

BUILDING REPLACEMENT COST ESTIMATE REPORT



PROPERTY DETAILS

LAUREL VIEW CTS 9008
34 CORDEAUX STREET
WEST END, QLD, 4101

Inspection Date: 9-JAN-2019

1300 880 466
inspections@qbm.com.au
qbm.com.au



14 January 2019

Dear Committee Members,

This report is the result of an Inspection conducted at your complex to identify the likely replacement costs expected to rebuild the complex in the unlikely event of a total catastrophe.

This report has been compiled by a building professional and is the opinion and recommendations of this trained professional.

The recommended value supplied is given after calculating the amount that would be charged by a building contractor to construct the complex to the same design and size as the existing complex.

It should be understood that the amount supplied includes the complete demolition of the complex, including all services, and the construction of a new complex including all footings, drainage, etc.

The amount to rebuild the complex is accurate at today's date only due to changes in construction costs, legislative requirements, and design changes to name a few. Thus, it is critical that the valuation is updated regularly and we recommend that a complete reassessment of the valuation be conducted at least each 3 years.

The building professionals at QBM are available to discuss any queries you may have with this inspection and report, or if you require clarification of any items, please call us on 1300 880 466.

Thank you for the opportunity to assist in valuing your complex to ensure you have adequate insurance cover for any unforeseen circumstances.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'D. Greenwood', with a long horizontal flourish extending to the right.

Donna Greenwood
Managing Director

PROPERTY AND INSPECTIONS DETAILS

Building Name:	Laurel View CTS 9008
Address:	34 Cordeaux Street, WEST END, QLD, 4101
Estimate Prepared By:	Donald Pitt
Inspection By:	Roy Pearl
Inspection Date:	9/01/2019
Number of Lots:	7
Building Description:	3 Level Residential Unit complex – residential constructed of Brick walls and Sheet Metal roof.
Recommended Review:	2022
Lift on Site:	0
Swimming Pool on Site:	0

* Where any details are given describing the building/s, this would list the predominate materials on site only. This is not designed to list all different types of materials on site and is supplied for your information only. The age of construction is approximate only unless the detailed information has been supplied to QBM. (eg: if some lots have timber floors and others have concrete, we will only list the most prominent)

PURPOSE OF REPORT

To provide an estimate of the building replacement cost used for insurances purposes for the complex.

REPLACEMENT VALUE

Building Replacement cost estimate	\$3,018,692.95
---	----------------

This replacement value involves the construction of a building during normal market conditions, having the same functional use and of the same useable area/s as the building was originally constructed. No allowances have been made for costs associated with varying soil types and footing designs over and about a standard for stable soil types. This IS NOT a value of the market price or a reflection of what the complex can be sold or purchased.

If the reconstruction occurs in an abnormal market, such as after a major disaster such as floods, bushfires, cyclone or storm events, or if the complex was destroyed in, or at similar time as such an event, the cost would generally increase substantially. In this case consideration should be given increasing the insurance coverage to include "catastrophe coverage".

We would recommend that the insurance policy includes an allowance for "catastrophe coverage".

SCOPE OF INSPECTION

The report is designed to be published only by the Strata Manager to unit owners and the respective insurance company. The report does not carry the right of other publication, with exception for the above, without written consent of the building inspector.

This report is not an engineering survey of improvements or status of the building and its contents.

This report is only for insurance replacement purposes, and not an evaluation of the market value of the property.

The calculations in the report are based upon the current Reed Construction Data powered by the Cordell Building Cost Guide.

Structural or ground improvements to exclusive use areas are the responsibility of the owners and are not included in this insurance valuation.

BUILDING REPLACEMENT COST ESTIMATE FOR INSURANCE PURPOSES REPORT

Replacement Value

The replacement value involves the construction of a building having the same functional use and of the same useable area/s as the building was originally and constructed but conforming to current regulations and codes.

Loss of Revenue

The Insurance Valuation represents the building costs only and excludes any loss of revenue.

Periodic Reviews

It is recommended that a periodic review of the insurance valuation be carried out each 3 years maximum, due to the effects of inflation and altered building regulations.

Elements used in the Calculated Value of the Building Replacement

The calculated value of the building include the following:

- Present Building Costs.
- Allowance for Cost Escalation during the lead time of planning, calling tenders, and fit out.
- Professional Fees.
- Removal of Debris.

REPLACEMENT COST ESTIMATES	
Replacement Building/s and Improvements:	\$2,176,371.15
Cost Escalation -Calculated at 2.5% over the period of 1.5 years, of the Replacement Cost plus Professional Fees and Demolition.	\$91,795.17
Professional Fees	\$225,000.00
Demolition	\$251,100.00
GST Component	\$274,426.63
Total Building Replacement cost estimate for the total complex	\$3,018,692.95

CONDITIONS

Important Information Regarding the Scope and Limitations of the Inspection and this Report

1. This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)
4. CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
5. This report is based upon and conditional upon the information provided by the person, employees or agents of the person requesting this report. Thus, any false or misleading information provided will exempt the company from any liability for decisions taken based on this report's recommendations, where such recommendations are based upon information provided to the company.
6. QBM shall not be liable for missing information due to the concealment and/or apparent concealment of defects or possible defects by the person, employees or agents of the person requesting this report, or the owner, employee or agent for the owner.
7. Due to prevailing and seasonal weather conditions this Standard Property Report is subject to and conditional upon the following:
 - a) The instance of and causes of rising damp may not be identifiable. Thus, unless specifically stated in the Inspection Results, this report does not cover the identification of 'rising damp'.
 - b) The instance of and causes of water leaks in roofs, walls, floors, windows and/or doors may not be identifiable. Thus, unless specifically stated in the Inspection Results, this report does not cover the identification of 'water leaks'.

LIMITATIONS

Limitations of the Report

This valuation should be updated every three years.

This is NOT a building inspection report. This is not a Building Code or By-Law compliance inspection report.

No comment is offered on any environmental concerns including such things as urea formaldehyde foam insulation, asbestos, or lead paint. We have however, if necessary recommended when and if specialist inspections services are required. QBM offers a complete inspection and reporting service covering all items, including, asbestos, lead paint, mould, Health and Safety, structural defects, and Building Act Compliance, which can be obtained by contacting us.

The report is a professional opinion based on a visual inspection of the accessible features of the property. Without dismantling the buildings or its systems, there are limitations to such an inspection. Throughout any inspection, references are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing or holding the property, however, we cannot eliminate it completely.

Cost Estimates

The estimates included for this valuation, have been obtained by utilising the rates developed by the leading firms of 'Cordells'[™] and/or 'Rawlinsons'[™]. They are not intended to be fixed price estimates but only a close estimation of the costs that would be expected for such works at this particular time. These may be impacted upon by various factors, such as the number of items to be completed at one time, the state of the industry at a particular time and/or the detail required by the property owner/manager.

Important Disclaimers

Disclaimer of Liability: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Disclaimer of Liability to the Third Parties:-This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

Dated: 14 January 2019

This report has been compiled by

Quality Building Management (Brisbane) Pty Ltd
PO Box 7558, Redland Bay, QLD, 4165
inspections@qbm.com.au
1300 880 466