



*Washington Brown has become the industry
leader for one reason:*

*Our **continuous** focus on you, our client. We work
closely with you, always prioritising your **best** interests.*

*With an **extensive** client base of Australia's
leading financial and property organisations, we
cost manage more than **\$2 billion** of construction
projects per annum.*



What we can do for you?

With more than 30 years experience, we're one of Australia's leading quantity surveying, cost planning and building consultancy firms.

We provide a wide range of property services to financial institutions and the property industry, including:

- Cost planning
- Development monitoring
- Property tax depreciation
- Sinking fund reports
- Building insurance replacement reports
- Building Consultancy

Why us?

EXPERIENCE

We manage over \$2 billion of construction costs per year for many leading financial and property organisations. Since 1978 we've assessed over 110,000 properties for tax depreciation. We now complete almost 200 depreciation schedules per week (10,000 per year). With this wealth of experience, and our extensive up-to-the-minute construction-cost data, our depreciation and cost planning advice will maximise the money you save.

ACCURACY

We're proud of our high quality cost planning and depreciation data. Our team continually analyse the latest market conditions and trends to ensure our data is reliable and absolutely up to date. You'll make more confident decisions knowing your cost planning and depreciation schedules are based on sound information.

COMPREHENSIVE SERVICE

We offer you full cost planning services, enhanced by our property tax depreciation and building consultancy advice, to help you at every stage of your project—from planning and construction through to project marketing. Coming to just one source makes your life easier and your projects more efficient. Combining this convenience with the integrity and client focus we've become renowned for, has helped make us one of Australia's most trusted quantity surveyors.



Property Tax Depreciation

In three decades of business, we've assessed over 110,000 properties for depreciation allowances. These have included everything from shopping centres, hotels, and office buildings, to apartment blocks and residential houses.

Our extensive construction cost and historical data means our depreciation schedules are based on facts you can rely on. Washington Brown's expertise in taxation, construction and accountancy ensures you the biggest deduction possible, safely within the Australian Tax Office's guidelines.

Sinking Funds

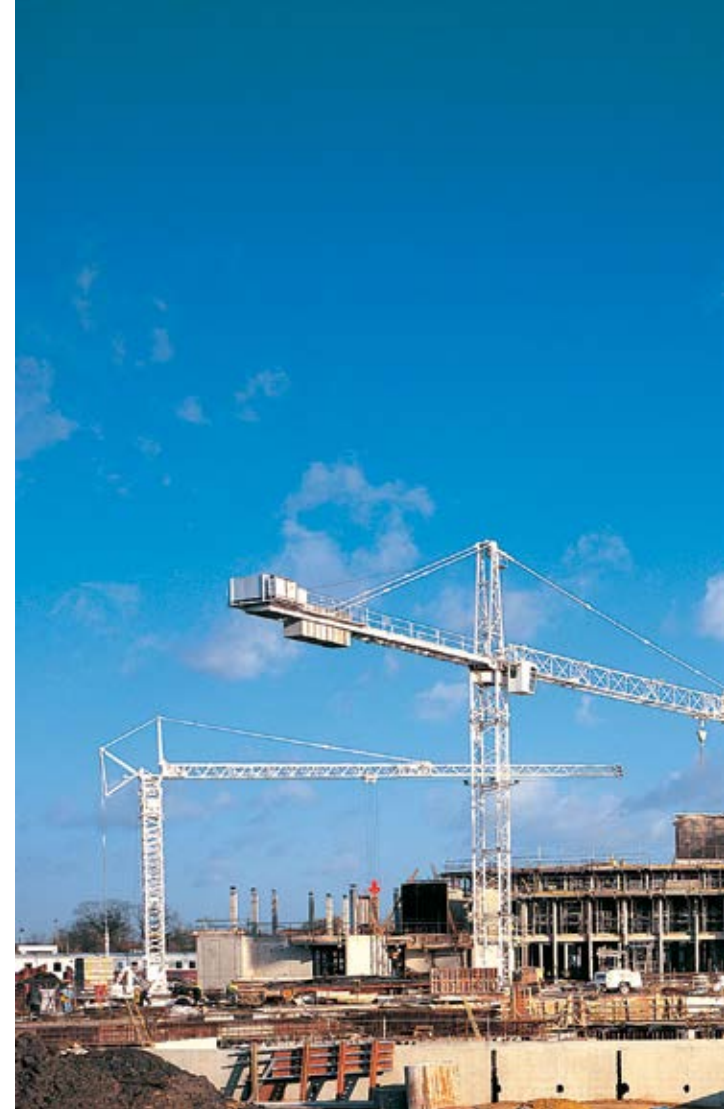
Washington Brown provides expert advice in the preparation of 10 year sinking fund reports for Owners Corporations and Strata Managers. As one of Australia's most trusted Quantity Surveyors we have the construction costing expertise, historical data and specialist tax knowledge to ensure your sinking fund plan delivers the best financial return for your stakeholders.

All Owners Corporations should have in place a 10 year sinking fund plan to cover the cost of potential capital expenses such as lift overhauls, painting, driveway refurbishments, fences, roof and gutter replacements.

Building Insurance Valuation

Building Insurance is not something to leave to speculation. As experts in the construction and building industry, we know there is a big difference between a market valuation and the actual costs of reconstruction. A comprehensive Building Insurance Valuation report prepared by Washington Brown will ensure that in the event of an insurance claim you are not left out of pocket.

We base our Building Insurance Valuation reports on the full cost of rebuilding in case of total destruction. We don't do this so you'll pay a higher insurance premium, we do it to protect your investment. Our Building Insurance Valuation report will outline costs for demolition, site clearing, professional fees, compliance and reconstruction.





Cost Planning

We know that effective cost management is critical to a project's success. Our best-practice cost planning service ensures you get accurate cost and construction information for every stage of your project.

We offer specialist advice in nine broad areas:

- Financial auditing of projects
- Development monitoring
- Procurement
- Construction-contract review and assessment
- Feasibility studies
- Sustainability advice
- Risk identification and management
- Value engineering
- Tender review and selection

Our proactive approach is what sets us apart. Washington Brown's ongoing project monitoring coupled with our robust reporting systems helps us detect issues early, giving you time to address them quickly and in the most cost effective way.

We can monitor, analyse and report on:

- Construction progress
- Cash flow
- Budgets
- Timeline
- Documentation
- Variations
- Risks

We have developed a cost report for the project monitoring that easily identifies the current project financial status, cash flow analysis, variation assessment and risks.



Building Consultancy

Our Building Consultancy service helps you recognise, maintain and increase your property's value, while helping to minimise your risk.

Our range of building consultancy services includes:

- Technical due-diligence reports
- Make-good schedules
- Condition schedules and condition surveys
- Contract administration services
- Employer's agent
- Reinstatement cost assessments
- Building pathology and defects analysis
- Access audits and OH&S assessments
- Refurbishments
- Capital expenditure and maintenance reports

We also advise on all matters relating to property development and occupation in conjunction with other in-house teams and client-appointed consultants.

Clients & Sectors

Washington Brown is on the panels of many of Australia's financial institutions. We also work closely with major property companies.

Some of the clients using our integrated consultancy services include:

- Adelaide Bank
- AV Jennings
- BankWest
- CBRE
- Commonwealth Bank
- Crown International
- Dylam
- ING Bank
- John Holland
- Lend Lease
- Meriton
- Mirvac
- Payce Properties
- RP Data
- Sekisui House
- St George Bank
- Stockland
- Walker Corporation
- Westpac Bank
- Winten Property Group

We have decades of experience in all major property sectors, including:

- Residential
- Commercial
- Land subdivision
- Industrial
- Hotel and Leisure
- Education
- Healthcare





Dilapidation Reports

Washington Brown offers a nationwide service preparing comprehensive dilapidation reports which detail the existing condition of a building at a specific point in time. During the course of the survey, we identify any existing damage to the structure as well as on surrounding buildings, roads, fences etc. prior to construction works.

A dilapidation report is a key component of development approvals and it is required by most councils to protect the adjoining neighbours. We provide professional impartial reports for all types of properties and structures. This ensures protection of all parties from unnecessary claims as well as satisfying DA approvals.

Our service includes:

- Advising the builder, developer or architect on the extent of the Dilapidation report and which structures should be inspected.
- Onsite inspection of the building elements in accordance with the client brief.
- Production of a written and photographic report in chronological order identifying the current building condition with photographs showing any existing damage.



Washington Brown

— QUANTITY SURVEYORS —



RICS

the mark of
property
professionalism
worldwide



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