

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 \$35 - \$80 / Unit / Week	<ul style="list-style-type: none">• Required by legislation.• These funds form the basis of sound financial management of your property. Reports set out contributions and expenses in a clear manner.• Our records can be used to benchmark the costs for your property.• Benchmarks can vary depending on construction type, property facilities, property location and age.
Property Insurance Reinstatement Cost Estimates RACs \$3,500 - \$4,600 / m ² / GFA Serviced Apartments \$2,600 - \$4,200 / m ² / GFA ILUs - single storey \$1,700 - \$3,000 / m ² / GFA ILUs - multi storey \$2,900 - \$4,400 / m ² / GFA	<ul style="list-style-type: none">• Is your property insured for the correct value and reviewed on a regular basis.• Does it include for current market pricing, demolition costs, professional fees as well as escalation in costs for the next two years.
Cost Planning and Project Monitoring	<ul style="list-style-type: none">• Assist and carefully plan any property upgrading, extending or refurbishing.• Benchmark our extensive knowledge of construction and development costs.• From our database of costs we can provide the very earliest feasibility stages and cost budgets through to completion.
Financier's Independent Certification and Reporting	<ul style="list-style-type: none">• We are approved on financiers' panels throughout Australia and our Quantity Surveyor's reports provide ongoing certification of contractors' claims.• Initial report to check construction budget, builder's tenders/pricing and project risk items.• Ongoing cost management of construction for certification and payment.



Napier & Blakeley

COST ■ RISK ■ RETURN



BUILDING ADVISORY SERVICES

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

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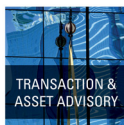
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- » Sinking Funds Assessments
- » Capital Replacement Funds
- » Maintenance Reserve Funds
- » Financier's Project Certifying
- » Cost Planning & Management
- » Insurance Reinstatement Costs
- » Technical Due Diligence
- » Capital Expenditure Planning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



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