

BUILDING CONDITION REPORT

PREPARED FOR:

TransGrid

IN RESPECT OF:

Tumut 132/66Kv Substation, Adelong Road, Tumut, NSW

6 May 2016

Knight Frank:

Project Management & Building Consultancy Service Lines

Knight Frank Project Management & Building Consultancy is a multi-disciplinary team of professionals offering Project Management, Building Consultancy, Cost Consultancy and Sustainability advice for all commercial property clients.

We undertake the planning, control and co-ordination of projects from inception to completion, to agreed cost, time and quality requirements. Services include:

- New build, refurbishment and office fitout
- Base building upgrades / CAPEX works
- Development monitoring
- Occupational space audits
- Space planning and churn management
- Tenancy works coordination
- Technical Due Diligence
- Condition appraisals
- Make good assessment and negotiation
- Building maintenance
- Schedules of condition
- PPM schedules
- Project budgeting and cost control
- Reinstatement cost assessments
- Value engineering / design option assessment
- Sustainability advice
- NABERS Assessments
- CBD Scheme compliance (BEEC's)
- Environmental Upgrade Agreements

Knight Frank:

Passionately Professional

At Knight Frank Project Management & Building Consultancy our goal is to work closely with owners and occupiers of commercial and industrial premises to deliver excellent, practical, and commercially minded Project Management & Building Consultancy solutions which align perfectly with the business requirements of our clients.

We seek to apply the following guiding principles to every project, every instruction, and in every dealing we undertake:

- Trust and integrity at every level
- Teamwork at the heart of everything we do
- Driven to go the extra mile to exceed our clients requirements
- Professionalism that is unrivalled

We're passionate about property. We aim to be progressive in our thinking. And above all, we are consummately professional in everything we do.

Quality Assurance

Report Version	Prepared By		Audited By		Authorised By		Comments & Distribution
	Name	Date	Name	Date	Name	Date	
Issue 1	JG	13/04/2016	CB	04/05/2016	CB	04/05/2016	David Pearce - TransGrid
File Location:	I:\A. Live Projects\S15 270 - Transgrid\3 Reports\JG\Tumut						

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1. Introduction

1.1. Instructions and Brief

Knight Frank Project Management & Building Consultancy received instructions to proceed with an inspection of all the substations and depot sites within NSW from Mr David Pearce of Transgrid on 1st December 2015.

In summary, you required us to make a visual inspection of the property and to provide an executive summary report of our findings as to its general features, form of construction and state of repair of the property. The specifics of the client brief are detailed below:

- Boundary fencing (if no fencing is evident please note in condition report).
- Palisade fencing – not all properties will have palisade fencing.
- All buildings listed within fee proposal, revision 4, dated 17/11/15.
- Building services.
- Driveway/internal roads.
- Hard stand areas.
- Mechanical services.
- Electrical services.
- Fire services.
- Hydraulic services.
- Compliance with current BCA (Depot stations only) with BCA review of Substations at time of construction.
- Specialised electricity or communication infrastructure is not included in the scope for insurance valuations or condition reports.
- Include for a block plan of the buildings.

Our understanding of your detailed requirements was confirmed to you in our fee proposal, revision 4, dated 17/11/15. This proposal also indicated the limitations that we anticipated would apply to our work and these are repeated at Appendix III. We confirm that the anticipated limitations apply in full to our inspection and this report.

1.2. Site Inspection

The properties were inspected between the months of December 2015 – March 2016 by the following team members:

- Chris Barker MRICS, Director – Knight Frank Australia Pty Ltd
- Alan Stewart MRICS, Senior Building Consultant – Knight Frank Australia Pty Ltd
- Jonston Graves MRICS, Building Consultant – Knight Frank Australia Pty Ltd
- Ron Philip Zachariah B.E MEM CEM M.AIRHA, Senior Building Consultant – Knight Frank Australia Pty Ltd

We were not accompanied during our inspection, but we were provided with access cards and keys to enable access to circa all internal areas of the buildings during the course of our inspection.

The prevailing weather at the time of our inspection showery and overcast.

The front elevation of the building is assumed to face due west and all other parts of the property take their compass reference from this orientation.



Tumut 132/66Kv - Image courtesy of Google Earth

1.3. Documentation Reviewed

In the Schedule of Documents Reviewed, as detailed below, we identify those documents that have been reviewed in the course of preparing this report.

Documents reviewed include:

- Site Management Plan.
- Site Asbestos Report.

No maintenance documentation was provided or reviewed and our report has been based on physical inspection of the asset and speaking with the above maintenance contractors.

1.4. Terminology

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the element being described.

Where the condition grading has been used in assessing the asset and its elements, based on the clients requirements.

Existing Condition Grading

The following priority grades are recommended in the context of a Capex & R&M schedule:

Priority 1	Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation.
Priority 2	Essential work required within two to four years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a less serious breach of legislation.
Priority 3	Desirable work required within five to seven years that will prevent deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a minor breach of legislation.
Priority 4	Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

All elements have been assessed over the following periods:

- Immediate within 12 months
- Short term 1-2 years
- Medium term 3-5 years
- Long term 6-10 years

2. General Description of Property



Tumut 132/66Kv Substation

The site comprises of a 132/66Kv auxiliary services building and separate secondary systems buildings forming the Tumut Substation accommodation. The main building was constructed in 1967 and is considered to be in fair condition commensurate its age. The two secondary systems buildings are recent installations.

The site is located off the Adelong Road, Tumut, NSW, 2720.

The buildings are classified are follows:

Building Name	Description Overview
Auxiliary Services Building	<p>Single storey building with a combination of fairfaced brickwork, metal profile sheet cladding, metal glazed windows with concrete infill panels, painted timber doors, metal roller shutter doors and low pitched interlocking concrete roofing tiles.</p> <p>Internal finishes include combination of floor finishes, predominately fairfaced brickwork and painted plaster walls with vinyl skirtings and suspended painted plaster ceiling finishes.</p>
Secondary Systems Buildings (SSBs)	<p>Steel framed prefabricated modular building with steel posts, metal profiled cladding and roof sheets and aluminium access stairs.</p> <p>Internal finishes are basic and include sheet vinyl flooring, profiled metal cladding wall and ceiling panels and equipment serving the building.</p>

The buildings include a range of basic commercial and domestic type services including:

Mechanical

- Split system air conditioning units
- Mechanical exhaust

Electrical

- Electrical supply and distribution boards
- General lighting
- Sub-station equipment (outside scope)

Fire

- Fire indicator panels
- Smoke/heat detection
- Hydrants
- Extinguishers

Hydraulic

- Cold water service and meter
- Hot water services
- Sanitary plumbing and drainage

There are also a number of complex electrical items within the building which forms part of the building infrastructure; such items fall outside the scope of these works.

3. Description and Condition Overview

The properties are generally in fair condition commensurate with their age and use and appear to be free from serious structural defects. We did note however, that a number of minor items of repairs which are detailed below and within Appendix I, Capital Expenditure forecast.

3.1. External

- Asbestos has been identified in a number of locations, including to the eave soffits linings, window infill panels and mastic sealants, and should form part of any future management plan;
- The external brick facades are in fair to good overall condition with no major works envisaged in the reporting period;
- The galbestos coating to the gable metal sheet cladding is in poor condition. We would recommend replacement of cladding the short term;
- The roof coverings are aged though in fair overall condition with no major works envisaged in the reporting period;
- Asbestos backed soffits blistered and in poor condition. We have allowed to replace soffits boards in the short term;
- The external drainage including gutters and downpipes are in fair overall condition with no major works envisaged in the reporting period. Allow for maintenance as required;
- The windows dated back from the original construction are in poor to fair condition overall. We have allowed to overhaul all windows and asbestos backed infill panels in the short term;
- The front door does not close properly and should be repaired in the immediate term;
- The prefabricated SSBs are in good condition overall with no major works envisaged in the reporting period.
- The external yard areas throughout the site are in fair overall condition with no major works envisaged in the reporting period;
- The tarmacadam surfaces to the switchyard access road are aged and breaking up and would benefit from resurfacing during the reporting period;
- The main access is in fair condition with no major works envisaged in the reporting period;
- The boundary fencing is considered to be in fair condition. Isolated repairs required to switchyard chain link fence. In addition, regular maintenance of the associated security/entry gates will be required over the reporting period.

3.2. Internal

3.2.1. Generally

The buildings are in use and comprise of a combination of floor coverings including fairfaced concrete, vinyl tile, vinyl sheet, ceramic tile, etc.; plaster painted walls with vinyl skirtings and predominantly suspended painted plaster ceilings with surface mounted strip light fittings.

The SSBs were also in use and comprises of a vinyl floor covering with pre-finished walls and ceilings with surface mounted strip light fittings.

The buildings finishes are generally considered to be in fair condition commensurate with its age and use. We did not note any major defects; however, the building would welcome a number of planned upgrades to the finishes including floor coverings and redecoration in the reporting period. In addition to these works the following items require more short term action as detailed below:

- Asbestos has been identified in a number of locations and should form part of any future management plan;
- Potential issue with condensation within the roof voids to the building causing degradation of ceiling finishes. We have allowed to investigate in the short term and repairs as required;
- The lighting internally was in poor to fair condition, though aged with a number of missing light diffusers and tubes not working. The lighting is also not energy efficient and would welcome modernisation in the short to medium term;
- Split A/C systems vary in aged and will require replacement / upgrade in the reporting period.

3.3. Services generally

The property contains electricity and water supplied from a mains supply with meters located internally and externally to the building. Whilst we have not carried out an inspection or any tests on the mechanical, electrical or drainage services, we noted that the systems are generally in a fair condition and appear to be regularly maintained.

The electrical services are generally in fair condition albeit aged and would welcome an overhaul in the reporting period given their age and parts becoming obsolete. There are distribution boards which do not contain RCD protection, which was required from the 18th February 2015 under Occupational Health and Safety Amendment (Residual Current Devices) Regulation 2011. The wiring to the property appears to be in fair condition and we do not expect any major rewiring is required within the reporting period.

The electricity appears to be used to supply lighting and power which includes a combined of surface mounted strip lights (T5 and T8 single and twin 36watts) operated by switches, a mixture of Daikin split system air conditioning units to each of the buildings and general electrical power etc.

We noted that certain lights were not working within the properties and generally the fittings would benefit from an upgrade as part of any refurbishment works along with individual tube replacement where not working at present as detailed above. We would recommend converting in the short term to replace faulty fittings with T5 retrofits or LED retrofits.

The property benefits from varying types and models of split air conditioning units of varying sizes and ages. These are in fair condition but will require replacement within the reporting period based on life expectancy.

The water mains supply is predominantly serving the toilets and kitchen/tea point areas via hot water units.

No inspection could be undertaken on the below ground drains but we have made comment on the above ground drainage in the external section above.

The toilets within the buildings are aged and include typical sanitary fittings and include WCs, urinals, showers and wash basins. We have allowed for refurbishment within in the medium to long term based on their age and condition.

The urinal was not working at the time of inspection and we have allowed for repair / replacement in the short term.

The kitchen is aged and would benefit from refurbishment within the reporting period based on its age and condition.

The electric water heater/boiler is located externally and is aged and in poor condition. We would recommend replacement of this unit in the short term. The pipe work to these units appeared to be in fair condition but as part of the long term refurbishment, given the age we would budget for replacement. We also did not cite any thermostatic valves which should be retrospectively fitted as part of WH&S requirements.

The fire exit signs and lighting are basic, aged or not present. Allow for upgrades as required along with ongoing maintenance should be allowed for along with annual testing.

There is a recently installed WH&S Emergency Shower and Eyewash Station installed outside the battery room. We have allowed for periodic testing and certification as required.

3.4. Building Code of Australia (BCA)

The buildings will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Codes, because the BCA is continual being upgraded. This statement is true of the vast majority of buildings in the Australia.

In NSW the Environmental Planning and Assessment Act 2005 (EP&A Act) contains the legislation applicable to the development of buildings. The EP&A Act applies the BCA as the technical requirements to be met in new buildings and new building work. This legislation does not apply retrospectively to existing buildings. This avoids the need for constant improvement of properties to satisfy current standards.

However, in addition to the requirement for new work to comply with the BCA, in cases of existing buildings undergoing alterations and/or additions, some discretion is available for councils to require upgrading of the existing parts of the building to meet the BCA, based on either fire safety or volume of work. This means for an existing building undergoing alterations and/or additions, that the new work must comply with the BCA and the existing parts of the building are subject to a discretion under which council may require upgrading only on the basis of a Fire Safety matter or development involving more than 50% of the building.

There are a few items within the building where compliance with the current provisions of the National Construction Code 2016 would not be met. It should be noted that whilst the building has non-compliances against the current provisions of the BCA, there is no formal requirement to immediately address any of these issues as this is an existing building. Should works be carried out that required DA approval or a CDC be issued it is likely that these items will be triggered. These are essentially relating to emergency lighting, exit lights and accessibility except where specifically detailed in the report.

3.5. Asbestos

While most states and territories introduced a ban on the manufacture, importation and installation of asbestos containing materials (ACMs) containing crocidolite and amosite asbestos from 31 December 1984, it was not until 31 December 2003 that a national ban on all uses of chrysotile asbestos came into effect.

Allow for an asbestos report to be updated annually to the property in line with current legislation in the event of any repairs and maintenance works. We note that many older substations have a number of asbestos containing materials as detailed in the reports. A cost for annual updates, however have not been included within our capex as these works are outside the scope of the services.

4. CAPEX and R&M Costings

4.1. CAPEX & R&M

The various defects and other shortcomings noted within this report are summarised on each individual capex sheet per property within the appendices.

Building Name	Costs (\$)			
	Immediate	Short	Medium	Long
Tumut 132/66Kv Substation	\$27,800.00	\$156,889.00	\$56,885.00	\$140,530.00

The costs exclude GST, contractor preliminaries and profit margin and associated management and consultant fees.

The below is a brief summary of the split between categories:

Totals		\$ 27,800.00	\$ 156,889.00	\$ 56,885.00	\$ 140,530.00	\$ 382,104.00
Total capex	CAP	\$ -	\$ 35,905	\$ 22,450	\$ 87,350	\$ 145,705
Total repairs and maintenance	R&M	\$ 12,800	\$ 120,834	\$ 34,435	\$ 53,180	\$ 221,249
Total building code of Australia	BCA	\$ 15,000	\$ 150	\$ -	\$ -	\$ 15,150
		\$ 27,800.00	\$ 156,889.00	\$ 56,885.00	\$ 140,530.00	\$ 382,104.00
Priority						
Priority 1	1	\$ 25,800	\$ 15,000	\$ 22,500	\$ 37,500	\$ 100,800
Priority 2	2	\$ 2,000	\$ 141,364	\$ 8,500	\$ 15,000	\$ 166,864
Priority 3	3	\$ -	\$ 525	\$ 25,685	\$ 1,360	\$ 27,570
Priority 4	4	\$ -	\$ -	\$ 200	\$ 86,670	\$ 86,870
		\$ 27,800.00	\$ 156,889.00	\$ 56,885.00	\$ 140,530.00	\$ 382,104.00

Appendices

Appendix I: CAPEX Report





10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



Condition Survey

The following priority grades are recommended in the context of a ten year planning period:




- Priority 1 -**
- Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation
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- Priority 4 -**
- Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST															
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref			
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)					
Tumut 132kv Substation, Adelong Road, Tumut, NSW															
AUXILIARY SERVICES BUILDING															
1	Externals														
1.1	Roof														
1.1.1	Main Roof Coverings - Control Building	Timber framed roof structure covered with tiled roof coverings.	In fair overall condition.	Aged with moss growth, though no evidence of water penetration internally. Allow for cleaning of concrete tiles and isolated repairs during the reporting period.	R&M	2	\$	1,000.00	\$	2,000.00	\$	4,000.00	\$	7,000.00	
1.1.2	Main Roof Coverings - Control Building	Timber framed roof structure covered with tiled roof coverings.	In fair overall condition.	Potential issue with lack of ventilation and condensation within the roof space evident by peeling paint to all plasterboard ceilings internally and blistering to eaves soffits externally. Allow for investigation and repair works as required.	R&M	1	\$	3,000.00					\$	3,000.00	
1.1.3	Roof Drainage														
1.1.3.1	Drainage	Metal eaves gutters draining to metal downpipes.	In fair overall condition.	The roof drainage gutters to part of the building are suffering from wear and tear with evidence of impact. Allow for replacement of damaged sections as required.	R&M	2	\$	450.00					\$	450.00	
1.1.3.2	Fascia and Soffits	Timber fascia boards with suspect asbestos clad soffits.	In fair overall condition.	Decay to timber fascia below damaged gutter. Repair as required.	R&M	2	\$	600.00					\$	600.00	
1.1.3.3	Fascia and Soffits	Timber fascia boards with suspect asbestos clad soffits.	In fair overall condition.	Allow to repaint all timber fascia's.	R&M	2	\$	1,920.00					\$	1,920.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST													
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref	
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
1.1.3.4	Fascia and Soffits	Suspect asbestos cladding panels.	In poor to fair overall condition.	Asbestos sheet cladding to fascia's and soffits aged and blistered. Unable to scrap back paint to asbestos material. Allow to replace all soffit boards in the short term. Includes entrance porch soffit.	R&M	2		\$	18,750.00		\$	18,750.00	
1.1.4 Roof Access													
1.1.4.1	Main Roof Access	No access provided.	N/A	Single storey building - No roof access required.	CAP	4					\$	-	
1.2 External Elevations													
1.2.1	Façades	Fair faced cavity brick elevations.	In fair to good overall condition.	No major issues noted or any major capital works envisaged in the reporting period.	CAP	4					\$	-	
1.2.2	Façades	Suspect asbestos cladding panels.	In poor to fair overall condition.	Suspect asbestos pebblecrete concrete panels with asbestos mastic seals to windows. Aged with 1no panel damaged. Allow to replace as part of window replacement works below.	R&M	2			Inc.		\$	-	
1.2.3	Façades	Profiled metal sheet cladding.	In fair overall condition.	Suspect asbestos metal profiled cladding to gables. Aged and friable asbestos coating. Allow to replace cladding in the short term.	R&M	2		\$	7,500.00		\$	7,500.00	






10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.2.4	Windows & Doors											
1.2.4.1	Windows	Metal framed single glazed windows with suspect asbestos panels.	In poor to fair overall condition.	Aged. Windows have suspect asbestos concrete pebblecrete panels and asbestos mastic seals. Degraded reflective film to several windows. Allow for replacement of all units in the short to medium term.	CAP	3			\$ 11,400.00		\$ 11,400.00	
1.2.4.2	Joinery - Doors	Timber access doors with paint finish.	In fair to good overall condition.	Allow to repaint all external doors and frames.	R&M	2		\$ 540.00			\$ 540.00	
1.2.4.3	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow an overhaul of switchyard timber door units, including new seals and replace ironmongery.	R&M	2		\$ 300.00			\$ 300.00	
1.2.4.4	Joinery - Doors	Metal awning.	In fair overall condition.	Surface corrosion to metal awning above control room switchyard door. Awning obscuring light fitting above door opening. Allow to remove and dispose in medium term and install blackout film to glazing in lieu.	CAP	3		\$ 500.00			\$ 500.00	
1.2.4.5	Joinery - Doors	Timber framed glazed doors to main entrance.	In fair overall condition.	Front door does not close properly. Security issue. Allow an overhaul of door unit, including new seals and replace ironmongery.	R&M	1	\$ 300.00				\$ 300.00	
1.2.4.6	Joinery - Doors	Metal roller shutter doors.	In fair to good overall condition.	2no electric motorized roller shutter doors to workshops. Allow for ongoing testing and maintenance during the reporting period.	R&M	2		\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 2,000.00	





10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.2.4.7	Joinery - Doors	Metal roller shutter doors.	In poor to fair overall condition.	Aged. Allow to replace doors in the short to medium term due to lifecycle expiry.	CAP	3			\$ 5,000.00		\$ 5,000.00	
1.2.5 Fixtures & Fittings												
1.2.5.1	Fixtures & Fittings	Surface fixed strip light fittings.	In poor overall condition.	Aged light fittings to soffits above all door openings. Allow for replacement as part of the soffit replacement works.	CAP	2		\$ 1,500.00			\$ 1,500.00	
1.2.5.2	Fixtures & Fittings	Split System A/C units located to elevations.	In fair to good overall condition.	2no double Daikin units should be replaced in the long term due to life expectancy.	CAP	4				\$ 14,000.00	\$ 14,000.00	
1.2.5.3	Fixtures & Fittings	Split System A/C units located to elevations.	In fair overall condition.	1no small Diakin A/C unit supplying the office should be replaced in the long term due to life expectancy.	CAP	4				\$ 3,500.00	\$ 3,500.00	
1.2.5.4	Fixtures & Fittings	Split System A/C units located to elevations.	In fair overall condition.	1no small A/C unit supplying the kitchen should be replaced in the short to medium term due to life expectancy.	CAP	3			\$ 3,500.00		\$ 3,500.00	
1.2.5.5	Fixtures & Fittings	Split System A/C units located to elevations.	In poor overall condition.	2no wall mounted Fujitsu A/C units to comms room require replacing in the short term.	CAP	2		\$ 7,000.00			\$ 7,000.00	




10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST															
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref			
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)					
1.2.5.6	Fixtures & Fittings	Electric Hot Water tank.	In poor to fair overall condition.	HWU is over 10 years old and will require replacement in the short term.	CAP	2		\$	5,000.00		\$	5,000.00			
1.2.5.7	Fixtures & Fittings	Extract fans wall mounted.	In good overall condition.	New extract fan installed to battery room. No action required, allow for ongoing testing and maintenance.	CAP	4					\$	-			
1.2.5.8	Fixtures & Fittings	Emergency Shower and Eyewash Station	In good overall condition.	New emergency shower and eyewash station installed outside battery room. No action required, allow for ongoing testing and maintenance. Allow to carry out periodic 5yr test and certification of equipment.	CAP	3			\$	1,000.00	\$	1,000.00	\$	2,000.00	
1.3 External Areas															
1.3.1 External Surfaces															
1.3.1.1	Parking and Access Roads - Control Building	Combination of reinforced concrete hard stand areas and on-grade tarmacadam road surfaces.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-			
1.3.1.2	Parking and Access Roads - Control Building	Combination of reinforced concrete hard stand areas and on-grade tarmacadam road surfaces.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-			

10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST													
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref	
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
1.3.1.3	Access Roads - Switchyard	Combination of reinforced concrete hard stand areas and on-grade tarmacadam road surfaces.	In fair overall condition.	Tarmacadam surfaces heavily worn and degraded. Allow to reseal access road in the short to medium term.	R&M	2		\$	30,000.00		\$	30,000.00	
1.3.1.4	Entrance Steps - Control Building	Concrete steps.	In fair overall condition.	Apply delineation strips to steps to comply with Code.	BCA	2		\$	150.00		\$	150.00	
1.3.1.5	Entrance Steps - Control Building	Concrete steps.	In poor to fair overall condition.	Repair cracking to control room roller shutter door step.	R&M	2		\$	300.00		\$	300.00	
1.3.2 External Fencing													
1.3.2.1	Site Perimeter Fencing	Metal palisade fencing.	In good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-	
1.3.2.2	Site Entry Gates	Mechanically operated sliding metal entry gate and control.	In good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-	





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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref			
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1.3.2.3	Site Entry Gates	Mechanically operated sliding metal entry gate and control.	In fair overall condition.	Impact damage to entry gate access control post. Repair as required.	R&M	2		\$	250.00			\$	250.00		
1.3.2.4	Switchyard Perimeter Fencing	Metal post and chain wire fence.	In fair overall condition.	Minor corrosion to sections of fence. Allow for local de-rusting and repairs for medium term.	R&M	3				\$	500.00		\$	500.00	
1.3.2.5	Switchyard Entry Gates	Metal swing entry gates.	In fair overall condition.	Minor corrosion to metal swing gates and chain / padlock. Allow for local de-rusting and repairs in the medium term.	R&M	3				\$	500.00		\$	500.00	
1.3.3 External Ancillary Buildings															
1.3.3.1	Secondary Systems Buildings (SSBs)	Steel framed storage shed with metal profiled cladding (large).	N/A	N/A	CAP	4						\$	-		
1.3.3.2	Secondary Systems Buildings (SSBs)	Surface mounted strip lights.	In good overall condition.	Allow to replace light tubes during reporting period.	R&M	4			\$	200.00	\$	320.00	\$	520.00	
1.3.3.3	Secondary Systems Buildings (SSBs)	Split System A/C units located to elevations.	In good overall condition.	6no double A/C units. Given the life expectancy allow for long term replacement.	CAP	4					\$	30,000.00	\$	30,000.00	

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)	TOTAL BUDGET (excludes per annum)	Photo Ref
1.3.3.4	Secondary Comms Building	Steel framed storage shed with metal profiled cladding (small).	N/A	N/A	CAP	4					\$ -	
1.3.3.5	Bunding - Transformers	Bunded areas to transformers and switchyard equipment.	In good overall condition.	Concrete bunded areas but no waterproof membrane. Subject to requirement.	CAP	4					\$ -	
2	Internals											
2.1	Relay Room											
2.1.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Allow to investigate and repair section of dropped ceiling where coving missing.	R&M	2		\$ 600.00			\$ 600.00	
2.1.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Significant peeling paint. Allow to burn off and repaint ceiling surfaces. Consideration should be given to renewing plaster ceiling in the long term.	R&M	2		\$ 5,040.00			\$ 5,040.00	
2.1.3	Walls	Painted render walls with flush vinyl skirting.	In fair overall condition.	Allow to repaint walls.	R&M	2		\$ 2,312.00			\$ 2,312.00	

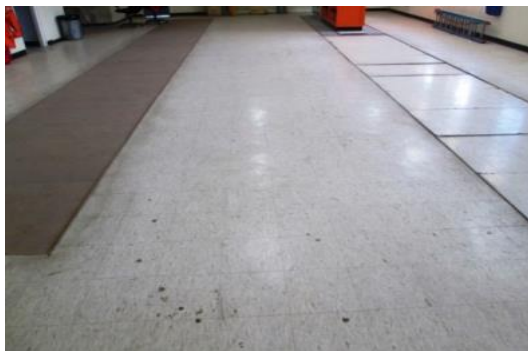

10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST														
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref		
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2.1.4	Walls	Fair faced walls with flush vinyl skirting.	In fair overall condition.	Replace perimeter vinyl skirting as part of the floor replacement below.	R&M	2		\$	860.00		\$	860.00		
2.1.5	Floors	Concrete floor with vinyl sheet laid over.	In fair to good overall condition.	Allow to replace vinyl flooring in the short term.	R&M	2		\$	10,080.00		\$	10,080.00		
2.1.6	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint internal doors. Includes services cupboard doors.	R&M	3		\$	525.00		\$	525.00		
2.1.7	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Row of 4no lights not working. Allow to repair circuit / tubes.	R&M	2		\$	250.00		\$	250.00		
2.1.8	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow for replacement of all lights in the medium to long term.	CAP	4				\$	3,000.00	\$	3,000.00	
2.1.9	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	2no inverter fan A/C units. Works covered in external works.	CAP	4					\$	-		
2.1.10	Fixtures and Fittings	Wall mounted electric wall heater.	In fair overall condition.	2no heaters aged. Allow to replace in the short to medium term.	CAP	2		\$	500.00		\$	500.00		

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.2	Comms Room											
2.2.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair to good overall condition.	Allow to repaint ceiling surfaces.	R&M	2		\$ 540.00			\$ 540.00	
2.2.2	Walls	Painted render walls with flush vinyl skirting.	In fair overall condition.	Allow to repaint walls.	R&M	2		\$ 1,088.00			\$ 1,088.00	
2.2.3	Walls	Painted render walls with flush vinyl skirting.	In fair overall condition.	Vinyl skirting debonded and missing in places. Allow to replace as part of refurbishment works.	R&M	2		\$ 400.00			\$ 400.00	
2.2.4	Floors	Concrete floor with vinyl floor tiles laid over.	In poor to fair overall condition.	Allow for replacement in the short term due to their age and aesthetic appearance.	CAP	2		\$ 1,890.00			\$ 1,890.00	
2.2.5	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint all doors.	R&M	2		\$ 150.00			\$ 150.00	
2.2.6	Fixtures and Fittings	Venetian blinds.	In fair overall condition.	Allow to replace blinds in short to medium term.	CAP	2		\$ 450.00			\$ 450.00	
2.2.7	HVAC	Split System A/C units located to elevations.	In poor overall condition.	2no wall mounted Fujitsu A/C units. Covered in external works.	CAP	4					\$ -	

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
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2.2.8	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow for replacement of all lights in the medium to long term.	CAP	4				\$ 1,500.00	\$ 1,500.00	
2.3 Battery Room												
2.3.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In good overall condition.	Battery room recently upgraded / refurbished. Allow to repaint ceiling surfaces in the medium term.	R&M	3				\$ 440.00	\$ 440.00	
2.3.2	Walls	Painted rendered walls with coved skirting.	In good overall condition.	Allow to repaint walls in medium term.	R&M	3				\$ 1,241.00	\$ 1,241.00	
2.3.3	Floors	Concrete floor with an epoxy painted membrane.	In good overall condition.	Allow to paint floor surfaces in medium term.	R&M	3				\$ 374.00	\$ 374.00	
2.3.4	Joinery - Doors	Timber access doors with paint finish.	In good overall condition.	New push release doors recently installed. Allow to repaint doors.	CAP	3				\$ 150.00	\$ 150.00	
2.3.5	Lighting	IP rated double rated fluorescent surface mounted lights.	In good overall condition.	Allow to replace light tubes during reporting period.	CAP	4				\$ 100.00	\$ 100.00	
2.3.6	Ventilation	Mechanical extract fan wall mounted.	In good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	





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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref	
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
2.4 Store													
2.4.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow to repaint ceiling surfaces.	R&M	2		\$	240.00		\$	240.00	
2.4.2	Walls	Painted rendered walls with flush vinyl skirting.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$	697.00		\$	697.00	
2.4.3	Floors	Exposed concrete floor.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-	
2.4.4	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint doors.	R&M	2		\$	150.00		\$	150.00	
2.4.5	Lighting	Surface mounted strip lights.	In fair overall condition.	Allow to replace light fitting in short term as part of refurbishment works.	CAP	2		\$	250.00		\$	250.00	
2.5 Corridor													
2.5.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Allow to repaint ceiling surfaces.	R&M	2		\$	80.00		\$	80.00	
2.5.2	Walls	Painted rendered walls with flush vinyl skirting.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$	306.00		\$	306.00	
2.5.3	Walls	Painted rendered walls with flush vinyl skirting.	In poor to fair overall condition.	Vinyl skirting debonded and missing in places. Allow to replace as part of refurbishment works.	R&M	2		\$	100.00		\$	100.00	


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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
2.5.4	Floors	Concrete floor with vinyl floor tiles laid over.	In poor to fair overall condition.	Allow for replacement in the short term due to their age and aesthetic appearance.	CAP	2		\$	280.00		\$	280.00	
2.5.5	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint doors.	R&M	2		\$	225.00		\$	225.00	
2.6	Office												
2.6.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow to burn off peeling paint and repaint ceiling surfaces. Consideration should be given to renewing plaster ceiling in the long term.	R&M	2		\$	770.00		\$	770.00	
2.6.2	Walls	Painted rendered walls with flush vinyl skirting.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$	952.00		\$	952.00	
2.6.3	Walls	Painted rendered walls with flush vinyl skirting.	In fair overall condition.	Vinyl skirting has been removed. Allow to reinstate as part of refurbishment works.	R&M	2		\$	360.00		\$	360.00	
2.6.4	Floors	Concrete floor with vinyl floor tiles laid over.	In poor to fair overall condition.	Allow for short term replacement.	CAP	2		\$	1,540.00		\$	1,540.00	
2.6.5	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint doors.	R&M	2		\$	75.00		\$	75.00	

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2.6.6	Joinery - Internal Window	Aluminium sliding window with painted timber sub-frame.	In fair overall condition.	Allow to overall in the short to medium term. Repaint timber frame.	R&M	2		\$ 250.00			\$ 250.00	
2.6.7	Lighting	Surface mounted strip lights.	In fair to good overall condition.	Allow for replacement of all lights in the medium to long term.	CAP	4				\$ 750.00	\$ 750.00	
2.6.8	Fixtures and Fittings	Venetian blinds.	In fair overall condition.	Allow to replace blinds in short to medium term.	CAP	3			\$ 150.00		\$ 150.00	
2.6.9	HVAC	Split System A/C units located to elevations.	In fair overall condition.	Covered in external works above.	CAP	4					\$ -	
2.7	Workshop 1											
2.7.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In good overall condition.	Significant peeling paint. Allow to burn off and repaint ceiling surfaces. Consideration should be given to renewing plaster ceiling in the long term.	R&M	2		\$ 2,205.00			\$ 2,205.00	
2.7.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Allow to investigate potential movement in ceiling and repair section of missing coving.	R&M	2		\$ 500.00			\$ 500.00	




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2.7.3	Walls	Painted rendered walls and partitions.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$ 1,241.00			\$ 1,241.00	
2.7.4	Floors	Exposed concrete floor.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.7.5	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint doors.	R&M	2		\$ 300.00			\$ 300.00	
2.7.6	Lighting	Surface mounted strip lights.	In fair to good overall condition.	Allow for replacement of all lights in the medium to long term.	CAP	4				\$ 1,000.00	\$ 1,000.00	
2.8	Toilets											
2.8.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow to repaint ceiling surfaces.	R&M	2		\$ 180.00			\$ 180.00	
2.8.2	Walls	Painted masonry walls.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$ 340.00			\$ 340.00	
2.8.3	Walls	Tiled splashback walls.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.8.4	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.8.5	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint doors. Includes airlock doors.	R&M	2		\$ 225.00			\$ 225.00	
2.8.6	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery to doors in the short term as part of the upgrade works.	R&M	2		\$ 300.00			\$ 300.00	
2.8.7	Lighting	Surface mounted fluorescent lights.	In poor overall condition.	Lighting inadequate and missing diffusers and / or not working. Allow for replacement of all lights ensuring IP rated within bathroom as part of the refurbishment in the short term.	R&M	2		\$ 500.00			\$ 500.00	

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- Essential work required within two to four years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a less serious breach of legislation
- Priority 3 -**
- Desirable work required within five to seven years that will prevent deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a minor breach of legislation
- Priority 4 -**
- Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.8.8	Extract fans	Window mounted mechanical extract fan.	In poor to fair overall condition.	Extract fan aged and noisy when operating. Allow to replace in the short term.	CAP	2		\$ 400.00			\$ 400.00	
2.8.9	Fixtures and Fittings	Ceramic WHB, WC and Urinal and Shower.	In poor to fair overall condition.	Urinal out of use at the time of inspection. Allow to repair / replace in the immediate.	R&M	2		\$ 1,500.00			\$ 1,500.00	
2.8.10	Fixtures and Fittings	Ceramic WHB, WC and Urinal and Shower.	In fair overall condition.	All sanitaryware would benefit replacement in the medium to long term.	CAP	4				\$ 8,000.00	\$ 8,000.00	
2.8.11	Fixtures and Fittings	Wall mounted electric wall heater.	In fair overall condition.	Not tested. Heater would benefit from replacement in medium to long term.	CAP	3			\$ 250.00		\$ 250.00	
2.9	Workshop 2 (inc. caged stores)											
2.9.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In good overall condition.	Significant peeling paint. Allow to burn off and repaint ceiling surfaces. Consideration should be given to renewing plaster ceiling in the long term.	R&M	2		\$ 2,765.00			\$ 2,765.00	





10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



Condition Survey

The following priority grades are recommended in the context of a ten year planning period:

- Priority 1 -**
- Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation
- Priority 2 -**
- Essential work required within two to four years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a less serious breach of legislation
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- Desirable work required within five to seven years that will prevent deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a minor breach of legislation
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- Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST													
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref	
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
2.9.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Cracking to perimeter coving. Allow to repair as required.	R&M	2		\$	200.00		\$	200.00	
2.9.3	Walls	Painted rendered walls and partitions.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$	1,938.00		\$	1,938.00	
2.9.4	Walls - Storage Cages	Metal post and wire mesh partitions and doors.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-	
2.9.5	Floors	Exposed concrete floor.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$	-	
2.9.6	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow to repaint timber doors.	CAP	2		\$	75.00		\$	75.00	
2.9.7	Lighting	Surface mounted strip lights.	In poor to fair overall condition.	2no lights not working. Replace tubes not working.	R&M	2		\$	50.00		\$	50.00	
2.9.8	Lighting	Surface mounted strip lights.	In fair overall condition.	Allow for replacement of all lights in the medium term.	CAP	4				\$	1,750.00	\$	1,750.00
2.10	Meal Room												
2.10.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair to good overall condition.	Allow to repaint ceiling surfaces.	R&M	2		\$	330.00		\$	330.00	
2.10.2	Walls	Painted rendered walls with flush vinyl skirting.	In fair overall condition.	Allow to repaint wall surfaces.	R&M	2		\$	680.00		\$	680.00	

10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



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- Priority 4 -**
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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST															
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref			
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)					
2.10.3	Walls	Painted rendered walls with flush vinyl skirting.	In poor to fair overall condition.	Vinyl skirting is debonded and aged. Allow to replace as part of refurbishment works in short term.	R&M	2		\$	420.00		\$	420.00			
2.10.4	Floors	Concrete floor with vinyl floor tiles laid over.	In fair overall condition.	Allow for short term replacement due to their age and aesthetic appearance.	CAP	2		\$	770.00		\$	770.00			
2.10.5	Joinery - Doors	Aluminium fly screen door.	In fair overall condition.	Allow to replace doors in the medium to long term.	CAP	3				\$	500.00	\$	500.00		
2.10.6	Fixtures and Fittings	Floor mounted kitchen bench with cupboards, drawers, worktop and stainless steel sink and tapware.	In fair overall condition.	Aged. Allow for refurbishment of kitchen units, tapware, sink, etc. in short term.	CAP	2		\$	6,000.00		\$	6,000.00			
2.10.7	Lighting	Surface mounted strip lights.	In fair to good overall condition.	Allow for replacement of light in the medium to long term.	CAP	4					\$	250.00	\$	250.00	
2.10.8	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	1no split A/C unit. Works covered in external works.	CAP	4						\$	-		


10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



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- Priority 2 -
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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.10.9	Wall Heaters	Wall mounted electric wall heater.	In fair overall condition.	1no aged wall mounted electric heater. Allow for replacement in short to medium term based on life expectancy.	CAP	2		\$ 250.00			\$ 250.00	
2.11 Switchyard Switching Stations - Internal (No access - assumed finishes)												
2.11.1	Ceilings	Insulated metal profiled roof/soffit sheets	In good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	Assumed - No access
2.11.2	Walls	Insulated metal profiled wall sheets	In good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	Assumed - No access
2.11.3	Floors	Sheet vinyl flooring on suspended concrete floor.	In good overall condition.	Allow for long term replacement of vinyl flooring as required.	CAP	4				\$ 7,500.00	\$ 7,500.00	Assumed - No access
2.11.4	Joinery- Doors	Metal framed access doors with powder coated finish.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	Assumed - No access
2.11.5	Lighting	Surface mounted strip lights.	In good overall condition.	Allow for replacement light tubes in the reporting period.	R&M	3			\$ 180.00	\$ 360.00	\$ 540.00	Assumed - No access
2.11.6	Lighting	PIR movement sensors.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	Assumed - No access
2.11.7	HVAC	Split A/C unit ceiling mounted.	In fair to good overall condition.	Allow for long term replacement due to life cycle of asset. See external works.	CAP	4				inc.	\$ -	Assumed - No access
2.11.8	Distribution boards	Electrical distribution board(s).	In good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	Assumed - No access
2.11.9	Fire Control Panel	Digital Fire Control Panel	In good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	Assumed - No access
2.11.10	VESDA system.	VESDA Contol Panel.	In good overall condition.	No major works envisaged in the reporting period. Maintain annually.	CAP	4	inc.	inc.	inc.	inc.	\$ -	Assumed - No access
2.11.11	Fixtures & Fittings	Automated fire smoke louvre to wall.	In good overall condition.	No major works envisaged in the reporting period. Maintain as required.	CAP	4					\$ -	Assumed - No access
3 Plant & Equipment Generally												
3.1	Building Services Generally	Access control system and sensors.	In fair to good overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	2	\$ 1,500.00	\$ 3,000.00	\$ 4,500.00	\$ 7,500.00	\$ 16,500.00	
3.2	Building Services Generally	Annual Fire Safety Statement including testing and tagging.	In fair overall condition.	Undertake Annual Fire Safety Statement as required.	R&M	1	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.3	Building Services Generally	General fire systems throughout the building.	In fair overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	1	\$ 3,500.00	\$ 7,000.00	\$ 10,500.00	\$ 17,500.00	\$ 38,500.00	



10 year Capital Expenditure and Maintenance Forecast
Transgrid Substations



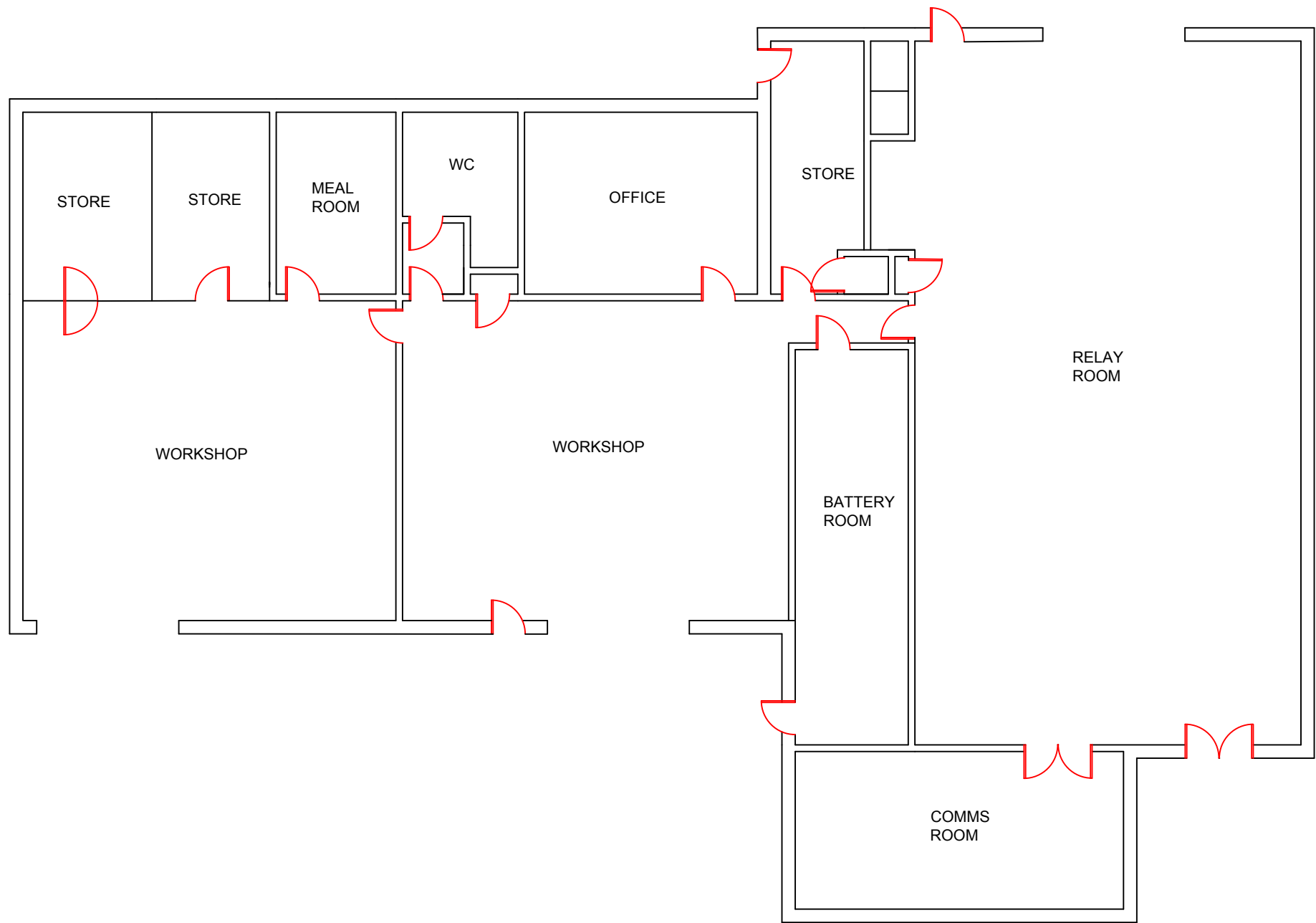
Condition Survey

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
3.4	Building Services Generally	Fire indicator panel - Digital	In fair to good overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	1	inc.	inc.	inc.	inc.	\$ -	
3.5	Building Services Generally	VESDA system.	N/A	No VESDA system has been installed to the premises.	CAP	4					\$ -	
3.6	Building Services Generally	Smoke detection and alarm system	In fair overall condition.	Allow for annual servicing and replace any damaged detectors as required.	R&M	1	inc.	inc.	inc.	inc.	\$ -	
3.7	Building Services Generally	Fire Extinguishers	In fair overall condition.	Allow for statutory testing and tagging as required.	R&M	1	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 5,000.00	\$ 11,000.00	
3.8	Building Services Generally	Pipework and pumps.	In fair overall condition.	Aged but still performing. Budget for long term replacement of the main pipework.	CAP	4				\$ 15,000.00	\$ 15,000.00	
3.9	Building Services Generally	Fire exit signs and directional signs.	In poor overall condition.	Exit signage throughout the building is currently lacking. Allow for installation of fire exit signage to comply with Part E4 of BCA2015 and AS2293.1-2005.	BCA	1	\$ 7,500.00				\$ 7,500.00	
3.10	Building Services Generally	Emergency Exit lights.	In poor overall condition.	Minimal lighting provided to comms room. Allow for installation of emergency lighting throughout the building in accordance with AS2293.1-2005.	BCA	1	\$ 7,500.00				\$ 7,500.00	
3.11	Building Services Generally	Fire Hydrants site wide.	In fair overall condition.	Allow for repainting and testing and tagging as required.	R&M	1	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 5,000.00	\$ 11,000.00	
3.12	Building Services Generally	Mains Distribution board and switchboards.	In fair to good overall condition.	Allow for annual thermoscans to main lighting and power DBs as required.	R&M	2	\$ 500.00	\$ 1,000.00	\$ 1,500.00	\$ 2,500.00	\$ 5,500.00	
3.13	Building Services Generally	Mains Distribution board and switchboards.	In fair overall condition.	Aged but still performing. There are no RCDs on the lighting circuits and parts are becoming obsolete. Allow for short to medium term replacement of the boards.	CAP	2		\$ 10,000.00			\$ 10,000.00	
Totals							\$ 27,800.00	\$ 156,889.00	\$ 56,885.00	\$ 140,530.00	\$ 382,104.00	
Total capex					CAP		\$ -	\$ 35,905	\$ 22,450	\$ 87,350	\$ 145,705	
Total repairs and maintenance					R&M		\$ 12,800	\$ 120,834	\$ 34,435	\$ 53,180	\$ 221,249	
Total building code of Australia					BCA		\$ 15,000	\$ 150	\$ -	\$ -	\$ 15,150	
							\$ 27,800.00	\$ 156,889.00	\$ 56,885.00	\$ 140,530.00	\$ 382,104.00	
Priority												
Priority 1						1	\$ 25,800	\$ 15,000	\$ 22,500	\$ 37,500	\$ 100,800	
Priority 2						2	\$ 2,000	\$ 141,364	\$ 8,500	\$ 15,000	\$ 166,864	
Priority 3						3	\$ -	\$ 525	\$ 25,685	\$ 1,360	\$ 27,570	
Priority 4						4	\$ -	\$ -	\$ 200	\$ 86,670	\$ 86,870	
							\$ 27,800.00	\$ 156,889.00	\$ 56,885.00	\$ 140,530.00	\$ 382,104.00	

Appendix II: Floor Plans



Tumut Substation

General Notes

No.	Revision/Issue	Date

Firm Name and Address
Knight Frank Australia Pty Ltd
Level 4, 60 Miller Street
North Sydney NSW 2060

Project Name and Address
Transgrid Sub-stations
Tumut
NSW

Project	Sheet
Date May 2016	CH 1
Scale NTS	

Appendix III: Limitations and Guidance Notes

LIMITATIONS

1. This report is based upon a visual inspection of the property and describes its basic construction and state of repair, highlighting any principal defects or significant shortcomings that have been found. We have not prepared an exhaustive list of those minor defects or imperfections thought not to have a material bearing upon the proposed acquisition.
2. We understand that your investment agents will provide a report detailing the tenancy profile of the building and addressing other issues relating to the commercial context in which the building is placed. Such issues are therefore excluded from this report.
3. We have not inspected those parts of the building or its services which are built in, covered up or otherwise made inaccessible in the normal course of construction or occupation and we are, therefore, unable to state that such parts are free from rot, beetle, corrosion or any other defect whatsoever.
4. At the time of our inspection, the car parks were in use and for reasons of safety we were unable to raise the drainage access covers. We have not therefore undertaken any inspection of the below ground drainage services and cannot comment on the condition thereof.
5. Except to the extent noted in this report, we have not made enquiries of any statutory authorities concerning the present arrangements within the building or the likely effect of any proposed occupation. We should advise that the complexity of the Building Codes and other statutory enactments can have a material effect on the way in which building may be planned and used and upon the cost on consequential work. It is assumed that professional advice will be sought at the appropriate stage to determine any works which may be necessary due to any planned occupation.
6. We have not, except to the extent mentioned in this report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or reappraised original design criteria.
7. In cases where contractors or consultants are instructed to carry out tests or prepare reports, you will appreciate that, whilst we will take every care in instructing these contractors or consultants, we cannot accept responsibility for their report and shall not be liable for error or omission therein. In appointing such contractors or consultants we act only as an agent on behalf of the client, and the contractual rights and obligations lie directly between the client and the relevant contractors or consultants.
8. This report is prepared for the sole use of TransGrid and Knight Frank can accept no liability for its use by any other party howsoever used. The client shall not be entitled to assign any of its interests in the report (including any report prepared by specialist sub consultants) to any third party without the prior written consent of Knight Frank. Assignment may be permitted upon such terms (including payment of a further fee) as Knight Frank may determine and agree with the client.

GUIDANCE NOTES

Contaminated Land Management Act 1997 (CLM)

1. You should be aware that statutory Regulations contained within the Contaminated Land Management Act 1997 (CLM) stipulate a statutory regime for the identification and control of 'contaminated land'. This places the onus on Local Authorities to identify contaminated land in their areas with a view to serving remediation notices where there is a significant risk of significant harm being caused, or the pollution of controlled waters is, or is likely to occur. The notices would be served initially on those who knowingly permitted the contamination (Class A Polluter) but in the absence of such a class of person, notices may be served on the current owner or occupier (Class B Polluters). Once a remediation notice is served, it is necessary for the required remediation works to be undertaken and this can, in some cases, have serious financial implications.
2. Furthermore, it may be possible for a purchaser of property to become a Class A polluter if he 'knowingly permitted' the contaminating substances to be in, on, or under the land. The seller of the property, even if that seller is the original polluter, is able to exempt himself from any liability under the Act by giving the buyer 'sufficient information' to enable him to make a sound, knowledgeable decision on how to proceed. It follows that in most commercial cases, the liability for any contamination will run with the land, and new owners will take on the liabilities of the Class A polluter.
3. As a result of this legislation, in order to assess any latent liabilities it is now common for reports on land quality to be commissioned. These normally comprise an initial desktop study of the site history (Phase I), based on which the risk of contamination can be assessed. Dependent upon the findings of such a study, a visual inspection and physical testing regime may be recommended. Where appropriate, recommendations for such investigation may be found within the text of this report.

The Federal Disability Discrimination Act 1992

1. The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. This legislation is to make unlawful to discriminate against disabled persons and, in this regard, Part III of the Act has a particular implication for property.
2. Part III deals with discrimination in the provision of goods, facilities and services and the disposal and management of property. As from October 1999, the majority of Part III has been implemented and this includes, amongst other matters, a duty for service providers to take reasonable steps to change practices, policies or procedures which make it impossible or unreasonably difficult for disabled people to use a service. They are also required to provide auxiliary aids to overcome, by the provision of alternative methods, physical barriers preventing disabled people from using a service.
3. The final part of Part III requires service providers to take reasonable steps to remove, alter or provide reasonable means of avoiding physical features that make it impossible or unreasonably difficult for disabled people to use a service.
4. As a result of this legislation, it is apparent that assessments will be necessary to cover employment policy, customer services and access. Access audits are now increasingly being commissioned. The purpose of an access audit is to establish the accessibility of the property to disabled people under the requirements of the DDA. Where appropriate, recommendations concerning the need for access audit are set out within the text of this report.

The Work Health & Safety Act 2011

The *Work Health and Safety Act 2011* regulate workplace health and safety (WHS) in NSW. It specifically aims to protect people at workplaces from risk to their health or safety and to promote safe and healthy work environments. The Act was introduced as part of the 'harmonisation' package of Federal and State WHS legislation that commenced on 1 January 2012.

The *Work Health and Safety Act 2011* replaced the previous Occupational Health and Safety Act 2000. The main areas of change are summarised below:

- changes to the terminology used in the legislation, from 'occupational health and safety' to 'work health and safety (WHS)';
- changes to the duties of care, including that the primary duty of care can apply to multiple duty-holders at the same time and that duty-holders must consult with other duty-holders;
- duties of care to exercise due diligence in performing a health and safety duty and to act proactively to ensure health and safety at work are imposed on 'officers' (defined as people 'who make or participate in making decisions that affect the whole or a substantial part of the business or undertaking');
- a broader range of people now have WHS duties and responsibilities — the concept of a 'Person Conducting a Business or Undertaking' (PCBU) instead of 'employer' is now used;
- a broader definition of 'worker', extending beyond the standard employment relationship to include other people such as workplace visitors and volunteers;
- changes to the roles of health and safety representatives, health and safety committees, and authorised representatives;
- workers have the right to cease 'unsafe' work;
- discrimination, coercion, inducement, and misrepresentation that prevents a person from being involved in workplace health and safety is expressly prohibited;
- when a serious incident occurs, the scene must be preserved undisturbed until an inspector attends or the WorkCover Authority directs otherwise;
- union right of entry is broadened to include entry for the purpose of advising and assisting on workplace health and safety;
- workplaces must have an agreed Issue Resolution Procedure;
- increased penalties, and a wider range of them, for breaches of legislation.

Knight Frank

While our reach is global, we focus on the needs of our clients at a local level. To discuss your requirements, please contact your local Knight Frank office.

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