

CAPABILITY STATEMENT

INTRODUCTION

Founded in Brisbane in 1977, Leary & Partners has nearly 50 years of experience providing innovative professional quantity surveying and asset management services. We offer our clients a unique combination of professional estimating expertise, legislative insight and industry experience.

LEADING EDGE CONSULTANTS

Leary & Partners assist our clients in protecting, adding value to, and maximising returns on their assets by developing and delivering cutting-edge services. Many of the services we developed have since been widely adopted by industry and regulators.

Our focus is on quality, accuracy, customer satisfaction and the application of moral and ethical principles, enabling us to provide reliable and independent recommendations. Leary & Partners has been acknowledged as an expert provider of construction cost estimates and asset maintenance assessments by courts, tribunals and the Australian Tax Office.

Leary & Partners is proud to have been a key adviser on industry and legislative reform across several states, including during the drafting of retirement village acts, strata title acts and taxation depreciation rulings. We work closely with industry bodies such as Strata Communities Australia, the Unit Owners Association of QLD, Ageing Australia and the Property Council of Australia.

Leary & Partners has provided advice and prepared reports for more than 29,000 properties around Australia.

QUALIFICATIONS & CORE COMPETENCIES

- Australian Institute of Quantity Surveyors (AIQS) members
- Strata Communities Australia (SCA) members
- Ageing Australia Affiliate
- Registered Tax Agent No. 53798007 (Quantity Surveyor)
- Quantity surveying team are exclusively degree qualified, with many holding dual qualifications / Master's degrees
- Experts in first principles estimating
- Apply latest technologies for measurement/estimating
- Measurement in accordance with Australian Standard Method of Measurement (ASMM)
- Skilled communicators with key stakeholders
- Proven ability to manage time, quality, and cost
- Focus on integrity throughout all our operations
- Pragmatic approach to deliver realistic and useable results
- Committed to exceeding our clients' expectations
- Customised, multi-stage quality assurance systems

OUR CLIENTS INCLUDE

- **Bolton Clarke**
- **Stockland**
- **Aveo**
- **PICA Group**
- **Multicap**
- **CareSouth**
- **Bright & Duggan**
- **Steadfast Group**
- **St Vincent's Care Services**
- **Living Choice**
- **Austcover Insurance**
- **Smarter Communities**
- **Ingenia**
- **TriCare**
- **Oak Tree Group**
- **Levande**

PROFESSIONAL SERVICES

- Maintenance plans
- Sinking fund, capital works & reserve fund plans
- Retirement village maintenance & capital replacement reports
- Current maintenance schedule
- Multi-entity cost share plans
- Taxation depreciation reports
- Cost planning & construction cost estimates
- Council DA cost reports
- Replacement cost estimates
- Dilapidated replacement estimates
- Plant & equipment estimates
- Fair value estimates
- Tender facilitation reports
- End of lease make good valuations
- Asset Registers
- Work health & safety audits
- Shared facility documentation
- Caretaker duties valuations
- Caretaker performance reviews
- Caretaker assignee competency assessments

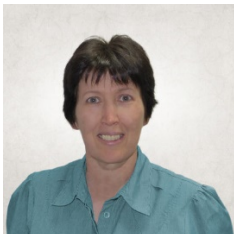
MANAGEMENT TEAM PROFILE



David Leary
**MANAGING
DIRECTOR**

David is a quantity surveyor with more than forty-five years of professional experience. He is a Fellow of the Australian Institute of Quantity Surveyors (CQS) and an Associate of the International Cost Engineering Council. He commenced his professional career working for construction contractors, preparing tender estimates from first principles for all types of projects, including hospitals, office buildings, bridges and water reservoirs. At around thirty years of age, he established Leary and Partners Pty Ltd.

Since that time, David has been directly involved with preparing numerous specialist reports including caretaker duties valuations, caretaker performance reviews, caretaker assignee competency assessments, tender facilitation reports, sinking fund forecasts and building replacement valuations. He is frequently engaged to provide expert evidence in strata and caretaking-related matters and to appear before the Queensland Civil and Administrative Tribunal.

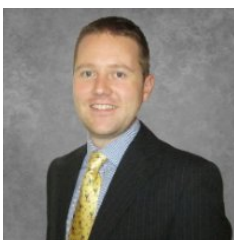


Kaylene Arkcoll
PARTNER

Kaylene joined Leary & Partners as a quantity surveying cadet in 1990. After many years as a senior consultant, she became a partner in 2014. As our legislative specialist, Kaylene's areas of consultancy include complex depreciation claims, multi-entity cost share schedules, strata contribution entitlement schedules, retirement village maintenance funding and asset management plans and tender facilitation services. She also supervises the company's other regulatory-based services.

Kaylene holds a Bachelor of Science (Quantity Surveying) and a Master of Applied Law (specialty Tax Law). She is a registered tax agent and a member of the Australian Institute of Quantity Surveyors and Strata Community Australia (Qld) [as a Strata Services Nominee].

Committed to developing practical, real-world legislation, Kaylene has been part of the consultation process for numerous strata and retirement village acts. She is currently a member of Strata Community Australia (Qld)'s legislative consultation panel and a Queensland Justice of the Peace.



Blake Rooney
PARTNER

Blake joined Leary & Partners in 2007 as a cadet while completing his degree at Queensland University of Technology. He graduated as a quantity surveyor in 2009 and became a partner in the firm in 2014. Blake provides a range of services, specialising in strata and aged care. He also oversees the training and development of new team members.

In addition to his Bachelor of Applied Science (Quantity Surveying), Blake also holds a Diploma of Information Technology, is a registered tax agent and is a member of the Australian Institute of Quantity Surveyors (CQS). Interested in all things built environment - from architecture and design through to facilities management, Blake enjoys following the latest in leading edge technologies and construction methods.