

# REPORT

CONDITION ASSESSMENT:  
17 EILDON RD, ST KILDA, VIC  
18 January 2022

for  
City of Port Phillip

St Kilda Town Hall  
99a Carlisle Street  
St Kilda, Victoria 3182

## COMPANY CONTACT DETAILS

Name of Representative	Keith Merry
Title	Managing Director
Head Office Address	Level 4, 88 Creek Street, Brisbane, QLD, 4000
Postal Address	GPO Box 1600, Brisbane QLD, 4000
Mobile	+ 61 400 118078
Email	<a href="mailto:keith@reddzebra.com">keith@reddzebra.com</a>

## VERSION HISTORY CONTROL

VERSION	DATE	DESCRIPTION	PREPARED BY	REVIEWED BY
0001	23 Dec 21	Fee Proposal	ST	KM
0002	07 Jan 22	Report	HH, ST	KM
0003	10 Jan 22	Report	HH, ST	KM
0004	18 Jan 22	Final Report	ST	KM

The document, if printed will be uncontrolled.

# CONTENTS

COMPANY CONTACT DETAILS .....	1
WHAT'S IN A NAME?.....	3
1 ABOUT US .....	4
2 OUR VALUES .....	4
3 EXECUTIVE SUMMARY .....	5
4 PROJECT DETAILS.....	6
5 METHODOLOGY .....	8
6 DESKTOP REVIEW .....	9
7 AREA REFERENCE GUIDE .....	10
8 AERIAL PHOTOGRAPHIC REFERENCE .....	12
9 SCHEDULE OF CONDITION.....	13
10 PHOTOGRAPHIC SURVEY .....	14
11 AERIAL SURVEY .....	70

# TABLES

Table 1 Condition Ranking .....	5
Table 2 Property Details .....	6
Table 3 List of Client Information .....	9
Table 4 Condition Ranking .....	9

# FIGURES

Figure 1 Truce of the Waterhole .....	3
Figure 2 RZ Values.....	4
Figure 3 17 Eildon Rd, St Kilda.....	6
Figure 4 Project Flow Chart .....	8

# WHAT'S IN A NAME?

## THINK DIFFERENTLY

Redd Zebra challenges itself and our Clients to **think differently**. It's in our DNA to challenge the status quo and think differently about how our Clients' challenges can be met. Thinking differently by looking at the challenge and working backwards to find solutions that are smarter, simpler, and more intuitive. Our thinking differently about our Clients' needs, and challenges is engendered in our name. We challenge our Clients to think differently about us; starting with our unconventional name, our unorthodox spelling of red and our refreshing and disruptive approach to the way we offer our services.

## THE STORY

The **Red(d) Zebra** is based on a folklore told by African tribesman. It is said that the Red(d) Zebra will appear in times of need, when you are lost, and need direction to reach your goal. It is said that the Red(d) Zebra will lead you to the **truce of the water hole** where everyone works collaboratively for the collective benefit of all.



Figure 1 Truce of the Waterhole

## THE METAPHOR

It is this idea (and beautiful metaphor) together with a drive to disrupt the current consulting experience, that drove Keith Merry to found Redd Zebra; a collective of like-minded consultants who **think differently** and **work collaboratively** to provide a higher level of service that leads you to the achievement of your goal(s).

Redd Zebra is driven to provide the expertise and **results you expect** but never truly experience.

## WHY REDD ZEBRA?



**KEITH MERRY**  
Managing Director

It is said that people engage on the Why not the What of a business.

Our Why is enabling you to achieve your project goals.

Our success is measured in its attainment.

Welcome to Redd Zebra...think differently.



# 1 ABOUT US

## 1.1 WHY

Fundamentally we all engage with people and organisations with passion.

Their Why is so compelling that we are inspired to be and give our best. It is this principle understanding that drives Redd Zebra.

Our Why is enabling you to achieve your project goals. Our success is measured in its attainment.

## 1.2 WHAT

Redd Zebra is the only, truly independent Asset & Building Advisory organisation in Australia. Unlike our competitors we have no conflict of interest, hidden (not so hidden) agenda, or ulterior motive once we are engaged. Our objective is for you to fulfil yours.

Redd Zebra provides Asset & Building Advisory services throughout the property (asset) life-cycle; from origination, acquisition, and operation to repositioning and disposal. We work with you to minimise and mitigate risk, reduce unnecessary costs, and optimise returns.

## 1.3 HOW

Redd Zebra works collaboratively with you and your team. We are driven by our why, continually looking at ways to improve the services we provide. For any project we ensure that you have the best team with continuity of service and personnel. This includes active involvement from senior consultants and Directors. This is paramount to us to ensure we have constant feedback on your level of project satisfaction and our ability to respond to any challenges.

## 1.4 WHERE

Operating nationally, our head office is in Brisbane with dedicated offices on the eastern seaboard as well as affiliated offices throughout Australia through a partnership with one of Australia's leading valuation organisations.

# 2 OUR VALUES

At Redd Zebra, our values are not simply words drawn up for marketing purposes. These values are the founding cornerstone of our organisation. We employ our staff based on these values and expect them to be upheld.

We think differently, and our values create the framework for our thinking for every project. This simply isn't corporate lip service!

- **Integrity** – we act honestly and without compromise.
- **Authenticity** – we are genuine and reliable.
- **Tenacity** – we are persistent and persevere.



Figure 2 RZ Values

## 3 EXECUTIVE SUMMARY

### 3.1 ENGAGEMENT

Redd Zebra (RZ) was engaged by City of Port Phillip (the Client) to provide an independent baseline condition assessment (Schedule of Condition) on the following premises:

- 17 Eildon Rd, St Kilda.

We understand that a separate structural inspection has been undertaken by Mark Hodgkinson Pty Ltd Consulting Structural Engineers dated 6 December 2021. We recommend that our report is read in conjunction with this report regarding structural elements.

### 3.2 PROPERTY CONDITION SUMMARY

The scope of this report and services provided by RZ is for an independent condition assessment of the nominated property (omitting structural and heritage reporting) and supply a baseline condition assessment as at the inspection date. This report is based upon a visual inspection of the property and describes its state of repair and ascribing a condition rating.

#### 3.2.1 PROPERTY RATING

The property has a condition rating of 3. This would indicate an overall fair condition for a building that is over 100 years old and due for significant renewal/refurbishment. The table below is used as a rating guide.

RANKING	CONDITION	DESCRIPTION
1	Very Good Condition.	As new condition, working order and functionality.
2	Good Condition.	In good working order, condition and functionality as originally intended and/or designed.
3	Fair Condition.	Showing some wear and tear but still in fair working order, condition and functionality as originally intended and/or designed.
4	Poor Condition.	Used to describe an element, finish, or material where major or serious defects exist.
5	Asset Unserviceable.	The item is no longer able to provide its intended condition or function or to operate in accordance with specified parameters or as originally intended and /or designed.

Table 1 Condition Ranking

## 4 PROJECT DETAILS

Redd Zebra Pty Ltd (RZ) has been engaged by City of Port Phillip (the Client) to provide an independent condition assessment and report on the following property:

Property Details	
Property Name	Eildon Road Childcare & Kindergarten
Property Address	17 Eildon Rd, St Kilda
Lot/Plan No	Lot 1 TP146504
Local Govt	Port Phillip
Heritage Overlay	H05
Construction	Early 1900's with renovations and converted to a childcare centre in 1980's (as advised)
Description	Two storey residential property used as a childcare facility. Construction is timber frame with a sub-floor of timber bearers and timber and concrete stumps. The façade is predominantly masonry face brickwork. Ground floor level is masonry, and first level is part lightweight construction and shingles. The main roof is timber framed with concrete tiles. Internally, timber floors with vinyl and carpet coverings, face brick, render, plaster and plasterboard walls and plaster/plasterboard ceilings with some decorative features.
Site Area	Approx. 673m <sup>2</sup>

Table 2 Property Details

### 4.1 PROJECT OBJECTIVE

- To provide the Client with an understanding of the material condition-based issues at the nominated property



Figure 3 17 Eildon Rd, St Kilda

## 4.2 BASIS OF REPORT

We advise that we have not inspected parts of the building built-in, covered up or otherwise made inaccessible, and therefore cannot comment as to whether they are free from defect or infestation. We also advise that we have not tested services or carried out tests for any deleterious materials.

We have not undertaken any work of a specific engineering or environment nature, such as engineering calculations, structural analysis, underground investigation, testing or measurements as the report is limited to our interpretation of the condition of the building (property) as apparent from the inspection.

This report was prepared based on the following:

- A non-intrusive visual walk-through inspection noting the current condition.
- The inspection team was unaccompanied for the inspection.
- The weather during the inspection was sunny.
- The following areas were inspected:
  - Internal areas of the property
  - Exterior including roof via ground level and via aerial drone HD photography
  - External areas
- The following area(s) were not inspected:
  - Roof and roof voids due to no safe access.
- On the days of the inspection the premises was vacant.

## 4.3 INSPECTION DATE AND VALIDITY

The site inspection was undertaken on **Thursday 30 December 2021** and is based on circumstances existing on this date. The inspection was limited to a non-intrusive visual walkthrough inspection. An additional aerial review was undertaken on **Monday 17 January 2022**, by drone.

## 4.4 LIMITATIONS & CLARIFICATIONS

This report has been prepared on behalf of and for exclusive use of the Client. The scope of this report and services provided by RZ is for an independent condition assessment of the nominated property (omitting structural and heritage reporting) and supply a baseline condition assessment as at the inspection date.

This report is based upon a visual inspection of the property and describes its state of repair, highlighting any principal defects or significant shortcomings that have been found. We have not prepared an exhaustive list of those minor defects or imperfections thought not to have a material bearing on the report.

RZ acquired the data in this report primarily from a visual inspection of the property. We have not been provided with any records other than stated in Section 6.1.2. The passage of time, manifestation of latent conditions or impacts of future events may require further exploration at the site and subsequent data analysis and re-evaluation of the findings and observations stated in this report.

In preparing this report RZ has relied upon and presumed accurate information (or absence thereof) relative to the building provided by the Client. Unless otherwise stated in the report, RZ has not attempted to verify the accuracy or completeness of any such information. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report. Further, such data, findings, observations, and conclusions are based solely upon site conditions, information provided at the time of the inspection.

RZ accepts no liability or responsibility whatsoever in respect of any use or reliance upon this report by any third party and will require an assignment fee under such circumstances of third-party use.

The report is limited to the defined scope of work and, unless noted otherwise or included in the report, specifically excludes review of the services design capacity, review of tenant fit out or of any specific tenant requirements regarding performance or design requirements or building regulations or occupational health and safety standards.



# 5 METHODOLOGY

## 5.1 CONDITION ASSESSMENT

RZ adopts a 'Best Practice' approach tailored to your requirements. We undertake a desktop review, site inspection, and provide an integrated report with condition rating to key elements including a photographic survey. Our standard process includes:

### 5.1.1 Desktop Review

A desktop review of all relevant information to ensure the Client's interests are best served, including a review of any existing condition reports (note we have limited this to the Structural Report already undertaken).

### 5.1.2 Site Inspection

A site inspection guided by our findings from the Desktop Review. The inspection includes:

- A non-intrusive visual inspection of the architectural elements, fabric and finishes to identify failures, cracking, corrosion, settlement, or general wear and tear
- A non-intrusive visual condition report on age and general condition of the plant and equipment
- Aerial drone high definition photography of the roof and roof areas.

### 5.1.3 Reporting

RZ provide an integrated report that provides a baseline condition. A Scott Schedule format is utilised together with supporting photographs.

## 5.2 PROPERTY INSPECTION AND REPORTING FLOW CHART

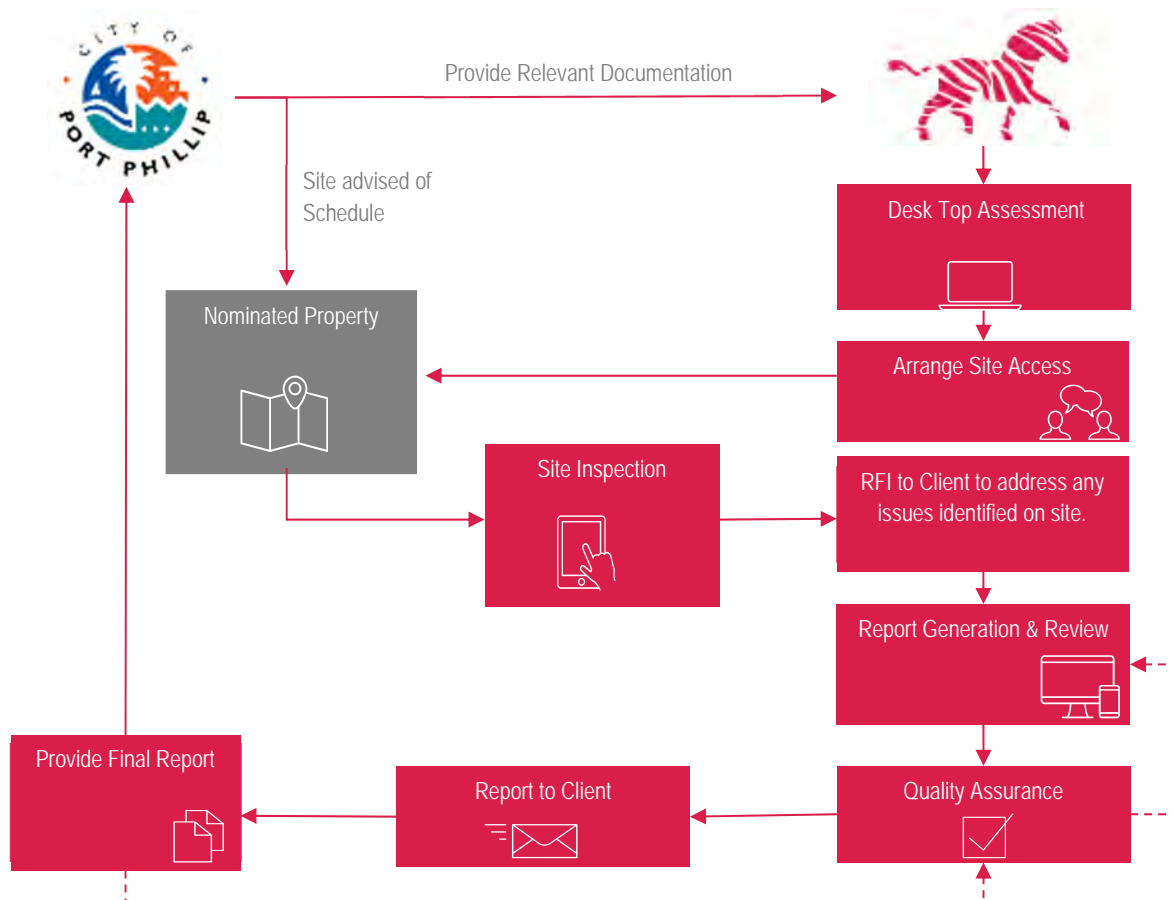


Figure 4 Project Flow Chart

## 6 DESKTOP REVIEW

### 6.1.1 Baseline Condition of Premises

Redd Zebra recommends a baseline condition assessment (Schedule of Condition) at the inception of any Lease. This document can be appended to the Lease document and signed by the Landlord and Tenant stating the condition of the property (tenancy) prior to occupation by the Tenant. This document can then later be referenced at Lease expiry or early termination of the Lease. This is especially relevant where there is a Make Good provision. We have not been provided with any documents to establish a baseline condition prior to occupancy.

### 6.1.2 Documentation

During our desktop review RZ was provided with the following information.

DOCUMENTATION
<ul style="list-style-type: none"> <li>8172-01 (Plan of Survey)</li> <li>8172-01B (Plan of Survey)</li> <li>8172-02 (Plan of Survey - Site Boundaries)</li> <li>303934-AA (Building Survey)</li> <li>303934-BA (Site photographs Dec 2021)</li> <li>17 Eildon Road St Kilda Inspection Report (Structural Condition Assessment)</li> </ul>

Table 3 List of Client Information

#### 6.1.2.1 Structural Condition Assessment

The 'Structural Condition Assessment' by Mark Hodgkinson Pty Ltd Consulting Structural Engineers dated 6 December 2021, has been provided for reference purposes. RZ has not attempted to verify the accuracy or completeness of any findings in this report. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report. Further, RZ accepts no liability or responsibility whatsoever in respect of any use or reliance upon this report. If reliance is required, RZ suggests contacting the report's author.

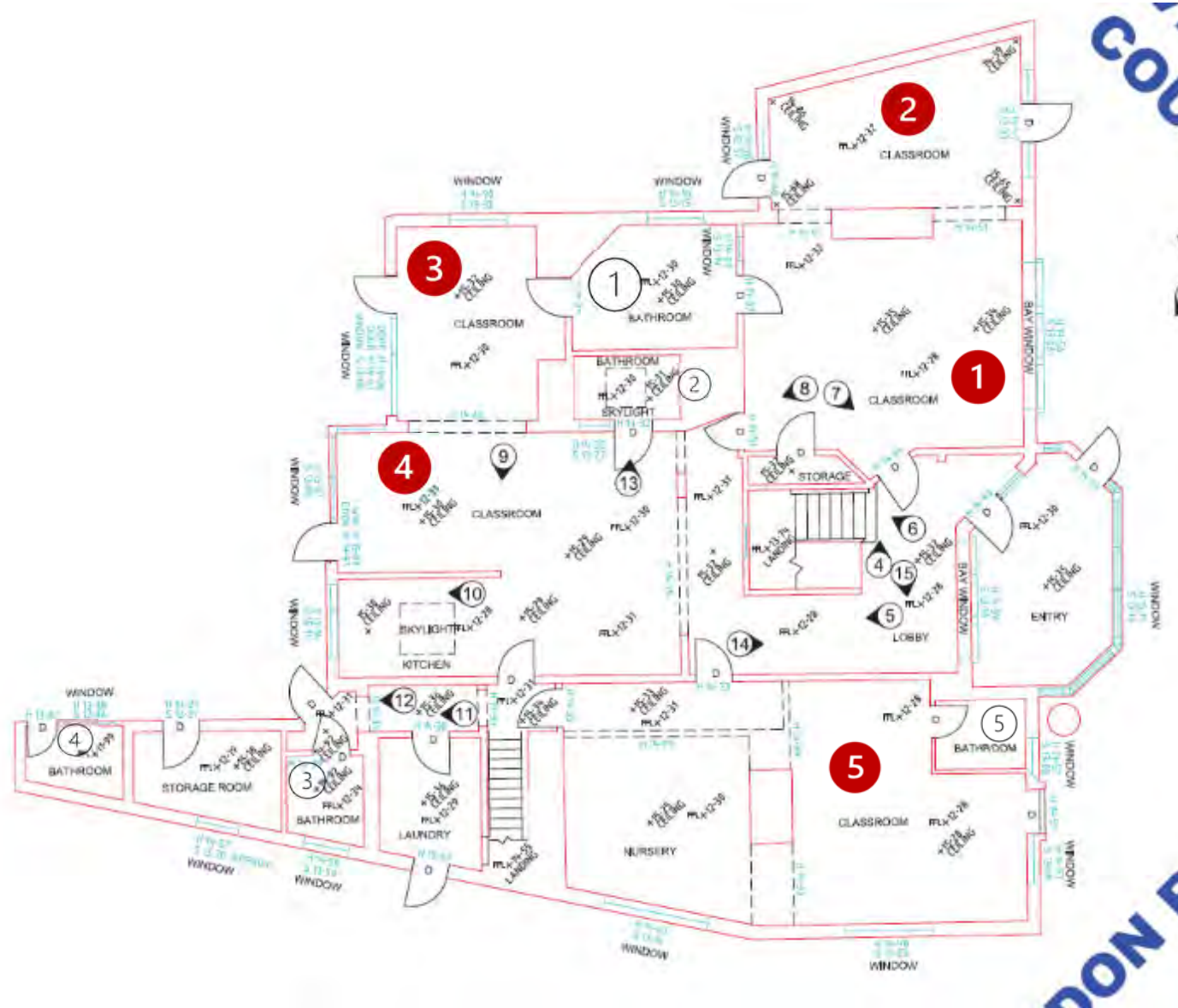
### 6.1.3 Definitions

RZ has adopted The Institution of Public Works Engineering Association (IPWEA), *Condition Assessment and Asset Performance Guidelines* simplified condition rating scale.

RANKING	CONDITION	DESCRIPTION
1	Very Good Condition.	As new condition, working order and functionality.
2	Good Condition.	In good working order, condition and functionality as originally intended and/or designed.
3	Fair Condition.	Showing some wear and tear but still in fair working order, condition and functionality as originally intended and/or designed.
4	Poor Condition.	Used to describe an element, finish, or material where major or serious defects exist.
5	Asset Unserviceable.	The item is no longer able to provide its intended condition or function or to operate in accordance with specified parameters or as originally intended and /or designed.

Table 4 Condition Ranking

## 7 AREA REFERENCE GUIDE







## 8 AERIAL PHOTOGRAPHIC REFERENCE



## 9 SCHEDULE OF CONDITION



CONDITION RATING		
1	Very Good	As new condition, working order and functionality
2	Good Condition	In good working order, condition and functionality as originally intended and/or designed
3	Fair Condition	Showing some wear and tear but still in fair working order, condition and functionality as originally intended and/or designed
4	Poor Condition	Used to describe an element, finish of material where major or serious defect exists.
5	Asset Unserviceable	The item in no longer able to provide its intended condition or function or to operate in accordance with specified parameters or as originally intended and/or designed.

REF	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
	BUILDING STRUCTURE & FABRIC					
1.00	EXTERIOR					
1.01	Roof	Main building and covered rear deck	Main roof appears to be concrete roof tiles over timber ridge beam, rafters, joists and purlins with bargeboards and painted fascia and timber panelled soffit. Covered deck area is timber posts and beams and rafters with polycarbonate roof sheeting.	Internal inspection to unfinished roof area shows underside of roof in fair condition mindful of age and use. The chimney stack and surrounding ridge capping and pointing appears to have failed. From the aerial (drone) inspection there is a list of 32 issues with the roof. Two (2) are high priority with ten (10) medium and twenty (20) low. The high priority issues highlight a lack of flashing to the chimney allowing water to ingress in the roof void as well as damaged gutters to the rear dormer window. The medium issues include damage tiles, facias, corroded roof sheeting, loose tiles sitting on roof sheeting, missing pointing to ridge capping, missing mortar and render. Covered deck area was also in fair condition with rot to a single rafter evident. The rear area roof sheeting is corroded throughout. <b>Please refer to the Aerial Report in Section 11 page 70.</b>	4	0431, 0433, 0436, 0712, 0718, 0772, 0720, 0742, 0765
1.02	Sub-structure	Main building	We are advised that the sub-floor structure is hard wood (HW) timber bearers with a combination of HW and concrete stumps.	According to the Structural Report, the sub-floor structure appears fit for purpose for current loadings however, there appeared to be dry rot at the base of hard wood timber stumps with the additional evidence of rising damp. There is also evidence of some floor deflection with some floors uneven in some areas. <b>Please refer to the Structural Report for details.</b>	4	
1.03	Façade	Main building	Generally the two storey residential property comprises of face brick masonry and shingles to the eastern elevation.	Generally in fair to poor condition mindful of age and use. There is mortar missing from pointing and what appears to be step cracking in the brick facade. Given that the facade is a rain screen, currently it is not serving its intended purpose. The structural report also highlights that brickwork wall ties may have failed. <b>Please refer to the separate Structural Report.</b>	3.5	0429, 0426, 0428, 0708, 0710, 0712, 0737, 0738,
2.00	INTERNAL	GROUND FLOOR				
2.01	Ceilings	Entry	Painted timber ceiling with exposed conduit to lighting. Surface mounted batten light fittings, smoke detectors and exit luminaries.	Some staining and marks, also there are gaps between the timbers panels.	3	0438, 0439, 444
2.02	Walls	Entry	Face brick walls	Generally in fair condition mindful of age and use.	3	0440, 0442-0444
2.03	Floors	Entry	Face brick paving	Generally in fair condition mindful of age and use.	3	0440
2.04	Windows & Doors	Entry	Painted timber double hung sash, casement and fixed windows with security keyed bolts. Glazed panel painted timber doors and associated hardware.	Generally in fair condition mindful of age and use. Patch repair to door jab	3	
2.05	Ceilings	Lobby & short corridor (E of Classroom 4)	Flush fixed painted plasterboard and cornices throughout. Surface mounted batten luminaries.	Generally in fair condition mindful of age and use. Requires minors paint repairs	3.5	0543
2.06	Walls	Lobby & short corridor (E of Classroom 4)	Walls a combination of painted hard plaster and plasterboard stud. 1 No. wall mounted air purifier.	Walls generally in fair condition mindful of age and use. Requires minors paint repairs.	3.5	0543
2.07	Floors	Lobby & short corridor (E of Classroom 4)	Floors comprise of low grade commercial carpet with painted timber skirtings. Vinyl to hallway.	Carpet showing signs of wear and tear with areas stained. Hallway vinyl heavily soiled especially and threshold to Nursery.	3.5	0447,0448, 0547, 0549, 0551
2.08	Windows & Doors	Lobby & short corridor (E of Classroom 4)	Painted timber double hung sash, casement and fixed windows with security keyed bolts. Glazed panel painted timber doors and associated hardware.	Generally in fair condition.	3	0544
2.09	Ceilings	Classroom 1	Flush fixed painted plasterboard and cornices throughout. Surface mounted batten luminaries, ceiling fan and smoke detectors.	Crack to ceiling approx. 1 lm adjacent to Exit Sign.	3	0457
2.10	Walls	Classroom 1	Walls a combination of painted hard plaster and plasterboard stud. As well as painted face brick. 2 No. wall mounted air purifier and split air-conditioning head units.	Walls and skirting are in fair condition with impact damage to lower sections. It was noted that some painting and cleaning to lower sections is required.	3	0455, 0456
2.11	Floors	Classroom 1	Floors comprise of fixed vinyl sheeting, brick paving, with floor heating grates.	Generally in fair condition. No1 grate is broken and requires replacement. Heaving soiling to sections requiring strip and reseal or replacement.	3	459, 460, 461
2.12	Windows & Doors	Classroom 1	Painted sash , casement and fixed windows with sliding security bolts. Hollow core glazed timber doors and associated hardware.	Impact damage to lower doors requires repainting and/or install kickplate.	3	0454
2.13	Ceilings	Classroom 2	Flush fixed painted plasterboard and cornices throughout. Surface mounted batten luminaries, ceiling fan and smoke detectors.	Generally in fair condition. Cracking evident to the cornices.	3.5	0473





REF	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
2.14	Walls	Classroom 2	Walls combination of painted hard plaster and plasterboard with timber skirting.	Generally in fair condition. Cracking evident in walls adjacent to the shelves. Appears to be a timber sheet used to seal off wall cavity.	3.5	0472, 0478, 0480
2.15	Floors	Classroom 2	Carpeted throughout.	Generally in good condition mindful of age and use.	2	0476, 0478
2.16	Windows & Doors	Classroom 2	Doors a painted timbers glazed with full height panels, windows are fixed with painted trim.	Generally in good condition mindful of age and use.	2	0469, 0477
2.17	Ceilings	Bathroom 1	Flush fixed painted plasterboard and cornices throughout. Surface mounted batten luminaries	Generally in fair condition mindful of age and use.	3	
2.18	Walls	Bathroom 1	Painted above 1800 high, below white ceramic tiling.	Generally in fair condition mindful of age and use. Tiles lifting and drummy in areas. Grouting is soiled.	3	0484, 0485
2.19	Floors	Bathroom 1	Vinyl sheeting with coved skirting.	Generally in fair condition mindful of age and use.	3	0487
2.20	Windows & Doors	Bathroom 1	Painted fixed and sash windows and painted timber doors.	Generally in fair condition mindful of age and use.	3	0487
2.21	Fixtures and Fittings	Bathroom 1	Stainless steel sink with single mixer tap, 2 No. WC with vanity screen and 2 No. handbasins with single tap and soap dispensers.	Generally in fair condition mindful of age and use.	3	0483, 0484, 0487
2.22	Ceilings	Classroom 3	Generally painted fixed plaster ceiling.	Showing signs of marks and deflection.	3	0510,
2.23	Walls	Classroom 3	Generally painted fixed plasterboard	Impact damage and soiling to areas. Requires patch repairs and repainting.	3.5	0511, 0512
2.24	Floors	Classroom 3	Vinyl sheeting with timber skirting.	Stained and marks throughout. Generally in fair to poor condition requiring extensive clean and/or replacement.	3.5	0509, 0512, 0513
2.25	Windows & Doors	Classroom 3	Fixed glazed panels and painted doors with upper glazed panel with associated hardware.	Generally in fair condition mindful of age and use. Door sill (threshold) needs repainting/ consider checker plate tread to reduce maintenance.	3	0514, 0517
2.26	Fixtures and Fittings	Classroom 3	Bench unit with stainless steel sink, with taps and spout. Concave mirror.	Generally in fair condition mindful of age and use. Mirror needs replacing.	3	0508
2.27	Ceilings	Classroom 4	Generally painted fixed plaster ceiling with surface mounted batten luminaries, smoke and thermal detectors, and ceiling fan.	Generally in fair condition mindful of age and use. Ceilings require cleaning to remove cobwebs and insects.	3	0519,
2.28	Walls	Classroom 4	Generally painted timber panelling and fixed plasterboard. Wall mounted split air conditioning unit.	Generally in fair condition mindful of age and use. Some soiling to lower sections requiring deep clean and/or sectional repainting.	3	0519, 0520, 0523
2.29	Floors	Classroom 4	Vinyl sheeting with timber skirting.	Stained and marks throughout. Generally in fair to poor condition requiring extensive clean and/or replacement.	3	0526,
2.30	Ceilings	Bathroom 2 (Small)	Painted fixed plasterboard with skylight surface mounted batten luminaires and thermal detector and exhaust.	Generally in fair condition mindful of age and use.	3	0529, 0530, 0533
2.31	Walls	Bathroom 2 (Small)	Walls tiled to 1800 high with painted plasterboard above.	Generally in fair condition mindful of age and use.	3	0528, 0531, 0532
2.32	Floors	Bathroom 2 (Small)	Vinyl sheeting floor including coved skirting.	Soiled to approx.. 50mm at base of walls. Appears to be residue from previous vinyl sheeting.	3	0527,
2.33	Windows & Doors	Bathroom 2 (Small)	Painted timber Dutch-door.	Door needs to be repainted.	3	0535
2.34	Fixtures and Fittings	Bathroom 2 (Small)	Fixed melamine two door bench with stainless steel sink and mixer tap. Vitreous China WC and hand basin and associated mixer tap and soap dispenser.	Generally in fair to good condition mindful of age and use.	2.5	0531, 0532
2.35	Shower Room	Bathroom 2 (Small)	Shower enclosure off Bathroom 2	Not in use. Used for storage.	3	0536 - 0540
2.36	Ceilings	Kitchen	Painted fixed plasterboard with skylight. Surface mounted batten luminaries,	Appears to be damage to the cornice with a possible water causing cracking this is evident with the skylight cracked and sealed with what appears to be a bituminous sealer as well as water damage to the light well.	3.5	0564, 0565, 0566, 0557
2.37	Walls	Kitchen	Painted plasterboard walls	Generally in fair condition mindful of age and use.	3	0557
2.38	Floors	Kitchen	Vinyl sheeting with coved skirting.	Generally in fair condition mindful of age and use. Heavy soiling to coving.	3	0553, 0555, 0556, 0573, 0575
2.39	Windows & Doors	Kitchen	Painted sash and fixed windows.	Generally in fair condition mindful of age and use.	3	0553,
2.40	Fixtures and Fittings	Kitchen	5 burner gas stove and oven, range hood, with stainless steel splashback, melamine cabinetry with partial stainless steel worktops, multiple sinks and mixer taps,	Cabinet doors are delaminating in areas, and appeared to have been replaced (with mismatched white) doors,	3	0553, 0555, 0559, 0560, 0561, 0563,
2.41	Ceilings	Laundry and corridor	Painted fixed plasterboard. Thermal detectors and exhaust fans, surface mounted batten luminaries,	Generally in fair condition mindful of age and use. Penetration through ceiling is not sealed and water appears to have damaged the surrounding area (in laundry)	3	0579, 0580, 0587, 0588, 0589
2.42	Walls	Laundry and corridor	Painted hard and fixed plasterboard with timber skirting. Ceramic tiles in laundry to 1800 high.	Generally in fair to poor condition. Tiles are lifting and cracked in places and heavily soiled. Marks on paintwork especially lower sections. Crack in corridor wall at cornice.	3.5	0574, 0581,0585, 0590
2.43	Floors	Laundry and corridor	Generally vinyl sheeting throughout.	Generally in fair condition mindful of age and use. Heavy soiling to coving and floor generally.	3	0577 - 0579, 0582, 0583, 0585
2.44	Windows & Doors	Laundry and corridor	Painted timber framed fixed windows and painted timber doors with associated hardware.	Generally in fair condition mindful of age and use.	3	0592
2.45	Fixtures and Fittings	Laundry	Laundry trough, cleaners sink, washing machine and upright freezer	Generally in fair condition mindful of age and use.	3	0582
2.46	Ceilings	Bathroom 3	Painted fixed plasterboard surface mounted batten luminaires and thermal detector and exhaust.	Generally in fair condition mindful of age and use.	3	
2.47	Walls	Bathroom 3	Walls tiled to 1800 high with painted plasterboard above.	Generally in fair condition mindful of age and use. Cracks in corner or wall above grab rail. Build up of residue in grouting.	3	0594, 0595
2.48	Floors	Bathroom 3	Vinyl sheeting floor including coved skirting.	Soiled with build up of residue to base of walls.	3	0594, 0598
2.49	Windows & Doors	Bathroom 3	Painted timber door with associated hardware. Casement timber window with security keyed lock.	Door needs to be repainted.	3	
2.50	Fixtures and Fittings	Bathroom 3	Vitreous China WC and hand basin and associated mixer tap and soap dispenser. Stainless steel grab rail, hand towel dispenser and mirror.	Generally in fair condition mindful of age and use.	3	0598, 0599,
2.51	Ceilings	Nursery	Generally painted fixed plaster and panelled ceiling with pendant luminaries in addition to surface mounted batten fixtures, smoke and thermal detectors.	Generally in fair condition mindful of age and use.	3	0603, 0605, 0606,



SCHEDULE OF CONDITION

17 EILDON RD, ST KILDA, VIC



REF	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
2.52	Walls	Nursery	Generally painted fixed/hard plaster/board. Wall mounted air purifier.	Generally in fair condition mindful of age and use. Some soiling to lower sections requiring deep clean and/or sectional repainting.	3	0603, 0604,
2.53	Floors	Nursery	Vinyl sheeting with timber skirting.	Stained and marks throughout. Generally in fair to poor condition requiring extensive clean and/or replacement.	3	0609
2.54	Windows & Doors	Nursery	Painted timber double sash windows and painted timber panel doors.	Generally in good to fair condition commensurate with age and use.	2.5	0610, 0606
2.55	Ceilings	Classroom 5	Generally painted fixed plaster and panelled ceiling with pendant luminaries in addition to surface mounted batten fixtures, smoke and thermal detectors and CCTV and ceiling fan.	Generally in fair condition mindful of age and use. Cracking in decorative cornices.	3	0617, 0626
2.56	Walls	Classroom 5	Walls a combination of painted hard plaster and plasterboard stud and painted timber panelling. Wall mounted split air-conditioning head units and air purifier.	Walls and skirting are in fair condition with impact damage to lower sections.	3	0624, 0622, 0617
2.57	Floors	Classroom 5	Floors comprise of fixed vinyl sheeting with floor heating grates. Ceramic tiles to fireplace hearth.	Generally in fair condition. Build up of debris in floor grates.	3	0613, 0614, 0615
2.58	Windows & Doors	Classroom 5	Painted timber sash , casement and fixed aluminium framed windows . Hollow core painted timber doors and associated hardware.	Generally in fair condition mindful of age and use.	3	0617, 0619, 0625
2.59	Fixtures and Fittings	Classroom 5	Fixed melamine two door bench with stainless steel sink and mixer tap.	Generally in good condition.	2	0627
2.60	Ceilings	Bathroom 5	Painted fixed plasterboard surface mounted batten luminaires and thermal detector and exhaust.	Generally in good to fair condition mindful of age and use.	2.5	
2.61	Walls	Bathroom 5	Vinyl to approx. 1400 with painted plasterboard above.	Generally in good to fair condition mindful of age and use.	2.5	0629
2.62	Floors	Bathroom 5	Vinyl sheeting floor including coved skirting.	Generally in good to fair condition mindful of age and use.	2.5	0629,
2.63	Windows & Doors	Bathroom 5	Painted timber door with associated hardware. Double sash windows with security bolt.	Generally in fair condition.	3	0633
2.64	Fixtures and Fittings	Bathroom 5	Vitreous China WC x 2 No. with vanity partition. Hand basin and associated mixer tap and soap dispenser and mirror.	Generally in fair condition mindful of age and use.	3	0630, 0631
2.65	Ceilings	Storage Room (Externally accessed)	Fibre cement or similar panel ceilings, with thermal detectors and surface mounted batten luminaries	Generally in fair condition mindful of age and use, diffuser missing.	3	0703
2.66	Walls	Storage Room (Externally accessed)	Painted bareface brick and painted plasterboard,	Paint is peeling from brickwork, penetrations through plasterboard.	3.5	0703, 0704
2.67	Floors	Storage Room (Externally accessed)	Painted concrete floors	Paint wore and lifting in places.	3	0702
2.68	Windows & Doors	Storage Room (Externally accessed)	Painted timber doors and frames, painted timber casement windows	Generally in fair condition mindful or age and use.	3	0701
2.69	Ceilings	Bathroom 4 (Externally accessed)	Fibre cement or similar panel ceilings, surface mounted batten luminaries	Generally in fair condition mindful or age and use.	3	
2.70	Walls	Bathroom 4 (Externally accessed)	Painted bareface brick	Generally in fair condition mindful or age and use.	3	0706
2.71	Floors	Bathroom 4 (Externally accessed)	Painted concrete floors	Generally in fair condition mindful or age and use.	3	0706
2.72	Windows & Doors	Bathroom 4 (Externally accessed)	Painted timber doors and frames, painted timber casement windows	Generally in fair condition mindful or age and use.	3	0705, 0707
2.73	Fixtures and Fittings	Bathroom 4 (Externally accessed)	Vitreous China WC, stainless steel hand basin	Generally in fair condition mindful or age and use.	3	0706
3.00	INTERNAL	FIRST FLOOR				
3.01	Ceilings	SW Stair & Corridor	Painted fixed plaster ceilings with surface mounted batten luminaries, thermal and smoke detectors	Light diffuser missing x 2No, roof access hatch missing (may be in roof void)	3	0641, 0644, 0652, 0654, 0655
3.02	Walls	SW Stair & Corridor	Painted wooden panelling, with painted timber skirting, painted render above, painted plasterboard walls to corridor, illuminated exit signs and PIR motion detectors and air purifier	Generally in fair condition mindful of age and use, throughout. Requires clean.	3	0645, 0649, 0650,
3.03	Floors	SW Stair & Corridor	Carpeted treads and risers with tactical indicators and non-slip edging, vinyl flooring to corridor	Carpet in good to fair condition. Vinyl is worn and marked.	3	0637, 0638, 0640, 0642, 0646, 0648, 0651
3.04	Windows & Doors	SW Stair & Corridor	Painted timber casement windows,	Windows is fair condition with marks,	3	0643
3.05	Fixtures and Fittings	SW Stair & Corridor	Painted timber balustrade to one side of stairs.	Impact damage evident. Generally in fair condition.	3	0639, 0647
3.06	Ceilings	Storage Room	Painted fixed plaster ceilings with surface mounted batten luminaries, thermal and smoke detectors. Ceiling fan.	All in fair to good condition based on age and use. Light diffusers missing.	2.5	0660, 0662
3.07	Walls	Storage Room	Painted fixed plasterboard.	All in fair to good condition based on age and use.	2.5	0662
3.08	Floors	Storage Room	Very old residential carpeting throughout.	Generally in fair condition mindful of aged and use.	3	0661
3.09	Windows & Doors	Storage Room	Painted timber doors and frames, painted timber casement windows with roller blinds,	Generally in fair condition mindful of aged and use.	3	0663
3.10	Ceilings	Office (19)	Painted fixed plasterboard, surface mounted batten luminaries, thermal detector,	Penetration through ceiling not sealed.	3	0665, 0666, 0670
3.11	Walls	Office (19)	Painted fibre cement sheet or similar,	Generally in fair condition mindful of aged and use.	3	0665,
3.12	Floors	Office (19)	Very old residential carpeting throughout.	Generally in fair condition mindful of aged and use.	3	0667
3.13	Windows & Doors	Office (19)	Painted timber doors and frame,	Generally in fair condition mindful of aged and use.	3	0665
3.14	Fixtures and Fittings	Office (19)	Fixed two door bench with stainless steel sink and mixer tap.	All in good mindful of age and use.	2	0669
3.15	Ceilings	Office (20 & 21)	Painted fixed plasterboard, surface mounted batten luminaries, thermal detector,	Diffuser missing.	3	0675
3.16	Walls	Office (20 & 21)	Painted fibre cement sheet or similar, wall mounted split air-conditioning head unit and air purifier	Generally in fair condition mindful of aged and use.	3	0672, 0673, 0674
3.17	Floors	Office (20 & 21)	Vinyl throughout	Generally in fair condition mindful of aged and use.	3	0671, 0676
3.18	Windows & Doors	Office (20 & 21)	Painted timber doors and frame with glazed panels, painted timber casement window	Generally in fair condition mindful of aged and use.	3	0671, 0672
3.19	Ceilings	Staff Break Room (17)	Painted fixed plasterboard, surface mounted batten luminaries, thermal detector, ceiling fans (2 No.)	Light diffuser missing.	3	0677
3.20	Walls	Staff Break Room (17)	Painted fibre cement sheet or similar, wall mounted bar heater, split air-conditioning head unit, air purifier	Generally in fair condition mindful of aged and use.	3	0677, 0679
3.21	Floors	Staff Break Room (17)	Very old residential carpeting. Vinyl sheeting adjacent to the sink/bench unit.	Generally in fair condition mindful of aged and use.	3	0678
3.22	Windows & Doors	Staff Break Room (17)	Sliding aluminium window in timber frame and roller blind, timber door and timber casement window	Generally in fair condition mindful of aged and use.	3	0677, 0679

SCHEDULE OF CONDITION

17 EILDON RD, ST KILDA, VIC



REF	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
3.23	Fixtures and Fittings	Staff Break Room (17)	Fixed two door bench with stainless steel sink and taps.	Generally in fair condition mindful of aged and use.	3	0678
3.24	Ceilings	Landing (Central)	Painted fixed plasterboard, surface mounted batten luminaries, thermal detector	Generally in fair condition mindful of aged and use.	3	0684,
3.25	Walls	Landing (Central)	Painted fibre cement sheet or plasterboard, air purifier and PIR motion sensors, FHR	Generally in fair condition mindful of aged and use.	3	0684, 0686, 0687,
3.26	Floors	Landing (Central)	Carpet throughout with tactile indicators at the top of the stair.	Generally in fair condition mindful of aged and use.	3	0684,0685,
3.27	Windows & Doors	Landing (Central)	Painted timber door some with glazed panels and painted timber frames	Generally in fair condition mindful of aged and use.	3	0684,
3.28	Fixtures and Fittings	Landing (Central)	Stained timber balustrade.	Generally in fair condition mindful of aged and use.	3	0684
3.29	General	Unfinished Roof Area	Unfinished roof area, no fixed floor or walls (exterior exposed brick wall),	Generally in fair condition mindful of age and use.	3	0690 - 0693
3.30	Ceilings	Office (22)	Painted timber panelling, sheeting, pendant lighting, ceiling fan, thermal detector,	Generally in fair condition mindful of age and use.	3	0696
3.31	Walls	Office (22)	Painted fibre cement sheet or similar, painted timber panelling, wall mounted split air-conditioning head unit and air purifier and bar heater.	Generally in fair condition mindful of aged and use.	3	0696
3.32	Floors	Office (22)	Carpet tiles throughout.	Generally in fair condition mindful of aged and use.	3	
3.33	Windows & Doors	Office (22)	Painted timber doors, painted timber casement window	Generally in fair condition mindful of aged and use.	3	0696, 0697
3.34	Ceilings	Stairs (Central)	Painted fixed plaster ceilings with surface mounted batten luminaries	Generally in fair condition mindful of aged and use.	3	
3.35	Walls	Stairs (Central)	Painted hard and fixed plasterboard with timber skirting. Ceramic tiles in laundry to 1800 high.	Generally in fair condition mindful of aged and use. Redundant electrical fitting need to be removed and made safe.	3.5	0698, 0699, 0700
3.36	Floors	Stairs (Central)	Carpeted treads and risers with tactile indicators and non-slip edging,	Carpet in good to fair condition.	3	0698, 0699
3.37	Fixtures and Fittings	Stairs (Central)	Stained timber balustrade to one side of stairs.	Generally in fair condition mindful of aged and use.	3	0698, 0699
4.00	EXTERNAL AREAS					
4.01	General	External Areas	At the front of the building (East) there is a combination of brick and concrete paving, mulch on sand, synthetic grass and a sand pit. There is a small area of timber decking in NE corner with 2 No. shade sails. The south side of the building has some old concrete paving. The north side of the building has timber decking. At the rear of the building (west) there is a timber deck with timber balustrade and canopy over with translucent polycarbonate sheeting. There are brick paved and concrete areas as well as soft fall around the large tree, mulch on sand and sand pits, 2 No. shade sails.	Some areas of the brick paving have lifted and create trip hazards. The timber decking to the NE is in good condition. The north side decking is in fair condition. All other areas are in fair condition. <b>Please also refer to the Structural Report.</b>	3	0714, 0719, 0722, 0725, 0726, 0727, 0729, 0731, 0732,
4.02	Perimeter Fencing	External Areas	Paling fencing to the adjoining properties on the North, South and (small) West boundaries.	The North elevation and approx. 50% of the West elevation fencing and is in fair condition. Approx. 50% of the South and West elevation fencing is covered in creeper and in poor condition.	3.5	0716, 0724, 0729, 0730, 0732, 0733, 0734, 0739, 0740, 0746 - 0749, 0755, 0756, 0758, 0760 - 0762
	BUILDING SERVICES					
5.00	ESSENTIAL SERVICES					
5.01	Fire Indicator Panel	Lobby	A Fire Alarm Panel has been installed and appears to be in accordance with AS4428.1	The FIP was not in alarm or areas isolated during our inspection. We have not sighted the service contract or maintenance records and therefore are unable to comment on Tenant or Landlord responsibilities. Appears in good condition mindful of age.	2	0451
5.02	Thermal Detectors	Building	Detectors have been installed throughout the building.	We understand that the client generally maintains the essential services with their contractor. We have not sighted any documentation to comment on any compliance issues. Appears in good condition mindful of age.	2	0444, 0465, 0580, 0654, 0666, 0703
5.03	Fire Hose Reels	Entry & First Floor Office (22)	General coverage appeared adequate and hose reels incorporate backflow devices	We understand that the client generally maintains the essential services with their contractor. We have not sighted any documentation to comment on any compliance issues. Appears in good condition mindful of age.	2	0440, 0687
5.04	Fire Extinguishers	Throughout the building generally as required	General coverage appeared adequate and located adjacent to hose reels.	We understand that the client generally maintains the essential services with their contractor. We have not sighted any documentation to comment on any compliance issues. Appears in good condition mindful of age.	2	0447, 0571, 0687,
6.00	ELECTRICAL SERVICES					
6.01	Low Voltage (LV) Distribution - Main Switchboards	Lobby	Main switchboard is provided to the site for supply into the total building and externals. The switchboard is accessed via key and locked during our inspection. No drawings and no maintenance documents were available during the site inspection.	No maintenance or thermo scans were sighted. However, visually it appears to be in good condition.	2	0451
6.02	General Lighting	Building	Generally the illumination appears adequate for the building. There are a combination of fluorescent and incandescent lighting.	Visually in fair to good condition. No maintenance documentation was provided. Diffusers missing in a number of locations.	2	0444, 0465, 0564, 0605, 0654, 0666, 0703, 0742,



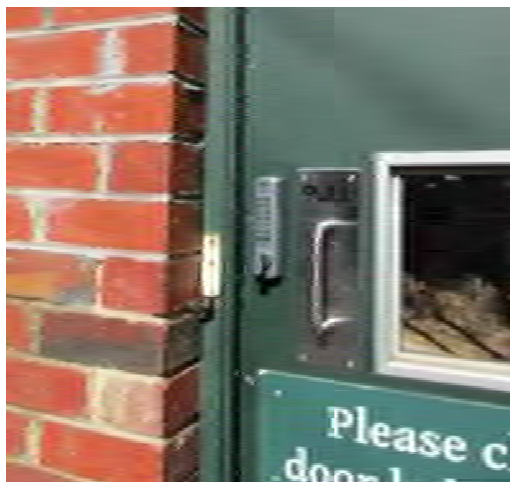
REF	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
6.03	Emergency and Exit Lighting Systems	Throughout building located to suit exit paths	Self-contained Emergency and Exit illuminated light fixtures supplied from local lighting circuits that a failure of the general lighting in the area shall cause emergency lighting to be activated automatically.	No up to date maintenance information was provided. Older style signage. Carry out testing, supply log book to site and address any back log repairs and cleaning as required.	2	0452, 0467,
6.04	Small Power	Various locations	Generally accessories are flush mounted, impact resistant plastic standard single and double GPOs	No issues noted.	2	
6.05	Security - Intruder Detection and CCTV Systems	Building	Security systems include alarmed motion sensors, wall and ceiling mounted PIR motion detectors internally.	No maintenance documentation provided. Generally appears in good condition.	2	0458, 0515, 0657
6.06	Communications Authority	Building	The communications installation and current authority is assumed to be Telstra.	Telecommunication systems are believed to be tenant owned and maintained asset.	2	
7.00	MECHANICAL SERVICES					
7.01	Split System	Building	The site is provided with heating and cooling via split system air-conditioners in Classroom 1, 4, 5, Office (20 & 21), (22), and Staff Break Room. We were unable to determine the inverter reverse cycle units install dates. All split systems have their remotes located with each internal head units.	The systems appear to be maintained and appeared in fair to good condition with varying assumed manufactured dates. It is assumed that the units will require replacement in the short to medium term. No record of installations or maintenance was available for review.	3	0428, 0429, 0465, 0519, 0546, 0617, 0683,
7.02	Exhaust System	WC	The bathrooms and laundry have operable exhaust fans that are vented out of the space.	Due to placement we were unable to inspected the exhaust fans.	3	530, 589
8.00	HYDRAULIC SERVICES					
8.01	Sanitary Fitments	Amenities	Generally the WCs were vitreous China pans the hand basins were also vitreous China or stainless steel with chrome or stainless steel fixtures.	Amenities were showing their age. General cleanliness was only fair with staining in the to the tiles.	3	0483, 0508, 0531, 0532, 0598, 0599, 0630 - 0632, 0706
8.02	Water Supplies cold Mains	Site	Authority mains supply the site supplies with domestic and fire supplies reticulated throughout the building.	No issues noted.	3	
8.03	Water Supplies (Hot Equipment)	Building	There is a single instantaneous Thermann 26 gas continuous flow hot water unit located on the southern elevation that serves the building.	No maintenance information was provided. The unit appears relatively new and in good condition commensurate with age and use.	2	0741
8.04	Sanitary Waste and Sewer	Site	The installed system consists of connections at floor level to fixtures and fittings in kitchen and amenities. These connections fall via a conventional gravity feed system to civil sewer and rise to vents above the roof.	Pipe work above ground that was sighted was in fair condition but no internal inspection of under building pipework or removal of inspection covers were carried out.	2	
8.05	Backflow Valves	Hose reels and Fire	Hose reels were not noted to have backflow valves.	The full extent of backflow protection was not clear and a full review should be carried out to ensure all cross flow risk areas are protected and tested.	2	0687

RATING
AVG SCORE
3

## 10 PHOTOGRAPHIC SURVEY



5: IMG\_0417



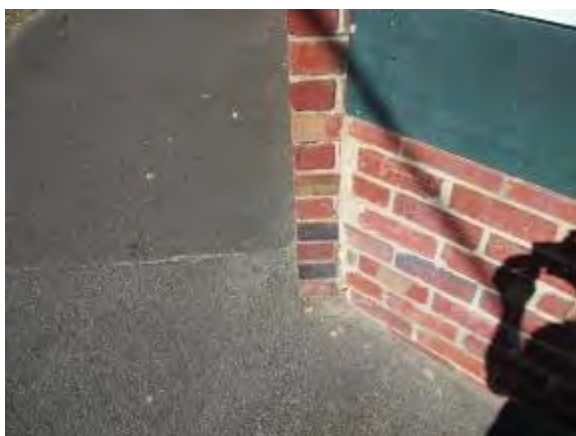
6: IMG\_0418



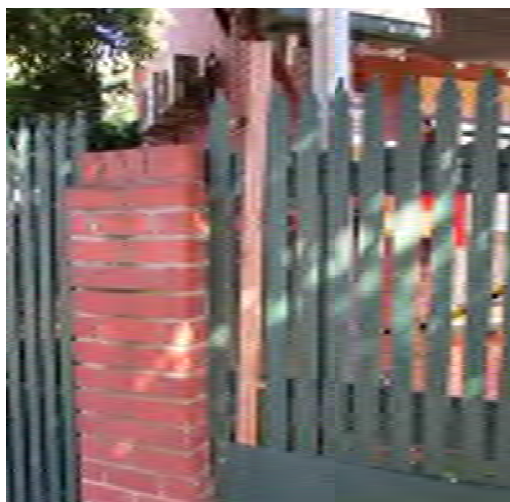
7: IMG\_0419



8: IMG\_0420



9: IMG\_0421



10: IMG\_0422





11: IMG\_0423



12: IMG\_0424



13: IMG\_0425



14: IMG\_0426



15: IMG\_0427



16: IMG\_0428



17: IMG\_0429



18: IMG\_0430



19: IMG\_0431



20: IMG\_0432



21: IMG\_0433



22: IMG\_0434





23: IMG\_0435



24: IMG\_0436



25: IMG\_0437



26: IMG\_0438



27: IMG\_0439



28: IMG\_0440



29: IMG\_0441



30: IMG\_0442



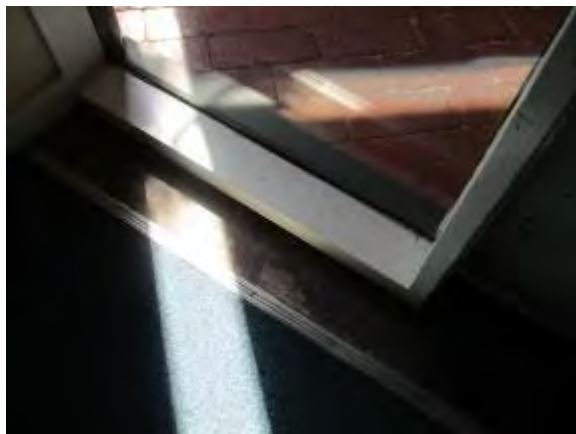
31: IMG\_0443



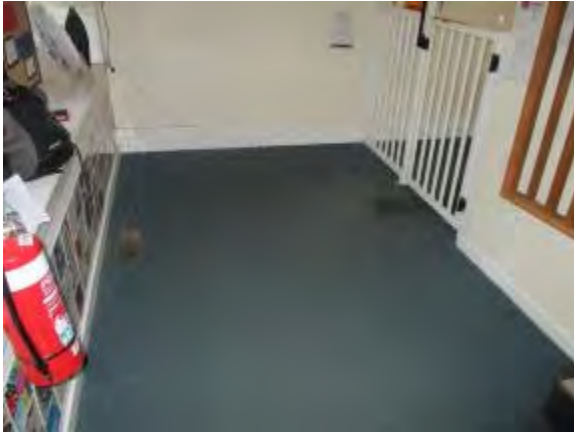
32: IMG\_0444



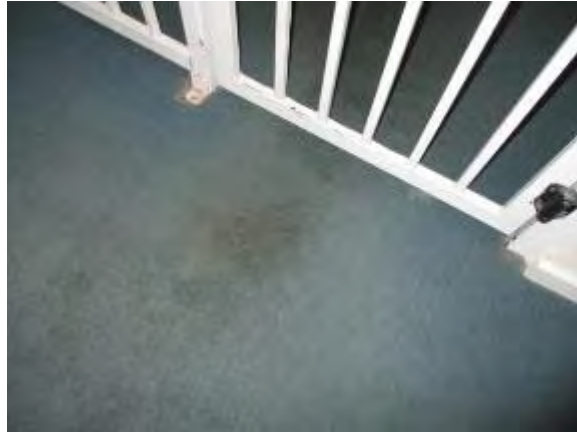
33: IMG\_0445



34: IMG\_0446



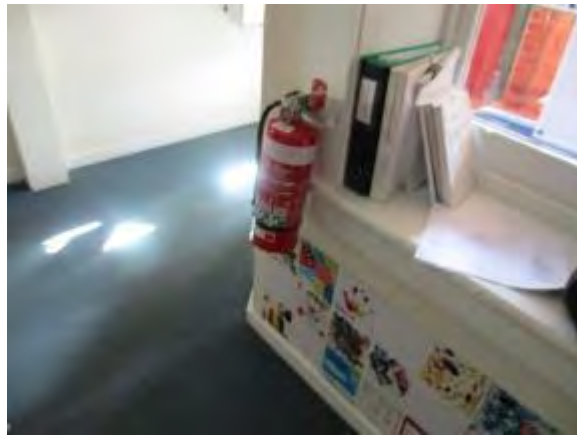
35: IMG\_0447



36: IMG\_0448



37: IMG\_0449



38: IMG\_0450

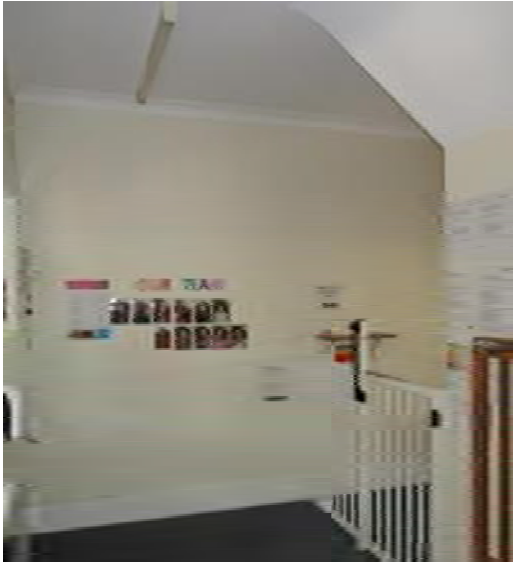


39: IMG\_0451



40: IMG\_0452





41: IMG\_0453



42: IMG\_0454



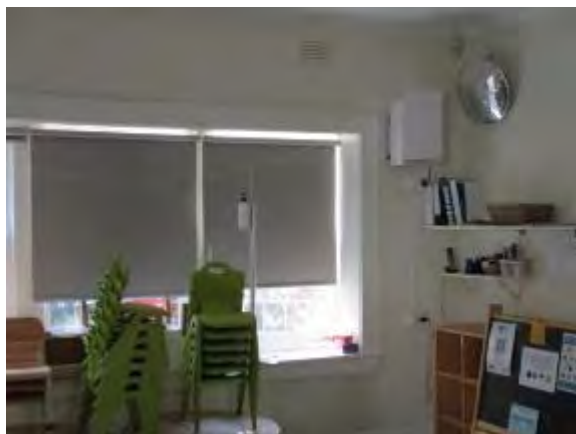
43: IMG\_0455



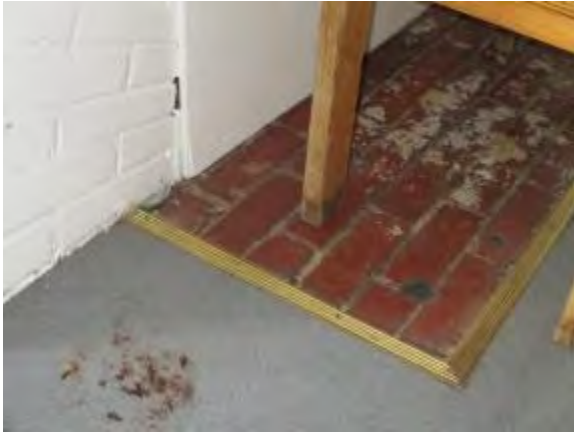
44: IMG\_0456



45: IMG\_0457



46: IMG\_0458



47: IMG\_0459



48: IMG\_0460



49: IMG\_0461



50: IMG\_0462



51: IMG\_0463



52: IMG\_0464



53: IMG\_0465



54: IMG\_0466



55: IMG\_0467



56: IMG\_0468



57: IMG\_0469



58: IMG\_0470



59: IMG\_0471



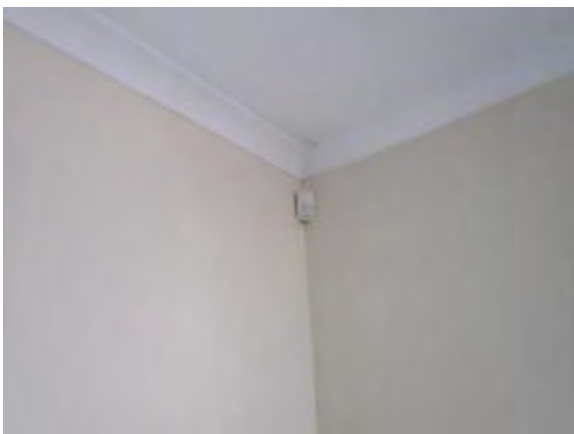
60: IMG\_0472



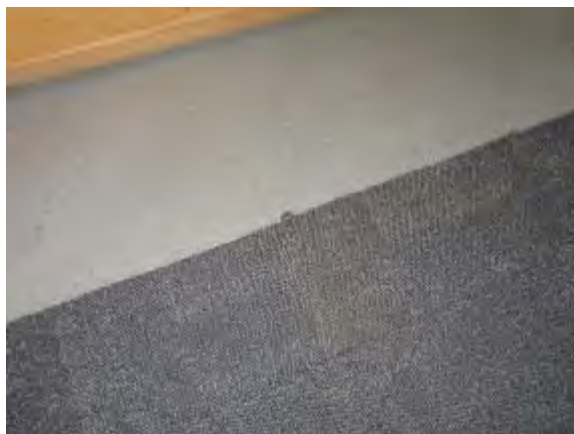
61: IMG\_0473



62: IMG\_0474



63: IMG\_0475

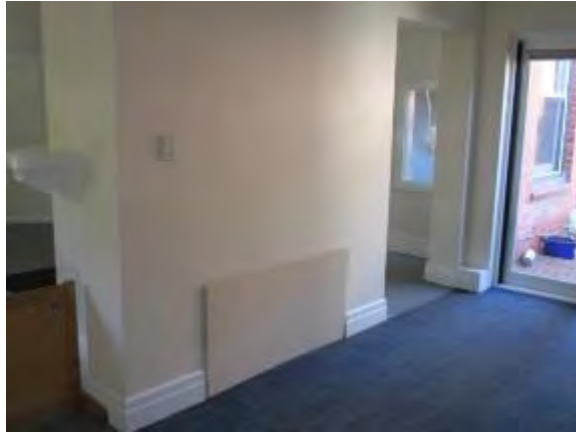


64: IMG\_0476

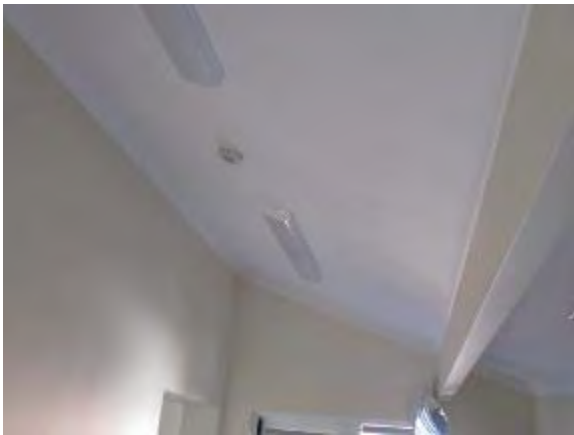




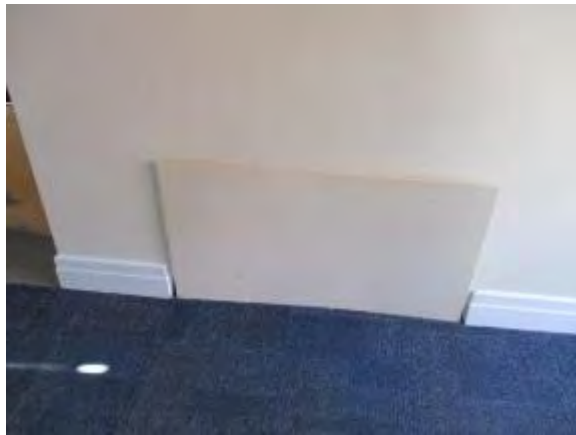
65: IMG\_0477



66: IMG\_0478



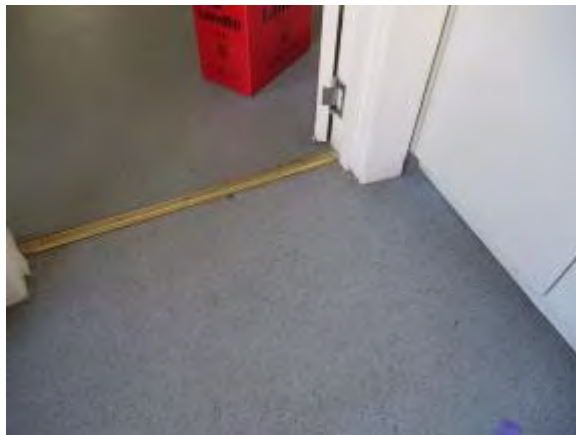
67: IMG\_0479



68: IMG\_0480



69: IMG\_0481



70: IMG\_0482





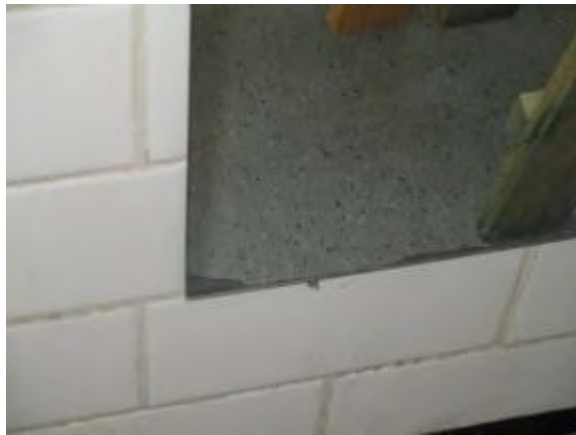
71: IMG\_0483



72: IMG\_0484



73: IMG\_0485



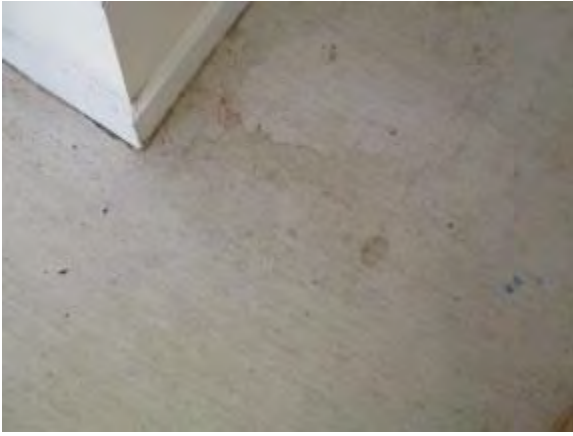
74: IMG\_0486



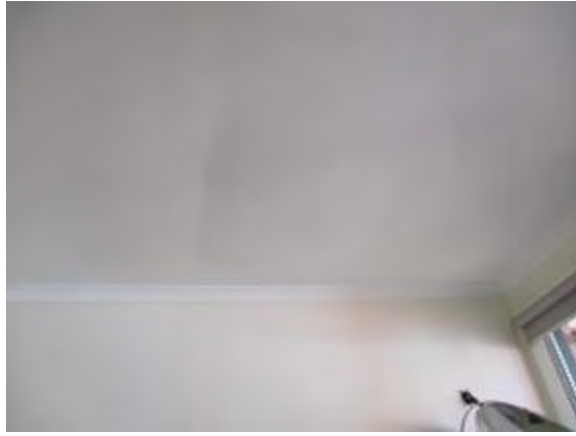
75: IMG\_0487



76: IMG\_0508



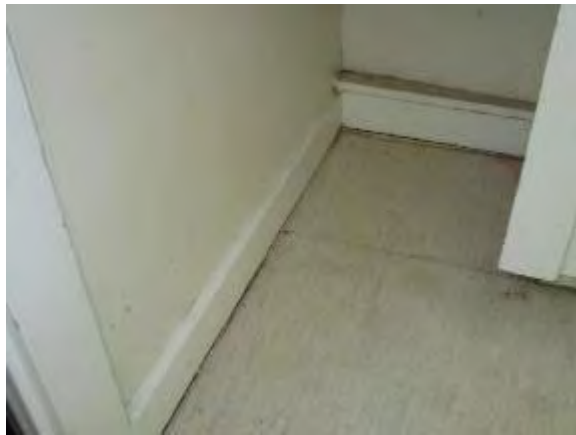
77: IMG\_0509



78: IMG\_0510



79: IMG\_0511



80: IMG\_0512



81: IMG\_0513



82: IMG\_0514



83: IMG\_0515



84: IMG\_0516



85: IMG\_0517



86: IMG\_0518



87: IMG\_0519



88: IMG\_0520



89: IMG\_0521



90: IMG\_0522



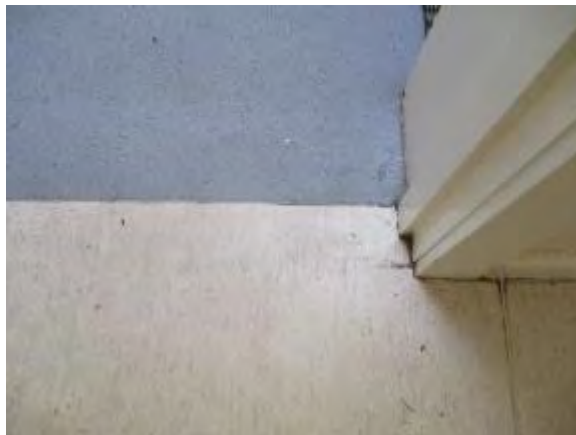
91: IMG\_0523



92: IMG\_0524

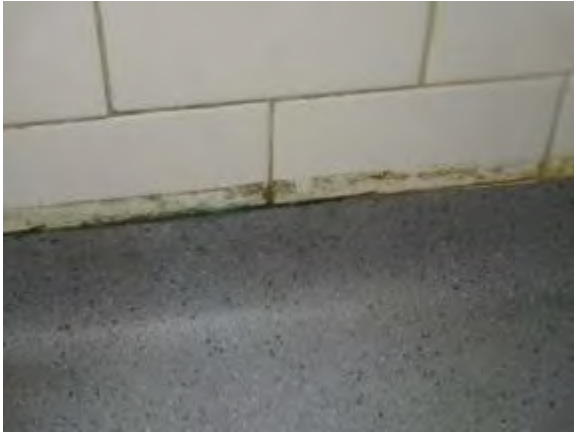


93: IMG\_0525

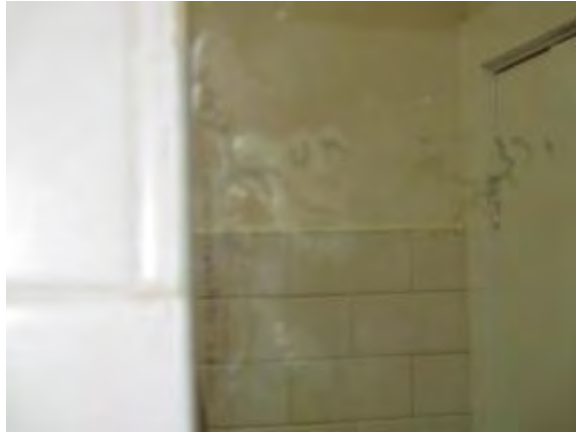


94: IMG\_0526





95: IMG\_0527



96: IMG\_0528



97: IMG\_0529



98: IMG\_0530



99: IMG\_0531



100: IMG\_0532



101: IMG\_0533



102: IMG\_0534



103: IMG\_0535



104: IMG\_0536



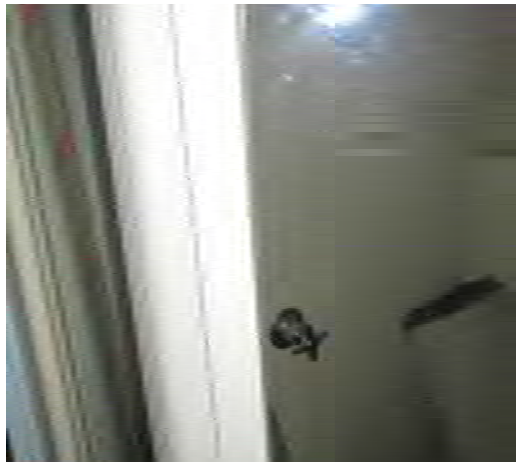
105: IMG\_0537



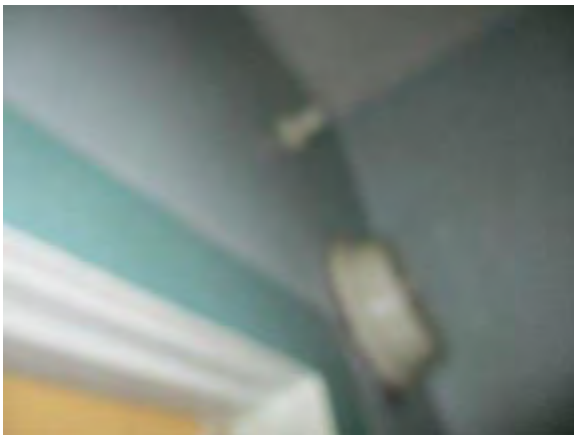
106: IMG\_0538



107: IMG\_0539



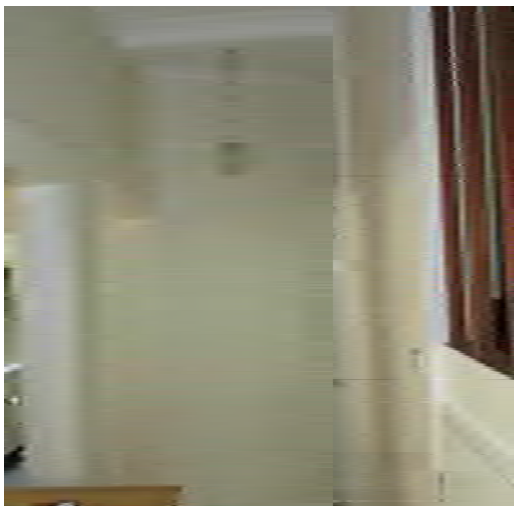
108: IMG\_0540



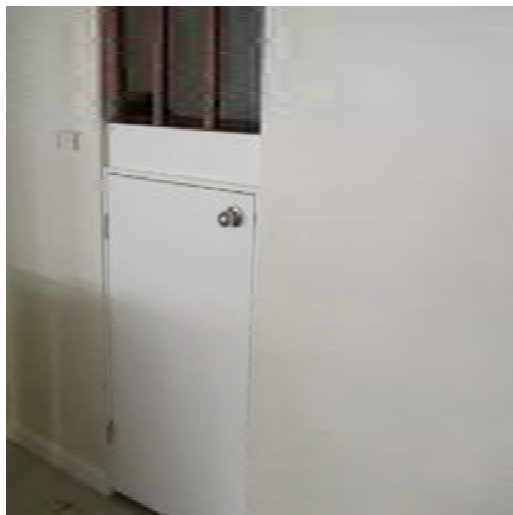
109: IMG\_0541



110: IMG\_0542



111: IMG\_0543



112: IMG\_0544



113: IMG\_0545



114: IMG\_0546



115: IMG\_0547



116: IMG\_0548

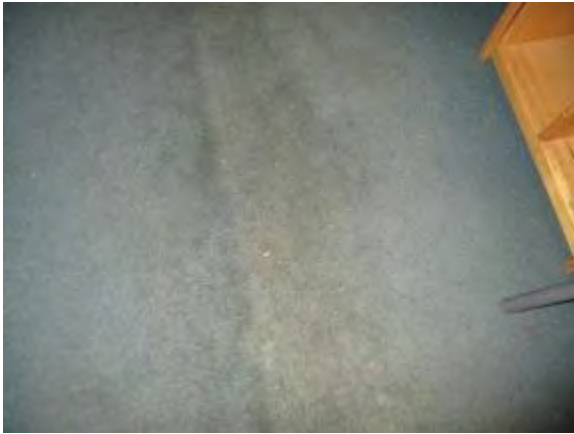


117: IMG\_0549

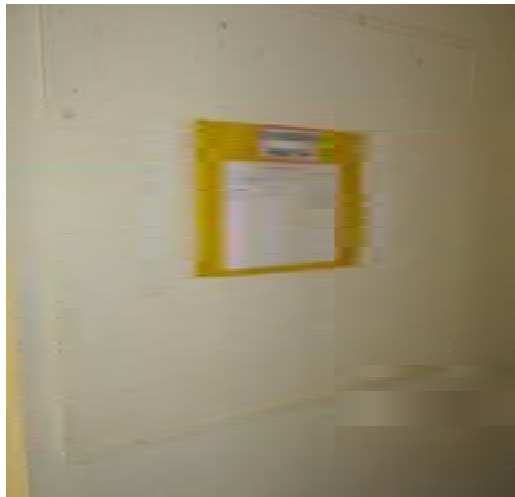


118: IMG\_0550





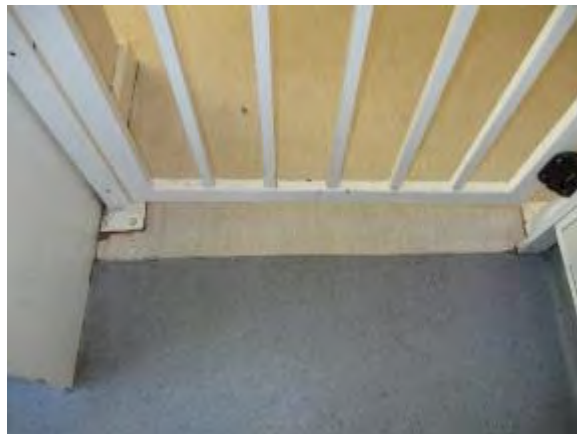
119: IMG\_0551



120: IMG\_0552



121: IMG\_0553



122: IMG\_0554



123: IMG\_0555



124: IMG\_0556



125: IMG\_0557



126: IMG\_0558



127: IMG\_0559



128: IMG\_0560



129: IMG\_0561



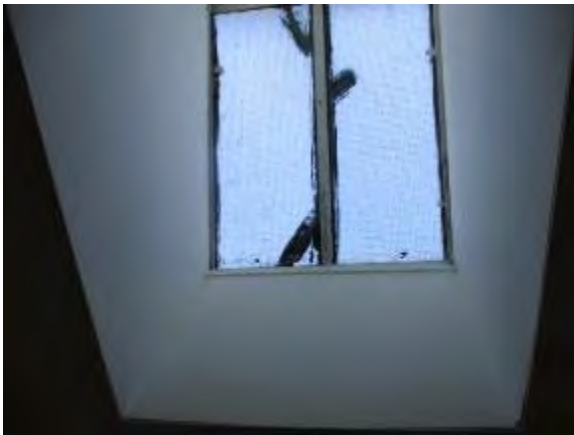
130: IMG\_0562



131: IMG\_0563



132: IMG\_0564



133: IMG\_0565



134: IMG\_0566



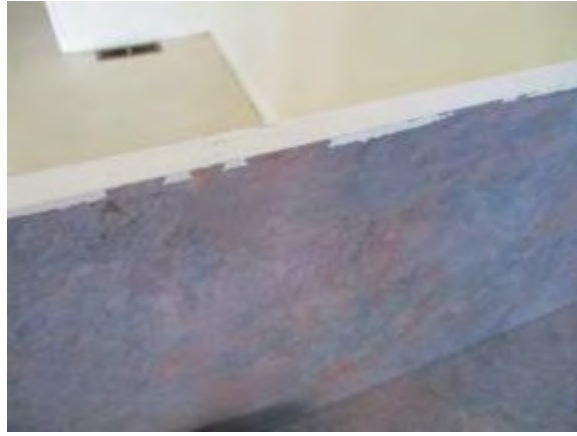
135: IMG\_0567



136: IMG\_0568



137: IMG\_0569



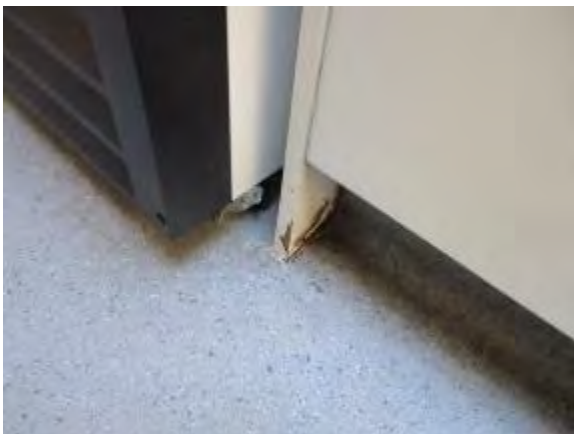
138: IMG\_0570



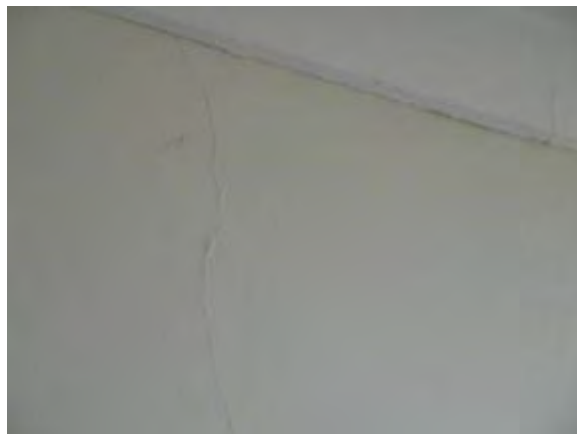
139: IMG\_0571



140: IMG\_0572



141: IMG\_0573



142: IMG\_0574





143: IMG\_0575



144: IMG\_0576



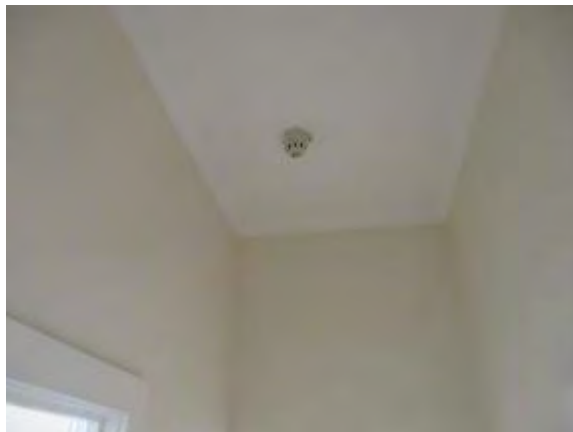
145: IMG\_0577



146: IMG\_0578



147: IMG\_0579



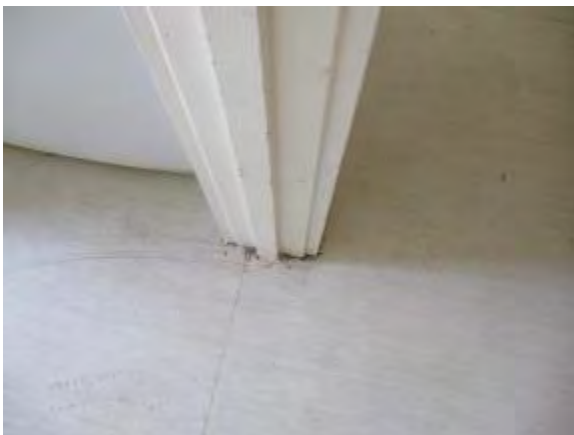
148: IMG\_0580



149: IMG\_0581



150: IMG\_0582



151: IMG\_0583



152: IMG\_0585



153: IMG\_0586



154: IMG\_0587



155: IMG\_0588



156: IMG\_0589



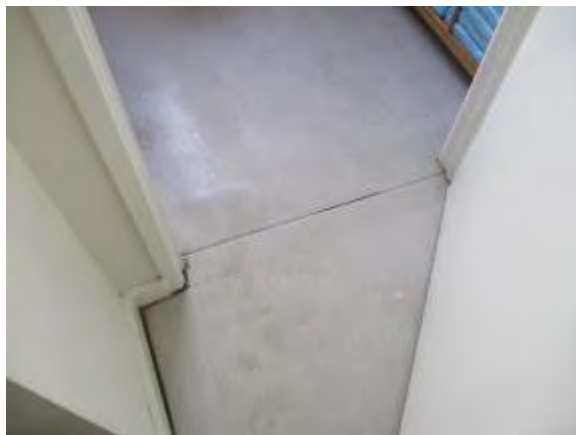
157: IMG\_0590



158: IMG\_0591



159: IMG\_0592



160: IMG\_0593



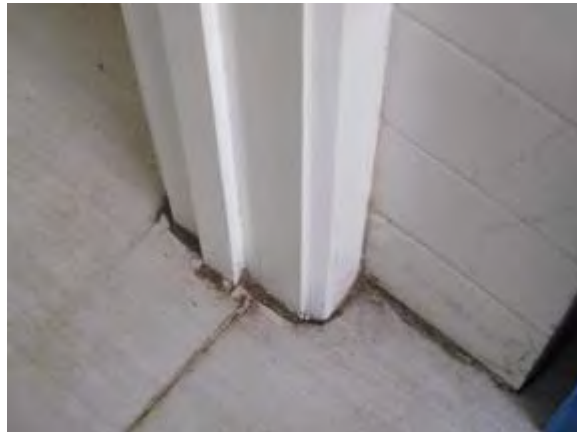
161: IMG\_0594



162: IMG\_0595



163: IMG\_0596



164: IMG\_0597



165: IMG\_0598



166: IMG\_0599





167: IMG\_0600



168: IMG\_0601



169: IMG\_0602



170: IMG\_0603



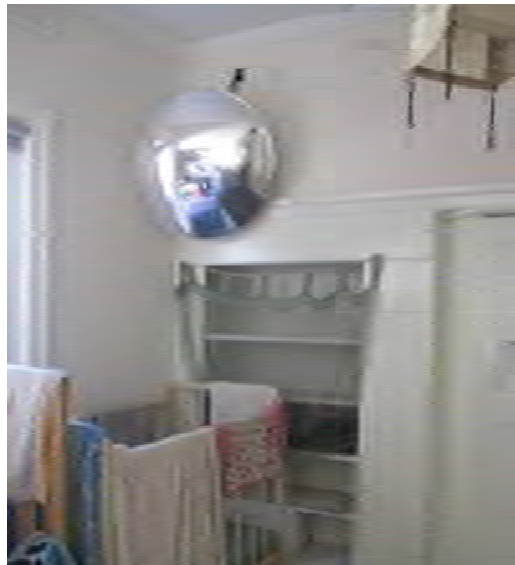
171: IMG\_0604



172: IMG\_0605



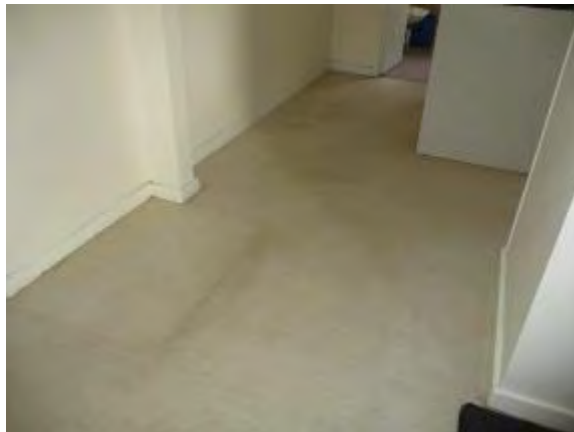
173: IMG\_0606



174: IMG\_0607



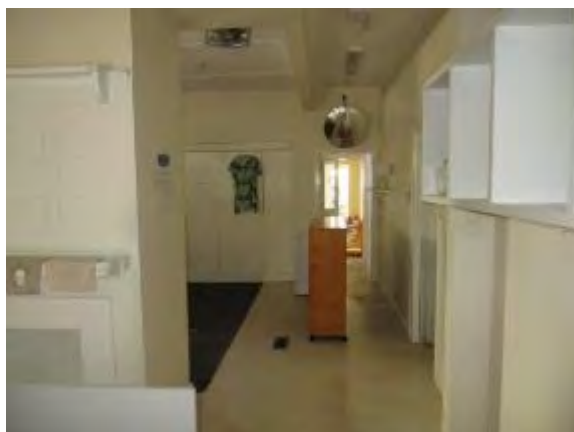
175: IMG\_0608



176: IMG\_0609



177: IMG\_0610



178: IMG\_0611



179: IMG\_0612



180: IMG\_0613



181: IMG\_0614



182: IMG\_0615



183: IMG\_0616



184: IMG\_0617



185: IMG\_0618



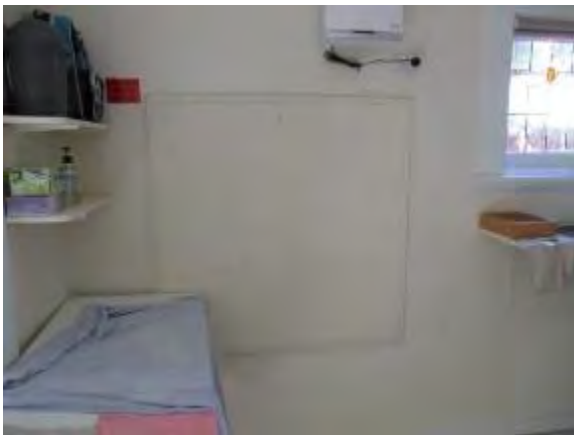
186: IMG\_0619



187: IMG\_0620



188: IMG\_0621



189: IMG\_0622



190: IMG\_0623





191: IMG\_0624



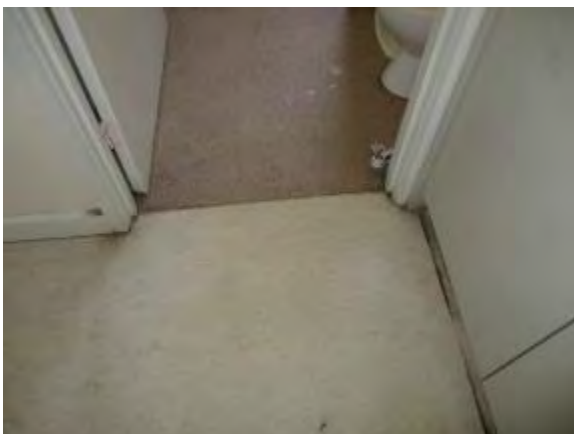
192: IMG\_0625



193: IMG\_0626



194: IMG\_0627



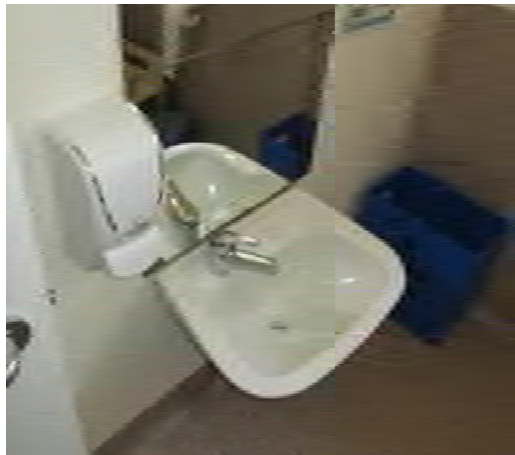
195: IMG\_0628



196: IMG\_0629



197: IMG\_0630



198: IMG\_0631



199: IMG\_0632



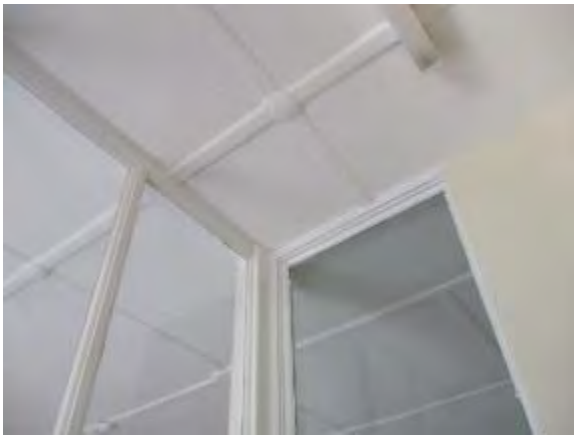
200: IMG\_0633



201: IMG\_0634



202: IMG\_0635



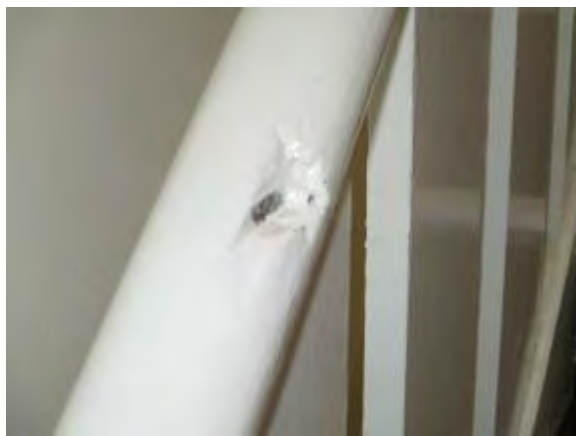
203: IMG\_0636



204: IMG\_0637



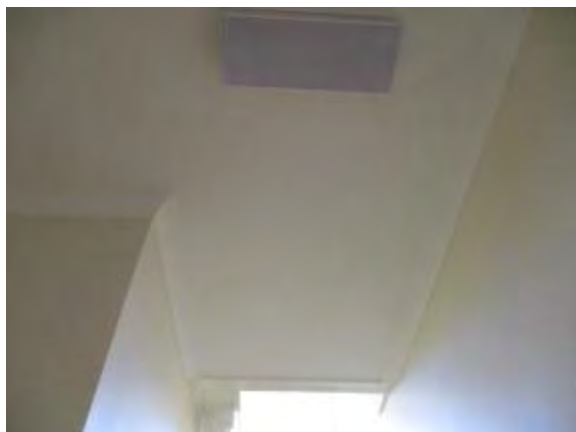
205: IMG\_0638



206: IMG\_0639



207: IMG\_0640



208: IMG\_0641



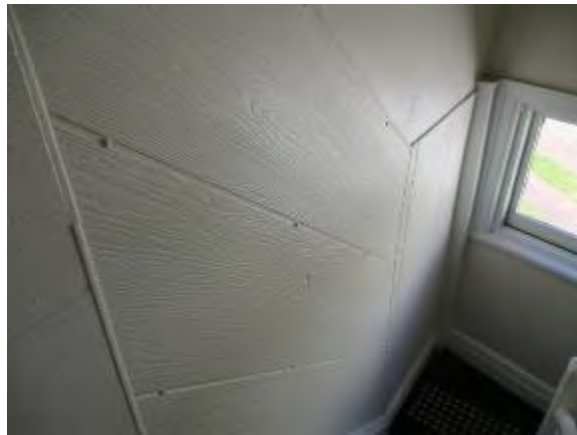
209: IMG\_0642



210: IMG\_0643



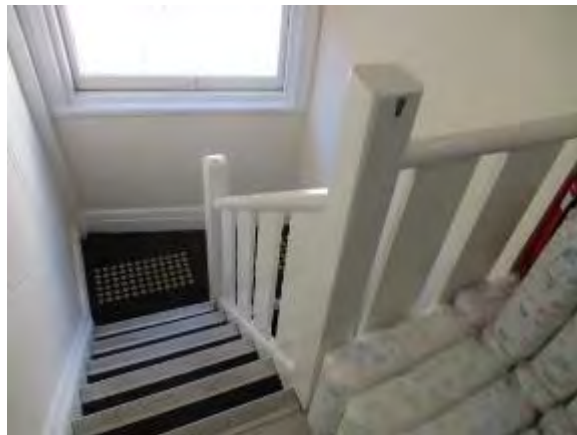
211: IMG\_0644



212: IMG\_0645

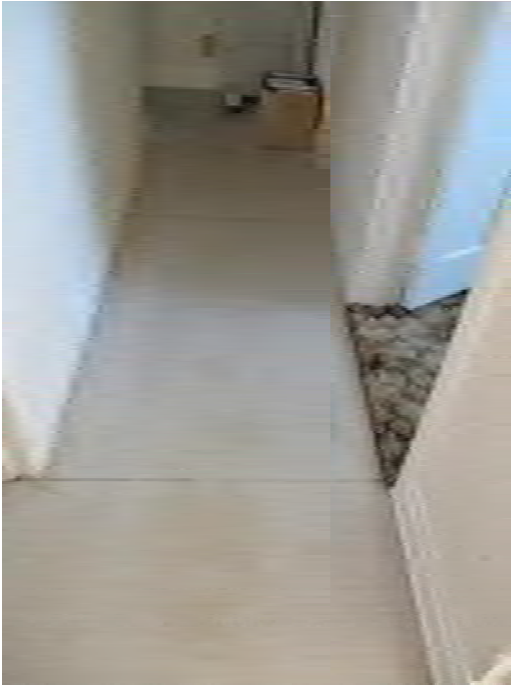


213: IMG\_0646



214: IMG\_0647





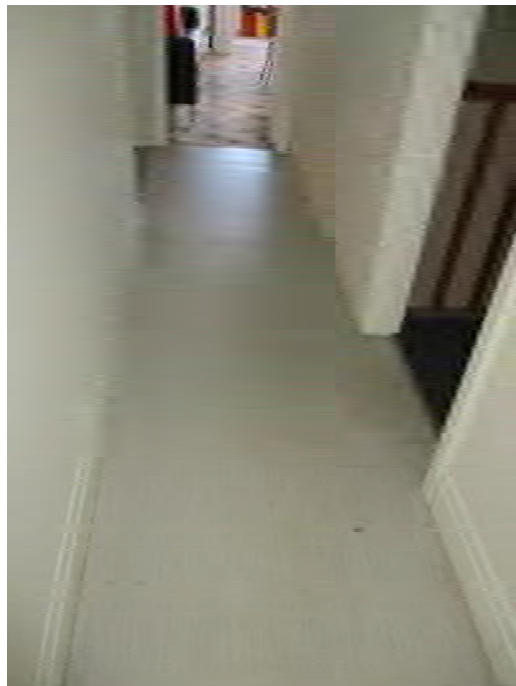
215: IMG\_0648



216: IMG\_0649



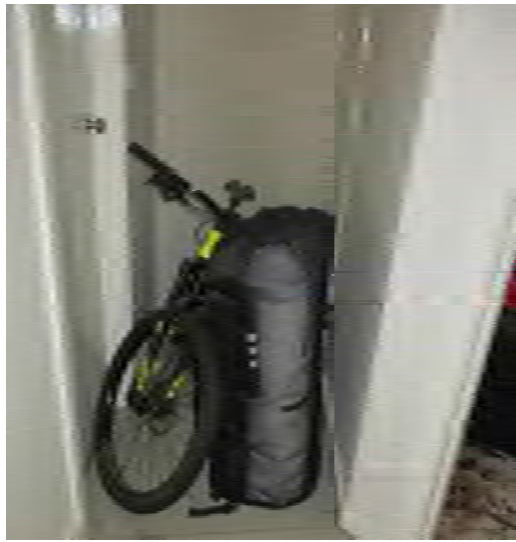
217: IMG\_0650



218: IMG\_0651



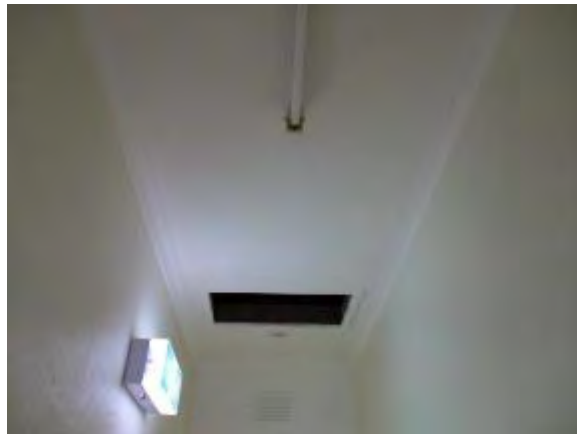
219: IMG\_0652



220: IMG\_0653



221: IMG\_0654



222: IMG\_0655



223: IMG\_0656



224: IMG\_0657



225: IMG\_0658



226: IMG\_0659



227: IMG\_0660



228: IMG\_0661



229: IMG\_0662



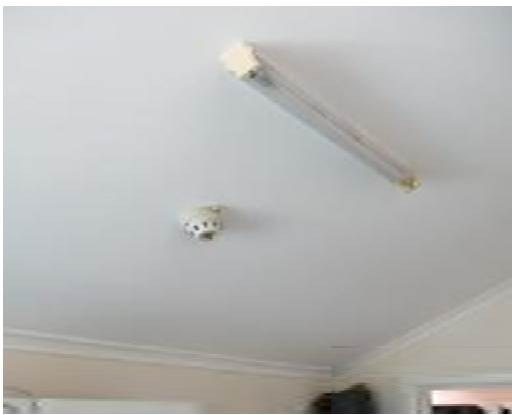
230: IMG\_0663



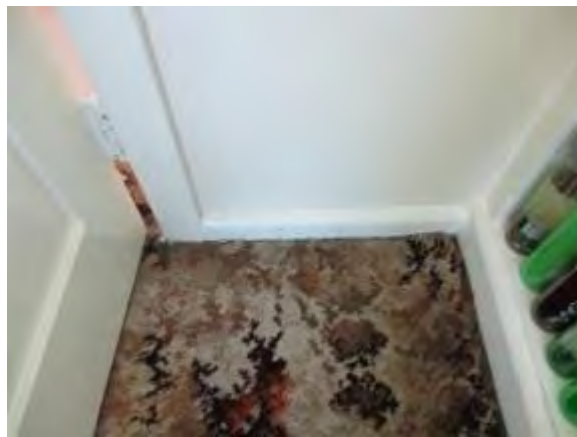
231: IMG\_0664



232: IMG\_0665



233: IMG\_0666



234: IMG\_0667



235: IMG\_0668



236: IMG\_0669





237: IMG\_0670



238: IMG\_0671



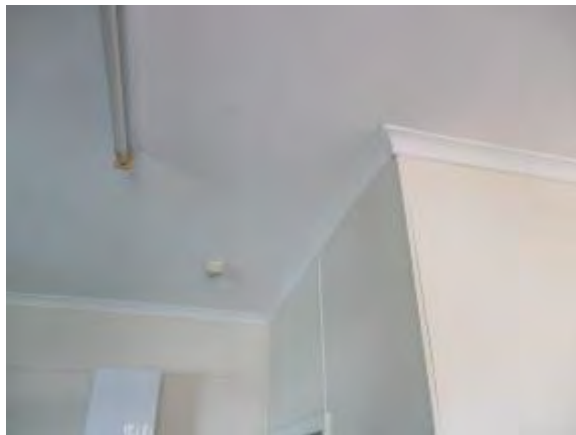
239: IMG\_0672



240: IMG\_0673



241: IMG\_0674



242: IMG\_0675



243: IMG\_0676



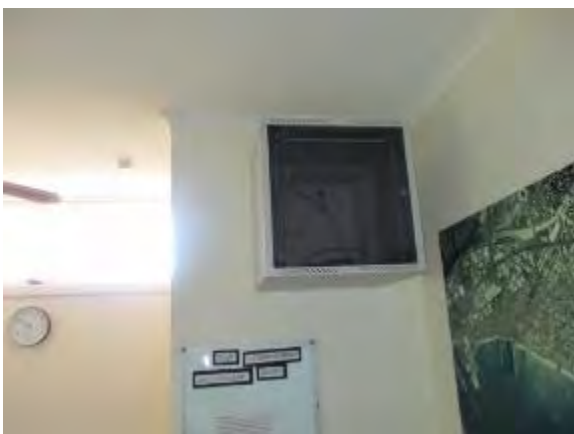
244: IMG\_0677



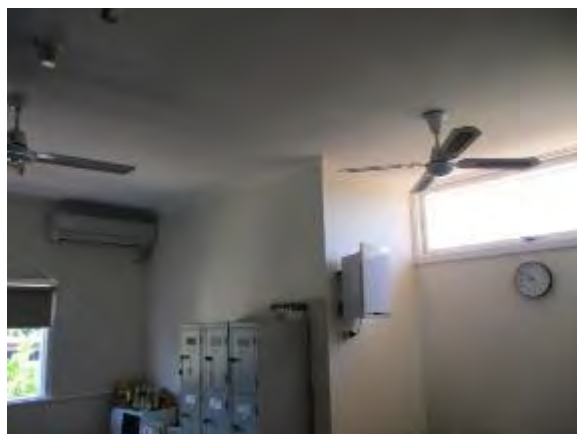
245: IMG\_0678



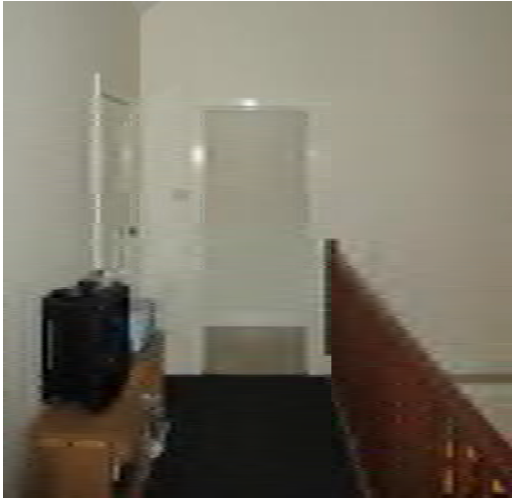
246: IMG\_0679



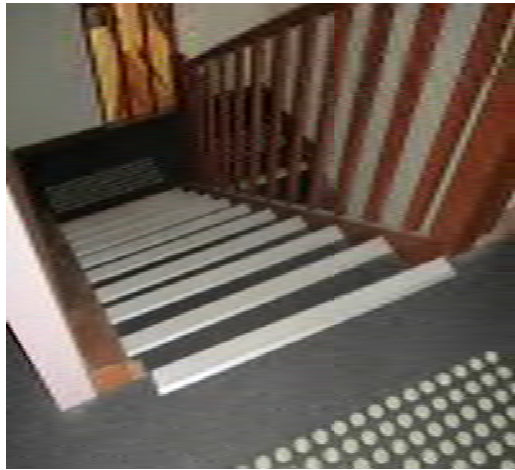
247: IMG\_0682



248: IMG\_0683



249: IMG\_0684



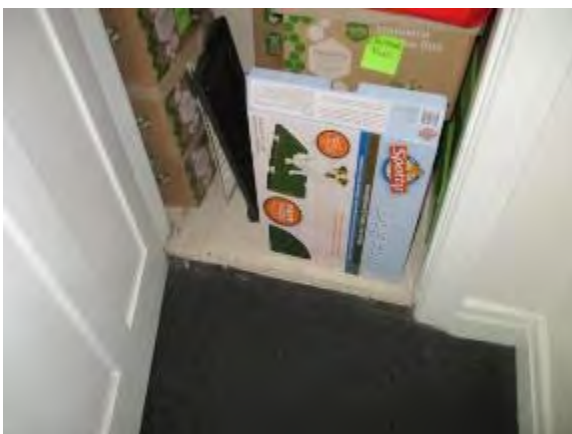
250: IMG\_0685



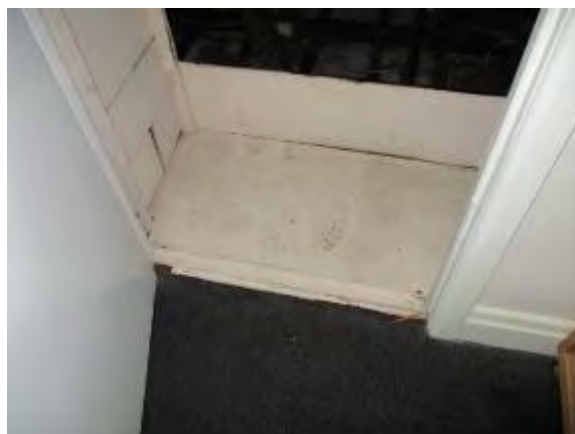
251: IMG\_0686



252: IMG\_0687



253: IMG\_0688



254: IMG\_0689





255: IMG\_0690



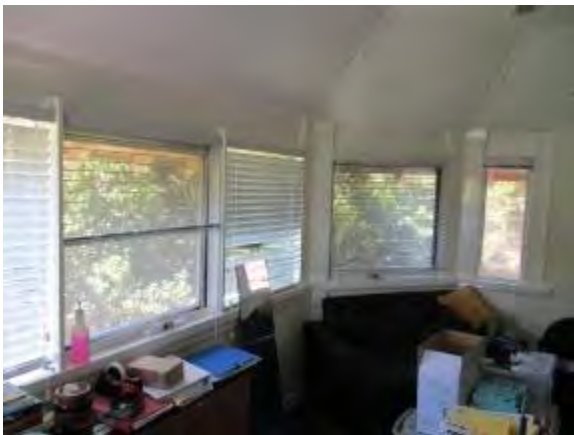
256: IMG\_0691



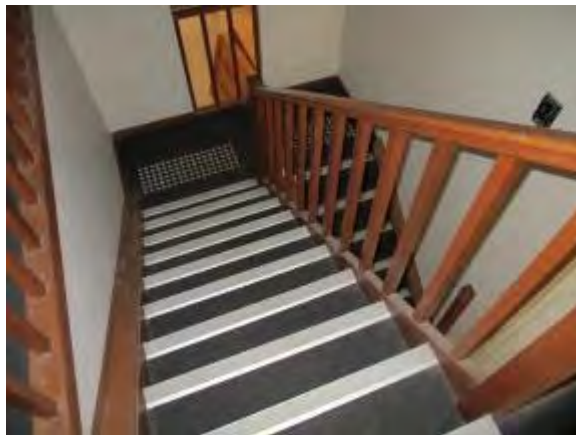
257: IMG\_0693



258: IMG\_0696

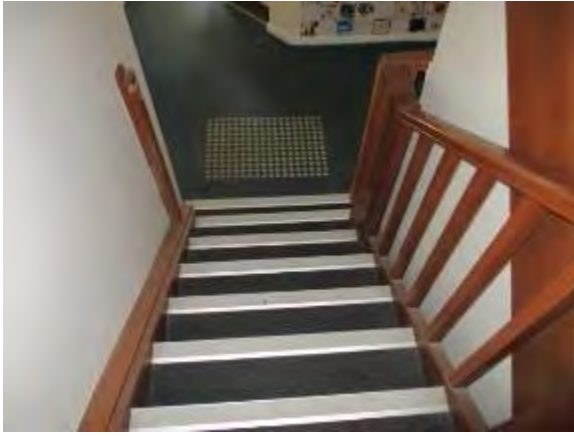


259: IMG\_0697



260: IMG\_0698





261: IMG\_0699



262: IMG\_0700



263: IMG\_0701



264: IMG\_0702



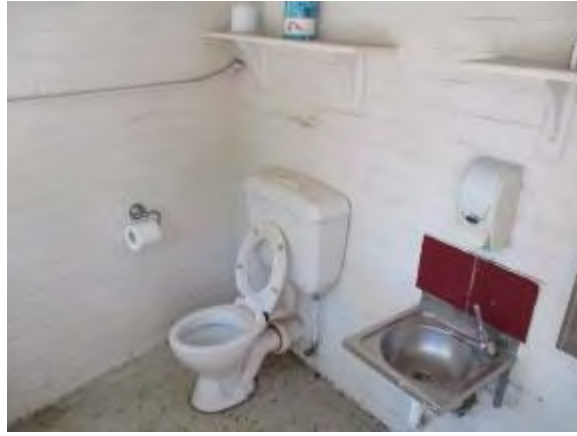
265: IMG\_0703



266: IMG\_0704



267: IMG\_0705



268: IMG\_0706



269: IMG\_0707



270: IMG\_0708



271: IMG\_0709



272: IMG\_0710

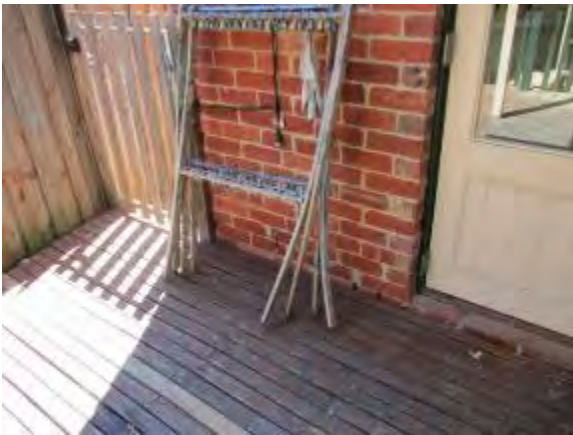




273: IMG\_0711



274: IMG\_0712



275: IMG\_0713



276: IMG\_0714



277: IMG\_0715



278: IMG\_0716



279: IMG\_0717



280: IMG\_0718



281: IMG\_0719



282: IMG\_0720



283: IMG\_0721



284: IMG\_0722





285: IMG\_0723



286: IMG\_0724



287: IMG\_0725



288: IMG\_0726



289: IMG\_0727



290: IMG\_0728



291: IMG\_0729



292: IMG\_0730



293: IMG\_0731



294: IMG\_0732



295: IMG\_0733



296: IMG\_0734

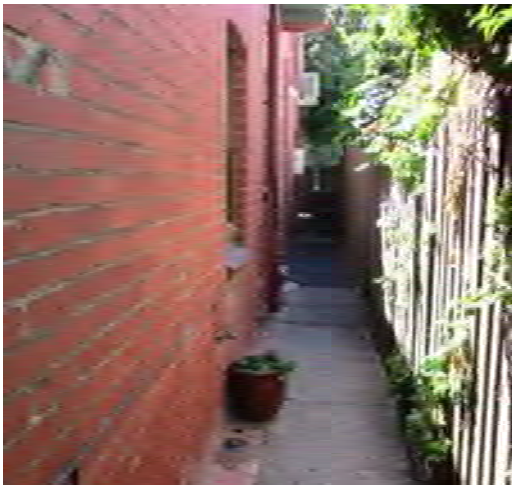




297: IMG\_0735



298: IMG\_0736



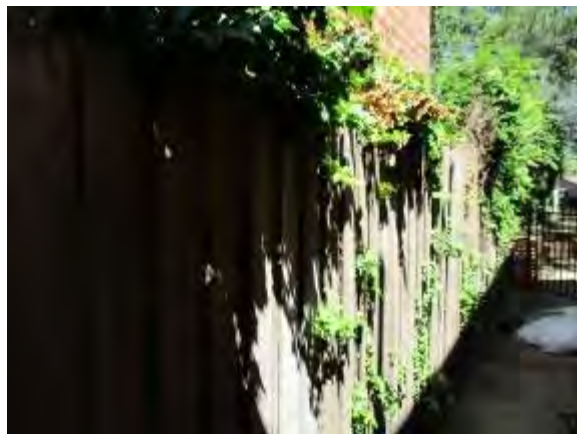
299: IMG\_0737



300: IMG\_0738



301: IMG\_0739



302: IMG\_0740



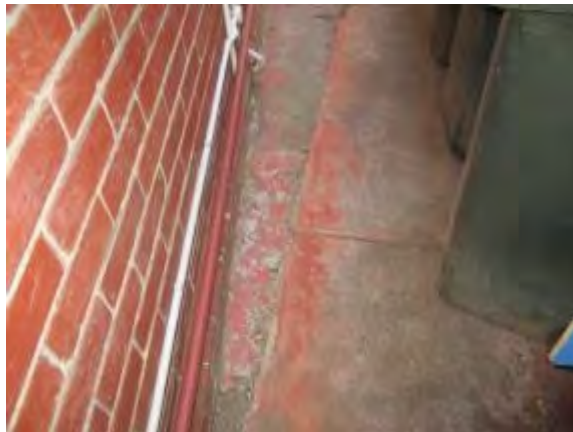
303: IMG\_0741



304: IMG\_0742



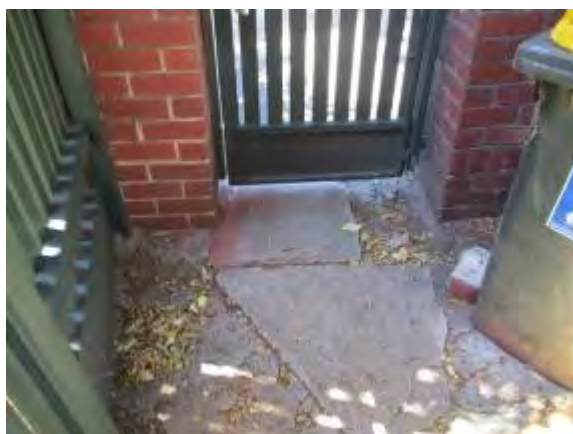
305: IMG\_0743



306: IMG\_0744

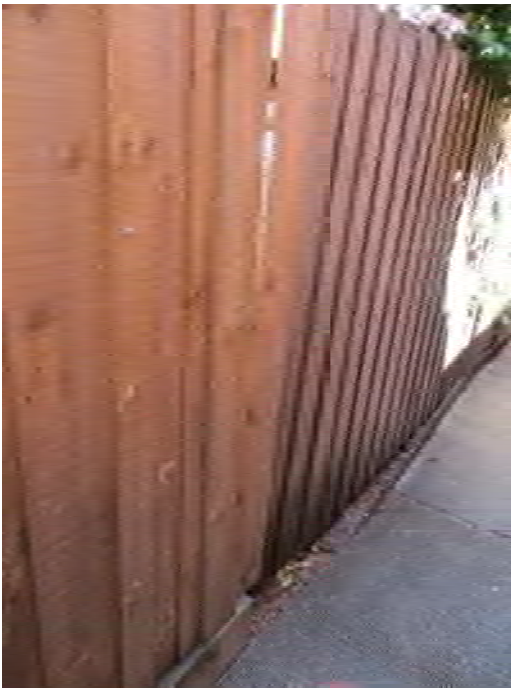


307: IMG\_0745



308: IMG\_0746





309: IMG\_0747



310: IMG\_0748



311: IMG\_0749



312: IMG\_0750



313: IMG\_0751



314: IMG\_0752



315: IMG\_0753



316: IMG\_0754



317: IMG\_0755



318: IMG\_0756





319: IMG\_0757



320: IMG\_0758



321: IMG\_0759



322: IMG\_0760



323: IMG\_0761



324: IMG\_0762



325: IMG\_0763



326: IMG\_0764



327: IMG\_0765



328: IMG\_0766



329: IMG\_0767



330: IMG\_0768





331: IMG\_0769



332: IMG\_0770



333: IMG\_0771



334: IMG\_0772

# 11 AERIAL SURVEY



SYDNEY

[SYD@REDDZEBRA.COM](mailto:SYD@REDDZEBRA.COM)

BRISBANE

[BRI@REDDZEBRA.COM](mailto:BRI@REDDZEBRA.COM)

MELBOURNE

[MEL@REDDZEBRA.COM](mailto:MEL@REDDZEBRA.COM)