



BIV REPORTS PTY LIMITED

Building Insurance Valuations · 10 Year Plans · Safety Reports (Civil Liability + WHS)
Asbestos Reports (Registers + Management Plans) · Life Cycle Maintenance Reports

Strata Compliance Specialists since 1983

ABN 60 508 188 246

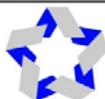
Building Insurance Valuation

Physically inspected on: 6 October 2021

Date of this Report: 5 February 2026



1-15 Fontenoy Road, Macquarie Park :: SP52948





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The Owners of SP52948

1-15 Fontenoy Road, Macquarie Park

5 February 2026

Dear Owners,

RE: Building Insurance Valuation - SP52948 - 1-15 Fontenoy Road, Macquarie Park

Thank you for your instructions to provide a Building Insurance Valuation for your scheme.

You will find that our Reports are easy to read and understand, however if you have any questions, feel free to contact us directly.

Over 85% of all Strata Managers in Western Australia and 66% in NSW utilise our services to carry out various strata compliance reports including Capital Works Fund Plans, Safety Reports, Building Insurance Valuations, Asbestos Registers and Asbestos Management Plans.

Our Building Insurance Valuations are supported by the Australian Construction Costs Guide (Rawlinsons) as well as the costings of recent developments when we can obtain that information. We also construct our own developments so we are intimately familiar with the actual construction costs, and professional fees.

Over 75% of the Insurance Valuations that I peer review are over-valued, and typically where inexperienced people attempt to 'cover themselves' by erring on the higher range of estimates. All this does is cost the Owners more in premiums for no good reason. So if my valuation is less than the last one you relied upon, do not be alarmed, you are simply re-calibrating to the correct figure.

Our other services include:

- Asbestos Registers + Management Plans - Safety Reports - Capital Works Fund Plans

The above Reports are carried out on all types of property including retail, commercial, industrial, residential, high rise towers, CBD, marinas, stratum, non-strata and others.

Contact your Strata Manager to engage us to provide any of the above additional Reports, or alternately contact us if you have any questions on these Reports.

Your sincerely,

Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV FSSP

Director - Certified Practicing Valuer, Chartered Valuation Surveyor

Cert IV WHS, Asbestos qualifications, Past Accredited Fire Safety Practitioner



Building Insurance Valuation Certificate of Value

This is to certify the Replacement Value of the buildings and other improvements of the Plan described herein, on the basis of total destruction and rebuilding, in accordance with s161(1)(b) Strata Schemes Management Act 2015 (Replacement) and clauses 43A(1)(l) and (2) of the Strata Schemes Management Regulation 2016 (NSW).

Reported interest of:	<i>The Registered Proprietors of SP52948</i>
Address of property:	<i>1-15 Fontenoy Road, Macquarie Park</i>
Land description:	<i>Lots 1-96 SP52948, Lots 98-219 SP53855 and the Common Property</i>
Subject Improvements: (Brief description only)	<i>Multi level mixed unit and townhouse complex with car accommodation</i>
Registration date & brief description:	<i>Registered 1996, masonry, concrete floors, tile roof, pool, lift, tennis court, landscaped areas, and average finish</i>
Normal items and events included in the value ascribed below:	<i>Replacement Cost of the buildings and other improvements, demolition and removal of debris, architects and other professional fees, 42 months allowance for rise and fall in building costs, including GST</i>
Date Prepared:	<i>5 February 2026</i>
Date of Valuation:	<i>5 February 2026</i>
Certificate Number:	<i>84848</i>

In accordance with the comments made within this Certificate and based upon Building Costs reasonably available as at the Date Prepared, we are of the opinion that the Building Costs including the items listed above and in modern materials as at the Date of Valuation, can be fairly expressed in the amount of

***One hundred and eighty six million nine hundred and seventy thousand
\$186,970,000***

This certificate is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this certificate. Neither the whole nor any part of this certificate or any reference thereto may be included in any published document, circular or statement or published in any way without our written approval of the form and context in which it may appear.

This Certificate should be read in conjunction with Page 2 including the disclaimers contained therein.

Building Insurance Valuation

Summary of Calculations

Reported interest of: The Registered Proprietors of SP52948
Address of property: 1-15 Fontenoy Road, Macquarie Park

Estimated Replacement cost of all buildings and other improvements	\$134,648,454
Add an allowance for demolition & removal of debris	\$3,880,875
Add an allowance for professional fees	\$8,311,760
Sub total (rounded)	\$146,841,089
Allow for escalation in costs for 42 months	\$23,127,472
Add GST	\$16,996,856
Total (rounded)	\$186,965,417
Recommended Sum Insured on a Replacement basis only	\$186,970,000

Additional items and events to be insured: Nil

This Certificate of Value has been prepared on the basis of instruction being for Building Replacement Insurance purposes only (total destruction) and for no other purpose. A comprehensive valuation report should be commissioned if a party intends to change their financial position relating to the above property or interest. For example, a valuation for reinstatement (where buildings are damaged but not destroyed), or market value purposes would include detailed commentary relating to any risks associated with the property.

Any estimate includes an escalation for reasonable growth perceived today, and from the Date of Preparation to the date of likely completion of construction. No responsibility is accepted for any unforeseen change in the market in the future. As the Owners' liability is unlimited they should view the recommended sum insured as a minimum amount and consider insuring for a higher amount if they believe their particular circumstances warrants it. Areas have been calculated from our on-site measurements of the external parts of the building and or the subject Strata, Community or similar Plan. Building plans or building surveys should be provided to the Valuer if the Owners requires a more accurate assessment of areas.

As we are not town planners and nor have we been provided with town planning advice this Certificate does not cover loss of floor space or use if the zoning does not allow re-building of the existing improvements, and assumes that the existing improvements can be rebuilt on the subject site in accordance with the relevant planning instruments. You are to ensure that your particular insurance policy provides further allowance for any rebuilding on another site, that is, additional allowance for purchasing another site, amongst other things. As the Owners can choose whether an insurance policy will include further allowances for additional items such as alternate accommodation or catastrophic events (such as earthquakes or floods), we do not make an allowance for those additional optional items.

The above has been calculated in accordance with valuation best practice or the relevant Act and Regulation, which we interpret as a Building Replacement cost (and not for Re-instatement which may be a significantly higher cost). The recommended sum insured is calculated from an amalgam of estimates and a single figure is provided for practical purposes from within a range of values and a combination of a range of estimates. We have relied upon either Rawlinsons, or recent local construction costs to assess the cost of replacement in modern materials and do not accept responsibility for any errors from the above providers of source data. Our Certificate does not cover the property's structural condition nor environmental contamination, nor is it a qualitative survey, our inspection of the building does not include inaccessible areas of the property nor do we identify or comment on the structural integrity, rot, defect, or infestation of the improvements.

Annexures

Property Report

1-15 FONTENOY ROAD MACQUARIE PARK 2113



Property Details

Address: 1-15 FONTENOY ROAD MACQUARIE PARK 2113
 Lot/Section /Plan No: CPI-/SP52948
 Council: RYDE CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Ryde Local Environmental Plan 2014 (pub. 21-4-2023)
Land Zoning	R4 - High Density Residential: (pub. 21-4-2023)
Height Of Building	26 m
	9.5 m
Floor Space Ratio	1:1
Minimum Lot Size	580 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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Annexures

Property Report

1-15 FONTENOY ROAD MACQUARIE PARK 2113

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Bushfire Prone Land	Vegetation Buffer
Greater Sydney Tree Canopy Cover 2019 Percentage	26.32
Greater Sydney Tree Canopy Cover 2022 Percentage	27.77
Housing and Productivity Contribution	Greater Sydney - Base HPC
Local Aboriginal Land Council	METROPOLITAN
Regional Plan Boundary	Greater Sydney

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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Appendix A

Helpful Guide in choosing the right supplier for strata compliance reports

Things that owners and committee members should be aware of

Firstly, some Reports available in the market are NOT the same. Some Reports are offered by suppliers with limited experience, lack detail, or a proper understanding of the legislative requirements and the true task. Just because a Report is cheaper, it can be a significant false economy and can place the owners at financial risk and compliance risk.

Why get our Reports

We are the most knowledgeable and experienced Compliance Report providers in the strata industry. Our service is excellent and our fees are competitive. We are National Partners with the Strata Community Association and are regularly requested to provide advice on the interpretation and compliance with risk and safety procedures, legislation and to make presentations (ie 2022 Joint presentation with the General Manager - WorkSafe on the WHS legislation to Strata Managers). Some of our contributions include

- 10+ years on the Strata Industry Working Group advising the land titles office + State Govt,
- Reviewed and adjusted the Cert IV + Diploma Courses in Strata Community Management,
- COAG appointed to determine qualifications, training, experience for all Valuers in Aust,
- Wrote the majority of the Expert Witness TIP Guide for all API Valuers in Aust and NZ,
- 10+ years training Expert Witnesses for the Aust Prop Institute in State + Federal Courts,
- Invited onto the Fire Protection Association Accreditation (Review) Reference Group,
- Wrote the Risk Management Module - Strata Manager Licencing, approved by Fair Trading.

Simply put, we know strata and community property intimately, as well as the legislative compliance requirements.

Our Reports are genuinely Easy to Read and Understand

Our ideas and practical recommendations for compliance are robust and unique, which assists the Owners to reduce their risk from (1) being sued for negligence and (2) comply with the legislation in a cost effective manner.

Building Insurance Valuations

We have been carrying out valuations for strata properties since the early 1980's as Registered Valuers, and specialise in construction costs for both strata and community schemes. We know the accurate construction costs as we have extensive experience in developing and building our own properties and pay these costs, and not purely speculate from some book.

Over 75% of the insurance valuations that I peer review are over-valued. Inexperienced consultants attempt to 'cover' themselves by over valuing. We do not over-value, nor under-value, we provide a mid-range recommended sum insured valuation.

Safety Reports

As owners have unlimited liability in dealing with their properties, it is very important to ensure that your consultant is properly qualified to assess risk, and is experienced in making practical, effective and cost saving recommendations.

We have Diploma WHS qualifications, and extensive experience in analysing negligence cases throughout Australia for nearly two decades. Our Safety Reports cover both the WHS legislation, as well as Civil Liability legislation to minimise the risk of being prosecuted or being sued in negligence.

10 Year Plans

The format of our Plans is easy to read and understand, and we carry out the mathematics correctly so that our recommended contributions are practical, proven and not excessive. These Plans provide contributions for items of a capital and non-recurring nature. We do not charge for updates to the Plan in the short term (6 months).

These are Savings Plans not Spending Plans and assist the owners in a form of forced savings on a user-pays basis. We also provide a recommended contribution for each lot and for each year of the Plan.

Asbestos Reports

Our Asbestos Reports include both an Asbestos Register and an Asbestos Management Plan that comply with legislation as well as the National Codes of Practice. Significant fines apply when these are not available in a workplace, and some insurers are now insisting on these Reports before they even look at a property to insure.

We provide the National Safe Work practices within our Asbestos Report, which assists contractors that rely upon the Asbestos Report in order to keep your property safe. We have all four asbestos qualifications, and choose not to be licensed to provide advice that is independent from any physical asbestos work. Our qualifications include Independent Asbestos Assessor, and Asbestos Supervisor for both Friable and Non-friable asbestos.

I trust the above assists you in your deliberations for your strata compliance consultant, and if you have any questions, feel free to call for further advice.



Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP FSSP
 Director - Certified Practicing Valuer, Chartered Valuation Surveyor
 Diploma WHS, Asbestos qualifications, Past Fire Safety Practitioner



EASY RENEWAL FORM™

Send to: biv@biv.com.au

This Insurance Valuation was completed around February 2026 with a recommended renewal of one year, (about 5 February 2031). If a Work Order is issued for an update Report before the renewal date shown, then the fee will be the discounted renewal fee and not some fee applying at some future date.

Renewal Date: 5 Feb 2027

Renewal Fee: \$3,421

Our 'Price Match' any competitors written quote' still prevails over the above fee

From:

Contact:

Email:

Phone:

SP52948 : 1-15 Fontenoy Road, Macquarie Park : 218 Lots

Date report required:/...../..... **Is this date a:** LIKE to have by date, or
 MUST have by date

Access to Property (if required, ie security building) **Is this person:** provided for access only
 a MUST MEET for info

Contact: Ph:

If a MUST MEET for information **Can this person provide:** info by phone or email, or
 a 'real' Must Meet on site

Additional Reports:

Discounts apply if you order Additional Reports for the same property before

The discounts are 5% discount for one Additional Report;
10% for the next two Additional Reports, and
15% for all three Additional Reports.

5 August 2026

	<u>Normal fee for each Report</u>	<u>Rate per Lot</u>	<u>Maximum 15% disc. fee</u>
<input type="checkbox"/> Safety Report	\$4,285	\$19.66	\$3,641
<input type="checkbox"/> Asbestos Report	\$4,510	\$20.69	\$3,828
<input type="checkbox"/> Sinking Fund Plan	\$4,736	\$21.72	\$4,015
<input type="checkbox"/> Other			

Our 'Price Match' any competitors written quote prevails over the above fees as well

Special instructions: If a Sinking Fund Plan please provide: Financial Year End + Fund Balance + Contribution.

Signed: I/We undertake to be responsible for all fees incurred as mentioned hereon.

Dated:/...../..... We agree that any liability is limited to the amount of the fee agreed or paid.