



Reinstatement & Replacement Insurance Report

86 Sample Street Suburb VIC 3000
Plan of Subdivision: PS 123456

- ✓ 30+ Years' Experience In Reporting Services
- ✓ Our Quality Reports Make Roscon The Number #1 Choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ Domestic Unlimited Builders (DB-U 13329)
- ✓ Commercial Unlimited Builders (CB-U 4272)
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management
- ✓ Member - The Real Estate Institute of Australia

Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial/ industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

Instructed By

Name	
Title	Owners Corporation Manager
Company	Owners Corporation Services Pty Ltd
Address	

Inspected & Compiled by

Inspector ID

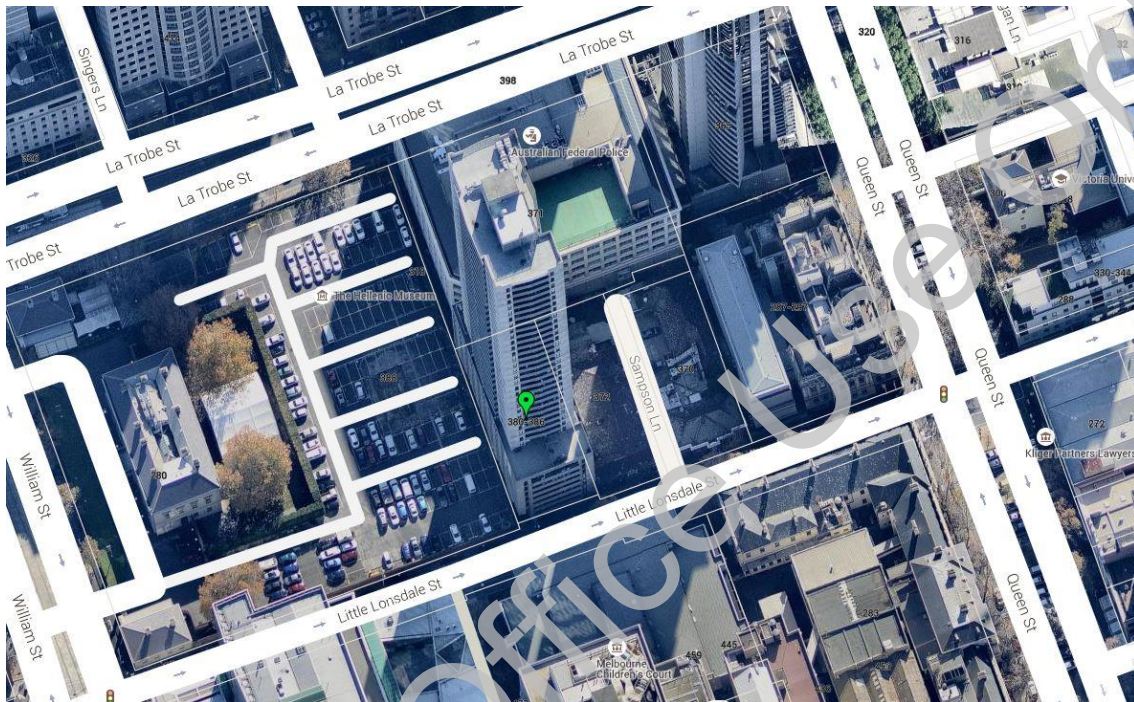
Table of Contents

Roscon Property Services.....	2
Mission Statement.....	2
Instructed By.....	2
Inspected & Compiled by.....	2
1. Property Description.....	4
1.1. Inspection Notes.....	4
1.2. Location.....	4
1.3. Building Photos.....	4
1.4. Development Details.....	6
2. Reinstatement & Replacement Valuation.....	7
3. Statement of Purpose.....	8
4. Methodology.....	8
4.1. Reinstatement Costs.....	8
4.2. Basis of the Estimate.....	8
4.3. Assumptions.....	8
5. Input Data Definition.....	8
5.1. Demolition Costs.....	8
5.2. Cost to Reinstatate the Complete Building.....	8
5.3. Professional Fees.....	9
5.4. Escalation Cost.....	9
5.5. Goods and Services Tax.....	9
5.6. Time.....	9
5.7. Cost Assessment as at 17 August 2015.....	9
5.8. Cost Assessment as at 17 August 2016.....	9
6. Exclusions.....	10
6.1. Excluded From Calculation.....	10
6.2. Asbestos.....	10
7. Inclusions.....	10
7.1. Included in Calculation.....	10
8. Disclaimer.....	11
9. Loss of rent / Temporary Accommodation.....	11
9.1. Calculation Method for Loss of Rent or Temporary Accommodation.....	11
10. Catastrophe.....	12
11. Method of Calculations.....	12
11.1. Area.....	12
11.2. Cost Estimates.....	12

1. Property Description

1.1. Location

86 Sample Street Suburb VIC 3000



1.2. Inspection Notes

The development consists of the following:

- 268 residential lots are spread over 35 levels (Levels 2 to 36)
- One retail lot is present on Ground Level (Level 1)
- Car parking is available on Levels 1 to 6
- Pool and gymnasium present on Level 9
- Majority of main services are present on Level 1, Roof Level and Lift Motor Room Level
- Constructed using typical structural steel and reinforced concrete panels, columns, slabs and block arrangements.

Essential Safety Measure (ESM):

- Essential Safety Measure services were present on site.

1.3. Building Photos



Sample Office Use Only

1.4. Development Details

Building Constructed	
Pre 1994	<input type="checkbox"/>
Post 1994	<input checked="" type="checkbox"/>

Building Class		
1	Single Dwelling, Boarding House, Guest House or Hostel	<input type="checkbox"/>
2	Building Containing Sole-occupancy unit (e.g. apartments, blocks or flats)	<input checked="" type="checkbox"/>
3	Backpacker accommodation, residential parts of hotels or motels, residential parts of schools, accommodation for the aged, disabled or children.	<input type="checkbox"/>
4	Single dwelling in a Class 5, 6, 7, 8, or 9 building such as the caretaker's residence.	<input type="checkbox"/>
5	Offices for professional or commercial purposes	<input type="checkbox"/>
6	Shops or other buildings for sale of goods by retail cafes, restaurants, milk bars, dining rooms, and bars	<input checked="" type="checkbox"/>
7	Buildings used for car parks, storage or display of goods	<input type="checkbox"/>
8	Laboratories or buildings for production or assembly of goods	<input type="checkbox"/>
9	Public buildings such as health care buildings or assembly buildings, nightclubs, bars etc.	<input type="checkbox"/>
10	A non-habitable building or structure which includes; private garage, carport, shed, fence, antenna, free standing wall etc.	<input checked="" type="checkbox"/>

2. Reinstatement & Replacement Valuation

(v5.4)

Property Insurance Reinstatement Cost Assessment
86 Sample Street Suburb VIC 3000 PS 123456

Details of Assessment	
Date of Reinstatement Assessment	17-Aug-2015
Demolition and Removal of Debris	\$ 2,529,465
Professional Fees	\$ 1,264,733
Escalation Cost over Reinstatement Period	\$ 8,821,084
Open Space Contribution (City of Melbourne)	\$ 2,730,278
Metropolitan Planning Levy	\$ 86,911
Total Cost of Reinstatement	\$ 73,635,585
Estimated Rental Loss / Temporary Accommodation (refer to Clause 9.1)	\$ 22,779,447
Reinstatement Period	
Demolition, Documentation and Permit Application Period	12 Months
Construction Period	26 Months
Total Reinstatement Period	38 Months

Reinstatement Assessment Forecast			
	<u>Date</u>	<u>Pre GST</u>	<u>Inclusive GST</u>
as at	17-Aug-2015	\$ 66,941,441	\$ 73,635,585
	17-Aug-2016	\$ 70,154,630	\$ 77,170,093
	17-Aug-2017	\$ 73,522,053	\$ 80,874,258
	17-Aug-2018	\$ 77,051,111	\$ 84,756,222
	17-Aug-2019	\$ 80,749,564	\$ 88,824,521

3. Statement of Purpose

This reinstatement cost assessment is provided to assist the property owners to obtain quotations for insurance of their property from insurance brokers and/or insurance companies.

Roscon Group have not been provided with copies of insurance policies either past or proposed. It is for the parties to the insurance policy to satisfy themselves as to the working of the policy and to the risks covered.

4. Methodology

4.1. Reinstatement Costs

The cost assessment envisages total exact reconstruction of the property "as new" and includes allowance for removal of any remains and debris, together with shoring and temporary protection of adjoining buildings where appropriate and upgrading the building to meet current Building Regulations. Professional fees and Council charges are also included.

The cost assessment of the foundations has assumed that sub-soil conditions are such as to permit the construction of normal foundations, while considering the type and location of the building.

The cost estimated for reconstruction including structure, services and finishes, also allows for heritage classifications (where applicable) and additional costs to comply with the requirements of any Acts, Regulations, By Law, Legislation enacted by Government or other Statutory Authority.

Allowance has been made for any cost fluctuations of building materials, services, plant which may be required to be supplied from overseas.

4.2. Basis of the Estimate

The estimate has been based upon dimensions ascertained by a combination of the following methods:

- 4.2.1. From drawings provided to us by you.
- 4.2.2. From drawings already on file.
- 4.2.3. From dimensions and measurements taken on site.

4.3. Assumptions

Our reinstatement cost assessment has been provided on the premise that the building has been maintained in a state of good repair.

5. Input Data Definition

5.1. Demolition Costs

Includes but is not limited to, making safe, demolition including removal of debris, shoring, temporary protection and removal of existing foundations.

5.2. Cost to Reinstatate the Complete Building

Costs included are the anticipated construction costs of a building contract as at the date of the policy commencement date. Professional fees and escalation costs have also been included. Construction of the building compliant to current building regulations is included.

Allowance has been made for the current status of construction. The current status of works has a direct bearing on the rates that are being applied /charged to perform the works necessary for the complete property reinstatement as calculated within this report.

5.3. Professional Fees

The following disciplines are allowed within this allowance:

- 5.3.1. Quantity Surveyor
- 5.3.2. Project Manager
- 5.3.3. Architect
- 5.3.4. Structural Engineer
- 5.3.5. Council Fees
- 5.3.6. Building and Design approval
- 5.3.7. Building Services Design
- 5.3.8. Disbursements and sundries, minor fees, for example acoustic and soil testing

5.4. Escalation Cost

This allowance considers an inflation provision is allowed and applied to the base reinstatement cost for the period of demolition, re-documentation and reconstruction. The inflation provision does not take into account abnormal factors that may artificially affect costs of construction, for example earthquakes, floods and tempests.

5.5. Goods and Services Tax

Our reinstatement cost assessment includes:

- 5.5.1. GST Inclusive
- 5.5.2. GST Exclusive

It is recommended that this matter should be discussed with a tax advisor and insurer to determine the appropriate figures that should be adopted.

5.6. Time

Construction, demolition, re documentation periods are expressed as working weeks and are based on current industry agreements of thirty six hours, nine day fortnight.

It is assumed that demolition will be carried out in during the re-documentation period and that a normal period should be allowed to obtain permits and approvals for this type of building.

5.7. Cost Assessment as at 17 August 2015

This figure represents the cost of re-construction with the assumption that destruction occurs on first day of the new policy.

5.8. Cost Assessment as at 17 August 2016

This figure represents the cost of reconstruction assuming destruction occurs on this date, the last day of the insurance period.

6. Exclusions

6.1. Excluded From Calculation

The cost assessment excludes the items listed below:

- Alternative accommodation cost of renting and consequential loss.
- Professional fees incurred to prepare a claim following a loss.
- Costs related to changes in the plot ratio.
- Building variations to the current design.
- Moveable fittings, furniture or equipment.
- Tenancy fit out including office, recreation equipment, catering equipment, furniture, curtains, blinds and ornaments that do not form part of the building.
- Contributions to fit out and tenant incentive costs.
- Trade, advertising signs, logos, etc.
- Works located outside the property boundary including but not limited to in ground drainage.
- Reconstruction finance charges.
- Delays in obtaining approvals due to appeals or other factors.
- Removal of contaminated soil.

6.2. Asbestos

The removal of asbestos and the detection of asbestos has not been allowed for.

7. Inclusions

7.1. Included in Calculation

The cost assessment includes the items listed below:

- ✓ Includes cover for the buildings, common area contents, professional fees allowance, fire extinguishment costs, removal of debris.
- ✓ Covers the known and anticipates the undisclosed e.g. upgrades to fixtures and improvements for every lot within the building.
- ✓ Anticipates the rise in costs of labour and materials – remembering that the rise in rebuilding costs often outstrips the rise in CPI at times by as much as double the CPI.
- ✓ Reinstatement time following a major disaster and the re-building time it takes to re-establish the building into a fully functional state.
- ✓ Calculated assumptions to cover compliance, adhering to newly introduced local planning laws and building codes.
- ✓ Escalation of rebuilding costs and other fees applicable, between the time of the disaster and the time all construction works have been completed and the building is fully functional again.
- ✓ Loss of rent / Temporary Accommodation estimates for the period owners or tenants are unable to occupy the insured property, our recommended estimates also take into account escalation costs during the planning and rebuilding phase. This figure is given as a separate value and is not included in the total reinstatement amount.
- ✓ Where applicable open space contributions in accordance with planning scheme.
- ✓ Builder's margins & property developer's margins.
- ✓ Metropolitan Planning Levy (MPL) included where applicable.

Important information

Any decisions on whether to acquire or hold particular insurances should always be based on what is appropriate for your individual building or strata plan. For further details of your current or any insurance renewal cover refer to your nominated insurer. Always obtain a Product Disclosure Statement(s) and Policy Wording(s) to ensure you are covered for the sum and items stipulated in this report.

8. Disclaimer

The purpose of this cost assessment is for insurance and as such should not be used for any other purpose. The details that are contained within this document are strictly confidential to the owners of the premises, their brokers and insurers.

Roscon Group does not accept any liability, contractual, or other form for any consequences, loss or damage which may arise as a result of any other person acting upon or using this cost assessment.

It is recommended that a reassessment should be performed at least every three years to maintain the assessment relevant to the fluctuations in inflation, material costs & labour variables.

This report is prepared by Roscon Property Services Pty Ltd (Roscon) for the purpose as stated on the front cover, and its contents are provided only for the exclusive use of the named client. Roscon believe that the information contained in this document is correct, and that any opinions, conclusions, recommendations and any views expressed in this report are made as at the date of inspection. Roscon do not warrant their accuracy, and disclaim all responsibility for any loss or damage which may be suffered by the client or any other person, directly or indirectly. Roscon has no relationship with the entity "the client" that has requested this report and does not owe any duties to their client, the owner's corporation their agents or contractors working on the premises which this report relates. Publishers Note

While every effort has been made to ensure accuracy of the information given in this report, neither the individual who performed the valuation or Roscon in any way accept liability for loss of any kind resulting from the use of the information contained in this report.

9. Loss of rent / Temporary Accommodation

9.1. Calculation Method for Loss of Rent or Temporary Accommodation

It is important to ensure the amount selected to cover 'loss of rent/temporary accommodation' equates to the amount of rent you would be able to receive for the rental for all lots within the complex. The amount selected must be sufficient to cover the rent that is owed from the time of loss to the complete reinstatement of the building; this is period is commonly referred to as the Total Reinstatement Period which may be found in Part 2 of this report.

The figure we provide for 'loss of rent/temporary accommodation' is an estimate, given the information which has been made available to us. We therefore strongly encourage all Body Corporate/Owners Corporations to contact a licensed real estate agent and ascertain the amount of rent that could be obtained for all lots that are within the complex, and then complete the necessary aforementioned calculation.

Remember, some insurers cover loss of rent and temporary accommodation in addition to the sum insured. Therefore you DO NOT include the rental figure in the calculation of the replacement cost of the building. The loss of rent / temporary accommodation figure should be an additional item to be insured.

10. Catastrophe

Catastrophe-cyclone-ravaged areas have, over the years, reinforced the issue of inadvertent underinsurance. The Australian Securities and Investment Commission (ASIC), in their report on January 2007 on 'making Home Insurance Better' said that the impact of demand surges (which is a substantial increase in costs due to shortage in materials and labour) cannot be adequately reflected in policies with a fixed sum insured.

Furthermore, the ASIC report stated the following:

Mass disasters can cause huge and unpredictable increases in rebuilding costs.

- After cyclone Tracey in Darwin NT in December, 1974, building costs had increased by seventy-five percent.
- After the earthquake in Newcastle NSW in 1989, costs had increased by thirty-five percent.
- After the bushfires in the ACT in 2003, building costs had increased by fifty percent.
- Preliminary reports following Tropical Cyclone Larry in Queensland in March 2006, indicate that building costs had increased by fifty percent;

It is advised by leading insurers that a percentage increase of thirty percent should be added to the value of insurance cover to cover catastrophes. It is a concern that several insurance companies limit the percentage increase to cover catastrophes to fifteen percent. Based on the above information the Body Corporate / Owners Corporation will need to determine the appropriate percentage of cover required for their specific situation.

A percentage increase of only fifteen percent is totally inadequate, and it would result in a significant financial contribution being required from those individual unit owners affected by a catastrophe, to cover the shortfall. As a result, the Body Corporate/Owners Corporation could be fined and prosecuted for underinsurance.

Catastrophe means an Event which is sudden and widespread and which causes substantial damage to property over a large area, and as a result of which the Insurance Council of Australia issues a catastrophe code.

11. Method of Calculations

11.1. Area

Roscon carries out a visual inspection of the property but is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. To determine building areas or land area, we have taken some limited measurements onsite to check and compare the measurements against the building boundaries for each lot in the plan of subdivision "POS" provided to us. Lots shown on the "POS" which don't show any building envelopes within the lot if Roscon is unable to gain entry into the private lot/s to ascertain the private open space in any particular lot/s, Roscon will determine and estimate the open space by reference to maps and other online guides.

11.2. Cost Estimates

Roscon uses best practice average per square metre cost range for a selection of typical buildings. Roscon uses the latest price indicators published by "Rawlinsons Australian Construction Handbook" which is updated on a yearly basis. This method provides the base figure in the valuation of buildings. Typically cost estimates are provided when buildings are reinstated on flat land. Roscon also takes into account and makes the necessary adjustments for rebuilding on sloping sites, ground conditions, traffic management, footpath rental during the construction period or other council or authority fees, unusual shapes and other design considerations, such as height and floor levels including allowances for Open Space Contributions payable to Councils if applicable.

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Roscon Property Services

Offices 150 Sydney Road Coburg VIC 3058 | Level 50, 120 Collins Street Melbourne VIC 3000

Tel 1800 767 266 | Email info@roscon.com Web roscon.com.au

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