staining to floor slab



1.30. General view of WCs



1.31. General view of stairwell area



1.33. General view of balcony area



1.35. View of moss and vegetation growth



1.32. General view of staffroom



1.34. View of perimeter fencing and removed gate



1.36. View of cracking to pedestrian walkway areas



1.37. General view of courtyard area



1.39. View of poor workmanship to asphalt



1.41. View of spalling to concrete kerb stones



1.38. General view of car park area



1.40. View of cracking to concrete sections of loading yards



1.42. View of damage to perimeter fencing