

You need to be Sure.

Surety.TM
Property

**CAPABILITY
STATEMENT
DILAPIDATION
REPORT SERVICES**

WELCOME

Surety Property specialises in carrying out high-quality, accurate, detailed dilapidation inspections and writing easy-to-understand reports. We've conducted thousands of inspections since opening in 2001, for both multi-million-dollar and smaller projects.

Owners Bruce and Sharlene Cohen lead an experienced team who excel at conducting detailed property inspections and communicating effectively with contractors and property owners. We're known for our ability to turn around dilapidation reports in a short timeframe without compromising on quality.

We ensure that our client receives a quality inspection and report service that gives peace of mind. Our inspectors are thorough and don't miss significant defects that could cost you time and money.

Surety Property services the ACT, New South Wales, South East Queensland and Victoria.



SERVICES

Surety Property carries out assessments and writes detailed reports on all types of assets including residential, commercial and infrastructure:

- ✓ Residential standalone dwellings
- ✓ Residential apartments
- ✓ Commercial buildings
- ✓ Rail projects
- ✓ Civil projects
- ✓ Public infrastructure
 - ➔ Roads
 - ➔ Pathways
 - ➔ Buildings
 - ➔ Fixtures
- ✓ National heritage buildings.

WHY US?

We deliver projects on any scale because our tested methodology ensures we cover all detail and deliver quality projects. Our business tools and processes are continually evaluated, updated and improved, further providing added value. Our quick turnaround and high level of communication are major points of difference.

MAJOR DILAPIDATION PROJECTS

In the last two years alone, we've completed many dilapidation projects, such as these examples of best practice, high-quality work. Many of these projects involved working to tight timeframes.

✓ **Batemans Bay Bridge Project for the John Holland Group (one of Australia's leading contractors)**

We conducted site surveys on 14 plus kilometres of infrastructure and 100 plus residential and commercial buildings in the vicinity of this 274 million dollar project.



✓ **Canberra's Light Rail System for the John Holland Group**

We conducted site surveys of approximately 12 kilometres of infrastructure for this billion-dollar plus project, including roads, pathways and fixtures. The assessments included multiple commercial and residential buildings. We completed this work over 18 months, delivering customised reports with images and indexing. We assessed heritage buildings and assets and provided photographic archival reports. We won this project because of our credentials, communications skills and reputation for delivering major work on time, with minimal fuss.



✓ **Edensor Park RACF, Sydney for Total Construction**

We conducted site surveys on 54 residential properties on both the internal and external components identifying any visible defects before the commencement of construction. This project was carried out on very tight deadlines, and we were able to deliver at very short notice.

✓ **Chullora Industrial Units, Sydney for Total Construction**

We conducted site surveys on 6 significantly sized industrial buildings sitting on sites of up to 1.5 hectares. We inspected not only the buildings but also the grounds. We reported on any visible defects on both the internal and external components of the buildings. To ensure we met the deadlines of this project we commenced work on the weekend.

✓ **Multi-storey office buildings for PSG Holdings**
(a national company delivering large-scale commercial projects)

16 Bowes Place, Phillip, ACT

We conducted detailed inspections and reports of visible defects to the external and internal areas of this 15-level building. We also inspected the basement carpark entry, designated car park spaces, foyer and lifts, work areas and bathrooms. Work also included ground floor areas, internal facades, bathrooms, lift areas and perimeter glazing.

CSIRO Building 73, Black Mountain, ACT

We conducted site surveys and reported on existing defects internally of the lower ground, ground and first level. We also reported on the condition of the roof and external components.

CSIRO Building 301, Black Mountain, ACT

We inspected and reported on the ground floor, level 1, level 2, and the external component. These inspections identified existing defects. This project required weekend work so the builder could meet project deadlines.

✓ **Industrial and retail buildings and infrastructure for H Troon Pty Ltd**
(a reputable building company established in 1870)

We inspected Bunnings warehouse developments in Tuggeranong, Canberra, and Smithfield in Sydney. Work involved assessing existing Bunnings outlet, carparks, roads, footpaths and government infrastructure for the extension of the outlet. With the Smithfield development, we assessed industrial buildings, carparks, roads, footpaths and government infrastructure for the construction of a new Bunnings warehouse.

✓ **Multiple residential dwellings for Divall's Earthmoving and Bulk Haulage**

We conducted inspections on 60 residential dwellings in Goulburn, NSW coordinating assessments, door knocking and physically assessing the external component of the houses in the vicinity of the earthworks. All assessments were completed in a systematic order and at short notice. We also carried out work on weekends to ensure contract delivery.

Our initial concerns related to availability and service area. These were quickly dismissed by your team. Your quote was competitive and service time was fantastic. You provided quick turn-around, open communication and our individual needs were taken care of. Happy to recommend Surety to others. It was truly a pleasure working with you.

Divall's Earthmoving and Bulk Haulage, Goulburn—dilapidation client

COMPLIANCE

Our experienced, qualified staff follow all relevant Acts, Regulations and Australian standards. Our team is accredited and insured.

Surety Property is a member of the Housing Industry Association and Master Builders Association.



ACHIEVEMENTS

- ✓ Outstanding Business Leader, Eurobodalla Business Awards 2018 — Winner and NSW State Finalist.
- ✓ Excellence in Small Business, Eurobodalla Business Awards 2017 — Overall Regional Winner
- ✓ Business Leader, Eurobodalla Business Awards 2017 — Finalist
- ✓ Judge for the Master Builders Association Southern Region Building Awards 2018 and 2016
- ✓ Surety Property has been awarded a federal government grant to support regional business and jobs growth



OUR TEAM

GENERAL MANAGER SHARLENE COHEN

Sharlene has been Surety's General Manager since 2005 adding value to the business with her expertise in strategy, innovation, structure, lending, financial control, marketing and sales. Customer relationships and providing customer solutions is a priority.



Qualifications

- ✓ Diploma in Financial Planning
- ✓ Advanced Diploma in Business Management
- ✓ Diploma in Business Administration
- ✓ Certificate IV in Training and Assessment
- ✓ Member of the Batemans Bay Business and Tourism Chamber
- ✓ Independent member of Eurobodalla Council Audit, Risk and Improvement Committee
- ✓ Board member of a local tourism event

DIRECTOR BRUCE COHEN

Bruce is a building and termite specialist with more than 30 years' experience in the building industry. He's been in the inspection industry since 2000. Bruce is experienced at all levels of assessing building defects and is respected as an authority within the industry.

Qualifications

- ✓ Trade qualified carpenter
- ✓ Licensed builder No 7998C
- ✓ MBA Accredited Building Consultant No 1849136
- ✓ Certified and Licensed Energy Rating Assessor No 05-0277
- ✓ Accredited Building and Timber Pest Inspector No 03528
- ✓ Certificate IV in Training and Assessment



Memberships

- ✓ Member of the Master Builders Association (NSW)
- ✓ Member of the Housing Industry Association (Canberra and Southern Region)
- ✓ Judge for the Master Builders Excellence in Building Awards for the Southern Region since 2015

BUILDING CONSULTANT BRENDAN TREVASKIS

Brendan joined Surety as a Building Consultant in 2010. He carries out all types of residential and commercial property inspections. Brendan was the primary consultant on the Capital Metro Light Rail dilapidation project (ACT). He has an eye for detail, a thorough approach and ability to explain inspection results clearly. Brendan has completed more than 1000 dilapidation reports.

Qualifications

- ✓ Certificate IV in Building and Construction
- ✓ Accredited Building and Timber Pest Inspector No 5616

BUILDING CONSULTANT GRANT JOHNSTON

Grant joined Surety in 2018. He is a licensed Builder and trade qualified carpenter. Grant has been involved in the construction industry for 25 years. In a very short period of time Grant has already worked on significantly high valued projects which has required attention to detail which is one of Grants many strengths.

Qualifications

- ✓ NSW Builders Licence No 113931C
- ✓ NSW Work Cover White Card Certified

OFFICE MANAGER JACQUI DUFFY

Jacqui joined Surety Property as Office Manager in 2015 with extensive experience in customer service, administration and office management. Jacqui is an important team member who supports clients from initial enquiry to final delivery. She ran her own business for eight years before joining Surety Property.

Achievements

- ✓ Recipient of Australia Day Medal for Consistent Excellence.

OTHER RECENT CLIENTS

DILAPIDATION ASSESSMENTS

- ✓ Bloc Constructions
- ✓ Simeonov
- ✓ Australasian Builders
- ✓ Chin Civil
- ✓ Cornerstone Developments
- ✓ HZD Developments
- ✓ Englobo Group



BUILDING CONDITION ASSESSMENTS

- ✓ Defence Housing Australia
- ✓ Defence Housing Australia, Heritage Department
- ✓ Department of Housing, ACT
- ✓ Australian National University
- ✓ St Andrews Aged Care Facility



CONTACT US

HEAD OFFICE: 45 Pyang Avenue, Malua Bay, NSW 2536

[New South Wales, ACT, South East Queensland and Victoria]

MAILING ADDRESS: PO Box 2143, Malua Bay NSW 2536

PHONE: 1300 767 741 or 02 4471 1046

EMAIL: info@suretyproperty.com.au

WEBSITE: www.suretyproperty.com.au

FACEBOOK: <https://www.facebook.com/SuretyPropertyReports>

GENERAL MANAGER

Sharlene Cohen

0428 711 709 or 1300 767 741

EMAIL: sharlene@suretyproperty.com.au

LINKEDIN: <https://bit.ly/2wGfQWX>

DIRECTOR

Bruce Cohen

0428 711 706 or 1300 767 741

EMAIL: bruce@suretyproperty.com.au

Property Works Pty Ltd T/As Surety Property
ABN 81097333849