Rebbeck
Dunn
Watters

Building Consultancy

CAPABILITY STATEMENT

About **Rebbeck Dunn Watters**

Rebbeck Dunn Watters building consultancy are market leading building surveyors focused on the commercial property sector. Established in 2010, we act for many of the industry's most successful investors, occupiers and tenants.

We believe an excellent building consultancy should:

- Easily interpret a client's requirements and tailor advice accordingly.
- Have a breadth and depth of knowledge to ensure accurate and quality advice is given.
- Be nimble and responsive.
- Have a strong track record.
- Be independent.

RDW embrace all of the above by providing personal, professional and high quality advice that adds value to our customers.

Our team are RICS Chartered Building Surveyors, which means we are held to the highest standards in terms of competence, professionalism and integrity.

We cover all major centres throughout New Zealand and report on all sectors of the industry – everything from warehousing and office assets through to shopping malls, coolstores, healthcare, manufacturing and retirement villages. ■

YOUR AWARD-WINNING TEAM

Our Services

TECHNICAL DUE DILIGENCE

We report on all aspects of a building prior to purchase (for investors or occupiers). We tailor our reporting for each instruction. We typically focus on building condition, CAPEX forecasts, compliance issues, lease obligations and deleterious materials. RDW also coordinate, review and summarise specialist reporting such as seismic performance assessments, building services reviews, land contamination investigations and sustainability assessments.

MAINTENANCE PLANNING

We combine our technical knowledge and in house cost database to assess the condition of an asset, determine the scope of works required to address maintenance issues and forecast R&M and CAPEX expenditure (typically over 10 years but we can tailor reporting to suit).

PREMISES CONDITION REPORTS

We accurately record the lease commencement condition of the premises along with ownership of the fitout and any alterations made to it. This provides a reference for the parties when determining make good obligations at expiry.

BUILDING PATHOLOGY

We identify, diagnose, procure and oversee works to repair building defects. As part of this, we complete an options analysis to enable informed decisions on the remedial options and ensure the right contractors and specialists are involved (when required).

INSURANCE

We work with both loss adjusters and claimants to help progress settlement of claims by assessing damage to buildings, reviewing costs and scopes of repair and monitoring repair works.

We also carry out insurance reinstatement cost assessments which determine the cost to replace an asset in the event of a total loss. Given we regularly tender construction works and have a thorough understanding of construction methodologies, we are well placed for this work.

DILAPIDATIONS

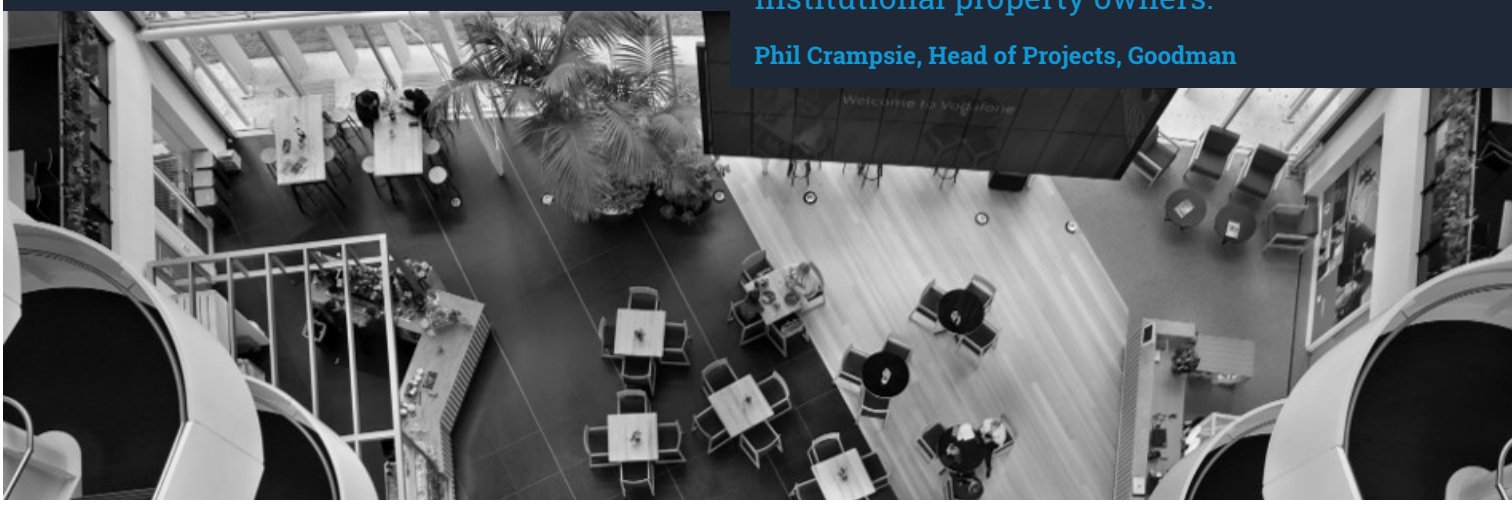
We assess make good obligations, prepare scopes of work, assist with negotiations and financial settlements or help procure and oversee works to discharge lease liabilities. We have extensive experience both pursuing claims for landlords or defending claims for tenants.

PROJECTS

We offer project management and contract administration services for small works. This typically covers building refurbishments, maintenance works, office fitouts and other small works up to around $5m in value. Our project management team has significant additional capability in the delivery of large scale projects. ■

+ "It is rare to come across a team that fully appreciates the key drivers for large institutional property owners.'

Phil Crampsie, Head of Projects, Goodman



Recent **Instructions**

01. MAINTENANCE PLANS

We complete rolling building condition reviews and 10 year maintenance plans for one of the largest **supermarket retailers** in the country. The plans cover building defects, R&M expenditure and larger CAPEX projects, all of which are costed and prioritised in the plan.

02. TECHNICAL DUE DILIGENCE

RDW acted as the building technical due diligence lead for the acquisition of the **Quay Park** office portfolio in Central Auckland. RDW reported on the condition of the building fabric, compliance issues and CAPEX costs. We also managed and summarized all specialist reporting on building services, structural performance, geotech and sustainability elements. RDW have acted as building DD lead on $400 million of transactions in 2023.

03. DILAPIDATIONS

RDW have significant experience in this area, completing circa 40 dilapidation assessments and negotiations over the last 12 months. We both pursue claims for landlords and defend claims against tenants. Our instructions have ranged from simple routine assessments to those involving complex ground leases, land contamination issues or legal disputes. We assist clients and their lawyers with strategy, determine the obligations and scope of works required by the lease and help negotiate and settle the claims.

04. INSURANCE

We have supported the lead insurers and loss adjuster with damage assessments, payment claim reviews and works monitoring at the **Sky City Convention Centre** following the fire event in 2019.

05. BUILDING PATHOLOGY

We undertook an options analysis for repair of the **Aon Centre**'s roof following a building condition review we completed. We identified a range of options and helped the client make an informed decision that suited their long term plans for the property. The end solution extended the lifespan of the roof, avoided costly consequential works and was quick to install. RDW then procured and project managed the works on the clients behalf. ■

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02

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04

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CLIENTS

Our Chartered Building surveyors have worked with some of New Zealand's most recognised names:

Precinct · WPC Group · Invesco · Goodman · McLarens Private Clients & Estates · foodstuffs North Island · Generator · Smales Farm · Oceania Believe in Better · NZSuperFund Te Kaitiaki Tahua Penihana Kaumātua o Aotearoa · PAG · Chalmers Properties · Chubb · AA · The Selwyn Foundation · iag · Ergon Properties

AFFILIATIONS

RICS · Property Council New Zealand · Keystone Trust

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