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Introducing
L&P Leary & Partners



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Celebrating 35 years as a dynamic company



We established our quantity surveying practice in Brisbane in 1977. Today we have a highly trained workforce providing services Australia wide.

Our first clients included bodies corporate - we are the strata management industry's longest serving firm of quantity surveyors.

Some of the services we pioneered, such as sinking fund forecasts, are now industry standards. To date we have prepared reports on more than 14,000 different strata titled buildings around Australia and provided more than 36,000 individual reports to strata owners.

Sinking Fund Forecasts

We combine professionally qualified inspectors, traditional quantity surveying life cycle cost techniques and time tested and proven forecasting software to ensure that your cyclical maintenance expenses are fully funded while deriving the maximum benefit from the owners' funds. We are the people who introduced the concept of sinking fund forecasts to the Australian strata industry – you can't get more experienced than that!

Building Replacement Insurance Valuations

Replacement insurance valuations (or Building insurance valuations) for buildings and their contents require a high level understanding of construction processes and costs. Quantity surveyors are the industry specialists in construction cost estimating. As experienced quantity surveyors you can trust us to protect your valuable property investment. We can ensure that you are adequately covered in the event of a fire or other calamity without paying more in premiums than you need to.

Work Health and Safety Audits

The Work Health and Safety Legislation in both Queensland and New South Wales makes the bodies corporate/owners corporations for many schemes responsible for ensuring their common property areas are safe for both occupants and visitors to the scheme.

A Leary & Partners Work Health and Safety audit identifies potential hazards in the common property, assigns them a risk rating and recommends remedial action. Commissioning a report from us enables you to both manage, and be seen to manage, your safety obligations.



Caretaker Duties

Are you a member of a body corporate and concerned about the level of remuneration paid to your resident unit manager? We can prepare an arms-length, independent assessment of the value of the caretaker's duties for a reasonable fee.

We can assist with the preparation of a schedule of duties that accurately describes the tasks required (and their frequency) to maintain a scheme during its useful life.

We can also assist your body corporate with the preparation of caretaker performance reviews to determine if your caretaker is performing adequately.

We have acted as expert witness in numerous Court and Tribunal hearings for both caretakers and bodies corporate.

Shared Facility Contribution Reviews

Is your body corporate part of a Building Management Statement controlled development with shared facilities? If so, we can prepare or review your shared facilities schedule to ensure that it identifies all relevant infrastructure and shares the associated costs in an equitable manner.

With over a decade's experience in contribution lot entitlement and shared facility cost reviews, our expert consultant, Kaylene Arkcoll, will be happy to assist.