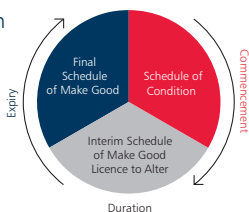


Make Good Cycle

At Napier & Blakeley, we provide independent, professional advice in relation to repair and make-good obligations throughout the property lease cycle. We call this our Make Good Cycle. Our team, comprising Building Surveyors, Quantity Surveyors and Building Services Engineers, prepare commercially oriented reports that can reduce protracted and costly disputes between Landlord and Tenant.



The Lease and Make Good Cycle

Our market leading property tax focus also enables the best outcome from a tax perspective.

PERIOD	SERVICE	FEATURES AND BENEFITS
Lease Commencement	Schedule of Condition	<ul style="list-style-type: none"> Provides certainty, clarity and mitigates future disputes An accurate document of building condition supported by plans, photographs and text Can include a lease survey or asset register Ideally endorsed by both parties
Fitout	Tenancy Coordination and Administration	<ul style="list-style-type: none"> Identify the effect that a fitout has on the base building and its services Recommend the alternative tax positions for the Landlord with regards to apportionment of incentive (if any) Monitor progress of fitout works and administer progress payments (if any) Assemble final completion report, including certificates and documentation of completed works Provision of completed asset register confirming ownership of fitout including depreciation report
	Interim Schedule of Make-Good	<ul style="list-style-type: none"> Assists in ensuring the leased area is properly maintained A document formally detailing breaches of the lease including items of disrepair Particularly important in 'whole of building and land' and 'triple-net' leases
Lease Duration	Approval to Alter	<ul style="list-style-type: none"> Document Tenant's alterations including fitout works Provides clarity as to changes come lease termination Authorise the Lessee to make alterations to the premises
	Final Schedule of Make-Good	<ul style="list-style-type: none"> Itemises the breaches and remedial works required Includes a cost budget to repair/reinstate A professional tool for negotiation and settlement Normally prepared within 6 months of lease expiry but can be served after the lease term Can include negotiation services for a cash settlement Considers the reversionary tax implication of any cash settlement
Lease Expiry	Final Schedule of Make-Good	<ul style="list-style-type: none"> Itemises the breaches and remedial works required Includes a cost budget to repair/reinstate A professional tool for negotiation and settlement Normally prepared within 6 months of lease expiry but can be served after the lease term Can include negotiation services for a cash settlement Considers the reversionary tax implication of any cash settlement
Make Good	Project Management and Administration	<ul style="list-style-type: none"> Manage the make-good works to satisfaction of the Landlord Provide adjusted asset register and tax depreciation schedule, including any items for write off Demised area suitable for new tenant



Napier & Blakeley

COST ■ RISK ■ RETURN



Make Good Ready Reckoner

The table below has been created in order to provide an indication of the Make Good costs for a range of circumstances. It acts as a broad guide only and assumes no record of condition at lease commencement.

Demolition	
Removal of partitions	\$35 - \$40/m ²
Removal of plasterboard ceilings	\$12 - \$17/m ²
Repairs	
Plaster patch repairs	\$60 - \$70/m ²
Concrete floor slab edges	\$200 - \$220/m
Clear sealing to floor slabs (non epoxy)	\$15 - \$20/m ²
Reinstatement	
Stud partition	\$120 - \$140/m ²
Inset grid suspended ceiling (tile)	\$60 - 70/m ²
Carpet	\$60 - \$80/m ²
Decorations	
Prepare and repaint plastered partitions and walls	\$13 - \$16/m ²
Prepare and repaint rendered surfaces (acrylic)	\$30 - \$40/m ²
Prepare and redecorate doors and frames	\$30 - \$40/m ²
Building Services	
Reinstate mechanical services back to base	\$35 - \$45/m ²
Balance and commission	
Relocate sprinkler heads	\$150 - \$300 each
Relocate light fittings	\$70 - \$80 each

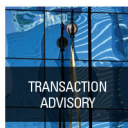
We have extensive cost data relating to Make Good projects and settlements and can provide a quick benchmark comparison.

We have developed a number of strategies to protect Landlords and Tenants against the risks of the Make Good cycle.

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- » Make Good Schedules
- » Dilapidations Schedules
- » Schedules of Condition
- » Capital Expenditure Planning
- » Technical Due Diligence
- » Quantity Surveying
- » Property Depreciation Allowances
- » Insurance Replacement Costs



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