



Building Condition Assessment Report

230 Great South Road, Penrose, Auckland 1061

Prepared for:

Centuria Funds Management (NZ) Limited
Centuria NZ Large Format Retail Fund No. 1
CNZLFR Nominee Limited
Level 2, 30 Gaunt Street
Wynyard Quarter, Auckland
centuria.co.nz

Prepared by:

Kieran Hindley BSC (HONS) MNZIBS
Senior Building Surveyor | Building Consultancy
Auckland
kieran.hindley@bayleys.co.nz

Disclosure of Information

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Job No.	Revision	Date	Prepared By	Release Notes
2512	R3	25/06/2025	Kieran Hindley BSC (HONS) MNZIBS	

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- Appendix A Forward Maintenance Plan
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Introduction

Brief

This report has been prepared further to the brief outlined below:

- Visually inspect the external envelopes;
- Identify the condition of the external envelopes and any significant defects; and
- Produce a report which identifies the condition and estimated remaining useful lifespan of the major building components and provides recommendation on future works required.

Reporting Conditions

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

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 unless specifically identified in the main body of the report. All comments made by Building Consultancy Partners Limited t/a Bayleys relating to services are a guide only and should not be taken as verification that they are installed in accordance 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 visibly 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.

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No specialist laboratory testing has been carried out to confirm the presence of asbestos or any other material hazardous to health. All comments are based upon a visual inspection only.

Where comments are provided on Building Code compliance relating to means of escape from fire, these are for guidance only and no Fire Engineering advice has been sought in the preparation of this report. A Fire Design Report will be required by a suitably qualified Fire Engineer as part of future statutory applications to assess compliance and determine any upgrade requirements which will be subject to approval from the Building Consent Authority.

This 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
- Identification of illegal works
- Contamination/ground stability issues
- Restrictive covenants or Rights of Way
- Design or value of the surrounding area or environment
- Statutory notices such as Notice to Fix or Compulsory Purchase Orders

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.

Survey Methodology

The site survey was undertaken using visual aids only. All elements were inspected from ground level and with the use of a drone. Physical access was gained to the roofs of Mitre 10 Only. No access was gained to the roof voids; service ducts or chambers and were not inspected unless specifically detailed in this report.

External and internal assessment of the elevations was undertaken to the Western Units, Eastern Units and Central Unit (Carl's Junior). External and internal assessment of the elevations along with assessment of the roof was undertaken to Mitre 10. No access was gained to the preparation areas of (Central Units) Carl's Junior.

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

Defects associated with weathertightness issues 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, and blocked drains etc. which are not readily evident during the survey.

No intrusive or destructive investigations were undertaken during the survey and the findings within this report are based on a visual assessment alone.

Definitions

As New:	Items which have suffered no weathering, wear or decay and are free from any visual defects.
Good:	Items which have suffered minimal weathering, wear or decay and have only minor 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 age, abnormal use or lack of maintenance.

Survey Details

Building Surveyor:	Kieran Hindley BSC (HONS) MNZIBS
Date of Survey:	19 May 2025 21 May 2025
Weather Conditions:	Overcast with periods of sun
Areas Not Assessed:	External and internal assessment of the elevations was undertaken to the Western Units, Eastern Units and Central Unit (Carl's Junior). External and internal assessment of the elevations along with assessment of the roof was undertaken to Mitre 10. No access was gained to the preparation areas of (Central Units) Carl's Junior. No access was gained to the roof voids, ceiling voids, wall voids or floor voids.

Documents Provided

No documents had been provided nor reviewed for the purpose of this report.

Property Description

General Description

Age:	Circa-2006
Floor Area:	Eastern Units: 5533m ² Western Units: 4102m ² Central Unit (Carl's Junior): 320m ² Mitre 10: 1.04 hectares
Site Area:	Eastern Units, Western Units and Central Unit (Carl's Junior): 2.7463 hectares Mitre 10: 1.60 hectares
Legal Description:	Various legal titles.
Tenure:	Eastern Units and Western Units are leased individual units with multiple Tenants. Central Unit (Carl's Junior) and Mitre 10 are leased units with Tenants who lease the whole premises.
Use:	Retail
Configuration:	The Eastern Units with a L-shaped layout which comprised of several individual units. The Western Units with a rectangular layout which comprised of several individual units. The Central Unit (Carl's Junior) and Mitre 10 have a rectangular layout.
Location:	The site is located on Great South Road with access gained to the main car park from the southern side of the site. Access to the site can also be gained from Walters Road to the western side of the site.
Zoning:	Commercial (8C)
Orientation:	The front entrances to the Eastern Units can be gained from the western and southern elevations, with the loading zones to the eastern side. The front entrances to the Western Units can be gained from the eastern and southern elevations, with the loading zones to western side. The front entrance to the Central Unit (Carl's Junior) and Mitre 10 are deemed to be facing south.

Location Plans



1. Site Location (Western Units, Eastern Units and Central Unit [Carl's Junior])



2. Aerial Image (Western Units, Eastern Units and Central Unit [Carl's Junior])



3. Site Location (Mitre 10)



4. Aerial Image (Mitre 10)

General Photographs



1. Western Units



2. Western Units



3. Western Units



4. Western Units



5. Eastern Units



6. Eastern Units



7. Eastern Units



8. Eastern Units



9. Eastern Units



10. Eastern Units



11. Central Unit (Carl's Junior)



12. Central Unit (Carl's Junior)



13. Central Unit (Carl's Junior)



14. Central Unit (Carl's Junior)



15. Mitre 10



16. Mitre 10



17. Mitre 10



18. Mitre 10



19. Mitre 10



20. Mitre 10

Condition Schedule

Western Units

Item	Description	Condition Issues/Recommendations
General		<p>The Building (Earthquake-prone Buildings) Amendment Act 2016 requires an Initial Seismic Assessment (ISA) or Detailed Seismic Assessment (DSA) for all buildings, except non-workplace residential buildings. Buildings with a rating below 34% NBS are classified as earthquake-prone and must be strengthened to meet safety standards.</p> <p>Sporadic areas of structural related defects were related across the site including the Eastern Units and Mitre 10. The following key defects were observed:</p> <ul style="list-style-type: none">- Differential movement with cracking of the slab was observed to the Eastern Units.- Corrosion leaching to the concrete wall panels to the Western Units and Eastern Units.- Sporadic areas of horizontal and diagonal surface cracking to the base of the concrete wall panels at the northern elevation of Mitre 10.- Localised extensive cracking to the concrete wall panels within the internal face of the concrete wall panels within the Western Units. <p>The defects can be observed in the elevations section of each of the units.</p> <ul style="list-style-type: none">• Ascertain and review the %New Building Standard (%NBS) rating of the building. Commission an ISA or DSA if an assessment has not already been conducted. Ensure that all findings and recommendations are implemented.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> Engage a structural engineer to assess the Western Units and Eastern Units construction joint and cracked areas. Assess and monitor the movement that has occurred. The assessment should be predominantly to the concrete base of the Eastern Units. Engage a structural engineer to assess the corrosion leaching and exposed reinforcement bars to the concrete wall panels. This assessment should be carried out to both the Eastern Units and Western Units. It may be required to carry out destructive testing in the form of breaking away the concrete face and inspect the reinforcement bar. Undertake the appropriate repairs as recommended by the structural engineer. Engage a structural engineer to provide preliminary advice regarding the other areas of structural related issues.

Elevations

The elevations comprised of:

- Concrete wall panels with vertical control joints.
- Concrete wall panels with ribbed horizontal finish and upper-level horizontal concrete wall panels. A combination of the shop front units and direct-fixed fibre-cement cladding sheets are set within the concrete wall panels with ribbed horizontal finish.

The following observations were made:

- Localised moisture run-mark to the concrete wall panel as a result of a leak from the security alarm.
- Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.
- Localised blistering of the paint finish to the fibre-cement cladding sheets.
- Localised former signage markings to the fibre-cement cladding sheets.
- Localised cracking to the concrete nib walls.
- Sporadic areas of unsealed tap outlets to the concrete wall panels.
- Localised area of residue staining to the external face of the concrete base and behind the fibre-cement cladding sheets.
- Sporadic areas of abrasions and impact damage to the concrete nib walls.
- Localised corrosion run-off staining to the concrete wall panels emitting from the adjacent stainless-steel downpipe.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - Localised separation to the concrete wall panels and the fibre-cement sheets. This appears to be at a construction joint of the building and subject to localised movement. No major signs of structural distress were observed to this building. Differential movement with cracking of the slab was observed to the Eastern Units. - Localised residue staining to the upper-level horizontal concrete wall panels from a removed fixture. - Localised blistering of the paint finish to the upper-level horizontal concrete wall panels. - Localised former signage markings to the upper-level horizontal signage. - Sporadic areas of debonding and cracking to the sealant at the control joints of the concrete wall panels. - Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels. - Widespread discolouration and staining to the concrete wall panels. - Sporadic areas of deterioration and spalling to the concrete wall panels. - Localised spalling and exposed corroded reinforcement bars to the concrete wall panels above an opening. - Localised minor deterioration to the sealant of the tap outlet. - Localised exposed reinforcement bars to the concrete wall panels. It appears that the metal roller shutter door had been retrospectively installed to the concrete wall panel. - Localised surface corner cracking to the base of the concrete wall panels at the western elevation. - Localised discolouration to the upper-level horizontal concrete wall panels at the southern elevation. - Sporadic areas of discolouration to the upper-level horizontal concrete wall panels and emitting from the joint. • Carry out a power wash using a non-abrasive cleaning agent on the elevations.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> • Repair the security alarm to the concrete wall panel. • Refasten the fixings to the fibre-cement cladding sheets. • Redecorate the elevations. • Apply a suitable filler to the concrete nib walls. Colour match the repair works to the surroundings. • Apply sealant and cover flanges to the tap outlets. • Clean the residue staining to the concrete base alongside the wider power wash works required. Monitor the concrete base and if any staining reoccurs. Review the outcome and undertake further substantial works if required. • Apply a suitable resurfacer to the concrete nib walls. Colour match the repair works to the surroundings. • Rake out and reseal the joints of the concrete wall panels. • Apply a suitable filler or patching compound to the spalled and damaged areas of the concrete wall panels. Colour match the repair works to the surrounds. Ensure the works are structurally sound. • Review the building history to ascertain if the metal roller shutter door to the western elevation had been an alteration to the concrete wall panel. Monitor the damage to the concrete wall panel adjacent to the metal roller shutter door. Carry out appropriate repairs if and when the functional performance of the concrete wall panel is compromised or if extensive damage occurs. • Apply a suitable filler or patching compound to the cracked concrete wall panel. Colour match the repair works to the surrounds. Ensure the works are structurally sound. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. • Rake out and reseal the joints of the horizontal concrete wall panels.

Item	Description	Condition Issues/Recommendations
External Joinery	<p>The external joinery comprised of:</p> <ul style="list-style-type: none"> - Aluminium shop front units with automatic sliding doors. - Metal roller shutter doors. - Galvanised steel hinged doors. - Metal panelled hinged doors with timber liners. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of environmental staining to the aluminium shop front units. - Sporadic areas of minor shrinkage of the glazing seals to the aluminium shop front units. - Localised partial detachment to the frame of the jamb of the aluminium shop front units. - Sporadic areas of environmental staining to the aluminium shop front units. - Sporadic areas of corrosion and discolouration to the galvanised steel hinged doors. - Sporadic areas of discolouration to the metal roller doors. - Localised swelling and damage to the timber liners at the western elevation. - Localised debonding of the glazing film to the aluminium shop front units. - Localised scuff marks and abrasions to the aluminium shop front units. • Wipe down the aluminium shop front units using lukewarm soapy water or an appropriate cleaning solution. • Replace the shrunken and detached glazing seals. • Refasten the jamb frame to the shop front unit. • Brush back and apply treatment to the corroded areas of the galvanised steel hinged doors. • Replace the damaged timber liners. • Replace the glazing film. • Polish out the abrasions from the shop front units.
External Features	<p>The external features comprised of:</p> <ul style="list-style-type: none"> - Galvanised steel bumper rails. - Metal door awnings. - Metal and fabric shade awnings. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of corrosion to the fixings of the metal bumper rails.

Item	Description	Condition Issues/Recommendations
	<ul style="list-style-type: none"> - Wall-mounted security alarms. - Painted steel store signages with concrete bases. - Composite wooden sheet with painted finish shed. - Canopies, rainwater goods and roofs. (Refer to Roof Maintenance Plan Report, produced by Bayleys Building Consultancy, dated 19 April 2024 for more information.) 	<ul style="list-style-type: none"> - Sporadic areas of corrosion and deterioration of the finish to the base of the steel frame of the store signage. - Sporadic areas of distortion to the metal door awning. - Sporadic areas of tears to the steel frame and fabric sheet of the door awning. - Localised extensive staining to the external metal gutter and to the downpipe. - Sporadic areas of environmental staining to the plant shed. - Widespread corrosion to the door brackets. - Localised corrosion to the underside of the canopy. • Replace the corroded fixings to the metal bumper rail. • Brush back and apply treatment to the corroded areas of the base of the steel frame. Carry out touch-up works to the deteriorated finish of the steel frame. • Reform the distorted metal door awnings. • Replace the torn fabric shade to the awning. • Replace the corroded door bracket of the shed door. • Brush back and apply treatment to the corroded areas of the underside of the canopy. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.
Internal Observations	<p>The building fabric observed internally comprised of:</p> <ul style="list-style-type: none"> - Internal face of the elevations and the external joinery. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Localised deterioration of the edge to the upper-level horizontal concrete wall panels. - Widespread corrosion to the steel embedded plates of the concrete wall panels. No corrosion was observed to the steel embedded plates within one of the tenancies. It is understood that this tenancy had been painted within the last year. - Localised unsealed pipe penetration to the concrete wall panels.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - Localised corrosion and extensive abrasions to the concrete wall panel within a tenancy which is adjacent to a metal roller shutter door. - Sporadic areas of debonding to the sealed at the control joints of the concrete wall panels. - Localised vertical hairline cracking to the upper-level horizontal concrete wall panel. - Localised extensive cracking to the concrete wall panels to the internal face of the Western Units. • Apply a suitable filler or patching compound to the horizontal concrete wall panels. Colour match the repair works to the surrounds. Ensure the works are structurally sound. • Brush back and apply treatment to the corroded areas of the steel embedded plates. Apply a paint finish to the steel embedded plates. Carry out external resealing works to the joints of the concrete wall panels and connection points of the canopy to prevent corrosion reoccurring. • Seal the pipe penetration to the concrete wall panel. • Apply a suitable patching compound to the concrete wall panels. Colour match the repair works to the surroundings. Ensure the works are structurally sound. Review the building history as per the Elevations section within this table. • Rake out and reseal the joints of the concrete wall panels. • Apply a suitable filler or patching compound to the vertical cracking to the concrete wall panel. Colour match the repair works to the surrounds. Ensure the works are structurally sound.

Eastern Units

Item	Description	Condition Issues/Recommendations
General		<p>The Building (Earthquake-prone Buildings) Amendment Act 2016 requires an Initial Seismic Assessment (ISA) or Detailed Seismic Assessment (DSA) for all buildings, except non-workplace residential buildings. Buildings with a rating below 34% NBS are classified as earthquake-prone and must be strengthened to meet safety standards.</p> <ul style="list-style-type: none"> Refer to the General items within the Western Units for the recommendations.
Elevations	<p>The elevations comprised of:</p> <ul style="list-style-type: none"> Concrete wall panels with vertical control joints. Concrete wall panels with ribbed horizontal finish and upper-level horizontal concrete wall panels. A combination of the shop front units and direct-fixed fibre-cement cladding sheets are set within the concrete wall panels with ribbed horizontal finish. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> Sporadic areas of redundant fixing centres to the upper-level horizontal concrete wall panels. Localised corrosion of the fixings to the metal attachment trim of the concrete wall panels. Sporadic areas of deterioration of the paint finish to the elevations. Sporadic areas of redundant fixing centres to the fibre-cement cladding sheets. Localised separation and debonding of the sealant between the concrete wall panels. Localised cracking to the external face of the concrete base. This appears to be at a control joint of the building and subject to localised movement. No major signs of structural distress were observed. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets. Localised impact damage to the fibre-cement cladding sheets. Localised corrosion run-off staining to the upper-level horizontal concrete wall panels emitting from the store signage. Localised removed fixture to the upper-level horizontal concrete wall panels. Sporadic areas of debonding and discolouration to the joint of the upper-level horizontal concrete wall panels.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - Localised residue staining to the upper-level concrete wall panels. - Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels. - Widespread staining and discolouration to the concrete wall panels. - Localised area of diagonal surface cracking to the concrete wall panels. - Localised vertical extensive cracking to the joint of the concrete wall panels. - Localised vertical separation to an external corner joint to the concrete wall panels. - Sporadic areas of debonding of the sealant to the control joints of the concrete wall panels. - Localised area of extensive damage to the fibre-cement cladding sheets. This was adjacent to the Tenant's stock. - Localised area of cracking to the fibre-cement cladding sheets. - Sporadic areas of minor abrasion and deterioration to the concrete wall panels. - Localised unsealed penetration to the concrete wall panels. • Carry out a power wash using a non-abrasive cleaning agent on the elevations. • Seal the redundant fixing centres to the concrete wall panels. • Replace the corroded fixings to the metal trim. • Redecorate the elevations. • Seal the redundant fixing centres to the fibre-cement cladding sheets. • Refasten the fixings to the fibre-cement cladding sheets.

Item	Description	Condition Issues/Recommendations
External Joinery	<p>The external joinery comprised of:</p> <ul style="list-style-type: none"> - Aluminium shop front units with automatic sliding doors. - Galvanised steel roller shutter doors. - Galvanised steel hinged doors. 	<ul style="list-style-type: none"> • Undertake targeted replacement of the fibre-cement cladding sheets. • Seal the redundant fixing centres to the concrete wall panels which was caused by the removal of a fixture. • Rake out and reseal the joints of the upper-level horizontal concrete wall panels. • Carry out filler works to the diagonal surface cracking to the concrete wall panels. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. • Suitably seal the joint of the concrete wall panels at the external corner. • Rake out and reseal the joints of the concrete wall panels. • Apply filler works to the cracking of the fibre-cement cladding sheets. • Apply a suitable patching compound to the concrete wall panels. Colour match the repair works to the surroundings. Ensure the works are structurally sound. • Seal the redundant penetration centres to the concrete wall panels. <hr/> <p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of environmental staining to the aluminium shop front units. - Sporadic areas of minor shrinkage to the glazing seals of the aluminium shop front units. - Sporadic areas of scuff marks and abrasions to the aluminium shop front units. - Sporadic areas of scuff marks and discolouration to the aluminium shop front units. - Localised deterioration of the glazing film to the aluminium shop front units.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - Localised partial detachment to the glazing seal from the aluminium shop front units. - Sporadic areas of indentations to the galvanised steel roller shutter door. - Sporadic areas of discolouration and corrosion to the galvanised steel hinged doors. - Sporadic areas of indentations to the galvanised steel hinged doors. - Localised debonding to the sealant to the perimeter of the galvanised steel hinged doors. • Wipe down the aluminium shop front units using lukewarm soapy water or an appropriate cleaning solution. • Replace the glazing seals to the aluminium shop front units. • Polish out the abrasions from the aluminium shop front units. • Carry out touch-up works to the deteriorated finish of the aluminium shop front units. • Undertake targeted replacement of the glazing films. • Monitor the damage to the galvanised steel roller shutter and hinged doors. Carry out appropriate repairs if and when the functional performance of the door is compromised or if extensive damage occurs. • Brush back and apply treatment to the corroded areas of the galvanised steel hinged doors. • Rake out and reseal the perimeter of the hinged doors.

External Features

The external features comprised of:

- Painted steel frame signages with concrete bases.
- Store signages.
- Metal door awnings.
- Outdoor lighting.

The following observations were made:

- Sporadic areas of corrosion and deterioration of the finish to the base of the steel frame of the store signage.
- Widespread corrosion to the steel frame of the signage to the concrete wall panels.
- Sporadic areas of distortion to the metal door awnings.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> • Brush back and apply treatment to the corroded areas of the base of the steel frame. Carry out touch-up works to the deteriorated finish of the steel frame. • Replace the signage fixed to the concrete wall panels. • Reform the distorted metal door awnings.
Internal Observations	<p>The building fabric observed internally comprised of:</p> <ul style="list-style-type: none"> - Internal face of the elevations and the external joinery. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Widespread corrosion to the steel embedded plates of the concrete wall panels. - Localised diagonal cracking to the concrete wall panels emitting from the steel embedded plate. - Localised moisture run-marks staining to the concrete wall panels emitting from the pipe penetration. - Sporadic areas of redundant penetration centres to the concrete wall panels. - Sporadic areas of damage to the door bolt of the galvanised steel hinged doors. - Widespread moisture run-marks staining to the concrete wall panels within a tenancy. There was plant equipment installed within the ceiling void. - Sporadic areas of previous repairs to the control joints and steel embedded plates within the concrete wall panels. - Localised moisture run-marks staining to the concrete wall panels and corrosion to the steel beam. This is emitting from the steel beam or internal gutters. - Localised removed door hardware with redundant fixing centres to the galvanised steel hinged door. • Brush back and apply treatment to the corroded areas of the steel embedded plates. Apply a paint finish to the steel embedded plates. Carry out external resealing works to the joints of the concrete wall panels and connection points of the canopy to prevent corrosion reoccurring.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> • Apply filler to the diagonal cracking to the concrete wall panels emitting from the steel embedded plate. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. • Seal the pipe penetrations to the concrete wall panels. Wipe down the staining from the concrete wall panels using lukewarm soapy water or an appropriate cleaning solution. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. • Seal the redundant penetration centres to the concrete wall panels. • Replace the door bolt to the galvanised steel hinged door. • Assess the causation moisture run-marks staining to the concrete wall panels. This appears to have been caused by the Tenant's plant equipment within the ceiling void. This should be confirmed prior to carrying out the repair works required. • Brush back and apply treatment to the corroded areas of the steel beam. Carry out touch-up works to the deteriorated finish of the steel beam. Reseal the steel beam fixed to the concrete wall panels. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. • Seal the redundant fixing centres to the metal panelled hinged door.

Central Unit (Carl's Junior)

Item	Description	Condition Issues/Recommendations
General		<p>The Building (Earthquake-prone Buildings) Amendment Act 2016 requires an Initial Seismic Assessment (ISA) or Detailed Seismic Assessment (DSA) for all buildings, except non-workplace residential buildings. Buildings with a rating below 34% NBS are classified as earthquake-prone and must be strengthened to meet safety standards.</p> <ul style="list-style-type: none"> Refer to the General Items within the Western Units for the recommendations.
Elevations	<p>The elevations comprised of:</p> <ul style="list-style-type: none"> Concrete wall panels with ribbed horizontal and vertical finish. Shop front units are set within the concrete wall panels with ribbed horizontal finish. Direct-fixed fibre-cement cladding sheets. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> Sporadic areas of minor deterioration and spalling to the external face of the concrete base. The paint condition was generally in a good condition to the elevations. Localised distortion to the metal barge cappings. Sporadic areas of minor scuff marks and deterioration of the finish to the concrete wall panels. Localised minor surface cracking to the concrete wall panels emitting from the corner of the aluminium shop front units. Sporadic areas of moisture run-marks to the external face of the concrete base emitting from the aluminium shop front units. Sporadic areas of deterioration of the finish to the fibre-cement cladding sheets. Sporadic areas of popping fixings to the fibre-cement cladding sheets. Apply a suitable resurfacer to the concrete base. Colour match the repair works to the surroundings. Carry out a power wash using a non-abrasive cleaning agent on the elevations. Redecorate the elevations. Reform the distorted metal barge cappings.

Item	Description	Condition Issues/Recommendations
External Joinery	<p>The external joinery comprised of:</p> <ul style="list-style-type: none"> - Aluminium shop front units with automatic sliding doors. - Timber hinged doors with diamond metal checker plates. 	<ul style="list-style-type: none"> • Apply a suitable filler to the concrete wall panels adjacent to the shop front units. Colour match the repair works to the surroundings. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. • Refasten the fixings to the fibre-cement cladding sheets. <p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of minor shrinkage to the glazing seals of the aluminium shop front units. - Sporadic areas of corrosion to the diamond checker plates of the hinged doors. - Widespread fading to the powder coated finish of the aluminium shop front units. • Wipe down the shop front units using lukewarm soapy water or an appropriate cleaning solution. • Replace the glazing seals to the aluminium shop front units. • Apply a finish to the aluminium shop front units. • Brush back and apply treatment to the corroded areas of the diamond checker plates.
Internal Observations	<p>The building fabric observed internally comprised of:</p> <ul style="list-style-type: none"> - Internal face of the elevations and the external joinery. 	<p>No visual defects were observed at the time of the inspection.</p>

Mitre 10

Item	Description	Condition Issues/Recommendations
General		<p>The Building (Earthquake-prone Buildings) Amendment Act 2016 requires an Initial Seismic Assessment (ISA) or Detailed Seismic Assessment (DSA) for all buildings, except non-workplace residential buildings. Buildings with a rating below 34% NBS are classified as earthquake-prone and must be strengthened to meet safety standards.</p> <ul style="list-style-type: none"> Refer to the General Items within the Western Units for the recommendations.
Roofs	<p>The roofs comprised of:</p> <ul style="list-style-type: none"> Pitched roof with parapet walls which surrounds the roofs. The roof and internal face of the parapet walls are fixed with profiled metal roof sheets. Fibreglass roof sheets to the pitched roof. Metal cappings to the parapet walls which are not installed with a slope. The roof is supported by the steel portal frame and galvanised steel purlins. Small- and large-sized penetrations to the roof with boot and kerb flashings respectively. Services installed to the roof including a services platform. The roof slopes towards the internal gutters. Metal apron flashings and ridge cappings. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> Localised partial detachment to the roof hatch. The profiled metal roof sheets were typically in good condition. Widespread corrosion to the fixings of the profiled metal roof sheets. Localised corrosion to the profiled metal roof sheets. Localised corrosion to the sheet edge of the profiled metal roof sheets. The fibreglass sheets were in an aged condition. Sporadic areas of environmental staining to the roof. Sporadic areas of distortion to the fit-over flashings. Localised corrosion to the ventilation ducting. Sporadic areas of indentations to the profiled metal roof sheets. Widespread corrosion to the fixings of the metal ridge cappings. Sporadic areas of corrosion to the base of the profiled metal internal parapet sheets. The base of the sheets was in close proximity to the upstand of the internal gutter and trapping water. Sporadic areas of discolouration to the profiled metal internal parapet sheets. Localised targeted roof sheet replacement to the roof.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - Widespread dirt build-up to the stepped junction of the profiled metal roof sheets. - Localised corrosion to the joint of the metal ridge cappings. - Localised area of discolouration to the profiled metal internal parapet sheets. - Localised extensive corrosion to the profiled metal internal parapet sheets adjacent to a fixing centre. - The sealant to the vent penetration was in an aged condition. - Localised debonding to the internal corner cappings of the profiled metal internal parapet sheets. - Widespread sealant applied to the fixings of the apron flashings. - Localised debonding to the cappings sheets of the profiled metal internal parapet sheets. - Sporadic areas of distortion to the apron flashings. - Sporadic areas of distortion and discolouration to the metal cappings to the parapet walls. - Widespread sealant applied to the joints of the apron flashings to metal ridge cappings. - Sporadic areas of sealant applied to the profiled metal roof sheets. • Refasten the roof hatch to the roof. • Replace the corroded fixings to the profiled metal roof sheets. • Brush back and apply treatment to the corroded areas of the profiled metal roof sheets. Carry out touch-up works to the deteriorated finish of the profiled metal roof sheets. Assess the underlying framing alongside the works. • Replace the fibreglass roof sheets. • Carry out a power wash using a non-abrasive cleaning agent on the roofs.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> • Reform the distorted fit-over flashings. Reseal the fit-over flashings. • Brush back and apply treatment to the corroded areas of the ventilation ducting. • Monitor the indentations to the profiled metal roof sheets. Carry out appropriate repairs if and when the functional performance of the profiled metal roof sheets is compromised or if extensive damage occurs. • Replace the corroded fixings to the metal ridge cappings. • Brush back and apply treatment to the corroded areas of the base of the profiled metal parapet internal sheets. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. Address the lack of clearance between the base of the sheets and the upstand of internal gutters when replacing the membrane sheets. • Monitor the discolouration to the profiled metal internal parapet sheets. Carry out appropriate repairs if and when the functional performance of the sheets is compromised or if extensive damage occurs. • Brush back and apply treatment to the corroded areas of the metal ridge cappings. • Brush back and apply treatment to the corroded areas of the profiled metal internal parapet sheet. Replace the fixing and ensure the fixing centre is sealed. Assess the underlying framing alongside the works. • Allowance to inspect and reseal the penetrations to the roof. • Inspect and reseal the fixings to the apron flashings. Reform the distorted apron flashings. Rake out and reseal the joints of the apron flashings. • Rake out and reseal the internal corner cappings to the internal parapet sheets.

Item	Description	Condition Issues/Recommendations
	<p>The rainwater goods comprised of:</p> <ul style="list-style-type: none"> - Internal gutter laid with membrane sheets which drain to the sumps and plastic downpipes. 	<ul style="list-style-type: none"> • Reform the distorted metal parapet capping. Apply a finish to the metal parapet cappings. • Monitor the maintenance works of sealant applied to the profiled metal roof sheets. Review the outcome and undertake further sealing or substantial works if required. <hr/> <p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of scuff marks to the plastic downpipes. - Sporadic areas of corrosion to the downpipe brackets of the plastic downpipes. - Localised ponding surface moisture to the internal gutters. - Widespread moisture run-marks and discolouration to the upstand of the synthetic rubber sheets. - Sporadic areas of targeted repair sealing works to the joints of the synthetic membrane sheets. - Widespread staining and dirt build-up to the internal gutters. - Localised vegetation growth to the internal gutters. - Localised minor deboning to the synthetic rubber membrane sheets. - Localised corrosion to the fixings of the metal bracket. <ul style="list-style-type: none"> • Replace the corroded brackets and fixings to the downpipes. • Replace the synthetic rubber membrane sheets to the internal gutters. Assess the underlying substrate alongside the works. • Carry out targeted resealing works to the joints of the synthetic rubber membrane sheets.
Elevations	<p>The elevations comprised of:</p> <ul style="list-style-type: none"> - Concrete wall panels with vertical control joints at the lower-level. - Vertically laid profiled metal cladding sheets at the upper-level. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Widespread deterioration of the finish to the lower half of the concrete wall panels. - Localised mould growth and minor deterioration of the sealant between the concrete wall panel and aluminium shop front units.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - Widespread debonding of the sealant to the control joints of the concrete wall panels. - Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels. - Sporadic areas of lichen and vegetation growth to the concrete wall panels at the eastern elevation. The Tenant's racking was installed at this location. - Localised redundant fixing centres to the concrete wall panels. - Sporadic areas of abrasions and deterioration of the finish to the metal corner cappings of the concrete wall panels. - Sporadic areas of horizontal surface cracking to the base of the concrete wall panels at the northern elevation. - Sporadic areas of unsealed penetration centre to the concrete wall panels. - Sporadic areas of diagonal surface cracking to the base of the concrete wall panels at the northern elevation. - Localised fixings to the concrete wall panel at the western elevation. • Carry out a power wash using a non-abrasive cleaning agent on the elevations. • Redecorate the elevations. • Rake out and reseal the joint between the aluminium shop front units and the concrete wall panels. • Rake out and reseal the joints of the concrete wall panels. • Apply a suitable filler or patching compound to the concrete wall panels. Colour match the repair works to the surrounds. Ensure the works are structurally sound. • Monitor the lichen and vegetation growth to the concrete wall panels to the southern elevation upon completion of the power wash works. Review the outcome and undertake further substantial works if required.

Item	Description	Condition Issues/Recommendations
External Joinery	<p>The external joinery comprised of:</p> <ul style="list-style-type: none"> - Aluminium shop front units with automatic sliding doors. - Galvanised steel roller shutter doors. - Metal panelled hinged doors. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of environmental staining to the metal roller shutter door. - Localised abrasions to the automatic sliding doors. - Sporadic areas of shrinkage to the glazing seals of the aluminium shop front units. - Sporadic areas of environmental staining to the aluminium shop front units. - Localised mould staining to the aluminium shop front units. - Sporadic areas of indentations to the metal panelled hinged doors. - Widespread corrosion to the metal opening cappings. <ul style="list-style-type: none"> • Wipe down the aluminium shop front units using lukewarm soapy water or an appropriate cleaning solution. • Polish out the abrasions from the automatic sliding doors. • Replace the glazing seals to the aluminium shop front units. • Monitor the damage to the metal panelled hinged doors. Carry out appropriate repairs if and when the functional performance of the doors is compromised or if extensive damage occurs. • Brush back and apply treatment to the corroded areas of the metal opening cappings. Carry out touch-up works to the deteriorated finish of the metal opening cappings.

Item	Description	Condition Issues/Recommendations
Canopies	<p>The canopies comprised of:</p> <ul style="list-style-type: none"> - Steel portal frame with profiled metal canopy sheets. The canopies sloped back towards the building to internal gutter laid with synthetic membrane sheets. A portion of the canopies have metal fascia sheets and profiled metal sheets to the underside of the frame. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Localised debonding to the sealant applied between the underside of the canopy and the downpipe. - Widespread environmental staining to the underside profiled metal canopy sheets. - Localised distortion of the metal trim to the underside of the canopy. - Sporadic areas of impact damage and distortion to the metal fascia canopy sheets. - Sporadic areas of deterioration of the finish to the metal fascia sheets. - Localised impact damage and partial detachment to the underside profiled metal canopy sheets. - Localised corrosion to the metal perimeter trim of the underside of the canopy. - Sporadic areas of discolouration and corrosion to the steel canopy frame. - Widespread corrosion to the underside of the profiled metal canopy sheets. - Sporadic areas of distortion to the metal barge cappings of the canopy. - Widespread environmental staining to the canopies. - Widespread environmental staining to the internal gutter of the canopies. • Rake out and reseal the downpipe and underside of the canopy sheets. • Reform and refasten the metal trim to the underside of the canopy. • Undertake targeted replacement of the metal fascia sheets. • Carry out touch-up works to the deteriorated finish of the metal fascia sheets. • Undertake targeted replacement of the impact damaged profiled metal canopy sheets.

Item	Description	Condition Issues/Recommendations
External Features	<p>The external features comprised of:</p> <ul style="list-style-type: none"> - Services including electrical power and tap outlets. 	<ul style="list-style-type: none"> • Brush back and apply treatment to the corroded areas of the metal perimeter trim of the underside of the canopy. • Brush back and apply treatment to the corroded areas of the steel canopy frame. Apply a paint finish to the steel canopy frame. • Brush back and apply treatment to the corroded areas of the underside of the profiled metal canopy sheets. • Reform the distorted metal barge cappings. • Replace the synthetic rubber membrane sheets to the internal gutters.
Internal Observations	<p>The building fabric observed internally comprised of:</p> <ul style="list-style-type: none"> - Internal face of the elevations, the external joinery, the rainwater goods and the roof. 	<p>The following observations were made:</p> <ul style="list-style-type: none"> - Widespread corrosion to the fixings of a wall-mounted power outlet. - Localised partial detachment and corroded fixings to the tap outlet. • Replace the corroded fixings to the wall-mounted power outlet. • Refasten the tap outlet to the concrete wall panel. <hr/> <p>The following observations were made:</p> <ul style="list-style-type: none"> - Sporadic areas of wrinkling to the building paper underlay. - Widespread soil staining to the internal side of the elevations. - Localised hairline cracking to the concrete wall panels adjacent to a metal panelled hinged door. - Sporadic areas of separation between the concrete floor slabs and concrete wall panels at the metal panelled hinged doors. - Sporadic areas of unsealed fixing or penetration centres to the profiled metal cladding sheets. - The underside of the roof was in a good condition with no leaks observed at the time of the inspection.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none"> - The underside of the internal gutters was in a good condition with no leaks observed at the time of the inspection. - Sporadic areas of soil staining to the internal face of the aluminium shop front units. - Localised bowing to the ceiling grid tiles below the entrance canopy. - Sporadic areas of moisture staining to the ceiling grid tiles below the entrance canopy. - Localised abrasions to the internal face of the automatic sliding doors. - Localised corrosion to the steel embedded plates within the concrete wall panels. - Localised area of corrosion to the painted steel column adjacent to an opening. - Sporadic areas of scuff marks and deterioration of the finish to the steel portal frame. - Localised unsealed pipe penetration to the profiled metal cladding sheets at the southern elevation. • Wipe down the elevations and joinery units using lukewarm soapy water or an appropriate cleaning solution. • Apply filler works to the hairline cracking to the concrete wall panels. • Apply a filler agent or compound between the concrete floor slabs and concrete wall panels. • Seal the redundant fixing or penetration centres to the profiled metal cladding sheets. • Remove the bowing and stained ceiling grid tiles and ascertain the causation of the staining. • Polish out the abrasions from the automatic sliding doors.

Item	Description	Condition Issues/Recommendations
		<ul style="list-style-type: none">• Brush back and apply treatment to the corroded areas of the steel embedded plates within the concrete wall panels. Carry out touch-up works to the deteriorated finish of the steel embedded plates.• Carry out touch-up works to the deteriorated finish of the steel portal frame.• Seal the pipe penetration to the profiled metal cladding sheets at the southern elevation.

Conclusion

High Priority Items

Sporadic areas of structural related defects were related across the site including the Western units, Eastern Units and Mitre 10. The following key defects were observed:

- Differential movement with cracking of the slab was observed to the Eastern Units.
- Corrosion leaching to the concrete wall panels to the Western Units and Eastern Units.
- Sporadic areas of horizontal and diagonal surface cracking to the base of the concrete wall panels at the northern elevation of Mitre 10.
- Localised extensive cracking to the concrete wall panels within the internal face of the concrete wall panels within the Western Units.

The following is recommended to be undertaken in relation to the above:

- Engage a structural engineer to assess the Western Units and Eastern Units construction joint and cracked areas. Assess and monitor the movement that has occurred. The assessment should be predominantly to the concrete base of the Eastern Units.
- Engage a structural engineer to assess the corrosion leaching and exposed reinforcement bars to the concrete wall panels. This assessment should be carried out to both the Eastern Units and Western Units. It may be required to carry out destructive testing in the form of breaking away the concrete face and inspect the reinforcement bar. Undertake the appropriate repairs as recommended by the structural engineer.
- Engage a structural engineer to provide preliminary advice regarding the other areas of structural related issues.

Western Units

The elevations exhibited widespread deterioration such as surface cracking, corrosion staining, blistered paintwork, discolouration, and unsealed joints. External joinery issues included staining, glazing seal shrinkage, detachment of aluminium frames, timber liner damage, and corrosion to metal elements. External features displayed corrosion, fabric tearing, staining, and distortion to awnings and signage structures. Internally, further concrete damage, embedded steel corrosion, hairline and extensive cracking, pipe penetration issues, and sealant debonding were evident. These defects were sporadic to widespread and may relate to long-term movement, exposure, and previous installations or alterations.

Eastern Units

Defects were observed across the elevations, external joinery, external features, and internal areas. The elevations showed redundant fixings, cracking, sealant failure, corrosion staining, impact damage, and widespread discolouration to both fibre-cement sheets and concrete panels. External joinery displayed environmental staining, glazing seal shrinkage or detachment, film deterioration, abrasions, and corrosion or indentations to steel doors. External features showed corrosion to store signage and distortion to metal awnings. Internally, widespread corrosion to embedded steel plates and associated cracking were observed, alongside redundant penetrations, moisture staining, previous repairs, and hardware damage to hinged doors. These issues are typically localised to sporadic in nature, and several may relate to historic alterations, weather exposure, or water ingress.

Carl's Junior

Minor deterioration was observed to the external elevations, including areas of spalling to the concrete base, minor scuff marks, surface cracking near aluminium shop fronts, and moisture run-marks. Some fibre-cement cladding sheets showed finish deterioration and popping fixings. The metal barge cappings were slightly distorted. The aluminium shop front units exhibited widespread fading to the powder-coated finish, glazing seal shrinkage, and corrosion to the metal checker plates on timber doors. No visual internal defects were observed at the time of inspection.

Mitre 10

Defects were identified across multiple building elements. The roof exhibited corrosion to fixings and sheets, distorted flashings, aged fibreglass panels, and widespread sealant use. The parapet walls showed corrosion and discolouration. Internal gutters presented staining, vegetation growth, ponding, and membrane deterioration. The elevations displayed deterioration to concrete panels, cracking, sealant failure, and vegetation growth. External joinery issues included environmental staining, glazing seal shrinkage, corrosion, abrasions, and indentations. The canopies had impact damage, corrosion, discolouration, staining, and sealant failures. External features showed corrosion to power outlet fixings and tap outlet detachment. Internally, defects included wrinkled underlay, soil staining, floor and wall separation, unsealed penetrations, ceiling tile staining and distortion, embedded plate corrosion, and scuffed steel framing. Several items require monitoring, resealing, corrosion treatment, and targeted replacement or cleaning.

Appendix

Appendix A Forward Maintenance Plan

Forward Maintenance Plan Legend

Maintenance Code		
MR	Major Replacement	Work involving large scale renewal or replacement of obsolete or worn out components of a building or its services.
R	Redecoration	Work to restore the aesthetic value and weather protection of the building.
U	Unscheduled Maintenance	Carried out as faults and damage occurs. Reactive in nature and often includes health and safety related tasks.
M	Minor Maintenance	Non-urgent day to day works to restore the building components to good working condition.
RE	Refurbishment	Maintenance undertaken in advance to prevent the building becoming obsolete for its required use. Includes project works to modernise.

Priority Code		
1	Critical Critical maintenance items which cannot be deferred without breaching statutory regulations, Health & Safety requirements and / or causing severe physical deterioration to the property.	Major inconvenience / disruption. Will have an effect on occupant use.
2	Essential Maintenance items needed to maintain the value and the utility of the property. Failure to complete could lead to significant consequential costs in the future.	Moderate inconvenience / disruption. Will have an effect on occupant use.
3	Discretionary Maintenance items necessary to maintain property standards. They may impact on the future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.	Minimal inconvenience / disruption to occupants. Will not affect (to any significant degree) the use of the premises.

Forward Maintenance Plan - 230 Great South Road, Auckland

1.0 Western Units

Item No.	Building Fabric	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
1.01	General	ISA or DSA	Ascertain and review the %New Building Standard (%NBS) rating of the building. Commission an ISA or DSA if an assessment has not already been conducted. Ensure that all findings and recommendations are implemented.	M	2	\$ 3,000.00	\$ 3,000.00			
1.02	Throughout	Structural Assessment	Engage a structural engineer to assess the Western Units and Eastern Units construction joint. Assess and monitor the movement that has occurred. The assessment should be predominantly to the concrete base of the Eastern Units. Engage a structural engineer to assess the corrosion leaching and exposed reinforcement bars to the concrete wall panels. This assessment should be carried out to both the Eastern Units and Western Units. It may be required to carry out destructive testing in the form of breaking away the concrete face and inspect the reinforcement bar. Undertake the appropriate repairs as recommended by the structural engineer. Engage a structural engineer to provide preliminary advice regarding the other areas of structural related issues.	U	1	\$ 5,000.00	\$ 5,000.00			
1.03	Elevations	Throughout	Carry out a power wash using a non-abrasive cleaning agent on the elevations.	M	3	\$ 21,252.00	\$ 1,932.00	\$ 3,864.00	\$ 5,796.00	\$ 9,660.00
1.04	Elevations	Security Alarm	Repair the security alarm to the concrete wall panel.	M	3	\$ 75.00			\$ 75.00	
1.05	Elevations	Fibre-Cement Cladding Sheets	Refasten the fixings to the fibre-cement cladding sheets.	M	2	\$ 639.00		\$ 639.00		
1.06	Elevations	Throughout	Redecorate the elevations.	R	3	\$ 15,302.00				\$ 15,302.00
1.07	Elevations	Concrete Nib Walls	Apply a suitable filler to the concrete nib walls. Colour match the repair works to the surroundings.	M	3	\$ 146.00				\$ 146.00
1.08	Elevations	Tap Outlets	Apply sealant and cover flanges to the tap outlets.	M	2	\$ 74.00		\$ 74.00		
1.09	Elevations	Concrete Base	Clean the residue staining to the concrete base alongside the wider power wash works required. Monitor the concrete base and if any staining reoccurs. Review the outcome and undertake further substantial works if required.	M	2	\$ -				
1.10	Elevations	Concrete Nib Walls	Apply a suitable resurfacer to the concrete nib walls. Colour match the repair works to the surroundings.	M	3	\$ 441.00				\$ 441.00

1.11	Elevations	Concrete Wall Panels	Rake out and reseal the joints of the concrete wall panels.	M	2	\$ 8,625.00		\$ 8,625.00		
1.12	Elevations	Concrete Wall Panels	Apply a suitable filler or patching compound to the spalled and damaged areas of the concrete wall panels. Colour match the repair works to the surrounds. Ensure the works are structurally sound.	M	3	\$ 536.00		\$ 536.00		
1.13	Elevations	Concrete Wall Panels and Metal Roller Shutter Door	Review the building history to ascertain if the metal roller shutter door to the western elevation had been an alteration to the concrete wall panel. Monitor the damage to the concrete wall panel adjacent to the metal roller shutter door. Carry out appropriate repairs if and when the functional performance of the concrete wall panel is compromised or if extensive damage occurs.	M	2	\$ -				
1.14	Elevations	Concrete Wall Panels	Apply a suitable filler or patching compound to the cracked concrete wall panel. Colour match the repair works to the surrounds. Ensure the works are structurally sound. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 536.00	\$ 536.00			
1.15	Elevations	Concrete Wall Panels	Rake out and reseal the joints of the horizontal concrete wall panels.	M	2	\$ 3,489.00	\$ 3,489.00			
1.16	External Joinery	Aluminium Shop Front Units	Wipe down the aluminium shop front units using lukewarm soapy water or an appropriate cleaning solution.	M	3	\$ 2,486.00	\$ 226.00	\$ 452.00	\$ 678.00	\$ 1,130.00
1.17	External Joinery	Aluminium Shop Front Units	Replace the shrunken and detached glazing seals.	M	2	\$ 4,017.00			\$ 4,017.00	
1.18	External Joinery	Aluminium Shop Front Units	Refasten the jamb frame to the shop front unit.	M	2	\$ 24.00	\$ 24.00			
1.19	External Joinery	Galvanised Steel Hinged Doors	Brush back and apply treatment to the corroded areas of the galvanised steel hinged doors.	M	3	\$ 83.00		\$ 83.00		
1.20	External Joinery	Timber Liners	Replace the damaged timber liners.	M	2	\$ 267.00	\$ 267.00			
1.21	External Joinery	Aluminium Shop Front Units	Replace the glazing film.	M	3	\$ 91.00			\$ 91.00	
1.22	External Joinery	Aluminium Shop Front Units	Polish out the abrasions from the shop front units.	M	3	\$ 124.00			\$ 124.00	
1.23	External Features	Metal Bumper Rail	Replace the corroded fixings to the metal bumper rail.	M	3	\$ 39.00	\$ 39.00			
1.24	External Features	Store Signage	Brush back and apply treatment to the corroded areas of the base of the steel frame. Carry out touch-up works to the deteriorated finish of the steel frame.	M	3	\$ 137.00		\$ 137.00		
1.25	External Features	Metal Door Awnings	Reform the distorted metal door awnings.	M	3	\$ 32.00			\$ 32.00	
1.26	External Features	Fabric Awning	Replace the torn fabric shade to the awning.	M	3	\$ 336.00		\$ 336.00		

1.27	External Features	Shed Door	Replace the corroded door bracket of the shed door.	M	3	\$ 82.00		\$ 82.00		
1.28	External Features	Canopy	Brush back and apply treatment to the corroded areas of the underside of the canopy. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 178.00	\$ 178.00			
1.29	Internal Observations	Concrete Wall Panels	Apply a suitable filler or patching compound to the horizontal concrete wall panels. Colour match the repair works to the surrounds. Ensure the works are structurally sound.	M	2	\$ 268.00		\$ 268.00		
1.30	Internal Observations	Concrete Wall Panels	Brush back and apply treatment to the corroded areas of the steel embedded plates. Apply a paint finish to the steel embedded plates. Carry out external resealing works to the joints of the concrete wall panels and connection points of the canopy to prevent corrosion reoccurring.	M	2	\$ 1,420.00	\$ 1,420.00			
1.31	Internal Observations	Concrete Wall Panels	Seal the pipe penetration to the concrete wall panel.	M	2	\$ 26.00	\$ 26.00			
1.32	Internal Observations	Concrete Wall Panels	Apply a suitable patching compound to the concrete wall panels. Colour match the repair works to the surroundings. Ensure the works are structurally sound. Review the building history as per the Elevations section within this table.	M	2	\$ 536.00	\$ 536.00			
1.33	Internal Observations	Concrete Wall Panels	Rake out and reseal the joints of the concrete wall panels.	M	2	\$ 8,625.00		\$ 8,625.00		
1.34	Internal Observations	Concrete Wall Panels	Apply a suitable filler or patching compound to the vertical cracking to the concrete wall panel. Colour match the repair works to the surrounds. Ensure the works are structurally sound.	M	2	\$ 109.00	\$ 109.00			
SUBTOTAL						\$ 77,995.00	\$ 10,158.00	\$ 11,653.00	\$ 16,080.00	\$ 40,104.00

2.0 Eastern Units

Item No.	Building Fabric	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
2.01	Elevations	Throughout	Carry out a power wash using a non-abrasive cleaning agent on the elevations.	M	3	\$ 36,333.00	\$ 3,303.00	\$ 6,606.00	\$ 9,909.00	\$ 16,515.00
2.02	Elevations	Concrete Wall Panels	Seal the redundant fixing centres to the concrete wall panels.	M	3	\$ 29.00			\$ 29.00	
2.03	Elevations	Concrete Wall Panels	Replace the corroded fixings to the metal trim.	M	3	\$ 10.00			\$ 10.00	
2.04	Elevations	Throughout	Redecorate the elevations.	R	3	\$ 24,283.00				\$ 24,283.00
2.05	Elevations	Fibre-Cement Cladding Sheets	Seal the redundant fixing centres to the fibre-cement cladding sheets.	M	2	\$ 29.00		\$ 29.00		
2.06	Elevations	Fibre-Cement Cladding Sheets	Refasten the fixings to the fibre-cement cladding sheets.	M	2	\$ 958.00		\$ 958.00		
2.07	Elevations	Fibre-Cement Cladding Sheets	Undertake targeted replacement of the fibre-cement cladding sheets.	M	2	\$ 974.00		\$ 974.00		
2.08	Elevations	Concrete Wall Panels	Seal the redundant fixing centres to the concrete wall panels which was caused by the removal of a fixture.	M	3	\$ 26.00			\$ 26.00	
2.09	Elevations	Concrete Wall Panels	Rake out and reseal the joints of the upper-level horizontal concrete wall panels.	M	2	\$ 4,481.00		\$ 4,481.00		
2.10	Elevations	Concrete Wall Panels	Carry out filler works to the diagonal surface cracking to the concrete wall panels. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 363.00		\$ 363.00		
2.11	Elevations	Concrete Wall Panels	Suitably seal the joint of the concrete wall panels at the external corner.	M	2	\$ 333.00		\$ 333.00		
2.12	Elevations	Concrete Wall Panels	Rake out and reseal the joints of the concrete wall panels.	M	2	\$ 13,662.00				\$ 13,662.00
2.13	Elevations	Fibre-Cement Cladding Sheets	Apply filler works to the cracking of the fibre-cement cladding sheets.	M	2	\$ 18.00		\$ 18.00		
2.14	Elevations	Concrete Wall Panels	Apply a suitable patching compound to the concrete wall panels. Colour match the repair works to the surroundings. Ensure the works are structurally sound.	M	2	\$ 268.00		\$ 268.00		
2.15	Elevations	Concrete Wall Panels	Seal the redundant penetration centres to the concrete wall panels.	M	2	\$ 43.00		\$ 43.00		
2.16	External Joinery	Aluminium Shop Front Units	Wipe down the aluminium shop front units using lukewarm soapy water or an appropriate cleaning solution.	M	3	\$ 3,641.00	\$ 331.00	\$ 662.00	\$ 993.00	\$ 1,655.00
2.17	External Joinery	Aluminium Shop Front Units	Replace the glazing seals to the aluminium shop front units.	M	2	\$ 16,735.00				\$ 16,735.00
2.18	External Joinery	Aluminium Shop Front Units	Polish out the abrasions from the aluminium shop front units.	M	3	\$ 206.00				\$ 206.00

2.19	External Joinery	Aluminium Shop Front Units	Carry out touch-up works to the deteriorated finish of the aluminium shop front units.	M	3	\$ 476.00	\$ 476.00
2.20	External Joinery	Aluminium Shop Front Units	Undertake targeted replacement of the glazing films.	M	3	\$ 303.00	\$ 303.00
2.21	External Joinery	Galvanised Steel Roller Shutter and Hinged Doors	Monitor the damage to the galvanised steel roller shutter and hinged doors. Carry out appropriate repairs if and when the functional performance of the door is compromised or if extensive damage occurs.	M	3	\$ -	
2.22	External Joinery	Galvanised Steel Roller Shutter and Hinged Doors	Brush back and apply treatment to the corroded areas of the galvanised steel hinged doors.	M	3	\$ 206.00	\$ 206.00
2.23	External Joinery	Galvanised Steel Hinged Doors	Rake out and reseal the perimeter of the hinged doors.	M	2	\$ 513.00	\$ 513.00
2.24	External Features	Store Signage	Brush back and apply treatment to the corroded areas of the base of the steel frame. Carry out touch-up works to the deteriorated finish of the steel frame.	M	2	\$ 225.00	\$ 225.00
2.25	External Features	Signage	Replace the signage fixed to the concrete wall panels.	M	3	\$ 150.00	\$ 150.00
2.26	External Features	Metal Door Awnings	Reform the distorted metal door awnings.	M	3	\$ 48.00	\$ 48.00
2.27	Internal Observations	Concrete Wall Panels	Brush back and apply treatment to the corroded areas of the steel embedded plates. Apply a paint finish to the steel embedded plates. Carry out external resealing works to the joints of the concrete wall panels and connection points of the canopy to prevent corrosion reoccurring.	M	2	\$ 1,775.00	\$ 1,775.00
2.28	Internal Observations	Concrete Wall Panels	Apply filler to the diagonal cracking to the concrete wall panels emitting from the steel embedded plate. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 73.00	\$ 73.00
2.29	Internal Observations	Concrete Wall Panels	Seal the pipe penetrations to the concrete wall panels. Wipe down the staining from the concrete wall panels using lukewarm soapy water or an appropriate cleaning solution. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 26.00	\$ 26.00
2.30	Internal Observations	Concrete Wall Panels	Seal the redundant penetration centres to the concrete wall panels.	M	3	\$ 22.00	\$ 22.00
2.31	Internal Observations	Galvanised Steel Hinged Doors	Replace the door bolt to the galvanised steel hinged door.	M	3	\$ 25.00	\$ 25.00
2.32	Internal Observations	Concrete Wall Panels	Assess the causation moisture run-marks staining to the concrete wall panels. This appears to have been caused by the Tenant's plant equipment within the ceiling void. This should be confirmed prior to carrying out the repair works required.	M	2	\$ 500.00	\$ 500.00

2.33	Internal Observations	Steal Beam and Concrete Wall Panels	Brush back and apply treatment to the corroded areas of the steel beam. Carry out touch-up works to the deteriorated finish of the steel beam. Reseal the steel beam fixed to the concrete wall panels. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 428.00	\$ 428.00			
2.34	Internal Observations	Metal Panelled Hinged Doors	Seal the redundant fixing centres to the metal panelled hinged door.	M	3	\$ 10.00		\$ 10.00		
SUBTOTAL						\$ 107,172.00	\$ 3,634.00	\$ 17,537.00	\$ 11,921.00	\$ 74,080.00

3.0 Central Unit (Carl's Junior)

Item No.	External Fabric	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
3.01	Elevations	Concrete Base	Apply a suitable resurfacer to the concrete base. Colour match the repair works to the surroundings.	M	3	\$ 89.00			\$ 89.00	
3.02	Elevations	Throughout	Carry out a power wash using a non-abrasive cleaning agent on the elevations.	M	3	\$ 5,346.00	\$ 486.00	\$ 972.00	\$ 1,458.00	\$ 2,430.00
3.03	Elevations	Throughout	Redecorate the elevations.	R	3	\$ 7,651.00				\$ 7,651.00
3.04	Elevations	Metal Barge Cappings	Reform the distorted metal barge cappings.	M	3	\$ 218.00		\$ 218.00		
3.05	Elevations	Aluminium Shop Front Units	Apply a suitable filler to the concrete wall panels adjacent to the shop front units. Colour match the repair works to the surroundings. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required.	M	2	\$ 37.00				\$ 37.00
3.06	Elevations	Fibre-Cement Cladding Sheets	Refasten the fixings to the fibre-cement cladding sheets.	M	2	\$ 192.00		\$ 192.00		
3.07	External Joinery	Aluminium Shop Front Units	Wipe down the shop front units using lukewarm soapy water or an appropriate cleaning solution.	M	3	\$ 462.00	\$ 42.00	\$ 84.00	\$ 126.00	\$ 210.00
3.08	External Joinery	Aluminium Shop Front Units	Replace the glazing seals to the aluminium shop front units.	M	2	\$ 1,674.00				\$ 1,674.00
3.09	External Joinery	Aluminium Shop Front Units	Apply a finish to the aluminium shop front units.	M	3	\$ 476.00			\$ 476.00	
3.10	External Joinery	Diamond Checker Plates	Brush back and apply treatment to the corroded areas of the diamond checker plates.	M	3	\$ 83.00			\$ 83.00	
SUBTOTAL						\$ 16,228.00	\$ 528.00	\$ 1,466.00	\$ 2,232.00	\$ 12,002.00

4.0 Mitre 10

Item No.	Location	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
4.01	Roof	Roof Hatch	Refasten the roof hatch to the roof.	M	2	\$ 73.00		\$ 73.00		
4.02	Roof	Profiled Metal Roof Sheets	Replace the corroded fixings to the profiled metal roof sheets.	M	2	\$ 119,375.00				\$ 119,375.00
4.03	Roof	Profiled Metal Roof Sheets	Brush back and apply treatment to the corroded areas of the profiled metal roof sheets. Carry out touch-up works to the deteriorated finish of the profiled metal roof sheets. Assess the underlying framing alongside the works.	M	2	\$ 444.00		\$ 444.00		
4.04	Roof	Fibreglass Roof Sheets	Replace the fibreglass roof sheets.	MR	2	\$ 224,287.00			\$ 224,287.00	
4.05	Roof	Throughout	Carry out a power wash using a non-abrasive cleaning agent on the roofs.	M	3	\$ 62,150.00	\$ 5,650.00	\$ 11,300.00	\$ 16,950.00	\$ 28,250.00
4.06	Roof	Fit-Over Flashings	Reform the distorted fit-over flashings. Reseal the fit-over flashings.	M	3	\$ 435.00			\$ 435.00	
4.07	Roof	Ventilation Ducting	Brush back and apply treatment to the corroded areas of the ventilation ducting.	M	3	\$ 124.00				\$ 124.00
4.08	Roof	Profiled Metal Roof Sheets	Monitor the indentations to the profiled metal roof sheets. Carry out appropriate repairs if and when the functional performance of the profiled metal roof sheets is compromised or if extensive damage occurs.	M	3	\$ -				
4.09	Roof	Metal Ridge Cappings	Replace the corroded fixings to the metal ridge cappings.	M	2	\$ 5,372.00				\$ 5,372.00
4.10	Roof	Profiled Metal Parapet Internal Sheets	Brush back and apply treatment to the corroded areas of the base of the profiled metal parapet internal sheets. Monitor the maintenance works upon completion. Review the outcome and undertake further substantial works if required. Address the lack of clearance between the base of the sheets and the upstand of internal gutters when replacing the membrane sheets.	M	2	\$ 2,060.00		\$ 2,060.00		
4.11	Roof	Profiled Metal Parapet Internal Sheets	Monitor the discolouration to the profiled metal internal parapet sheets. Carry out appropriate repairs if and when the functional performance of the sheets is compromised or if extensive damage occurs.	M	2	\$ -				
4.12	Roof	Metal Ridge Cappings	Brush back and apply treatment to the corroded areas of the metal ridge cappings.	M	2	\$ 89.00		\$ 89.00		
4.13	Roof	Profiled Metal Parapet Internal Sheets	Brush back and apply treatment to the corroded areas of the profiled metal internal parapet sheet. Replace the fixing and ensure the fixing centre is sealed. Assess the underlying framing alongside the works.	M	2	\$ 93.00		\$ 93.00		
4.14	Roof	Penetrations	Allowance to inspect and reseal the penetrations to the roof.	M	3	\$ 580.00				\$ 580.00

4.15	Roof	Apron Flashings	Inspect and reseal the fixings to the apron flashings. Reform the distorted apron flashings. Rake out and reseal the joints of the apron flashings.	M	3	\$ 580.00		\$ 580.00
4.16	Roof	Profiled Metal Parapet Internal Sheets	Rake out and reseal the internal corner cappings to the internal parapet sheets.	M	3	\$ 821.00		\$ 821.00
4.17	Roof	Metal Parapet Cappings	Reform the distorted metal parapet capping. Apply a finish to the metal parapet cappings.	M	3	\$ 2,666.00		\$ 2,666.00
4.18	Roof	Profiled Metal Roof Sheets	Monitor the maintenance works of sealant applied to the profiled metal roof sheets. Review the outcome and undertake further sealing or substantial works if required.	M	2	\$ -		
4.19	Rainwater Goods	Downpipes	Replace the corroded brackets and fixings to the downpipes.	M	3	\$ 531.00		\$ 531.00
4.20	Rainwater Goods	Internal Gutters	Replace the synthetic rubber membrane sheets to the internal gutters. Assess the underlying substrate alongside the works.	MR	2	\$ 41,474.00		\$ 41,474.00
4.21	Rainwater Goods	Internal Gutters	Carry out targeted resealing works to the joints of the synthetic rubber membrane sheets.	M	2	\$ 4,074.00	\$ 4,074.00	
4.22	Elevations	Throughout	Carry out a power wash using a non-abrasive cleaning agent on the elevations.	M	3	\$ 5,271.00		\$ 5,271.00
4.23	Elevations	Throughout	Redecorate the elevations.	R	3	\$ 29,463.00		\$ 29,463.00
4.24	Elevations	Aluminium Shop Front Units	Rake out and reseal the joint between the aluminium shop front units and the concrete wall panels.	M	2	\$ 308.00	\$ 308.00	
4.25	Elevations	Concrete Wall Panels	Rake out and reseal the joints of the concrete wall panels.	M	2	\$ 25,875.00		\$ 25,875.00
4.26	Elevations	Concrete Wall Panels	Apply a suitable filler or patching compound to the concrete wall panels. Colour match the repair works to the surrounds. Ensure the works are structurally sound.	M	3	\$ 1,340.00	\$ 1,340.00	
4.27	Elevations	Concrete Wall Panels	Monitor the lichen and vegetation growth to the concrete wall panels to the southern elevation upon completion of the power wash works. Review the outcome and undertake further substantial works if required.	M	2	\$ -		
4.28	Elevations	Concrete Wall Panels	Seal the redundant fixing centres to the concrete wall panels.	M	3	\$ 10.00	\$ 10.00	
4.29	Elevations	Metal Corner Cappings	Carry out touch-up works to the deteriorated finish of the metal corner cappings.	M	3	\$ 18.00	\$ 18.00	
4.30	Elevations	Concrete Wall Panels	Seal the unsealed penetration centres to the concrete wall panels. Apply a cover flange to the penetration centres.	M	2	\$ 101.00	\$ 101.00	

4.31	Elevations	Concrete Wall Panels	Remove the corroded fixings to the concrete wall panels. Seal the redundant fixing centres to the concrete wall panels.	M	3	\$ 18.00		\$ 18.00		
4.32	External Joinery	Aluminium Shop Front Units	Wipe down the aluminium shop front units using lukewarm soapy water or an appropriate cleaning solution.	M	3	\$ 4,774.00	\$ 434.00	\$ 868.00	\$ 1,302.00	\$ 2,170.00
4.33	External Joinery	Aluminium Shop Front Units	Polish out the abrasions from the automatic sliding doors.	M	3	\$ 83.00			\$ 83.00	
4.34	External Joinery	Aluminium Shop Front Units	Replace the glazing seals to the aluminium shop front units.	M	2	\$ 1,674.00			\$ 1,674.00	
4.35	External Joinery	Metal Panelled Hinged Doors	Monitor the damage to the metal panelled hinged doors. Carry out appropriate repairs if and when the functional performance of the doors is compromised or if extensive damage occurs.	M	3	\$ -				
4.36	External Joinery	Metal Opening Cappings	Brush back and apply treatment to the corroded areas of the metal opening cappings. Carry out touch-up works to the deteriorated finish of the metal opening cappings.	M	3	\$ 176.00			\$ 176.00	
4.37	Canopies	Downpipes	Rake out and reseal the downpipe and underside of the canopy sheets.	M	3	\$ 26.00			\$ 26.00	
4.38	Canopies	Underside Profiled Metal Sheets	Reform and refasten the metal trim to the underside of the canopy.	M	3	\$ 145.00			\$ 145.00	
4.39	Canopies	Metal Fascia Sheets	Undertake targeted replacement of the metal fascia sheets.	M	2	\$ 11,105.00		\$ 11,105.00		
4.40	Canopies	Metal Fascia Sheets	Carry out touch-up works to the deteriorated finish of the metal fascia sheets.	M	3	\$ 96.00			\$ 96.00	
4.41	Canopies	Metal Fascia Sheets	Undertake targeted replacement of the impact damaged profiled metal canopy sheets.	M	2	\$ 364.00		\$ 364.00		
4.42	Canopies	Underside Profiled Metal Sheets	Brush back and apply treatment to the corroded areas of the metal perimeter trim of the underside of the canopy.	M	2	\$ 124.00		\$ 124.00		
4.43	Canopies	Steel Canopy Frame	Brush back and apply treatment to the corroded areas of the steel canopy frame. Apply a paint finish to the steel canopy frame.	M	2	\$ 4,276.00		\$ 4,276.00		
4.44	Canopies	Underside Profiled Metal Sheets	Brush back and apply treatment to the corroded areas of the underside of the profiled metal canopy sheets.	M	2	\$ 1,236.00		\$ 1,236.00		
4.45	Canopies	Metal Barge Cappings	Reform the distorted metal barge cappings.	M	3	\$ 290.00		\$ 290.00		
4.46	Canopies	Internal Gutters	Replace the synthetic rubber membrane sheets to the internal gutters.	M	2	\$ 20,737.00		\$ 20,737.00		
4.47	External Features	Wall-Mounted Power Outlet	Replace the corroded fixings to the wall-mounted power outlet.	M	3	\$ 26.00			\$ 26.00	
4.48	External Features	Tap Outlet	Refasten the tap outlet to the concrete wall panel.	M	3	\$ 24.00			\$ 24.00	

4.49	Internal Observations	Elevations and Joinery Units	Wipe down the elevations and joinery units using lukewarm soapy water or an appropriate cleaning solution.	M	3	\$ 2,894.00	\$ 2,894.00			
4.50	Internal Observations	Concrete Wall Panels	Apply filler works to the hairline cracking to the concrete wall panels.	M	2	\$ 54.00	\$ 54.00			
4.51	Internal Observations	Concrete Wall Panels	Apply a filler agent or compound between the concrete floor slabs and concrete wall panels.	M	3	\$ 286.00		\$ 286.00		
4.52	Internal Observations	Profiled Metal Cladding Sheets	Seal the redundant fixing or penetration centres to the profiled metal cladding sheets.	M	2	\$ 639.00	\$ 639.00			
4.53	Internal Observations	Ceiling Grid Tiles	Remove the bowing and stained ceiling grid tiles and ascertain the causation of the staining.	M	2	\$ 500.00	\$ 500.00			
4.54	Internal Observations	Aluminium Shop Front Units	Polish out the abrasions from the automatic sliding doors.	M	3	\$ 83.00		\$ 83.00		
4.55	Internal Observations	Concrete Wall Panels	Brush back and apply treatment to the corroded areas of the steel embedded plates within the concrete wall panels. Carry out touch-up works to the deteriorated finish of the steel embedded plates.	M	2	\$ 444.00	\$ 444.00			
4.56	Internal Observations	Steel Canopy Frame	Carry out touch-up works to the deteriorated finish of the steel portal frame.	M	3	\$ 208.00		\$ 208.00		
4.57	Internal Observations	Profiled Metal Cladding Sheets	Seal the pipe penetration to the profiled metal cladding sheets at the southern elevation.	M	2	\$ 25.00	\$ 25.00			
SUBTOTAL						\$ 577,921.00	\$ 8,978.00	\$ 38,169.00	\$ 265,974.00	\$ 264,800.00

		Total Spend	Year 1	Years 1-2	Years 3-5	Years 6-10	
Notes:	Budget costs are based on all major works being completed as a single project. Includes estimates for access/scaffold costs but not professional fees or statutory consents. Assumes anchor points are installed and certified to the roofs for safe working access as recommended within the schedule.	Works Totals	\$ 779,316.00	\$ 23,298.00	\$ 68,825.00	\$ 296,207.00	\$ 390,986.00
		(Incl P&G and Excl GST & professional fees)					
	No quotations or Quantity Surveyor cost estimates have been obtained, with all costings being estimates derived from current market rates. Therefore they are indicative and for guidance only.	Average Total Cost Per Anum	\$ 77,931.60				
		(Incl P&G and Excl GST & professional fees)					
	All costs exclude GST and are as at the time of issue of the report with no allowance for inflation having been made.						
	Costs exclude any allowance for upgrades to the fire safety systems or passive fire protection which may be required by the Building Consent Authority as part of undertaking work which requires a Building Consent unless specifically referenced. Where costs are provided for any potential upgrade works, these should be treated as provisional as they will be subject to specialist design.						
	Costs are inclusive of P&G which has been added to each project where we deem this to be required.						
	Costs exclude any allowance for out-of-hours working should this be required unless specifically referenced within the above plan.						

Forward Maintenance Plan - 230 Great South Road, Auckland

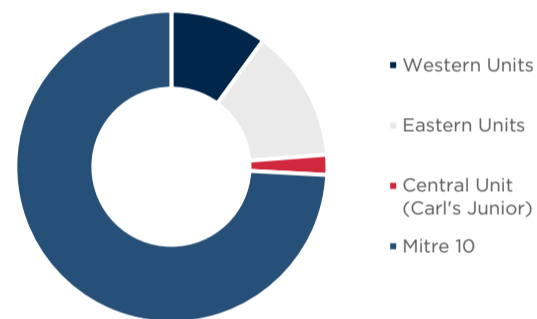
Financial Summary

Element	Year 1	Years 1-2	Years 3-5	Years 6-10	Totals
1.0 Western Units	\$ 10,158.00	\$ 11,653.00	\$ 16,080.00	\$ 40,104.00	\$ 77,995.00
2.0 Eastern Units	\$ 3,634.00	\$ 17,537.00	\$ 11,921.00	\$ 74,080.00	\$ 107,172.00
Central Unit (Carl's 3.0 Junior)	\$ 528.00	\$ 1,466.00	\$ 2,232.00	\$ 12,002.00	\$ 16,228.00
4.0 Mitre 10	\$ 8,978.00	\$ 38,169.00	\$ 265,974.00	\$ 264,800.00	\$ 577,921.00
TOTAL	\$ 23,298.00	\$ 68,825.00	\$ 296,207.00	\$ 390,986.00	\$ 779,316.00

Summary By Priority

Element	Year 1	Years 1-2	Years 3-5	Years 6-10	Totals
1.0 Critical	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
2.0 Essential	\$ 3,000.00	\$ 43,460.00	\$ 254,450.00	\$ 239,033.00	\$ 539,943.00
3.0 Discretionary	\$ 15,298.00	\$ 25,365.00	\$ 41,757.00	\$ 151,953.00	\$ 234,373.00
TOTAL	\$ 23,298.00	\$ 68,825.00	\$ 296,207.00	\$ 390,986.00	\$ 779,316.00

Elements



Appendix B Photographs

Western Units



1. Localised moisture run-mark to the concrete wall panel as a result of a leak from the security alarm.



2. Localised moisture run-mark to the concrete wall panel as a result of a leak from the security alarm.



3. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.



4. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.



5. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.



6. Localised blistering of the paint finish to the fibre-cement cladding sheets.



7. Localised former signage markings to the fibre-cement cladding sheets.



8. Localised cracking to the concrete nib walls.



9. Localised cracking to the concrete nib walls.



10. Sporadic areas of unsealed tap outlets to the concrete wall panels.



11. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.



12. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.



13. Localised area of residue staining to the external face of the concrete base and behind the fibre-cement cladding sheets.



14. Sporadic areas of abrasions and impact damage to the concrete nib walls.



15. Sporadic areas of abrasions and impact damage to the concrete nib walls.



16. Localised corrosion run-off staining to the concrete wall panels emitting from the adjacent stainless-steel downpipe.



17. Sporadic areas of unsealed tap outlets to the concrete wall panels.



18. Localised separation to the concrete wall panels and the fibre-cement sheets.



19. Localised separation to the concrete wall panels and the fibre-cement sheets.



20. Localised separation to the concrete wall panels and the fibre-cement sheets.



21. Localised residue staining to the upper-level horizontal concrete wall panels from a removed fixture.



22. Localised blistering of the paint finish to the upper-level horizontal concrete wall panels.



23. Localised blistering of the paint finish to the upper-level horizontal concrete wall panels.



24. Localised blistering of the paint finish to the upper-level horizontal concrete wall panels.



25. Localised former signage markings to the upper-level horizontal signage.



26. Sporadic areas of debonding and cracking to the sealant at the control joints of the concrete wall panels.



27. Sporadic areas of debonding and cracking to the sealant at the control joints of the concrete wall panels.



28. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



29. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



30. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



31. Widespread discoloration and staining to the concrete wall panels.



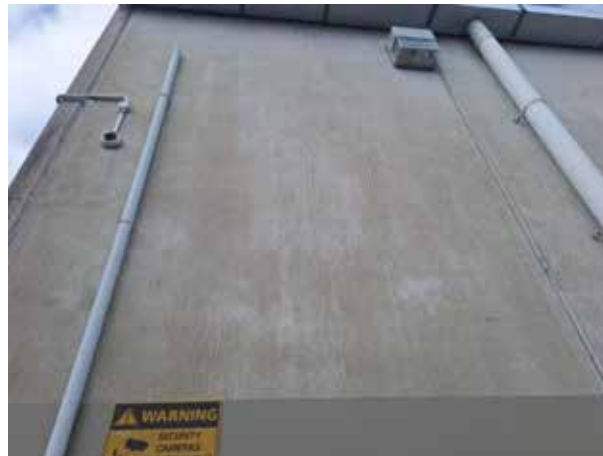
32. Widespread discoloration and staining to the concrete wall panels.



33. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



34. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



35. Widespread discoloration and staining to the concrete wall panels.



36. Sporadic areas of deterioration and spalling to the concrete wall panels.



37. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



38. Sporadic areas of debonding and cracking to the sealant at the control joints of the concrete wall panels.



39. Localised spalling and exposed corroded reinforcement bars to the concrete wall panels above an opening.



40. Widespread discolouration and staining to the concrete wall panels.



41. Localised minor deterioration to the sealant of the tap outlet.



42. Localised exposed reinforcement bars to the concrete wall panels.



43. Sporadic areas of debonding and cracking to the sealant at the control joints of the concrete wall panels.



44. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



45. Sporadic areas of deterioration and spalling to the concrete wall panels.



46. Sporadic areas of deterioration and spalling to the concrete wall panels.



47. Sporadic areas of debonding and cracking to the sealant at the control joints of the concrete wall panels.



48. Widespread discoloration and staining to the concrete wall panels.



49. Localised surface corner cracking to the base of the concrete wall panels at the western elevation.



50. Localised surface corner cracking to the base of the concrete wall panels at the western elevation.



51. Localised surface corner cracking to the base of the concrete wall panels at the western elevation.



52. Localised discolouration to the upper-level horizontal concrete wall panels at the southern elevation.



53. Sporadic areas of discolouration to the upper-level horizontal concrete wall panels and emitting from the joint.



54. Sporadic areas of discolouration to the upper-level horizontal concrete wall panels and emitting from the joint.



55. Sporadic areas of environmental staining to the aluminium shop front units.



56. Sporadic areas of environmental staining to the aluminium shop front units.



57. Sporadic areas of minor shrinkage of the glazing seals to the aluminium shop front units.



58. Sporadic areas of minor shrinkage of the glazing seals to the aluminium shop front units.



59. Localised partial detachment to the frame of the jamb of the aluminium shop front units.



60. Sporadic areas of environmental staining to the aluminium shop front units.



61. Sporadic areas of corrosion and discoloration to the galvanised steel hinged doors.



62. Sporadic areas of corrosion and discoloration to the galvanised steel hinged doors.



63. Sporadic areas of corrosion and discoloration to the galvanised steel hinged doors.



64. Sporadic areas of corrosion and discoloration to the galvanised steel hinged doors.



65. Sporadic areas of discoloration to the metal roller doors.



66. Sporadic areas of corrosion and discoloration to the galvanised steel hinged doors.



67. Localised swelling and damage to the timber liners at the western elevation.



68. Localised swelling and damage to the timber liners at the western elevation.



69. Sporadic areas of environmental staining to the aluminium shop front units.



70. Sporadic areas of environmental staining to the aluminium shop front units.



71. Sporadic areas of minor shrinkage of the glazing seals to the aluminium shop front units.



72. Localised debonding of the glazing film to the aluminium shop front units.



73. Localised scuff marks and abrasions to the aluminium shop front units.



74. View of the store signage.



75. Sporadic areas of corrosion to the fixings of the metal bumper rails.



76. Sporadic areas of corrosion and deterioration of the finish to the base of the steel frame of the store signage.



77. Sporadic areas of distortion to the metal door awning.



78. Sporadic areas of distortion to the metal door awning.



79. Sporadic areas of tears to the steel frame and fabric sheet of the door awning.



80. Sporadic areas of tears to the steel frame and fabric sheet of the door awning.



81. Localised extensive staining to the external metal gutter and to the downpipe.



82. Sporadic areas of environmental staining to the plant shed.



83. Widespread corrosion to the door brackets.



84. Localised corrosion to the underside of the canopy.



85. Example of the internal condition.



86. Localised deterioration of the edge to the upper-level horizontal concrete wall panels.



87. Widespread corrosion to the steel embedded plates of the concrete wall panels.



88. Widespread corrosion to the steel embedded plates of the concrete wall panels.



89. Widespread corrosion to the steel embedded plates of the concrete wall panels.



90. Widespread corrosion to the steel embedded plates of the concrete wall panels.



91. Localised unsealed pipe penetration to the concrete wall panels.



92. Example of the internal condition.



93. Widespread corrosion to the steel embedded plates of the concrete wall panels.



94. Widespread corrosion to the steel embedded plates of the concrete wall panels.



95. Localised corrosion and extensive abrasions to the concrete wall panel within a tenancy which is adjacent to a metal roller shutter door.



96. Sporadic areas of debonding to the sealed at the control joints of the concrete wall panels.



97. Widespread corrosion to the steel embedded plates of the concrete wall panels.



98. Example of the internal condition.



99. No corrosion was observed to the steel embedded plates. It is understood that this tenancy had been painted within the last year.



100. No corrosion was observed to the steel embedded plates. It is understood that this tenancy had been painted within the last year.



101. Example of the internal condition.



102. Localised vertical hairline cracking to the upper-level horizontal concrete wall panel.

Eastern Units



1. Sporadic areas of redundant fixing centres to the upper-level horizontal concrete wall panels.



2. Sporadic areas of redundant fixing centres to the upper-level horizontal concrete wall panels.



3. Localised corrosion of the fixings to the metal attachment trim of the concrete wall panels.



4. Sporadic areas of deterioration of the paint finish to the elevations.



5. Sporadic areas of redundant fixing centres to the fibre-cement cladding sheets.



6. Sporadic areas of deterioration of the paint finish to the elevations.



7. Sporadic areas of deterioration of the paint finish to the elevations.



8. Localised separation and debonding of the sealant between the concrete wall panels.



9. Localised separation and debonding of the sealant between the concrete wall panels.



10. Sporadic areas of popping or recessed fixings to the fibre-cement cladding sheets.



11. Sporadic areas of deterioration of the paint finish to the elevations.



12. Localised cracking to the external face of the concrete base.



13. Localised cracking to the external face of the concrete base.



14. Sporadic areas of deterioration of the paint finish to the elevations.



15. Localised impact damage to the fibre-cement cladding sheets.



16. Localised corrosion run-off staining to the upper-level horizontal concrete wall panels emitting from the store signage .



17. Localised removed fixture to the upper-level horizontal concrete wall panels.



18. Sporadic areas of debonding and discolouration to the joint of the upper-level horizontal concrete wall panels.



19. Sporadic areas of debonding and discoloration to the joint of the upper-level horizontal concrete wall panels.



20. Sporadic areas of deterioration of the paint finish to the elevations.



21. Localised residue staining to the upper-level concrete wall panels.



22. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



23. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



24. Widespread staining and discolouration to the concrete wall panels.



25. Widespread staining and discolouration to the concrete wall panels.



26. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



27. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



28. Localised area of diagonal surface cracking to the concrete wall panels.



29. Localised area of diagonal surface cracking to the concrete wall panels.



30. Localised vertical extensive cracking to the concrete wall panels.



31. Localised vertical cracking to a joint to the concrete wall panels.



32. Sporadic areas of debonding of the sealant to the control joints of the concrete wall panels.



33. Localised area of extensive damage to the fibre-cement cladding sheets.



34. Localised area of extensive damage to the fibre-cement cladding sheets.



35. Localised area of cracking to the fibre-cement cladding sheets.



36. Sporadic areas of debonding of the sealant to the control joints of the concrete wall panels.



37. Widespread staining and discolouration to the concrete wall panels.



38. Sporadic areas of minor abrasion and deterioration to the concrete wall panels.



39. Sporadic areas of minor abrasion and deterioration to the concrete wall panels.



40. Widespread staining and discolouration to the concrete wall panels.



41. Localised unsealed penetration to the concrete wall panels.



42. Sporadic areas of debonding of the sealant to the control joints of the concrete wall panels.



43. Widespread staining and discolouration to the concrete wall panels.



44. Sporadic areas of debonding of the sealant to the control joints of the concrete wall panels.



45. Sporadic areas of debonding of the sealant to the control joints of the concrete wall panels.



46. Widespread staining and discolouration to the concrete wall panels.



47. Sporadic areas of corrosion staining to the concrete wall panels. The corrosion staining appears to be leaching from the reinforcement bars of the concrete wall panels.



48. Sporadic areas of environmental staining to the aluminium shop front units.



49. Sporadic areas of environmental staining to the aluminium shop front units.



50. Sporadic areas of minor shrinkage to the glazing seals of the aluminium shop front units.



51. Sporadic areas of environmental staining to the aluminium shop front units.



52. Sporadic areas of scuff marks and abrasions to the aluminium shop front units.



53. Sporadic areas of scuff marks and abrasions to the aluminium shop front units.



54. Sporadic areas of scuff marks and discoloration to the aluminium shop front units.



55. Sporadic areas of scuff marks and discoloration to the aluminium shop front units.



56. Sporadic areas of minor shrinkage to the glazing seals of the aluminium shop front units.



57.



58. Localised deterioration of the glazing film to the aluminium shop front units.



59. Sporadic areas of scuff marks and abrasions to the aluminium shop front units.



60. Localised partial detachment to the glazing seal from the aluminium shop front units.



61. Sporadic areas of environmental staining to the aluminium shop front units.



62. Sporadic areas of indentations to the galvanised steel roller shutter door.



63. Sporadic areas of discolouration and corrosion to the galvanised steel hinged doors.



64. Sporadic areas of discolouration and corrosion to the galvanised steel hinged doors.



65. Sporadic areas of indentations to the galvanised steel hinged doors.



66. Sporadic areas of discolouration and corrosion to the galvanised steel hinged doors.



67. Localised debonding to the sealant to the perimeter of the galvanised steel hinged doors.



68. Sporadic areas of indentations to the galvanised steel hinged doors.



69. Sporadic areas of corrosion and deterioration of the finish to the base of the steel frame of the store signage.



70. Widespread corrosion to the steel frame of the signage to the concrete wall panels.



71. Sporadic areas of distortion to the metal door awnings.



72. Sporadic areas of distortion to the metal door awnings.



73. Sporadic areas of distortion to the metal door awnings.



74. Widespread corrosion to the steel embedded plates of the concrete wall panels.



75. Localised diagonal cracking to the concrete wall panels emitting from the steel embedded plate.



76. Widespread corrosion to the steel embedded plates of the concrete wall panels.



77. The internal sealant applied to the perimeter of the timber hinged doors were in a good condition.



78. Widespread corrosion to the steel embedded plates of the concrete wall panels.



79. Widespread corrosion to the steel embedded plates of the concrete wall panels.



80. Widespread corrosion to the steel embedded plates of the concrete wall panels.



81. Widespread corrosion to the steel embedded plates of the concrete wall panels.



82. Sporadic areas of scuff marks and abrasions to the aluminium shop front units.



83. Localised moisture run-marks staining to the concrete wall panels emitting from the pipe penetration.



84. Localised moisture run-marks staining to the concrete wall panels emitting from the pipe penetration.



85. Sporadic areas of redundant penetration centres to the concrete wall panels.



86. Sporadic areas of damage to the door bolt of the galvanised steel hinged doors.



87. Widespread corrosion to the steel embedded plates of the concrete wall panels.



88. Widespread moisture run-marks staining to the concrete wall panels within a tenancy. There was plant equipment installed within the ceiling void.



89. Widespread moisture run-marks staining to the concrete wall panels within a tenancy. There was plant equipment installed within the ceiling void.



90. Sporadic areas of previous repairs to the control joints and steel embedded plates within the concrete wall panels.



91. Sporadic areas of previous repairs to the control joints and steel embedded plates within the concrete wall panels.



92. Localised moisture run-marks staining to the concrete wall panels and corrosion to the steel beam. This is emitting from the steel beam or internal gutters.



93. Localised moisture run-marks staining to the concrete wall panels and corrosion to the steel beam. This is emitting from the steel beam or internal gutters.



94. Localised removed door hardware with redundant fixing centres to the galvanised steel hinged door.



95. Widespread corrosion to the steel embedded plates of the concrete wall panels.



96. Widespread corrosion to the steel embedded plates of the concrete wall panels.

Central Unit (Carl's Junior)



1. Sporadic areas of minor deterioration and spalling to the external face of the concrete base.



2. Sporadic areas of minor deterioration and spalling to the external face of the concrete base.



3. The paint condition was generally in a good condition to the elevations.



4. The paint condition was generally in a good condition to the elevations.



5. Localised distortion to the metal barge cappings.



6. The paint condition was generally in a good condition to the elevations.



7. Sporadic areas of minor scuff marks and deterioration of the finish to the concrete wall panels.



8. The paint condition was generally in a good condition to the elevations.



9. Localised minor surface cracking to the concrete wall panels emitting from the corner of the aluminium shop front units.



10. Sporadic areas of moisture run-marks to the external face of the concrete base emitting from the aluminium shop front units.



11. Sporadic areas of deterioration of the finish to the fibre-cement cladding sheets.



12. Sporadic areas of popping fixings to the fibre-cement cladding sheets.



13. Widespread fading to the powder coated finish of the aluminium shop front units.



14. Widespread fading to the powder coated finish of the aluminium shop front units.



15. Widespread fading to the powder coated finish of the aluminium shop front units.



16. Sporadic areas of moisture run-marks to the external face of the concrete base emitting from the aluminium shop front units.



17. Sporadic areas of corrosion to the diamond checker plates of the hinged doors.



18. Sporadic areas of minor shrinkage to the glazing seals of the aluminium shop front units.



19. Sporadic areas of minor shrinkage to the glazing seals of the aluminium shop front units.



20. Sporadic areas of moisture run-marks to the external face of the concrete base emitting from the aluminium shop front units.



21. Internal view of the elevations.

Mitre 10



1. Localised partial detachment to the roof hatch.



2. Localised partial detachment to the roof hatch.



3. The profiled metal roof sheets were typically in good condition.



4. The profiled metal roof sheets were typically in good condition.



5. Widespread corrosion to the fixings of the profiled metal roof sheets.



6. Widespread corrosion to the fixings of the profiled metal roof sheets.



7. Localised corrosion to the profiled metal roof sheets.



8. Localised corrosion to the sheet edge of the profiled metal roof sheets.



9. The fibreglass sheets were in an aged condition.



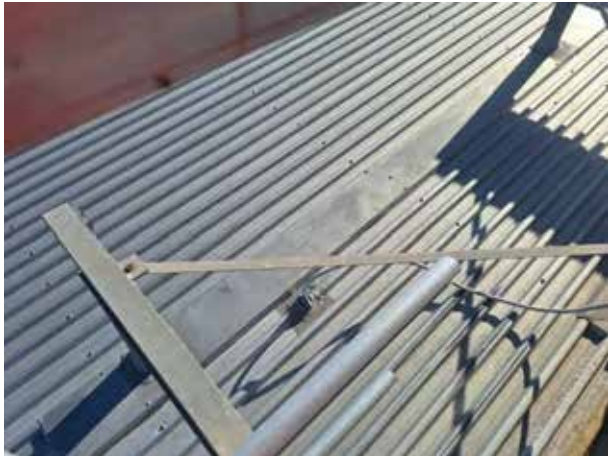
10. Sporadic areas of environmental staining to the roof.



11. Sporadic areas of distortion to the fit-over flashings.



12. Localised corrosion to the ventilation ducting.



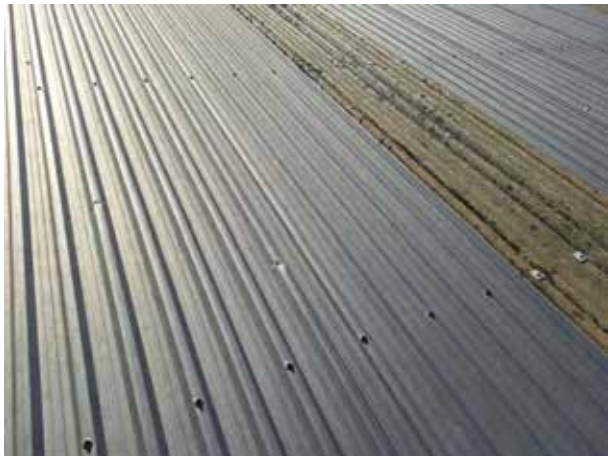
13. The spiral conduit pipe was well sealed.



14. The spiral conduit pipe was well sealed.



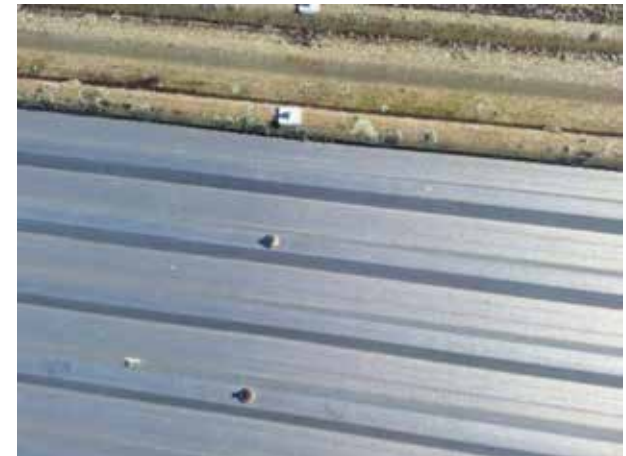
15. The fibreglass sheets were in an aged condition.



16. Sporadic areas of indentations to the profiled metal roof sheets.



17. Sporadic areas of indentations to the profiled metal roof sheets.



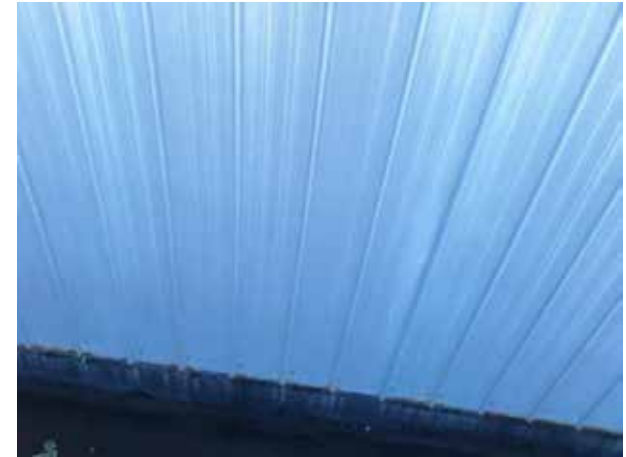
18. Widespread corrosion to the fixings of the profiled metal roof sheets.



19. Widespread corrosion to the fixings of the metal ridge cappings.



20. The fiberglass sheets were in an aged condition.



21. Sporadic areas of corrosion to the base of the profiled metal internal parapet sheets. The base of the sheets was in close proximity to the upstand of the internal gutter.



22. Sporadic areas of discolouration to the profiled metal internal parapet sheets.



23. Sporadic areas of discolouration to the profiled metal internal parapet sheets.



24. Sporadic areas of corrosion to the base of the profiled metal internal parapet sheets. The base of the sheets was in close proximity to the upstand of the internal gutter.



25. Sporadic areas of corrosion to the base of the profiled metal internal parapet sheets. The base of the sheets was in close proximity to the upstand of the internal gutter.



26. Sporadic areas of corrosion to the base of the profiled metal internal parapet sheets. The base of the sheets was in close proximity to the upstand of the internal gutter.



27. Sporadic areas of discolouration to the profiled metal internal parapet sheets.



28. Widespread corrosion to the fixings of the profiled metal roof sheets.



29. Sporadic areas of discolouration to the profiled metal internal parapet sheets.



30. Sporadic areas of corrosion to the base of the profiled metal internal parapet sheets.



31. Localised targeted roof sheet replacement to the roof.



32. The fibreglass sheets were in an aged condition.



33. Widespread dirt build-up to the stepped junction of the profiled metal roof sheets.



34. Widespread corrosion to the fixings of the profiled metal roof sheets.



35. Sporadic areas of indentations to the profiled metal roof sheets.



36. Localised corrosion to the joint of the metal ridge cappings.



37. Localised area of discolouration to the profiled metal internal parapet sheets.



38. Localised area of discolouration to the profiled metal internal parapet sheets.



39. Localised extensive corrosion to the profiled metal internal parapet sheets adjacent to a fixing centre.



40. Localised area of discolouration to the profiled metal internal parapet sheets.



41. Localised extensive corrosion to the profiled metal internal parapet sheets adjacent to a fixing centre.



42. Localised extensive corrosion to the profiled metal internal parapet sheets adjacent to a fixing centre.



43. Localised area of discoloration to the profiled metal internal parapet sheets.



44. Localised area of discoloration to the profiled metal internal parapet sheets.



45. Localised area of discoloration to the profiled metal internal parapet sheets.



46. The sealant to the vent penetrations was in an aged condition.



47. Localised debonding to the internal corner cappings of the profiled metal internal parapet sheets.



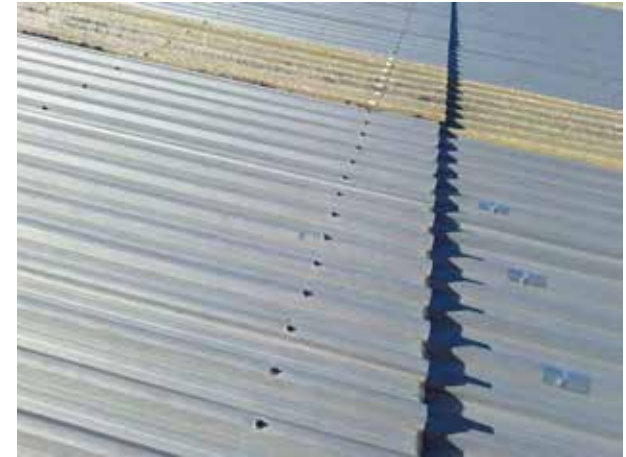
48. Widespread sealant applied to the fixings of the apron flashings.



49. Localised debonding to the cappings sheets of the profiled metal internal parapet sheets.



50. Sporadic areas of distortion to the apron flashings.



51. Widespread corrosion to the fixings of the profiled metal roof sheets.



52. Sporadic areas of distortion and discolouration to the metal cappings to the parapet walls.



53. Widespread sealant applied to the joints of the apron flashings to metal ridge cappings.



54. Sporadic areas of distortion and discolouration to the metal cappings to the parapet walls.



55. Sporadic areas of indentations to the profiled metal roof sheets.



56. Sporadic areas of distortion and discolouration to the metal cappings to the parapet walls.



57. Sporadic areas of sealant applied to the profiled metal roof sheets.



58. The fibreglass sheets were in aged an condition.



59. Widespread sealant applied to the joints of the apron flashings to metal ridge cappings.



60. Widespread sealant applied to the fixings of the apron flashings.



61. Widespread corrosion to the fixings of the profiled metal roof sheets.



62. Widespread sealant applied to the joints of the apron flashings.



63. Sporadic areas of scuff marks to the plastic downpipes.



64. Sporadic areas of scuff marks to the plastic downpipes.



65. Sporadic areas of corrosion to the downpipe brackets of the plastic downpipes.



66. Sporadic areas of corrosion to the downpipe brackets of the plastic downpipes.



67. Localised ponding surface moisture to the internal gutters.



68. Widespread moisture run-marks and discoloration to the upstand of the synthetic rubber sheets.



69. Widespread moisture run-marks and discoloration to the upstand of the synthetic rubber sheets.



70. Sporadic areas of targeted repair sealing works to the joints of the synthetic membrane sheets.



71. Sporadic areas of targeted repair sealing works to the joints of the synthetic membrane sheets.



72. Widespread staining and dirt build-up to the internal gutters.



73. Localised vegetation growth to the internal gutters.



74. Widespread staining and dirt build-up to the internal gutters.



75. Localised minor deboning to the synthetic rubber membrane sheets.



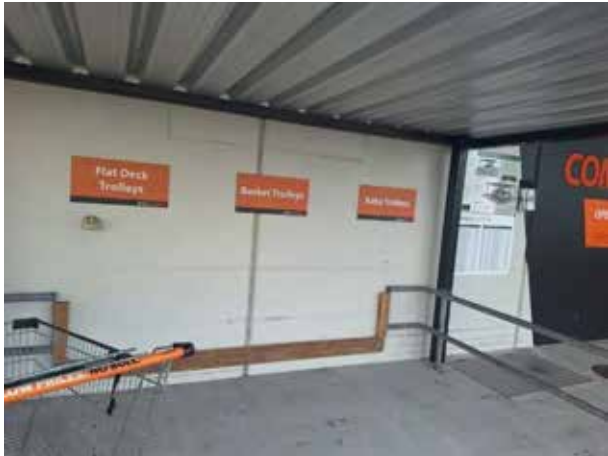
76. Localised corrosion to the fixings of the metal bracket.



77. Localised corrosion to the fixings of the metal bracket.



78. Widespread deterioration of the finish to the lower half of the concrete wall panels.



79. Widespread deterioration of the finish to the lower half of the concrete wall panels.



80. Localised mould growth and minor deterioration of the sealant between the concrete wall panel and aluminium shop front units.



81. Sporadic areas of deterioration of the finish to the metal fascia sheets.



82. Widespread deterioration of the finish to the lower half of the concrete wall panels.



83. Widespread debonding of the sealant to the control joints of the concrete wall panels.



84. Widespread debonding of the sealant to the control joints of the concrete wall panels.



85. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



86. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



87. Widespread deterioration of the finish to the lower half of the concrete wall panels.



88. Widespread deterioration of the finish to the lower half of the concrete wall panels.



89. Widespread deterioration of the finish to the lower half of the concrete wall panels.



90. Sporadic areas of lichen and vegetation growth to the concrete wall panels at the eastern elevation. The Tenant's racking was installed at this location.



91. Widespread debonding of the sealant to the control joints of the concrete wall panels.



92. Sporadic areas of lichen and vegetation growth to the concrete wall panels at the eastern elevation. The Tenant's racking was installed at this location.



93. Sporadic areas of lichen and vegetation growth to the concrete wall panels at the eastern elevation. The Tenant's racking was installed at this location.



94. Sporadic areas of lichen and vegetation growth to the concrete wall panels at the eastern elevation. The Tenant's racking was installed at this location.



95. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



96. Localised redundant fixing centres to the concrete wall panels.



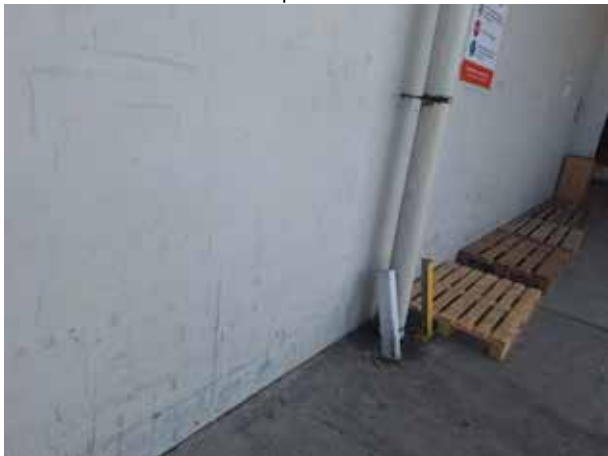
97. Sporadic areas of abrasions and deterioration of the finish to the metal corner cappings of the concrete wall panels.



98. Widespread deterioration of the finish to the lower half of the concrete wall panels.



99. Widespread deterioration of the finish to the lower half of the concrete wall panels.



100. Widespread deterioration of the finish to the lower half of the concrete wall panels.



101. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



102. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



103. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



104. Widespread debonding of the sealant to the control joints of the concrete wall panels.



105. Widespread debonding of the sealant to the control joints of the concrete wall panels.



106. Widespread deterioration of the finish to the lower half of the concrete wall panels.



107. Widespread debonding of the sealant to the control joints of the concrete wall panels.



108. Sporadic areas of horizontal surface cracking to the base of the concrete wall panels at the northern elevation.



109. Widespread deterioration of the finish to the lower half of the concrete wall panels.



110. Sporadic areas of unsealed penetration centre to the concrete wall panels.



111. Sporadic areas of diagonal surface cracking to the base of the concrete wall panels at the northern elevation.



112. Widespread deterioration of the finish to the lower half of the concrete wall panels.



113. Widespread debonding of the sealant to the control joints of the concrete wall panels.



114. Sporadic areas of unsealed penetration centre to the concrete wall panels.



115. Widespread debonding of the sealant to the control joints of the concrete wall panels.



116. Localised indentation to the profiled metal cladding sheets.



117. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



118. Sporadic areas of horizontal surface cracking to the base of the concrete wall panels at the northern elevation.



119. Sporadic areas of horizontal surface cracking to the base of the concrete wall panels at the northern elevation.



120. Widespread debonding of the sealant to the control joints of the concrete wall panels.



121. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



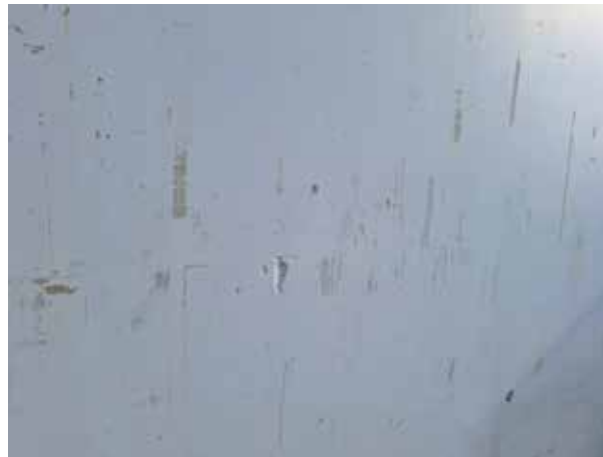
122. Widespread deterioration of the finish to the lower half of the concrete wall panels.



123. Widespread deterioration of the finish to the lower half of the concrete wall panels.



124. Widespread debonding of the sealant to the control joints of the concrete wall panels.



125. Sporadic areas of abrasions, deterioration and spalling to the concrete wall panels.



126. Sporadic areas of diagonal surface cracking to the base of the concrete wall panels at the northern elevation.



127. Sporadic areas of horizontal surface cracking to the base of the concrete wall panels at the northern elevation.



128. Widespread debonding of the sealant to the control joints of the concrete wall panels.



129. Localised fixings to the concrete wall panel at the western elevation.



130. Widespread debonding of the sealant to the control joints of the concrete wall panels.



131. Widespread debonding of the sealant to the control joints of the concrete wall panels.



132. Sporadic areas of environmental staining to the metal roller shutter door.



133. Localised abrasions to the automatic sliding doors.



134. Sporadic areas of shrinkage to the glazing seals of the aluminium shop front units.



135. Sporadic areas of environmental staining to the aluminium shop front units.



136. Localised mould staining to the aluminium shop front units.



137. Sporadic areas of environmental staining to the aluminium shop front units.



138. Sporadic areas of indentations to the metal panelled hinged doors.



139. Widespread corrosion to the metal opening cappings.



140. Widespread corrosion to the metal opening cappings.



141. Sporadic areas of indentations to the metal panelled hinged doors.



142. Sporadic areas of indentations to the metal panelled hinged doors.



143. Sporadic areas of environmental staining to the aluminium shop front units.



144. Sporadic areas of environmental staining to the aluminium shop front units.



145. Localised debonding to the sealant applied between the underside of the canopy and the downpipe.



146. Widespread environmental staining to the underside profiled metal canopy sheets.



147. Localised distortion of the metal trim to the underside of the canopy.



148. Sporadic areas of impact damage and distortion to the metal fascia canopy sheets.



149. Sporadic areas of impact damage and distortion to the metal fascia canopy sheets.



150. Sporadic areas of deterioration of the finish to the metal fascia sheets.



151. Sporadic areas of deterioration of the finish to the metal fascia sheets.



152. Widespread environmental staining to the underside profiled metal canopy sheets.



153. Sporadic areas of impact damage and distortion to the metal fascia canopy sheets.



154. Sporadic areas of distortion of the metal trim to the underside of the canopy.



155. Localised impact damage and partial detachment to the underside profiled metal canopy sheets.



156. Localised corrosion to the metal perimeter trim of the underside of the canopy.



157. Sporadic areas of impact damage and distortion to the metal fascia canopy sheets.



158. Sporadic areas of discolouration and corrosion to the steel canopy frame.



159. Widespread corrosion to the underside of the profiled metal canopy sheets.



160. Sporadic areas of discolouration and corrosion to the steel canopy frame.



161. Sporadic areas of discolouration and corrosion to the steel canopy frame.



162. Widespread corrosion to the underside of the profiled metal canopy sheets.



163. Sporadic areas of discolouration and corrosion to the steel canopy frame.



164. Sporadic areas of distortion to the metal barge cappings of the canopy.



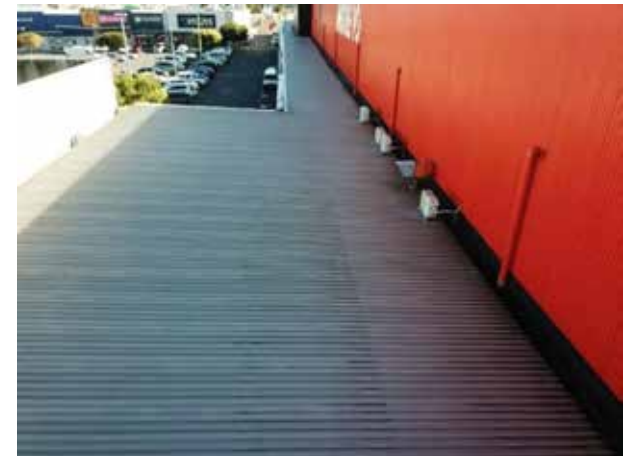
165. Sporadic areas of distortion to the metal barge cappings of the canopy.



166. Sporadic areas of distortion to the metal barge cappings of the canopy.



167. Widespread environmental staining to the canopies.



168. Widespread environmental staining to the canopies.



169. Widespread environmental staining to the internal gutter of the canopies.



170. Widespread corrosion to the fixings of a wall-mounted power outlet.



171. Localised partial detachment and corroded fixings to the tap outlet.



172. Sporadic areas of wrinkling to the building paper underlay.



173. Widespread soil staining to the internal side of the elevations.



174. Localised hairline cracking to the concrete wall panel adjacent to a metal panelled hinged door.



175. Sporadic areas of separation between the concrete floor slabs and concrete wall panels at the metal panelled hinged doors.



176. Sporadic areas of separation between the concrete floor slabs and concrete wall panels at the metal panelled hinged doors.



177. Sporadic areas of unsealed fixing or penetration centres to the profiled metal cladding sheets.



178. Sporadic areas of unsealed fixing or penetration centres to the profiled metal cladding sheets.



179. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



180. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



181. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



182. The underside of the internal gutters were in a good condition with no leaks observed at the time of the inspection.



183. The underside of the internal gutters were in a good condition with no leaks observed at the time of the inspection.



184. Sporadic areas of separation between the concrete floor slabs and concrete wall panels at the metal panelled hinged doors.



185. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



186. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



187. Sporadic areas of unsealed fixing or penetration centres to the profiled metal cladding sheets.



188. Sporadic areas of soil staining to the internal face of the aluminium shop front units.



189. Localised bowing to the ceiling grid tiles below the entrance canopy.



190. Sporadic areas of moisture staining to the ceiling grid tiles below the entrance canopy.



191. Localised abrasions to the internal face of the automatic sliding doors.



192. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



193. Localised corrosion to the steel embedded plates within the concrete wall panels.



194. Localised corrosion to the steel embedded plates within the concrete wall panels.



195. Widespread soil staining to the internal side of the elevations.



196. Widespread soil staining to the internal side of the elevations.



197. Widespread soil staining to the internal side of the elevations.



198. Localised area of corrosion to the painted steel column adjacent to an opening.



199. Sporadic areas of unsealed fixing or penetration centres to the profiled metal cladding sheets.



200. Widespread soil staining to the internal side of the elevations.



201. Widespread soil staining to the internal side of the elevations.



202. Widespread soil staining to the internal side of the elevations.



203. The underside of the roof was in a good condition with no leaks observed at the time of the inspection.



204. Sporadic areas of scuff marks and deterioration of the finish to the steel portal frame.



205. Sporadic areas of unsealed fixing or penetration centres to the profiled metal cladding sheets.



206. Localised unsealed pipe penetration to the profiled metal cladding sheets at the southern elevation.



207. The underside of the rainwater goods were in a good condition with no leaks observed at the time of the inspection.

Appendix C Plans

Bayleys Auckland Central

30 Gaunt Street
Auckland
+64 9 309 6020



ALTOGETHER BETTER

Residential / **Commercial** / Rural / Property Services



Roof Forward Maintenance Report

230 Great South Road, Penrose, Auckland 1061

Prepared for:

Centuria Funds Management (NZ) Limited
Centuria NZ Large Format Retail Fund No. 1
CNZLFR Nominee Limited

Level 2, 30 Gaunt Street
Wynyard Quarter, Auckland
centuria.co.nz

Prepared by:

Kieran Hindley BSC (HONS) MNZIBS
Senior Building Surveyor | Building Consultancy
Auckland
kieran.hindley@bayleys.co.nz

Disclosure of Information

This document has been produced by Building Consultancy Partners Ltd trading as Bayleys which accepts no responsibility whatsoever in respect of any reliance upon or use of this report by any person or party other than the client. This report is based on an on-site inspection of the property as well as a limited review of documentation. No detailed measurements were taken, no operational or performance testing was undertaken, nor was any equipment dismantled. The observations made in this report should not be substituted for specialist design or quantitative testing or further investigation that may be required.

Job No.	Revision	Date	Prepared By	Release Notes
2270	R4	20/02/2026	Kieran Hindley <small>SSC (HONS) MNz1ss</small>	



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- Appendix**
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 - Appendix B Photographs

Documents Provided

No documents had been provided nor reviewed for the purpose of this report.

Introduction

Brief

Undertake a Roof Condition Assessment together with a Maintenance Plan which identifies capital expenditure and maintenance requirements to ensure continued performance of the roofs.

This report has been prepared further to the brief outlined below:

Stage 1 Desktop Review

- Review any construction / technical documentation available.

Stage 2 Review Physical Condition of the Roofs

- Arrange safe roof access and physically inspect all roof areas, including drainages, fixtures and walkways;
- Physically inspect the underside of all roofs (including roof voids where accessible);
- Visually inspect the building roofs using a drone (subject to flight permission restrictions and weather conditions);
- Identify significant defects, lifecycle replacement items, maintenance issues or health and safety matters that would have a material bearing upon the occupation of the building;
- Report on any technical compliance issues identified during the inspection;
- Report on the potential for the presence of deleterious materials based upon a visual inspection; and
- Prepare a report which covers the above.

Stage 3 Cost Estimates & Maintenance Plan

- Prepare indicative budget cost estimates for the works recommended within the report; and
- Prepare a costed 10 year forward maintenance plan which identifies indicative budget costings for capital expenditure, repairs and maintenance which categorises items into immediate (within 1 year), short term (1-2 years), medium term (3-5 years) and long-term (6-10 years) and is classified by priority as critical, essential or discretionary.

Reporting Conditions

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

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 unless specifically identified in the main body of the report. All comments made by Building Consultancy Partners Limited t/a Bayleys relating to services are a guide only and should not be taken as verification that they are installed in accordance 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 visibly 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 is provided for the use of Centuria Funds Management (NZ) Limited, Centuria NZ Large Format Retail Fund No.1 and CNZLFR Nominee Limited only and may not be used by others without written permission. Building Consultancy Partners Limited t/a Bayleys accept no liability to third parties who may act on the contents of this report.

No specialist laboratory testing has been carried out to confirm the presence of asbestos or any other material hazardous to health. All comments are based upon a visual inspection only.

Where comments are provided on Building Code compliance relating to means of escape from fire, these are for guidance only and no Fire Engineering advice has been sought in the preparation of this report. A Fire

Design Report will be required by a suitably qualified Fire Engineer as part of future statutory applications to assess compliance and determine any upgrade requirements which will be subject to approval from the Building Consent Authority.

This 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
- Identification of illegal works
- Contamination/ground stability issues
- Restrictive covenants or Rights of Way
- Design or value of the surrounding area or environment
- Statutory notices such as Notice to Fix or Compulsory Purchase Orders

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.

Survey Methodology

The site survey was undertaken using visual aids only. All elements were inspected from ground level and with the use of a drone. Physical access was gained to the roofs. No access was gained to the roof voids; service ducts or chambers and were not inspected unless specifically detailed in this report.

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

Defects associated with weathertightness issues 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, and blocked drains etc. which are not readily evident during the survey.

No intrusive or destructive investigations were undertaken during the survey and the findings within this report are based on a visual assessment alone.

Definitions

As New:	Items which have suffered no weathering, wear or decay and are free from any visual defects.
Good:	Items which have suffered minimal weathering, wear or decay and have only minor 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 age, abnormal use or lack of maintenance.

Survey Details

Building Surveyors:	Kieran Hindley <small>ssc CHONSJ MNz1ss</small> Lucie Kendal <small>BPROP scoM BPROP scoM</small>
Date of Survey:	19 March 2024
Weather Conditions:	Sunny with periods of overcast
Areas Not Assessed:	An assessment was made against the roofs with the use of a drone. A limited assessment was made internally where areas were made available at the time of the inspection. No specific access was gained internally within the central unit.

Property Description

General Description

Age:	Circa-2006
Floor Area:	Eastern Units: 5533 m ² Western Units: 4102 m ² Central Unit: 320 m ²
Site Area:	2.7463 hectares
Legal Description:	Various legal titles.
Tenure:	Leased individual units with multiple Tenants.
Use:	Retail
Configuration:	Eastern Units with a L-shaped layout which comprised of individual units. Western Units with a rectangular layout which comprised of individual units. Central unit with a rectangular layout.
Location:	The site is located on Great South Road with access gained to the main car park from the southern side of the site. Access to the site can also be gained from Walters Road to the western side of the site.
Zoning:	Commercial (8C)
Orientation:	The front entrances to the eastern side tenancy units can be gained from the western and southern elevations, with the loading zones to the eastern side. The front entrances to the western side tenancy units can be gained from the eastern and southern elevations, with the loading zones to western side. The front entrance to the central unit is deemed to be facing south.

Location Plans



1. Site Location



2. Aerial Image

General Photographs



1. Eastern Units.



2. Western Units.

Roof Area Legend



1. Eastern Units
2. Western Units
3. Central Unit

Findings

Site Observations

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
Eastern Units - General Items	<p>The roofs consisted of:</p> <ul style="list-style-type: none"> The majority of the roof structure consisted of three distinct pitched roofs, with concrete parapet walls typically at the perimeter. There were concrete parapet walls which divided the distinct sections of the roof. One of the roofs is a lean-to roof surrounded by concrete parapet walls with an internal gutter. The roofs are laid with profiled metal roof sheets, with tek screws and washers. The concrete parapet walls consisted of sealed control joints and metal parapet cappings which slope towards the roof. One of the parapet walls had profiled metal sheets as the linings. Metal apron flashings applied at the concrete parapet walls to the roof sheets junctions. Sealant had been applied between the apron flashings and concrete parapet walls. The internal box gutters had a plywood substrate laid with single-plywood membrane sheets. The internal gutters drained to uPVC downpipes. 		<p>The following internal observations were observed:</p> <ul style="list-style-type: none"> An inspection of the internal areas to assess for any evidence of external moisture ingress emitting from the roof. The exposed roof structure was observed within Fruit World (in areas), Liquorland (in areas), Repco, The Style Master, Bed Bath & Beyond, Baby Factory, Harvey Norman and Tool Shed. The majority of the underside of the exposed roof structure appeared to be in a good and clean condition with localised minor tears to the roof underlay. The Tenant's internal fit out within the other tenancies was either ceiling grids and tiles or painted plasterboard ceiling linings. The Tenants' fit-out was not installed in close proximity to the roof structure itself nor lined the roof structure. Areas of moisture-related damage was observed to the Tenants' internal fit out including the ceiling grid tiles and the plasterboard walls. The areas of the moisture related damage were typically adjacent to services such as sprinkler systems and HVAC systems. This was evident in Fruit World where moisture staining/run-marks was observed to the internal fit-out, however, the underside of the roof structure above this 	1 - 54

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
	<p>External metal gutters and uPVC downpipes.</p> <p>Metal apron flashings applied at the concrete parapet walls to the internal gutter junctions. Sealant had been applied between the apron flashings and concrete parapet walls.</p> <p>Steel roof access walkways which are fixed to the roof sheets.</p> <p>Steel platforms for the plant equipment which appeared to penetrate through the roof sheets and fixed to the roof structure.</p> <p>Large penetrations with kerb flashings and fit-over flashing which run to the metal roof ridges.</p> <p>EPDM boot flashings to the pipe penetrations.</p> <p>Galvanised steel roof purlins supported by a steel portal frame. Powder coated frame for the external services platforms.</p> <p>Supporting mesh and roof underlay.</p>		<p>location was in a good condition with no signs of external moisture ingress occurring.</p> <p>Areas of minor wrinkling of the roof underlay adjacent to the large penetrations, which appears to be caused during construction.</p> <p>The following external items were observed:</p> <p>Areas of environmental staining on the profiled metal roof sheets, fit-over flashings, internal face of the concrete parapet walls and metal parapet cappings.</p> <p>Areas of extensive sealant had been applied to the metal roof ridges, fit-over flashings and kerb penetrations.</p> <p>Widespread staining on the single-plywood membranes at the internal gutters.</p> <p>Sporadic areas of uplift to the single-plywood membranes.</p> <p>Localised areas of extensive staining and discolouration to the roof sheets, adjacent to a vent flue penetration and fit-over flashings.</p> <p>Sporadic areas of deterioration between the apron flashings and the concrete parapet walls.</p> <p>Localised discolouration and residue to the mitre joint of an internal gutter.</p> <p>Corrosion to the metal anchor plates within the concrete parapet walls.</p> <p>Sporadic areas of minor distortion to the profiled metal roof sheets.</p> <p>Areas of extensive staining on the steel platforms and the access walkways.</p> <p>Areas of deterioration of the finish and staining to the HVAC plant equipment.</p> <p>Sporadic areas of corrosion to the roof sheets' fixings and washers.</p>	

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
Eastern Units - 'Leak' Location One	Localised moisture staining on the plywood flooring below, which is emitting from a roof service penetration.	Yes	<p>Refer to Appendix A for general maintenance items which are to be addressed during the term of the maintenance plan.</p> <p>Refer to the Eastern Units 'Leak' Locations within this table for specific observations and recommendations.</p> <p>The roof penetrations were observed to have been sealed with sealant, with no boot flashings at this location.</p> <ul style="list-style-type: none"> • Isolate the service penetrations and rake out the sealant. Install a suitable boot flashing around the penetrations and ensure the flashings are suitably sealed. 	55 - 57
Eastern Units - 'Leak' Location Two	<p>Bed Bath & Beyond reported moisture issues which occur intermittently, which was believed to occur adjacent to a large penetration.</p> <p>No signs of external moisture ingress nor any damage was noted to the roof, roof penetration or other building fabric elements. No other moisture issues related to the large penetrations were reported by the other Tenant's, nor any signs of external moisture ingress were identified during the inspection. We note that the large penetration was servicing the ventilation ducting.</p>	No	<p>We have not ascertained if external moisture ingress is occurring at the large roof penetration or the ventilation ducting itself (if any).</p> <ul style="list-style-type: none"> • Monitor the area to ascertain any moisture related issues. Consider carrying out servicing to the HV AC system and ventilation ducting. • Address the large penetrations within the general maintenance items within Appendix A. 	58 - 61

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
Eastern Units - 'Leak' Location Three	<p>Localised moisture staining was observed to the plywood substrate of an internal gutter, adjacent to a concrete wall within Repco.</p> <p>Areas of staining and uplift of the single-plywood membrane sheets were typically observed to the internal gutters.</p>	Yes	<p>Localised and minor external moisture ingress have or are occurring to the internal gutters. The single-plywood membrane sheets were showing signs of coming towards the end of their serviceable life.</p> <ul style="list-style-type: none"> • Inspect the plywood substrate and membrane sheets at this location, with the view of undertaking temporary repair works such as resealing the membrane sheets. • Undertake a temporary repair to seal the membrane sheets with a liquid applied membrane or another suitable protective coating. This is deemed to be a temporary repair to prevent or limit the external moisture ingress issues. • Undertake complete replacement works to the internal gutters at a later date during the maintenance plan. An assessment should be carried out prior the replacement works, with guidance provided on any consent requirements (if required). 	62 - 63
Eastern Units - 'Leak' Location Four	<p>Harvey Norman reported a historic roof leak which was emitting from either a tear in the roof underlay or adjacent to a cable penetration. The tear in the roof underlay appears to be adjacent to a post which supports the external services platform. Previous repairs had been undertaken to this location, which we understand have addressed the external moisture ingress.</p>	No	<p>We understand that the external moisture ingress had occurred as a result of a cable penetration or a post penetration for an external plant platform.</p> <ul style="list-style-type: none"> • Monitor the area of the works and confirm the repairs have addressed the historic external moisture ingress issues. Ensure the penetrations are suitably sealed throughout the term of the maintenance plan. 	64 - 67

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
<p>Eastern Units - 'Leak' Location Five</p>	<p>Harvey Norman and Tool Shed reported external moisture ingress issues occurring at or adjacent to the internal gutters, on either side of the intertenancy wall. Minor moisture related run-marks were observed on the upper extent of the concrete wall adjacent to the internal gutter, within the Tool Shed tenancy only. No signs of external moisture ingress were observed to the plywood substrate of the internal gutter within both tenancies.</p> <p>Flashing tapes had been applied to the sealed control joints and the metal capping of the concrete parapet wall. Corrosion was observed to the metal anchor plates embedded in the concrete parapet wall. The sealant was deteriorating between the apron flashings and the concrete parapet wall, and the control joints of the parapet wall. Staining was observed to the internal face of the concrete parapet wall.</p>	<p>No</p>	<p>No obvious visual signs of external moisture ingress were occurring at the internal gutter or connected downpipes. Evidence of moisture run-marks were observed to the internal face of the concrete wall within Tool Shed.</p> <p>Several defects were noted to the external concrete parapet wall with previous temporary repairs undertaken to the parapet wall.</p> <p>Based on the observations, it appears that the external moisture ingress had or is emitting from the concrete parapet wall rather than the internal gutters or connected downpipes.</p> <ul style="list-style-type: none"> • Inspect the parapet concrete wall. Remove the flashing tape, apron flashings and parapet cappings. Rake out the sealant at the control joints of the concrete parapet wall and reseal. Install a new apron flashing, ensuring the top edge of the flashing is suitably chased-in and sealed. Install new metal parapet cappings which are suitably sloped, overlapped, and sealed. Clean the concrete parapet wall upon completion of the works. Monitor the area upon completion of the works including the internal gutters and downpipes. 	<p>68 - 72</p>

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
Eastern Units - Canopies	There were cantilevered canopy roofs with fibre-cement soffit linings, powder coated steel beams at the perimeters, profiled metal sheets to the upper side, and internal gutters laid with membrane sheets.	N/ A	The canopies were typically in a good condition with minor deterioration of the finishes to the steel beams and staining on the sheets. Refer to Appendix A for general maintenance items which are to be addressed during the term of the maintenance plan.	73 - 81
Western Units - General Items	<p>The roofs consisted of:</p> <p>The roof structure consisted of three distinct pitched roofs with concrete parapet walls typically at the perimeter. There were stepped junctions with concrete walls and roof barge cappings that divided the distinct sections of the roof.</p> <p>The roofs are laid with profiled metal roof sheets, with tek screws and washers.</p> <p>The concrete parapet walls consist of sealed control joints and metal parapet cappings which slope towards the roof.</p> <p>Metal apron flashings applied at the concrete parapet walls to roof sheets junctions. Sealant had been applied between the apron flashings and concrete parapet walls.</p> <p>The internal box gutters had a plywood substrate laid with single-plywood membrane sheets.</p> <p>The internal gutters drained to uPVC downpipes.</p> <p>External metal gutter and uPVC downpipes.</p> <p>Metal apron flashings applied at the concrete parapet walls to the internal gutter junctions. Sealant had been applied between the apron flashings and concrete parapet walls.</p>	No	<p>The following internal observations were observed:</p> <p>An inspection of the internal areas to assess for any evidence of external moisture ingress emitting from the roof.</p> <p>The exposed roof structure was observed within Chances Surf New Zealand, Briscoes, Carpet Court and Anytime Fitness.</p> <p>The majority of the underside of the exposed roof structure appeared to be in a good and clean condition with localised tears to the roof underlay, and environmental staining to the roof underlay and painted plywood substrate.</p> <p>The Tenants' internal fit-out within the other units were either ceiling grids and tiles or painted plasterboard ceiling linings. The Tenants' fit-out was not installed in close proximity to the roof structure itself nor lined the roof structure.</p> <p>The following external observations were observed:</p> <p>It appears localised sealant repairs had been undertaken to the roof sheets, adjacent to a sheet fixing.</p> <p>Corrosion and staining to the HVAC ducting.</p> <p>Widespread and extensive sealant applied to the ridge cappings, kerb penetrations, barge cappings and fit-over flashings.</p>	82 -114

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
	<p>Steel roof access walkways which are fixed to the roof sheets.</p> <p>Steel platforms for the plant equipment which appeared to penetrate through the roof sheets and fixed to the roof structure.</p> <p>Large penetrations with kerb flashings and fit-over flashing which run to the metal roof ridges.</p> <p>EPDM boot flashing to the pipe penetrations.</p> <p>Galvanised steel roof purlins supported by a steel portal frame. Powder coated frame for the external services platforms.</p> <p>Supporting mesh and roof underlay.</p>		<p>Sporadic areas of environmental staining on the profiled metal roof sheets.</p> <p>Sporadic areas of corrosion to the kerb penetrations.</p> <p>Extensive staining on the internal face of the concrete parapet walls.</p> <p>Areas of minor corrosion to the metal anchor plates.</p> <p>Extensive staining and sporadic areas of minor uplift to the single-plywood membrane sheets.</p> <p>Areas of extensive sealant applied around the EPDM boot flashings.</p> <p>Refer to Appendix A for general maintenance items which are to be addressed during the term of the maintenance plan.</p> <p>Refer to the Western Units 'Leak' Locations within this table for specific observations and recommendations.</p>	
Western Units - 'Leak' Location One	<p>Briscoes reported external moisture ingress issues to the southeastern side of the trading floor, adjacent to the internal gutter.</p> <p>Localised discolouration was observed to the underside on the timber framing of the box internal gutter. No areas of staining or other signs of external moisture ingress were observed to the plywood sheets of the internal gutter.</p>	No	<p>We have not ascertained if the internal gutter is leaking at this location, however, we did observe minor and localised moisture staining to a plywood substrate within the Eastern Units. (Refer to Eastern Units - 'Leak' Location Three within this table.)</p> <ul style="list-style-type: none"> • Address the internal gutter alongside the general maintenance items within Appendix A. • Monitor the area for signs of external moisture ingress issues, upon completion of the general maintenance items being carried out to the internal gutters. 	115 and 116

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
Western Units - 'Leak' Location Two	<p>We observed localised staining on the timber framing of a large penetration within the trading floor of Briscoes.</p> <p>Widespread and extensive sealant had generally been applied to the fit-over flashings and kerb penetrations, with corrosion observed to some of the kerb penetrations.</p>	Yes	<p>We have not ascertained if the moisture-stained framing at the large roof penetration is from a historic or active external moisture ingress issues.</p> <ul style="list-style-type: none"> • Address the large penetration alongside the general maintenance items within Appendix A. • Monitor the area for signs of external moisture ingress issues upon completion of the general maintenance items being carried out to the large penetration. 	117 - 118
Western Units - 'Leak' Location Three	<p>Briscoes reported external moisture ingress issues within the northwestern corner of the trading floor.</p> <p>No visual signs of external moisture ingress were observed to the underside of the roof. Penetration cables were observed within the areas.</p>	No	<p>We have not ascertained if external moisture ingress is occurring or occurred at this northwestern section of the roof, including adjacent to any penetrations.</p> <ul style="list-style-type: none"> • Monitor the area to ascertain any external moisture ingress issues. • Address this area of the roof alongside the general maintenance items within Appendix A. 	119 - 120
Western Units - 'Leak' Location Four	<p>We observed localised staining on the carpet finish within the western side of the trading floor in Briscoes.</p> <p>Internal services pipes were noted within this area.</p>	Yes	<p>No visual signs of external moisture ingress were observed to the underside of the roof.</p> <p>We have not ascertained if the moisture-stained carpet is from a historic or active external or internal moisture ingress.</p> <ul style="list-style-type: none"> • Monitor the area to ascertain any moisture related issues. Consider carrying out servicing to the services pipes. • Address this area of the roof alongside the general maintenance items within Appendix A. 	121 -122

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
Western Units - 'Leak' Location Five	<p>Carpet Court reported a suspected external moisture ingress issue occurring within the trading floor.</p> <p>The external moisture ingress issue had been reported to occur adjacent to a steel post for the external plant platform which penetrates the roof sheets. Minor wrinkling was observed to the roof underlay within this location, however, we could not ascertain if this was from construction or as a result of external moisture ingress. No other signs of external moisture ingress were observed to the underside of the roof or any other internal building fabric elements. Services pipes were also observed within this location.</p>	No	<p>We have not confirmed if the external moisture ingress had occurred or are occurring at this area. There have been suspected roof leaks within one of the Eastern Units, which may have been emitting from similar construction detailing of the external plant platform penetrating the roof sheets. (Refer to Eastern Units - 'Leak' Location Four.)</p> <ul style="list-style-type: none"> Inspect the platform penetrations and suitably reseal by replacing the boot flashings. Monitor the area for signs of external moisture ingress issues upon completion of the works. 	123 - 124
Western Units - 'Leak' Location Six	<p>Carpet Court reported a suspected external moisture ingress issue occurring within the trading floor.</p> <p>Staining on the carpet finish was observed below the roof ridge. Minor wrinkling was observed to the roof underlay within this location, however, we could not ascertain if this was from construction or as a result of moisture ingress. No other signs of external moisture ingress were observed to the underside of the roof or any other internal building fabric elements. Services pipes were also observed within this location.</p> <p>Widespread and extensive sealant was observed to have been applied to the ridge cappings,</p>	Yes	<p>We have not confirmed if the external moisture ingress had occurred or are occurring at this area. No other areas had been identified which related to the external moisture ingress emitting from the roof ridge.</p> <p>We have not ascertained if the moisture-stained carpet is from a historic or active external or internal moisture ingress.</p>	125 - 126

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
			<ul style="list-style-type: none"> Inspect the roof ridges and reseal on a periodic basis. Monitor the area to ascertain any moisture related issues. Consider carrying out servicing to the services pipes. Replacement works of the roof ridge should be undertaken if external moisture ingress issues are identified. 	
Western Units - Canopies	There were cantilevered canopy roofs with fibre-cement soffit linings, powder coated steel beams at the perimeter, profiled metal sheets to the upper side, and internal gutters laid with membrane sheets.	N/A	<p>The canopies were typically in a good condition with minor deterioration of the finishes to the steel beams and staining on the sheets.</p> <p>Refer to Appendix A for general maintenance items which are to be addressed during the term of the maintenance plan.</p>	127 - 129
Central Unit - General Items	<p>The roofs consisted of:</p> <p>The main roof structure consisted of a mono-pitched roof with concrete parapet walls at the perimeter.</p> <p>The roofs are laid with profiled metal roof sheets, with tek screws and washers.</p> <p>The concrete parapet walls consist of sealed control joints and metal parapet cappings which slope towards the roof.</p> <p>Metal apron flashings applied at the concrete parapet walls to roof sheets junctions. Sealant had been applied between the apron flashings and concrete parapet walls.</p> <p>The internal box gutter had a plywood substrate laid with single-plywood membrane sheets.</p> <p>The internal gutters drained to metal rainwater heads and external uPVC downpipes.</p> <p>Metal apron flashings applied at the concrete parapet walls to the internal gutter junctions. Sealant had been applied</p>	Not Viewed	<p>Similar external observations were made against the Central Unit as the Eastern and Western Units.</p> <p>We have not assessed the internals. Confirmation should be sought from the Tenant regarding any active external moisture ingress issues.</p> <p>Refer to Appendix A for general maintenance items which are to be addressed during the term of the maintenance plan.</p>	130 - 132

Item	Site Observations	Internal Damage Recorded	Recommendations	Photo Reference
	<p>between the apron flashings and concrete parapet walls.</p> <p>Steel roof access walkways which are fixed to the roof sheets.</p> <p>Large penetrations with kerb flashings and fit-over flashing which run to the apron flashings.</p> <p>EPDM boot flashing to the pipe penetrations.</p> <p>Lean-to roof and canopies roof laid with profiled metal roof sheets, apron flashings and metal barge cappings.</p>			

Appendix

Appendix A Forward Maintenance Plan

Forward Maintenance Plan Legend

Maintenance Code		
MR	Major Replacement	Work involving large scale renewal or replacement of obsolete or worn out components of a building or its services.
R	Redecoration	Work to restore the aesthetic value and weather protection of the building.
U	Unscheduled Maintenance	Carried out as faults and damage occurs. Reactive in nature and often includes health and safety related tasks. Non-urgent day to day works to restore the building components to good working condition.
M	Minor Maintenance	Maintenance undertaken in advance to prevent the building becoming obsolete for its required use. Includes project works to modernise.
RE	Refurbishment	

Priority Code		
1	Critical Critical maintenance items which cannot be deferred without breaching statutory regulations, Health & Safety requirements and / or causing severe physical deterioration to the property.	Major inconvenience / disruption. Will have an effect on occupant use.
2	Essential Maintenance items needed to maintain the value and the utility of the property. Failure to complete could lead to significant consequential costs in the future.	Moderate inconvenience / disruption. Will have an effect on occupant use.
3	Discretionary Maintenance items necessary to maintain property standards. They may impact on the future use and costs of maintaining the building. Category may change if nothing is done to remedy the issue.	Minimal inconvenience / disruption to occupants. Will not affect (to any significant degree) the use of the premises.

Forward Maintenance Plan - 230 Great South Road, Takanini

1.0 Eastern Units

Item No.	Location	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
1.01	Main Roof - General Items	General	Carry out an external clean to the roof sheets and gutters. (The cost for this item is based upon similar quotation of the Client's preferred Contractor. Ensure the gutters are free from lichen growth upon completion of the cleaning.)	M	3	\$ 36,000.00	\$ 3,600.00	\$ 3,600.00	\$ 10,800.00	\$ 18,000.00
1.02	Main Roof - General Items	Roof Ridges, Fit-Over Flashings, Kerb Penetrations and Boot Flashings	Inspect the roof ridges, fit-over flashings and kerb penetrations, boot flashings and reseal on a periodic basis throughout the maintenance term.	M	3	\$ 3,000.00		\$ 1,500.00		\$ 1,500.00
1.03	Main Roof - General Items	Internal Gutters	The single-plywood membrane sheets were generally coming towards the end of their serviceable life, with localised and minor external moisture ingress issues (refer to item 1.15 within this table). Undertake a temporary repair to seal the membrane sheets with a liquid applied membrane or another suitable protective coating. This is deemed to be a temporary repair to prevent or limit the external moisture ingress issues.	M	2	\$ 12,500.00		\$ 12,500.00		
1.04	Main Roof - General Items	Internal Gutters	Undertake a complete replacement of the internal gutters. An assessment should be carried out prior to the replacement works to confirm consent requirements and a full understanding of the complete remediation works required. Replacement of associated building elements such as apron flashings and metal cappings will likely be required to be replaced alongside these works. The conditions and suitability of the roof sheets should be assessed prior to the works. (The cost is related to replacement of the membrane sheets, apron flashings and parapet cappings only.)	MR	1	\$ 105,000.00				\$ 105,000.00
1.05	Main Roof - General Items	Profiled Metal Roof Sheets / HVAC Systems	Inspect the HVAC systems for the causation of the extensive and localised staining on the roof sheets. Power wash the staining with a non-abrasive cleaning agent.	M	3	\$ 65.00	\$ 65.00			
1.06	Main Roof - General Items	Apron Flashings, Control Joints of the Parapet Walls, and Metal Cappings	Inspect and reseal the apron flashings, control joints of the parapet walls, and the metal cappings on a periodic basis until the complete replacement works are undertaken to the internal gutters.	M	3	\$ 11,200.00		\$ 5,600.00		\$ 5,600.00
1.07	Main Roof - General Items	Anchor Plates	Brush back, apply treatment and apply a finish to the anchor plates embedded within the concrete parapet walls.	M	3	\$ 3,600.00			\$ 3,600.00	

1.08	Main Roof - General Items	Profiled Metal Roof Sheets	<p>Monitor the indentations to the profiled metal roof sheets. Undertake replacement of the roof sheets when perforations are identified.</p> <p>The roof sheets should be assessed prior to the complete replacement to the internal gutters to confirm their suitability/condition during the larger remediation works.</p> <p>(No cost is associated to this item.)</p>	M	3	\$	-				
1.09	Main Roof - General Items	Steel Platforms and Walkways	<p>Power wash the steel platforms and walkways with a non-abrasive cleaning agent on a periodic basis.</p>	M	3	\$	1,650.00	\$	330.00		\$ 660.00 \$ 660.00
1.10	Main Roof - General Items	Plant Equipment	<p>Carry out an audit to the plant equipment and undertake the repair works as required.</p> <p>(A provisional sum has been provided for carrying out the audit only.)</p>	M	3	\$	2,000.00		\$	2,000.00	
1.11	Main Roof - General Items	Roof Sheets' Fixings and Washers	<p>Inspect and replace the corroded roof sheets' fixings and washers and a periodic basis.</p>	M	3	\$	1,040.00		\$	520.00	\$ 520.00
1.12	Main Roof - 'Leak' Location One	Service Penetrations	<p>Isolate the service penetrations and rake out the sealant. Install a suitable boot flashing around the penetrations and ensure the flashings are suitably sealed throughout the maintenance term. Replace the internal damaged plywood sheets.</p>	M	2	\$	440.00	\$	440.00		
1.13	Main Roof - 'Leak' Location Two	Large Penetrations/ HVAC Systems	<p>Monitor the area to ascertain any moisture related issues. Consider carrying out servicing to the HVAC system and ventilation ducting.</p> <p>(A provisional sum has been provided for carrying out the audit only.)</p>	M	2	\$	500.00	\$	500.00		
1.14	Main Roof - 'Leak' Location Two	Large Penetrations	<p>Address the large penetrations within the general maintenance items within item 1.02 within this table.</p> <p>(No cost is associated to this item.)</p>	M	2	\$	-				
1.15	Main Roof - 'Leak' Location Three	Internal Gutters	<p>Undertake a temporary repair to seal the membrane sheets with a liquid applied membrane or another suitable protective coating. This is deemed to be a temporary repair to prevent or limit the external moisture ingress issues.</p> <p>Address the internal gutters alongside items 1.03 and 1.04 within this table.</p> <p>(No cost is associated to this item.)</p>	M	2	\$	-				
1.16	Main Roof - 'Leak' Location Four	Penetrations (Harvey Norman, Eastern Side)	<p>Monitor the area of the works and confirm the repairs have addressed the historic external moisture ingress issues. Ensure the penetrations are suitably sealed throughout the term of the maintenance plan alongside item 1.02 within this table.</p> <p>(No cost is associated to this item.)</p>	M	2	\$	-				

1.17	Main Roof - 'Leak' Location Five	Concrete Parapet Walls	Inspect the parapet concrete wall. Remove the flashing tape, apron flashings and parapet cappings. Rake out the sealant at the control joints of the concrete parapet wall and reseal. Install a new apron flashing, ensuring the top edge of the flashing is suitably chased-in and sealed. Install new metal parapet cappings which are suitably sloped, overlapped, and sealed. Clean the concrete parapet wall upon completion of the works. Monitor the area upon completion of the works including the internal gutters and downpipes.	M	1	\$ 3,050.00	\$ 3,050.00				
1.18	Canopies	General	Carry out an external clean to the canopy roofs' sheets and gutters. (The cost for this item is based upon similar quotation of the Client's preferred Contractor. Ensure the gutters are free from lichen growth upon completion of the cleaning.)	M	3	\$ 4,100.00	\$ 410.00	\$ 410.00	\$ 1,230.00	\$ 2,050.00	
1.19	Canopies	Roof Sheets' Fixings and Washers	Inspect and replace the corroded roof sheets' fixings and washers and a periodic basis.	M	3	\$ 520.00		\$ 260.00		\$ 260.00	
1.20	Canopies	Steel Beam	Reapply a finish to the steel beams at the perimeters.	R	3	\$ 7,600.00				\$ 7,600.00	
1.21	Canopies	Internal Gutters	The single-plywood membrane sheets were generally coming towards the end of their serviceable life to the main roof, with localised and minor external moisture ingress issues (refer to item 1.15 within this table). Inspect the membrane sheets with a view of to seal the membrane sheets with a liquid applied membrane or another suitable protective coating.	M	3	\$ 11,700.00		\$ 11,700.00			
1.22	Canopies	Internal Gutters	It would be prudent to undertake a holistic approach, and undertake a complete replacement of the internal gutters alongside the remediation works to the main roof.	MR	2	\$ 91,000.00				\$ 91,000.00	
1.23	Canopies	Apron Flashings	Inspect and reseal the apron flashings on a periodic basis until the complete replacement works are undertaken to the internal gutters.	M	3	\$ 1,700.00		\$ 850.00		\$ 850.00	
SUBTOTAL						\$ 296,665.00	\$ 8,395.00	\$ 38,940.00	\$ 16,290.00	\$ 233,040.00	

2.0 Western Units

Item No.	Location	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
2.01	Main Roof - General Items	General	Carry out an external clean to the roof sheets and gutters. (The cost for this item is based upon similar quotation of the Client's preferred Contractor. Ensure the gutters are free from lichen growth upon completion of the cleaning.)	M	3	\$ 27,000.00	\$ 2,700.00	\$ 2,700.00	\$ 8,100.00	\$ 13,500.00
2.02	Main Roof - General Items	Roof Ridges, Fit-Over Flashings, Kerb Penetrations and Boot Flashings	Inspect the roof ridges, fit-over flashings and kerb penetrations, boot flashings and reseal on a periodic basis throughout the maintenance term.	M	3	\$ 2,200.00		\$ 1,100.00		\$ 1,100.00
2.03	Main Roof - General Items	Kerb Penetrations	Inspect, brush back and apply treatment to the corroded areas of the kerb penetrations. Replace the kerb penetrations when perforations are identified.	M	3	\$ 800.00		\$ 400.00		\$ 400.00
2.04	Main Roof - General Items	Profiled Metal Roof Sheets	Inspect the localised sealant that had been applied to the roof sheet with the view to replace the roof sheet.	M	3	\$ 150.00		\$ 150.00		
2.05	Main Roof - General Items	Internal Gutters	The single-plywood membrane sheets were generally coming towards the end of their serviceable life, with localised and minor external moisture ingress issues (refer to item 1.15 within this Appendix). Undertake a temporary repair to seal the membrane sheets with a liquid applied membrane or another suitable protective coating.	M	2	\$ 5,500.00		\$ 5,500.00		
2.06	Main Roof - General Items	Internal Gutters	Undertake a complete replacement of the internal gutters. An assessment should be carried out prior to the replacement works to confirm consent requirements and a full understanding of the complete remediation works required. Replacement of associated building elements such as apron flashings and metal cappings will likely be required to be replaced alongside these works. The conditions and suitability of the roof sheets should be assessed prior to the works. (The cost is related to replacement of the membrane sheets, apron flashings and parapet cappings only.)	MR	1	\$ 42,000.00				\$ 42,000.00
2.07	Main Roof - General Items	Apron Flashings, Control Joints of the Parapet Walls, and Metal Cappings	Inspect and reseal the apron flashings, control joints of the parapet walls, and the metal cappings on a periodic basis until the complete replacement works are undertaken to the internal gutters.	M	3	\$ 2,400.00		\$ 2,400.00		
2.08	Main Roof - General Items	Anchor Plates	Brush back, apply treatment and apply a finish to the anchor plates embedded within the concrete parapet walls.	M	3	\$ 1,600.00			\$ 1,600.00	

2.09	Main Roof - General Items	Profiled Metal Roof Sheets	<p>Monitor the indentations to the profiled metal roof sheets. Undertake replacement of the roof sheets when perforations are identified.</p> <p>The roof sheets should be assessed prior to the complete replacement to the internal gutters to confirm their suitability/condition during the larger remediation works.</p> <p>(No cost is associated to this item.)</p>	M	3	\$	-						
2.10	Main Roof - General Items	Steel Platforms and Walkways	<p>Power wash the steel platforms and walkways with a non-abrasive cleaning agent.</p>	M	3	\$	2,640.00	\$	440.00	\$	880.00	\$	1,320.00
2.11	Main Roof - General Items	Plant Equipment	<p>Carry out an audit to the plant equipment and undertake the repair works as required.</p> <p>(A provisional sum has been provided for carrying out the audit only.)</p>	M	3	\$	2,000.00	\$	2,000.00				
2.12	Main Roof - General Items	Roof Sheets' Fixings and Washers	<p>Inspect and replace the corroded roof sheets' fixings and washers and a periodic basis.</p>	M	3	\$	800.00	\$	400.00			\$	400.00
2.13	Main Roof - 'Leak' Location One	Internal Gutters	<p>Address the internal gutter alongside the general maintenance items within item 2.05 within this table.</p> <p>Monitor the area for signs of external moisture ingress issues, upon completion of the general maintenance items being carried out to the internal gutters.</p>	M	2	\$	-						
2.14	Main Roof - 'Leak' Location Two	Large Penetrations	<p>Address the large penetration alongside the general maintenance items within items 2.02 and 2.03 within this table.</p> <p>Monitor the area for signs of external moisture ingress issues upon completion of the general maintenance items being carried out to the large penetration.</p> <p>(No cost is associated to this item.)</p>	M	2	\$	-						
2.15	Main Roof - 'Leak' Location Three	Roof (Northwestern Corner)	<p>Monitor the area to ascertain any external moisture ingress issues. Address this area of the roof alongside the general maintenance items within this table.</p> <p>(No cost is associated to this item.)</p>	M	2	\$	-						
2.16	Main Roof - 'Leak' Location Four	Roof (Western Side)	<p>Monitor the area to ascertain any moisture related issues. Consider carrying out servicing to the services pipes. Address this area of the roof alongside the general maintenance items within this table.</p> <p>(No cost is associated to this item.)</p>	M	2	\$	-						

2.17	Main Roof - 'Leak' Location Five	Platform Penetrations	Inspect the platform penetrations and suitably reseal by replacing the boot flashings alongside item 2.02 within this table. Monitor the area for signs of external moisture ingress issues upon completion of the works.	M	2	\$ 330.00	\$ 330.00				
2.18	Main Roof - 'Leak' Location Six	Roof Ridges and Services Pipes	Inspect the roof ridges and reseal on a periodic basis. Monitor the area to ascertain any moisture related issues. Consider carrying out servicing to the services pipes. Replacement works of the roof ridge should be undertaken if external moisture ingress issues are identified. (A provisional sum has been provided for carrying out the audit only.)	M	2	\$ 500.00	\$ 500.00				
2.19	Canopies	General	Carry out an external clean to the canopy roofs' sheets and gutters. (The cost for this item is based upon similar quotation of the Client's preferred Contractor. Ensure the gutters are free from lichen growth upon completion of the cleaning.)	M	3	\$ 2,450.00	\$ 245.00	\$ 245.00	\$ 735.00	\$ 1,225.00	
2.20	Canopies	Roof Sheets' Fixings and Washers	Inspect and replace the corroded roof sheets' fixings and washers and a periodic basis.	M	3	\$ 520.00		\$ 260.00		\$ 260.00	
2.21	Canopies	Steel Beam	Reapply a finish to the steel beams at the perimeters.	R	3	\$ 7,600.00				\$ 7,600.00	
2.22	Canopies	Internal Gutters	The single-plywood membrane sheets were generally coming towards the end of their serviceable life to the main roof, with localised and minor external moisture ingress issues (refer to item 1.15 within this table). Inspect the membrane sheets with a view of to seal the membrane sheets with a liquid applied membrane or another suitable protective coating.	M	3	\$ 7,550.00		\$ 7,550.00		\$ -	
2.23	Canopies	Internal Gutters	It would be prudent to undertake a holistic approach, and undertake a complete replacement of the internal gutters alongside the remediation works to the main roof.	M	2	\$ 60,000.00				\$ 60,000.00	
2.24	Canopies	Apron Flashings	Inspect and reseal the apron flashings to the concrete walls.	M	3	\$ 1,100.00		\$ 550.00		\$ 550.00	
SUBTOTAL						\$ 167,140.00	\$ 4,215.00	\$ 23,255.00	\$ 11,315.00	\$ 128,355.00	

3.0 Central Unit

Item No.	Location	Component	Description of Works	Code	Priority	Total Spend	Immediate Year 1	Short-Term Years 1-2	Medium-Term Years 3-5	Long-Term Years 6-10
3.01	Main Roof - General Items	General	Carry out an external clean to the roof sheets and gutters. (The cost for this item is based upon similar quotation of the Client's preferred Contractor. Ensure the gutters are free from lichen growth upon completion of the cleaning.)	M	3	\$ 2,100.00	\$ 210.00	\$ 210.00	\$ 630.00	\$ 1,050.00
3.02	Main Roof - General Items	Roof Ridges, Fit-Over Flashings, Kerb Penetrations and Boot Flashings	Inspect the roof ridges, fit-over flashings and kerb penetrations, boot flashings and reseal on a periodic basis throughout the maintenance term.	M	3	\$ 800.00		\$ 400.00		\$ 400.00
3.03	Main Roof - General Items	Internal Gutters	The single-plywood membrane sheets were generally coming towards the end of their serviceable life, with localised and minor external moisture ingress issues (refer to item 1.15 within this Appendix). Undertake a temporary repair to seal the membrane sheets with a liquid applied membrane or another suitable protective coating.	M	2	\$ 900.00		\$ 900.00		
3.04	Main Roof - General Items	Internal Gutters	Undertake a complete replacement of the internal gutters. An assessment should be carried out prior to the replacement works to confirm consent requirements and a full understanding of the complete remediation works required. Replacement of associated building elements such as apron flashings and metal cappings will likely be required to be replaced alongside these works. The conditions and suitability of the roof sheets should be assessed prior to the works.	MR	1	\$ 7,000.00				\$ 7,000.00
3.05	Main Roof - General Items	Apron Flashings, Control Joints of the Parapet Walls, and Metal Cappings	Inspect and reseal the apron flashings, control joints of the parapet walls, and the metal cappings on a periodic basis until the complete replacement works are undertaken to the internal gutters.	M	3	\$ 230.00		\$ 115.00		\$ 115.00
3.06	Main Roof - General Items	Profiled Metal Roof Sheets	Monitor the indentations to the profiled metal roof sheets. Undertake replacement of the roof sheets when perforations are identified. The roof sheets should be assessed prior to the complete replacement to the internal gutters to confirm their suitability/condition during the larger remediation works. (No cost is associated to this item.)	M	3	\$ -				
3.07	Main Roof - General Items	Steel Platforms and Walkways	Power wash the steel platforms and walkways with a non-abrasive cleaning agent.	M	3	\$ 650.00	\$ 65.00	\$ 65.00	\$ 195.00	\$ 325.00
3.08	Main Roof - General Items	Plant Equipment	Carry out an audit to the plant equipment and undertake the repair works as required. (A provisional sum has been provided for carrying out the audit only.)	M	3	\$ 1,000.00		\$ 1,000.00		

3.09	Main Roof - General Items	Roof Sheets' Fixings and Washers	Inspect and replace the corroded roof sheets' fixings and washers and a periodic basis.	M	3	\$ 380.00	\$ 190.00	\$ 190.00		
3.10	Canopies	General	Carry out an external clean to the canopy roofs' sheets and gutters. (The cost for this item is based upon similar quotation of the Client's preferred Contractor. Ensure the gutters are free from lichen growth upon completion of the cleaning.)	M	3	\$ 360.00	\$ 36.00	\$ 36.00	\$ 108.00	\$ 180.00
3.11	Canopies	Internal Gutters	The membrane sheets were generally coming towards the end of their serviceable life, with localised and minor external moisture ingress issues (refer to item 1.15 within this Appendix). Undertake a temporary repair to seal the membrane sheets with a liquid applied membrane or another suitable protective coating.	M	2	\$ 900.00	\$ 900.00			
3.12	Canopies	Internal Gutters	Undertake a complete replacement of the internal gutters. An assessment should be carried out prior to the replacement works to confirm consent requirements and a full understanding of the complete remediation works required. Replacement of associated building elements such as apron flashings and metal cappings will likely be required to be replaced alongside these works. The conditions and suitability of the roof sheets should be assessed prior to the works.	MR	1	\$ 7,000.00				\$ 7,000.00
3.13	Canopies	Roof Sheets' Fixings and Washers	Inspect and replace the corroded roof sheets' fixings and washers and a periodic basis.	M	3	\$ 280.00	\$ 140.00	\$ 140.00		
					SUBTOTAL	\$ 21,600.00	\$ 311.00	\$ 3,956.00	\$ 933.00	\$ 16,400.00

		Total Spend	Year 1	Years 1-2	Years 3-5	Years 6-10
Notes:	Budget costs are based on all major works being completed as a single project. Includes estimates for access/scaffold costs but not professional fees or statutory consents. Assumes anchor points are installed and certified to the roofs for safe working access as recommended within the schedule.	Landlord Works Subtotals (Incl P&G and Excl GST & professional fees)	\$ -	\$ -	\$ -	\$ -
	No quotations or Quantity Surveyor cost estimates have been obtained, with all costings being estimates derived from current market rates. Therefore they are indicative and for guidance only.	Tenant Works Subtotals (Incl P&G and Excl GST & professional fees)	\$ -	\$ -	\$ -	\$ -
	All costs exclude GST and are as at the time of issue of the report with no allowance for inflation having been made.	Works Totals (Incl P&G and Excl GST & professional fees)	\$ 485,405.00	\$ 12,921.00	\$ 66,151.00	\$ 28,538.00
	Costs exclude any allowance for upgrades to the fire safety systems or passive fire protection which may be required by the Building Consent Authority as part of undertaking work which requires a Building Consent unless specifically referenced. Where costs are provided for any potential upgrade works, these should be treated as provisional as they will be subject to specialist design.	Average Total Cost Per Anum (Incl P&G and Excl GST & professional fees)	\$ 48,540.50			
	Costs are inclusive of P&G which has been added to each project where we deem this to be required.					
	Costs exclude any allowance for out-of-hours working should this be required unless specifically referenced within the above plan.					
	The allocation of liability for works between Landlord and Tenant has been assessed based upon the current lease documentation provided. It must be noted that should new lease documentation be executed this may change the liabilities of both parties in relation to the maintenance and repairing obligations. The plan would require updating should this situation arise.					

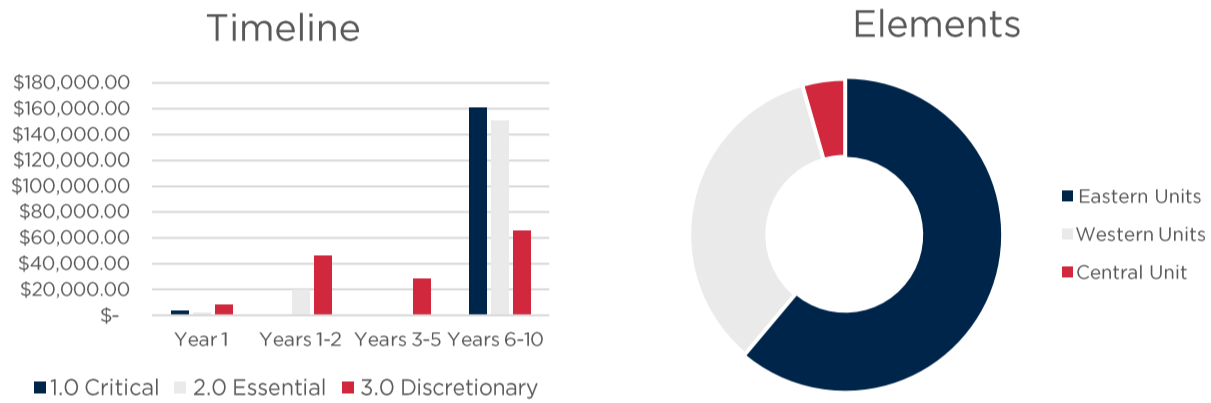
Forward Maintenance Plan Summary - 230 Great South Road, Takanini

Financial Summary

Element	Year 1	Years 1-2	Years 3-5	Years 6-10	Totals
1.0 Eastern Units	\$ 8,395.00	\$ 38,940.00	\$ 16,290.00	\$ 233,040.00	\$ 296,665.00
2.0 Western Units	\$ 4,215.00	\$ 23,255.00	\$ 11,315.00	\$ 128,355.00	\$ 167,140.00
3.0 Central Unit	\$ 311.00	\$ 3,956.00	\$ 933.00	\$ 16,400.00	\$ 21,600.00
TOTAL	\$ 12,921.00	\$ 66,151.00	\$ 28,538.00	\$ 377,795.00	\$ 485,405.00

Summary By Priority

Element	Year 1	Years 1-2	Years 3-5	Years 6-10	Totals
1.0 Critical	\$ 3,050.00	\$ -	\$ -	\$ 161,000.00	\$ 164,050.00
2.0 Essential	\$ 1,770.00	\$ 19,800.00	\$ -	\$ 151,000.00	\$ 172,570.00
3.0 Discretionary	\$ 8,101.00	\$ 46,351.00	\$ 28,538.00	\$ 65,795.00	\$ 148,785.00
TOTAL	\$ 12,921.00	\$ 66,151.00	\$ 28,538.00	\$ 377,795.00	\$ 485,405.00



Appendix B Photographs

Eastern Units - General Items



1. Areas of staining on the profiled metal roof sheets.



2. Areas of staining on the fit-over flashings.



3. Staining on the metal parapet cappings.



4. Staining and darkening on the internal face of the concrete parapet walls.



5. Staining on the single-plywood membranes at the internal gutters.



6. Extensive sealant applied to the fit-over flashings and kerb penetrations.

Eastern Units - General Items



7. Extensive sealant applied to the fit-over flashings and kerb penetrations.



8. Extensive sealant applied to the fit-over flashings and kerb penetrations.



9. Extensive sealant applied to the fixings of the ridge cappings.



10. Staining on the single-plywood membranes at the internal gutters.



11. Deterioration of the sealant at the apron flashing.



12. Staining on the metal capping and the internal face of the concrete wall.

Eastern Units - General Items



13. Extensive staining and discoloration on the sheets adjacent to a vent penetration.



14. Staining on the metal capping and the internal face of the concrete wall.



15. Extensive staining and discoloration on the metal walkway.



16. Discolouration and residue to the mitre joint of the internal gutters.



17. Extensive staining and discoloration adjacent to the fit-over flashings.



18. Deterioration of the sealant at the chased-in apron flashing.

Eastern Units - General Items



19. Undulation to the single-plywood membrane sheets and distortion to the apron flashings.



20. Staining and uplift at the sheet joints of the single-plywood membranes.



21. Extensive staining on the single-plywood membrane sheets.



22. Profiled metal roof sheets.



23. Deterioration of the finish and staining to the HVAC trunking.



24. Corrosion to the roof sheets' fixings and washers.

Eastern Units - General Items



25. Staining and deterioration of the single-plywood membranes.



26. Moisture-related damage to the ceiling gird tiles (Takanini Fish Mart).



27. Moisture run-marks on the painted plasterboard wall linings (Fruit World).



28. View of the underside of the roof (Fruit World).



29. View of the underside of the roof (Fruit World).



30. View of the underside of the roof (Fruit World).

Eastern Units - General Items



31. Minor discoloration and tears to the roof underlay (Fruit World).



32. Minor discoloration and tears to the roof underlay (Fruit World).



33. View of the underside of the roof (Liquorland).



34. View of the underside of the roof (Liquorland).



35. View of the underside of the roof (Liquorland).



36. View of the underside of the roof (Liquorland).

Eastern Units - General Items



37. A localised tear to the roof underlay.



38. Moisture-related staining to the ceiling grid tiles (Western Union).



39. View of the underside of the roof (RepcO).



40. View of the underside of the roof (RepcO).



41. View of the underside of the roof (RepcO).



42. A localised tear to the roof underlay, adjacent to a external services platform post. (RepcO).

Eastern Units - General Items



43. View of the underside of the roof (The Style Master).



44. View of the underside of the roof (The Style Master).



45. Minor wrinkling of the roof underlay adjacent to a large penetration (Bed Bath and Beyond).



46. Minor wrinkling of the roof underlay adjacent to a large penetration (Bed Bath and Beyond).



47. View of the underside of the roof (The Baby Factory).



48. View of the underside of the roof (The Baby Factory).

Eastern Units - General Items



49. Minor wrinkling of the roof underlay adjacent to a large penetration (The Baby Factory).



50. Minor separation to the vent housing. (The Baby Factory).



51. View of the underside of the roof (The Baby Factory).



52. View of the underside of the roof (Harvey Norman).



53. View of the underside of the roof (Harvey Norman).



54. View of the underside of the roof (Tool Shed).

Eastern Units - 'Leak' Locations



55. Staining on the plywood flooring below a penetration (Fruit World).



56. Services penetration through the profiled metal roof sheets.



57. Sealant applied around the services penetrations.



58. View of the underside of the roof (Bed Bath and Beyond).



59. View of the underside of the roof (Bed Bath and Beyond).



60. View of the underside of the roof (Bed Bath and Beyond).

Eastern Units - 'Leak' Locations



61. Minor wrinkling of the roof underlay adjacent to a large penetration (Bed Bath and Beyond).



62. Localised staining to the plywood substrate (RepcO).



63. Localised staining to the plywood substrate (RepcO).



64. View of the underside of the roof (Harvey Norman).



65. Minor tears to the roof underlay (Harvey Norman).



66. Minor tears to the roof underlay adjacent to a penetration (Harvey Norman).

Eastern Units - 'Leak' Locations



67. View of the underside of the roof (Harvey Norman).



68. View of the underside of the roof (Tool Shed).



69. No evidence of staining to the plywood substrate (Tool Shed).



70. Minor staining on the concrete wall panels (Tool Shed).



71. Deterioration of the sealant at the control joints of the concrete parapet walls. Flashing tape and extensive sealant applied to the metal capping and concrete parapet walls.



72. Corrosion to the steel anchor plates for the tension rods of the canopy roofs.

Eastern Units - Canopies



73. View of the underside of the canopy roofs.



74. View of the underside of the canopy roofs.



75. Minor deterioration of the finish to the steel perimeter frame.



76. View of the upper side of the canopy roofs.



77. View of the upper side of the canopy roofs.



78. View of the upper side of the canopy roofs.

Eastern Units - Canopies



79. View of the upper side of the canopy roofs.



80. View of the upper side of the canopy roofs.



81. View of the upper side of the canopy roofs.

Western Units - General Items



82. Previous repairs which appear to be carried out with sealant to the roof sheets.



83. Corrosion and staining to the HVAC ducting.



84. Extensive sealant applied to the ridge cappings and fit-over flashings.



85. Extensive sealant applied to the kerb penetrations and fit-over flashings.



86. Environmental staining on the profiled metal roof sheets.



87. Environmental staining on the profiled metal roof sheets.

Western Units - General Items



88. Corrosion to the kerb penetrations and sealant applied to the fit-over flashings and the ridge cappings.



89. Extensive staining on the internal face of the concrete wall panels.



90. Extensive staining on the internal face of the concrete wall panels.



91. Extensive sealant applied to the ridge cappings and fit-over flashings.

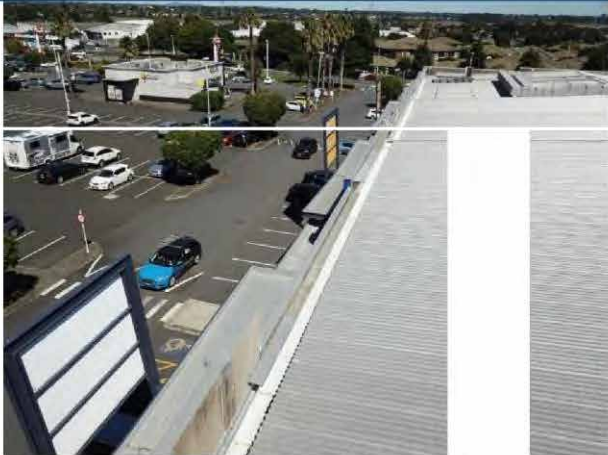


92. Corrosion on the metal anchor plates and extensive staining on the internal face of the concrete wall panels.



93. Extensive staining on the internal face of the concrete wall panels.

Western Units - General Items



94. Staining and minor uplift to the single-plywood membrane sheets.



95.



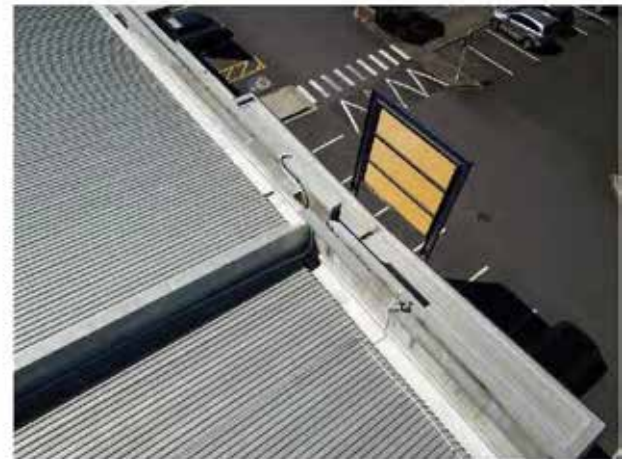
96.



97. Extensive sealant applied to the fit-over flashings and adjacent profile metal roof sheets.



98. Staining and minor uplift to the single-plywood membrane sheets.



99. Sealant applied to the

Western Units - General Items



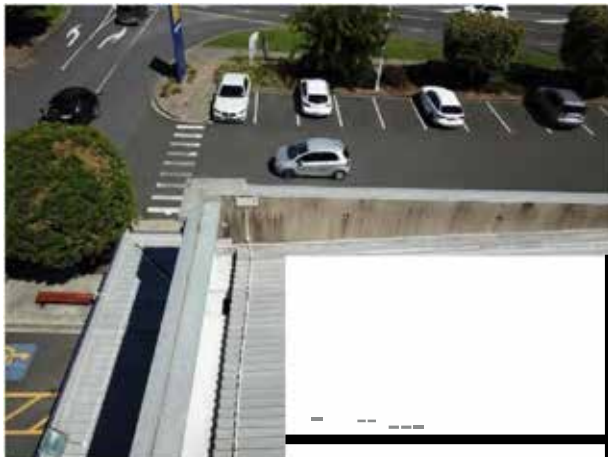
100. Extensive sealant applied on the fit-over flashings and around the EPDM boot flashings.



101. Staining and minor uplift to the single-plywood membrane sheets.



102. Staining and minor uplift to the single-plywood membrane sheets.



103. Staining and minor uplift to the single-plywood membrane sheets.



104. View of the underside of the roof (Chances Surf New Zealand).



105. View of the underside of the roof (Chances Surf New Zealand).

Western Units - General Items



106. Staining on discolouration to the painted external cutters.



107. View of the underside of the roof (Briscoes).



108. View of the underside of the roof (Briscoes).



109. A localised tear to the roof underlay, adjacent to a cable penetration.



110. View of the underside of the roof (Carpet Court).



111. View of the underside of the roof (Carpet Court).

Western Units - General Items



112. View of the underside of the roof (Carpet Court).



113. View of the underside of the roof (Anytime Fitness).



114. Environmental staining on the roof underlay.

Western Units - 'Leak' Locations



115. Minor discolouration to the timber box frame of the plywood substrate.



116. View of the internal gutters within Briscoes.



117. Localised staining on the timber framing for the large penetration.



118. Localised staining on the timber framing for the large penetration.



119. View of the underside of the roof.



120. A cable penetration was observed within this area.

Western Units - 'Leak' Locations



121. Minor staining on the carpet finish.



122. Staining observed below a copper pipe, sprinkler and the exposed roof structure. No obvious visual signs of water ingress were present to the roof structure.



123. A localised tear was observed roof underlay adjacent which appears to be a post for the services platform. Fire sprinklers were also noted within the area.



124. A localised tear was observed roof underlay adjacent to a post for the services platform. Fire sprinklers were also noted within the area.



125. Staining on the carpet.



126. Underside of the roof with minor wrinkling to the underlay and a service pipe.

Western Units - Canopies



127. View of the upper side of the canopy roofs.



128. View of the upper side of the canopy roofs.



129. View of the upper side of the canopy roofs.

Central Unit - General Items



130. View of the roofs.



131. View of the roofs.



132. View of the roofs.

Bayleys Auckland Central

30 Gaunt Street
Auckland
+64 9 309 6020



ALTOGETHER BETTER

Residential/ **Commercial**/ Rural/ Property Services