Truebridge Partners

Advisors and Valuers in Property

Level 3, 187 Featherston Street, Wellington
PO Box 25-262, Wellington 6140. Ph: 499-0243

22 February 2024

Body Corporate 66017
C/− Complete Body Corp Solutions Limited
271 Willis Street
Te Aro
WELLINGTON 6011

Attention: Emma Judd

Email: admin@cbcs.co.nz

Re: ANZAC House, 181-183 Willis Street, Wellington

Enclosed is an Estimate of Reinstatement Cost for insurance purposes on the above property. The scope of works for our service is summarised in the following documents:

- Qualifications for Insurance Assessments
- Reinstatement Cost Estimate for Insurance Purposes
- Definitions of Insurance Reinstatement Cost Terms

Please note the following:

- All exclusions as defined on 'Reinstatement Cost Estimate for Insurance Purposes' and specifically the concrete retaining walls adjoining the northern and southern sides of the building platform that are illustrated in the attached photographic appendices. We recommend that replacement cost and demolition estimates including all related fees for those items are obtained from a consulting engineer.
- In accordance with Sections 82 and 83 Fire and Emergency New Zealand Act 2017, the **Declared Value** under this estimate is **$21,598,000.** This is the sum of items 1.0 a, 1.0 b and 4.0 from the cost schedule.
- All exclusions as defined on 'Reinstatement Cost Estimate for Insurance Purposes'.
- All estimates are stated **exclusive of GST.**
- Any costs associated with the removal of contaminated substances or materials would be in addition to the Demolition Estimate (4.0).

Note that our assessment is current at the effective date (see attached certificate) based on known building costs and construction time frames strictly without the influence of any national or international catastrophic event(s).

We recommend that our estimates are reviewed periodically.

Should you have any queries please contact the undersigned.

Thank you for your instructions.

Yours faithfully
TRUEBRIDGE PARTNERS LTD

G Kirkcaldie FNZIV, FPINZ
Registered Valuer – 2024 Annual Practicing Certificate Number 31132
Email: graeme@trueproperty.co.nz
Tel.: 499-2804 Mob: 027-446-6509
GK24013

Qualifications for Insurance Assessments

Explanatory information pertinent to this reinstatement insurance assessment is as follows:

1. We advise that our fiduciary duty is expressly limited to the insurer, and the client stated on the certificate, and is not to be extended to any other party whatsoever, without our prior knowledge and written consent.
2. We have made no allowance for the cost of bridging finance in the event of a loss necessitating reconstruction.
3. The estimates do not include any additional costs to upgrade, amend, alter, shore-up or support any undamaged portion of the building or any neighbouring property as may be required physically or by any Authority in the case of a partial or full loss.
4. The estimates assume a one-off building loss and do not account for catastrophic losses where multiple buildings beyond the subject sites boundaries may be affected resulting in labour and/or material shortages or other consequential reinstatement difficulties.
5. The inspection and assessment of the property has been carried out in accordance with International Valuation Standards (IVS 101 to 105 and IVS 400) 2022 and PINZ/NZIV ANZVGP104 (Valuations for Insurance Purposes).
6. It must be accepted that any figure given as an 'estimate' is simply that. It is not intended as a formal quote, nor can it be a definitive or exact costing per se, but is ultimately a figure considered appropriate by the estimator, drawing from his knowledge and experience. While estimates are given with due care, and in good faith, as fair representations of the potential total cost to reinstate the assets, some variation in the actual costs should inevitably be expected as lying within everyday costing and estimation differentials, coupled with timing idiosyncrasies and differentials in the levels of competition in labour and/or material inputs that may be prevail at the actual date of any future loss. Therefore, all estimates must be accepted as a guide only and given "without prejudice" with no warranty expressed, or implied. We accept no responsibility, or duty of care, should they be used for any other purpose.
7. No site survey, engineering, geo-technical or building permit/compliance audit has been provided for our reference. It has been assumed that all improvements assessed in the estimates are situated within the confines of the underlying site and that, unless otherwise specifically noted, all improvements can be reinstated in existing or current day near-equivalent materials as inspected.
8. Our inspection was not intended to identify any contaminated substances or materials in any building structure or land component attaching to or associated with the property. It follows that an independent investigation to identify the presence of asbestos or any other contaminating substance should be carried out by appropriately qualified experts.
9. We have allowed for buildings or structures on Council road reserve where applicable but made no representation as to the insured's ability to obtain Council consent for reinstatement.
10. We are not responsible for any matter of material information to the valuation which has been withheld or given in error.
11. The assessments are for all improvements within the property including those that modify contour and access characteristics of the land, except those specifically identified as being excluded in the certificate.
12. The assessments exclude any allowances for the land.
13. In the case of residential buildings the assessments exclude any allowance for dwelling chattels such as furniture, artwork, personal effects, and window dressings, but include stuck-down and/or fixed floor coverings, such as carpet, vinyl, and ceramic tiles, etc, and pendant and surface-mounted light fittings, unless otherwise stated.
14. We have had no regard to the terms of insurance cover/policy, in particular allowances for specific items included or excluded.
15. The indemnity cost has been provided only for the purpose of establishing New Zealand Fire Service levies, if applicable.
16. The assessments exclude any shared private or public in-ground or above ground services either within or outside the subject site.
17. The Reinstatement Inflationary Provision allows for a planning / consent period of 8 months and rebuild period of a further 18 months, in addition to the policy period of 12 months.
18. All estimates are stated exclusive of GST.
19. The assessments are made as at the effective date specified.

To be read in conjunction with 'Qualifications for Reinstatement Cost Insurance Assessments' and 'Definitions of Reinstatement Cost Insurance Assessments'.

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GK24013

Reinstatement Cost Estimate for Insurance Purposes

Name of Client:	ANZAC House – Body Corporate 66017.
Address of Assets:	181-183 Willis Street, Wellington.
Asset Description:	High rise **Office** and **Apartment Building** of nine floors plus basement with mainly covered and part open carparks, and substation. Reinforced concrete foundations, frame, walls, floors and roof (overlaid variously with butyl and bituminous membranes). Mainly single pane steel, and part aluminium, framed windows. Interior finishes in a mixture of solid plaster over concrete, various timber and metal framed wallboard and glass paneled internal partitions; and a combination of original suspended acoustic tiles as well as replacement plasterboard ceilings. Serviced by two replacement 12 person / 900kg automatic passenger lifts; offset scissor form internal stairs with separate gender toilets on alternative levels. Floor coverings variously in stuck down tiles, fitted body carpet, carpet tiles, wood laminate and sheet vinyl. Fire hose reels, wired smoke detectors, and manual fire alarm call-points on each floor. Surveillance cameras in entrance lobby and basement carpark; the individual upper floors are lockable from the lift cars, and several have dedicated security alarms.
Exclusions:	All soft furnishings including window dressings; all furniture, business equipment and intellectual property; all personal possessions of any occupying owner, tenant or visitor.
Upgrade Requirements:	Reinstatement assumes compliance with the current Building Code and all Territorial Authority rules, regulations and controls It also anticipates upgrades to fire services, accessible stairs, and seismic resistance standards, although the building is **not** classified as “Earthquake Prone” by WCC.
Use/Occupation:	Predominantly office, commercial/service occupations held under individual Unit Titles. The top floor conversion into a residential apartment triggered upgrading to fire services for Building Act compliance.
Subsoil Type:	Appears to be consolidated natural ground.
Age:	Built Circa 1964 -1995, with various subsequent fitout alterations, mainly carried out over the period 2000 to 2016.
Approximate Gross Area:	2,080m^2
Land Contour:	Level, within the excavated basement and rear apron.
Other Known Characteristics:	Building Warrant of Fitness expires 1 September 2024. Zoned ‘Central Area’ on WCC District Plan, and positioned in an area of Medium to High Risk on the Wellington Regional Council (Greater Wellington Council) Combined Hazard Map series (published 1996). Seismic Grade C (Earthquake Risk) by independent IEP assessment at 44% NBS, in 2008.

GK24013

Reinstatement Cost Estimate for Insurance Purposes – contd

			Offices & Common	Apartment	Total
1.0	Reinstatement		**Offices & Common**	**Apartment**	**Total**
	a.	Reinstatement Estimate	$16,875,500	$1,562,500	$18,438,000
	b.	Inflationary Provision	$1,567,500	$487,500	$2,055,000
2.0	Indemnification				
	a.	Market Related Value			Not Requested
	b.	Depreciated Reinstatement Cost	$7,567,500	$822,500	$8,390,000
	c.	Inflationary Provision (For the higher of 'A' or 'B' above during a 12-month insurance period if appropriate)	$204,000	$22,000	$226,000
3.0	Functional Reinstatement				
	Refer to valuation report/letter for the specification of the functional design				
	a.	Functional Reinstatement Cost			Not Requested
	b.	Inflationary Provision			Not Requested
4.0	Demolition Estimate		$994,500	$110,500	$1,105,000

Valuer's Signature:

Qualifications: FNZIV, FPINZ, Registered Valuer

Name: Graeme Kirkcaldie

Effective Assessment Date: 21 February 2023

GK24013

Definitions of Reinstatement Cost Insurance Assessments

Name of Client:

Normally the insured.

Address:

Physical location, including the street address at which the assets are situated.

Asset Description:

General description giving sufficient detail to identify the range of assets encompassed in the assessment including details of principal structure showing main construction materials. Any exclusion should be noted.

Age:

Estimated year of completion and dates of any major additions and upgrades.

Use/Occupation:

Nature of main activity carried out at location.

Contour:

Valuer's classification of the land contour containing building and immediate yard areas:

1. Level
2. Gentle
3. Easy
4. Medium
5. Steep
6. Other – as specified

Subsoil Type: General classification of land supporting building and immediate yard areas:

1. Bedrock
2. Firm natural ground
3. Filled ground
4. Other – as specified

As a geotechnical survey has not been undertaken the description is without prejudice.

1.0 Reinstatement

a. Reinstatement Estimate

Is the estimated cost at date of assessment (including relevant fees) of reinstating the asset to an as-new condition, including, where appropriate, the use of current equivalent technology, material and services. In the case of partial destruction we have made no specific allowance for any additional requirements that any Council, Government or other Authority may require as additional expenditure to upgrade, alter or amend the undamaged portion of the asset.

b. Inflationary Provision

This amount has been estimated on the basis of a loss occurring on the last day of a 12-month insurance period, if appropriate. The inflation provision under 1.0 and 3.0 incorporates an allowance for the additional time required for damage inspections, demolition, preparation of new preliminary proposals and their approval by the Territorial Authority, preparation of working drawings and specifications, schedules of quantities, in addition to an estimated period of a construction contract. No allowance is made for any delay due to the need to comply with the provisions of the Resource Management Act. All inflationary provisions are given without prejudice.

2.0 Indemnification

a. Market Related Value

Market Related Value is the estimated amount for which an asset leased at a market rent, if appropriate, should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing, wherein the parties had each acted knowledgably, prudently and without compulsion, the value of the land is deducted under this process.

b. Depreciated Reinstatement Cost

Is the Reinstatement Cost at the beginning of the insurance period, reduced by factors providing for age and physical depreciation.

3.0 Functional Reinstatement

Is the estimated cost required to reinstate all assets to perform similar tasks but under optimum current design and lay-out conditions with capacity requirements not greater than currently available. The value of any partial loss has been disregarded in this context.

4.0 Demolition Estimate

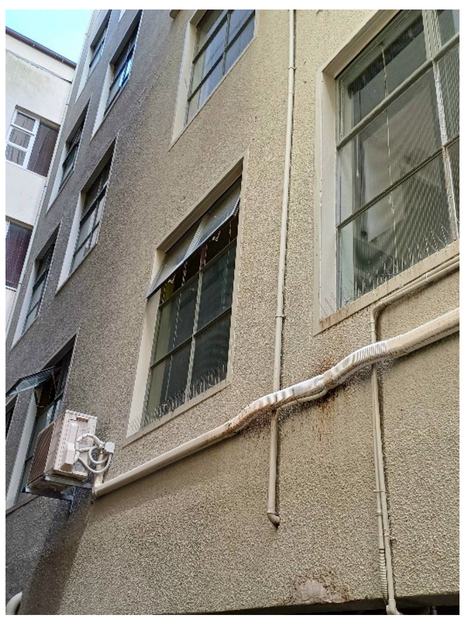
For the purpose of the assessment, it is assumed that 100% of the assets have been damaged beyond repair and have no salvage value.

Unless otherwise noted in the covering letter to the assessment, the Demolition Estimate covers the cost of demolition and removal of debris of the assessed assets only, excluding the cost of removal of any noxious materials, or removal of debris on adjoining premises.

There is no allowance for the removal of personal chattels, contents, plant, or equipment.

Photos
ANZAC House, 181–183 Willis Street, Wellington
21 February 2024

EXTERNAL



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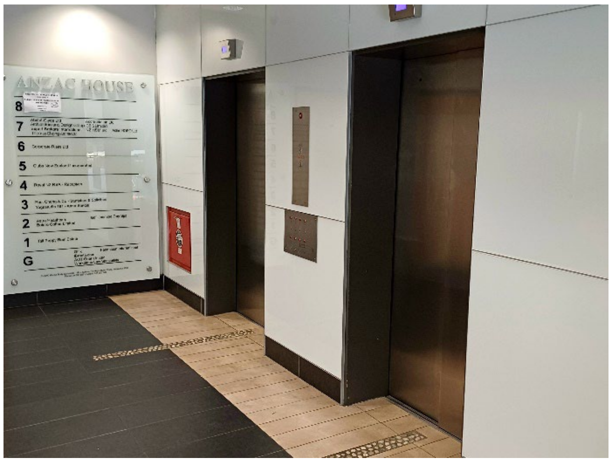
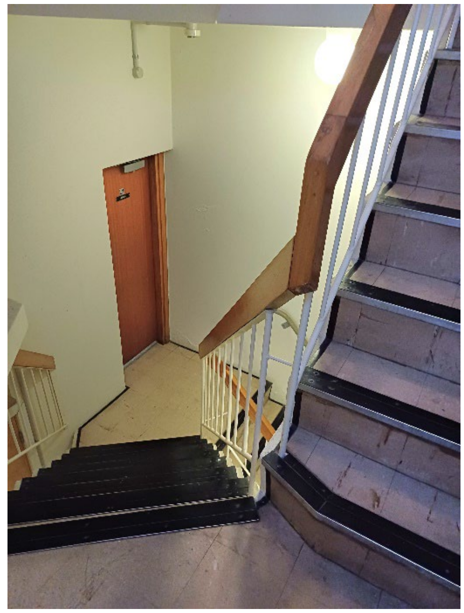
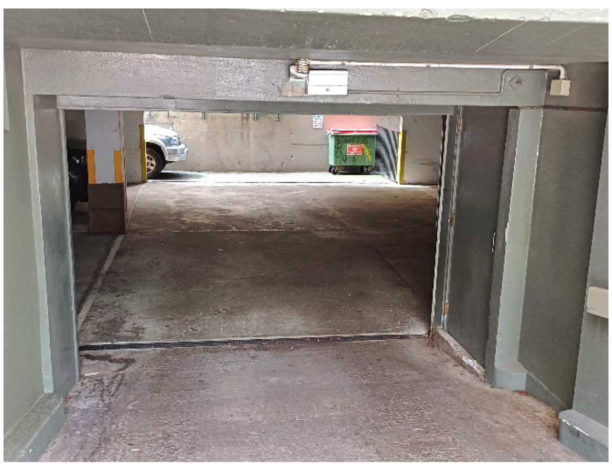
COMMON AREAS







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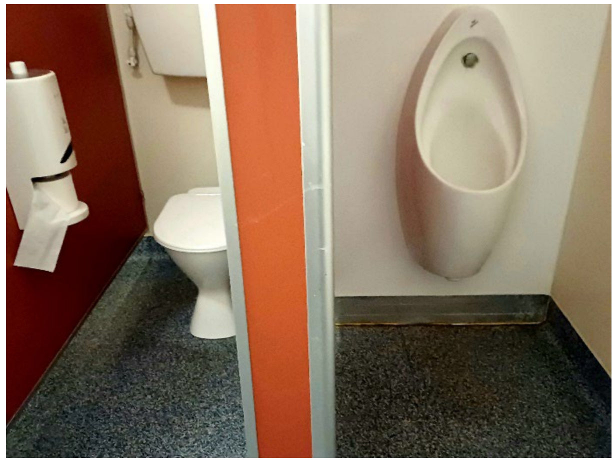

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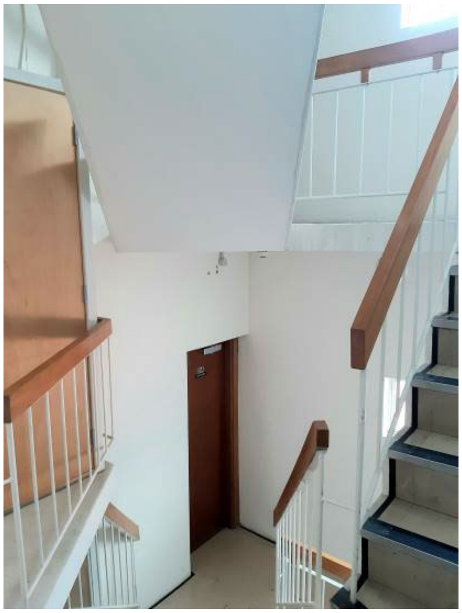

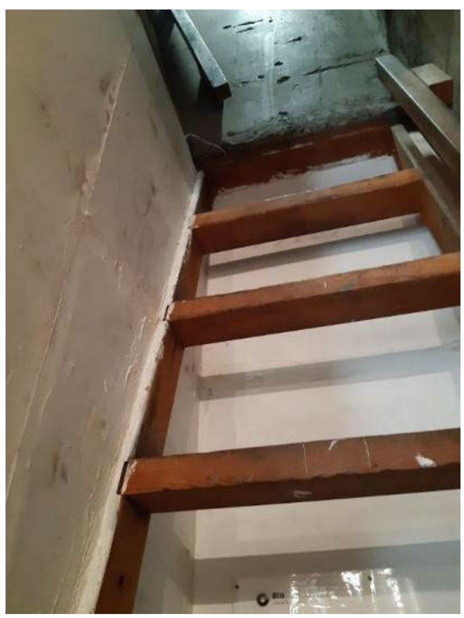

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.