Rebbeck Dunn Watters

HIGH LEVEL BUILDING CONDITION ASSESSMENT

58 Ormiston Road
Flat Bush
Auckland

For

Property Managers Group

Date:

11 March 2020

V.1.0

1.1 Key Building Information and Defects

1.1.1 Structure

- No structural concerns or obvious signs of movement or deflection were noted during inspection.

- Given that the building was constructed in 2017, the building will have been built to modern Building Codes. PMG should ensure that they are provided with a Code Compliance Certificate confirming that Council have signed off the Building as being built in line with the Consent package.

1.1.2 Roof Areas

- There is no dedicated roof access and it is believed that access is gained via ladders, however a fall arrest system has been installed – PMG will be required to implement a system of checking and certifying the fall arrest system on an annual basis.

- The roof coverings appear to be well specified and maintained and based upon their current condition and age, we do not believe that significant maintenance will be required to the roof sheets over the next 10 years.

- The roof mounted plant are supported by modern 'Monkeytoe' type supports in line with best practice. In addition, the plant is less than 3 years old and we do not anticipate that high levels of contractor roof access will be necessary over the next 10 years.

- Rainwater disposal items are generally in a fair condition and are likely to remain serviceable beyond 10 year period. Allow for periodic cleaning out of gutters.

- Membrane valley gutters have been installed to the roof coverings running from west to east. No evidence of water ingress was noted in this location, however valley gutters present a heightened risk of moisture ingress. Monitor internally and ensure that the gutters are periodically cleaned out.

- The roof sheets should be periodically washed down in order to ensure the roof warranty is not invalidated.

1.1.3 External Elevations

- The fibre cement cladding sections appear to be well specified and maintained and free from damage – however, fibre cement sheets are prone to cracking due to thermal movement over time. It is recommended that the sheets are monitored and any cracked sheets replaced as and when required.

- The single glazed aluminium windows appear to be well specified and maintained and are unlikely to require maintenance over a 10 year period.

- Painted bevel-back horizontal weatherboard noted to be well specified and in a good condition – it is recommended that the weatherboard is repainted toward the end of a 10 year period.

- In order to provide level access from external yards to the building, an ac-drain has been installed adjacent to the external elevations of the building. During inspection, we noted children's toys and crayons which has fallen into the drains – this may cause blockages over time. It is recommended that the drains are washed out periodically.

- Sliding entrance doors appear well specified and maintained – however, they were locked and could not be tested during inspection. Ensure the doors are checked periodically to ensure they are secure in their runners and that there is no risk of the doors coming free and falling from the tracks.

- The east of the building adjoins a double storey concrete tilt slab wall – the roof coverings are therefore reliant on silicone for weathertightness at the junction between the slab and the roof. It is recommended that this location is monitored and redetailed of any moisture ingress occurs.

- Wall mounted lighting noted to be in a serviceable condition – allow to periodically relamp lights as required.

1.1.4 Yards

- Hard standing concrete surfaces to the yards noted to be serviceable and minimal maintenance will be required in the short term. We did note during inspection that busses appear to utilise the yards and cracking may occur over time – we recommend that you obtain a Premises Condition Report which records the current condition of the yards – this

will demonstrate that yards are damaged by the tenant, should cracking occur in the vicinity of the bus parking area.

- Various childcare play areas, jungle gyms and other play equipment was noted throughout the yard areas – for the avoidance of doubt, we have not considered this in our report either from a maintenance or a health and safety perspective. It is considered that these are tenant items to maintain.

- An automated electrical rolling vehicle gate has been provided to the main entrance. The gate appears well specified and maintained and an allowance should be made to periodically maintain the gate.

- Pole mounted lighting noted to be in a serviceable condition – allow to periodically relamp lights as required.

1.1.5 Electrical

- The main electrical incomer is located on Ground level at the rear of the building. The main electrical switchgear uses NHP switchgear, finder and Reliable control components. These are not the most common of electrical switch gear but appeared to be well installed and in good condition.

- Electrical fixtures and fittings appear well specified and maintained – the electrical services enter the building via an electrical plant room to the south of the building.

- There building was well illuminated with a mixture of ceiling mounted, recessed linear and circular LED lighting. The building utilises domestic type wall mounted power outlets. The emergency exit signage was all in operation during our visit.

- There is a CCTV and alarm system; however, this would typically be a tenant specific installation and we do not believe this is of concern.

1.1.6 Mechanical

- The building's air conditioning system is provided via Variable Refrigerant Flow systems with roof mounted condenser units by both Thermozone and Mitsubishi supplying both in ceiling ducted fancoil units, wall mount units and 4-way cassette units. The units are controlled by a Reliable central control system using Bachnet logic located in the main electrical switch room.

- The condition of the condensers was difficult to assess as there was no access to the office roofs where the condensers are positioned, however based upon their age and design, we do not anticipate any replacement will be required within 10 years.

- The fresh air is supplied by roof mounted Air Handling units which appear to be basic filtered supply fans supplying both the rear of internal fan coil units and ducted directly adjacent to ceiling mounted cassette units. Exhaust is via roof mounted 'mushroom' exhaust fans.

- We would not forecast any major capital expenditure of these units during the lifetime of this report.

1.1.7 Hydraulic

- The main hot water plant was by way of a central single electric hot water cylinder. We were only able to view through a vented door. We recommend requesting confirmation that suitable thermostatic regulator values are installed which are required due to the childcare occupants; we were unable to located any throughout the hydraulic installation.

1.1.8 Vertical Transportation

- A Schindler 1000kg machine room less lift provides access to the first floor. This appeared in good condition and was operating during our visit. When well maintained this would be forecast to not require any major capital expenditure over the next 10 years.

1.1.9 Fire

- The building's fire alarm system consists of wall mounted fire call points, as well as smoke and heat detectors linked to ceiling recessed fire sounders. There is a fire alarm panel situated near the building's main entrance. The services book showed regular servicing with the most recent inspection on the 28th of February with no issues noted.

1.1.10 Legal and Regulatory

- There are specified systems within the building which triggers a requirement for a Building Warrant of Fitness – we have reviewed the BWOF certificate which is wall mounted near

the main entrance and has an expiry of 9 November 2019 – the BWOF is therefore expired and out of date. This needs to be renewed.

1.2 Repair Costs

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

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

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

For ease of reference the Maintenance Schedule estimates costs necessary over the next 10 years to be $111,150.00 Excl. GST and inclusive of all building fabric and M+E considerations. It should be noted that no urgent maintenance costs were identified in the next 5 years.

APPENDIX I

PLANNED MAINTENANCE SCHEDULE

Forward Maintenance Plan

Priority
1 - Critical
2 - Urgent
3 - Routine Maintenance

Property Address: 58 Ormiston Road
Date of Report: Mar-20
Revision: 0.1

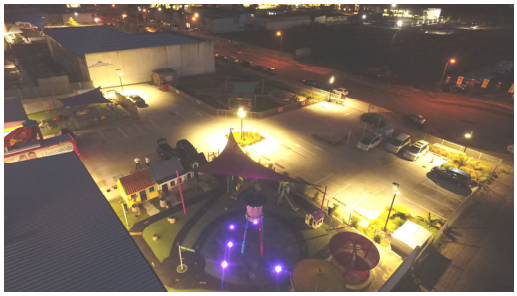
Item	Element / Location	Inspection comments	Action required	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year	1	2	3	4	5	6	7	8	9	10
1.0	EXTERNAL AREAS																
1.1	Roof Areas																
1.1.1	Roof Sheets	Dirt build up noted to metal roof sheets. Seagull nest noted to roof.	The cost for undertaking these works should be covered in OPEX - undertake cleaning of roof sheets urgently to prevent deterioration to sheets.	2		OPEX											
1.1.2	Gutters	Membrane gutters noted to be in a serviceable condition.	Allow sum to undertake localised repairs in year 10.	2		$ 2,500											$ 2,500
1.2	External Elevations																
1.2.1	Paint Finish	Paint finish to external elevations is in a serviceable condition commensurate with the age of the building.	Allow to repaint the building once within the next 10 years,	3		$ 45,000							$ 45,000				
1.2.2	Sliding Doors	The sliding doors could not be tested during inspection, however appear serviceable. In the unlikley event that these doors have been installed incorrectly, it is a slim possibility tthat they can fall from their tracks. Given that the doors are adjacent to a play area, the doors should be routinely checked to ensure that they sit soundly in the runners and tracks.	Periodically check doors.	1	X	TBC											
1.2.3	Windows	Windows are serviceable and in an as new condition - minimal maintenance is expected to eb required over a 10 year period.	NA	-		$ -											
1.3	M+E																
1.3.1	HVAC Controls	The Reliable control system would typically have a 7-10 year life expectancy.	Allow to renew components within 10 years due to obsolescence and failure.	3		$ 25,000								$ 25,000			
1.3.2	Distribution Boards and ancillary electrical devices	Distribution boards are serviceable; however replacement of components forecast within 10 years.	Allow to renew components within 10 years due to obsolescence and failure.	2		$ 20,000								$ 20,000			
1.3.3	Fire Alarms	Fire alarms appear serviceable; however ancillary equipment would have typical life expectancy of 7 - 10 years.	Replacement of these devices would typically be completed as part of Opex works during BwoF inspections and maintenance.	1		OPEX											
1.3.4	Hot water cylinders	Hot water cylinders are serviceable.	Allow to renew within 10 years. Note - maintenance costs may be recoverable from the Tenant.	2		$ 5,000								$ 5,000			
2.0	INTERNAL AREAS																
2.1	All Areas																
2.1.1	General Note	As the site is leased - maintenance and decoration are believed to be a Tenant item.	Note.			Note											
2.2	Structural Frame																
2.2.1	Structural Frame	No maiontenance requirements within 10 years.	NA	-		$ -											
3.0	GROUNDS																
3.1	Landscaping	Landscaping will require periodic refreshment.	Given the use of the external grounds, it is considred likley that this is a Tenant requirement under the terms of the lease.	-		$ -											
4.0	Legal																
4.1	BWOF	BWOF certificate at front entrance is expired.	Update certification.	1	C	TBC											
	Total					**$ 97,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 45,000**	**$ 50,000**	**$ -**	**$ -**	**$ 2,500**

Cost Summary															
	Contractors Overheads and Profit	5%	$ 4,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,250.00	$ 2,500	$ -	$ -	$ 125
	Fees	9%	$ 8,775.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,050.00	$ 4,500.00	$ -	$ -	$ 225
	TOTAL EXCLUDING GST		**$ 111,150**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 51,300**	**$ 57,000**	**$ -**	**$ -**	**$ 2,850**

APPENDIX II

PHOTOGRAPHS

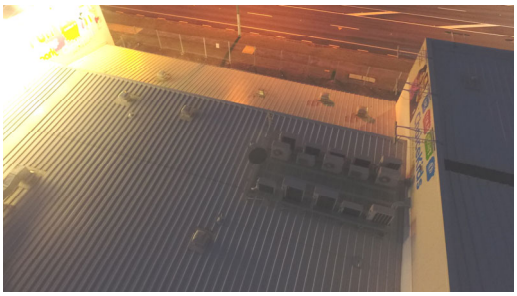
Roof Areas – *Due to operational hours of day care, photographs were taken out of hours, at night*



1.1. Night view – car park and play areas

1.2. Night view – Roofs

1.3. Night view – Roofs



1.4. Night view – Roofs

1.5. Night view – Roofs

1.6. Night view – Roofs

Elevations

1.7. General view of front elevation

1.8. View of fibre cement soffits

1.9. Aco-Drain at ground level

1.10. View of main entrance

1.11. View of sliding doors to play area

1.12. General view of main south facing elevation

Internal Areas

1.13. View toward kitchen area

1.14. View internally

1.15. View of staff room

1.16. View of coaching area

1.17. Kitchena rea to 1st floor

1.18. Internal skylights