

# Senior Living, Retirement & Aged Care Consultancy Services Guide

At Napier & Blakeley we have a proven track record in providing a range of services to Aged Care providers across Australia.

Our dedicated team bring a wealth of experience and benefits across the property, development and sustainability sectors of the industry.

Our valued clients are many and varied across all service providers including not-for-profit, community, state government and commercial. We will review the property and/or portfolio with the following services.

## QUANTITY SURVEYING SERVICES

Service / Benchmarks	Features and Benefits
Maintenance Reserve and Capital Replacement Funds Sinking Funds Capital Works Funds Long Term Maintenance Funds Asset Management Plan Audits MRF / Unit / Week \$25 - \$65 / Unit / Week	<ul style="list-style-type: none"><li>• Required by legislation.</li><li>• These funds form the basis of sound financial management of your property. Reports set out contributions and expenses in a clear manner.</li><li>• Our records can be used to benchmark the costs for your property.</li><li>• Benchmarks can vary depending on construction type, property facilities, property location and age.</li></ul>
Property Insurance Reinstatement Cost Estimates RACs \$2,800 - \$4,000 / m <sup>2</sup> / GFA Serviced Apartments \$2,400 - \$3,800 / m <sup>2</sup> / GFA ILUs - single storey \$1,400 - \$2,500 / m <sup>2</sup> / GFA ILUs - multi storey \$2,300 - \$3,700 / m <sup>2</sup> / GFA	<ul style="list-style-type: none"><li>• Is your property insured for the correct value and reviewed on a regular basis.</li><li>• Does it include for current market pricing, demolition costs, professional fees as well as escalation in costs for the next two years.</li></ul>
Cost Planning and Project Monitoring	<ul style="list-style-type: none"><li>• Assist and carefully plan any property upgrading, extending or refurbishing.</li><li>• Benchmark our extensive knowledge of construction and development costs.</li><li>• From our database of costs we can provide the very earliest feasibility stages and cost budgets through to completion.</li></ul>
Financier's Independent Certification and Reporting	<ul style="list-style-type: none"><li>• We are approved on financiers' panels throughout Australia and our Quantity Surveyor's reports provide ongoing certification of contractors' claims.</li><li>• Initial report to check construction budget, builder's tenders/pricing and project risk items.</li><li>• Ongoing cost management of construction for certification and payment.</li></ul>



**Napier & Blakeley**

COST ■ RISK ■ RETURN



## BUILDING ADVISORY SERVICES

Service	Features and Benefits
Property Transaction Technical Due Diligence	<ul style="list-style-type: none"> <li>• Provide building inspection advice for each discipline for acquisition, ownership and disposal of your property.</li> <li>• Reports can be prepared for purchasers or vendors.</li> </ul>
Condition Audits Building Compliance Audits / Updates Repairs & Maintenance Costings	<ul style="list-style-type: none"> <li>• Furnish independent information as to the current condition of the built environment including internal and external fabric and the condition of the structure.</li> <li>• The operation of the building services and the impact these may have on the operation of the property.</li> <li>• Provide short, medium and long term capital/maintenance cost budgets and monitor regularly.</li> </ul>
Capital Expenditure Assessments and Forecasts	<ul style="list-style-type: none"> <li>• Provide detailed and targeted cost reporting relating to your existing property.</li> <li>• Highlight issues and make recommendations on repairs, costs and life cycle timings.</li> </ul>
Strategic Asset Management	<ul style="list-style-type: none"> <li>• Provide reports identifying and advising on the property, documentation, defects and capital expenditure risks.</li> <li>• Report typically contains a ten year budget for short (0-1 year), medium (2-5 years) and long term (5-10 years) expenditure requirements.</li> </ul>
Detailed Depreciation Schedules and Capital Allowances Calculations	<ul style="list-style-type: none"> <li>• Napier &amp; Blakeley are registered tax agents.</li> <li>• Reports are recognised by accountants and the ATO.</li> <li>• Provide and manage detailed Asset Registers.</li> <li>• Improve cashflow.</li> </ul>

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- » Sinking Funds Assessments
- » Capital Replacement Funds
- » Maintenance Reserve Funds
- » Financier's Project Certifying
- » Cost Planning & Management
- » Insurance Reinstatement Costs
- » Technical Due Diligence
- » Capital Expenditure Planning
- » Property Depreciation Allowances



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