



3 May 2022

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City of Port Phillip
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Dear [REDACTED]

39 THE AVENUE, BALACLAVA

BUILDING CONDITION ASSESSMENT - UPDATE

Please find enclosed our updated Building Condition Assessment report relating to the property located at 39, The Avenue, Balaclava, VIC 3183.

We trust the report is in accordance with your current requirements. Should you have any queries regarding our report or require any further information, please do not hesitate to contact the undersigned or Priya Desai in this office.

Yours sincerely

[REDACTED]

[REDACTED]
Associate
WT

WT REF: PR-013597-03A



39 THE AVENUE, BALACLAVA BUILDING CONDITION ASSESSMENT - UPDATE

3 May 2022

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1 COMPANY CONTACT

NAME OF REPRESENTATIVES	██████ / ██████ / ██████
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2 INTRODUCTION

WT was engaged by City of Port Phillip to undertake a non-intrusive visual condition assessment of the proposed area being used as a child day care centre located at 39 The Avenue, Balaclava, VIC 3183. The property was inspected on 14 January 2022 and the 24th February 2022 by the following team members:

- Joshua Knaggs, WT
- Priya Desai, WT

Where possible the majority of internal and external areas were inspected. We were escorted around the building during the inspection. The prevailing weather at the time of our inspection was sunny.

The gross floor area of the childcare centre is approximately 242m². The childcare centre consists of children's recreation and sleeping rooms, office space, entry hall, kitchen, laundry and bathroom.

2.1 GENERAL DESCRIPTION

The property is located on 39 The Avenue, Balaclava between Hotham Street and William Street. The property is currently being used as a child day care facility.



2.2 BASIS OF REPORT

This report was prepared based on the following:

- A walk-through inspection of the building structure, with a representative ground level visual inspection of the facade undertaken on Friday 14 January 2022 and the 24th February 2022.
- Building plan drawings provided to WT by City of Port Phillip
- Our inspection was a walk-through of the interior and visual inspection of the exterior of the building.
- Access to representative shared areas of living hall, sleeping room, kitchen, bathroom, office rooms and playground.
- No maintenance contracts have been provided for WT to review.
- At the time of inspection, the facility was in use with some children present. WT was careful to ensure photographs were only taken in area with no children present.

2.3 INSPECTION DATE & VALIDITY

The inspection was undertaken on Friday 14 January 2022, from 09:00 to approximately 09:30 hours and subsequently inspected on Thursday 24th between 07:45 and 08:15 hours. It should be noted that our team was accompanied by the site representative during the inspection. The weather was sunny during the inspection.

2.4 WT LIMITATIONS & EXCLUSIONS (FABRIC & BUILDING SERVICES)

In preparing this report WT has relied upon and presumed accurate information (or absence thereof) relative to the building provided by the current property manager. Unless otherwise stated in this report WT 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 and information provided at the time of the inspection. The City of Port Phillip waives any claim against the company and agrees to indemnify WT for any loss, claim or liability arising from inaccuracies or omissions in information provided to WT by third parties.

WT 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 the circumstances existing on the date of inspection(s) and, unless noted otherwise or included in the report, specifically excludes review of the services design capacity, review of occupied consultancy/specialist rooms or of any specific owner/tenant requirements with regard to performance or design requirements to be provided by the facility.

3 SCOPE OF WORK

In accordance with our fee proposal PR-013597fa02 dated 23 February 2022, our stated scope of works and standard terms and conditions, WT carried out a non-intrusive visual condition assessment of the proposed area of being used as child day care centre at the property located at 39, The Avenue, Balaclava, VIC 3183.

WT revisited the sites to provide an itemised list of the condition of each asset in the scope below.

The required scope of works and report content is as per our fee proposal. Our report includes the following:

STRUCTURE AND FACADE	FITOUT	BUILDING SERVICES
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This report is based on the information afforded to WT and information attained from our inspection. The following limitations apply in the interpretation of findings:

- The report excludes matters relating to areas or components that were not accessed or were unsighted at the time of inspection. Areas and components not accessed or not sighted are outside the scope of this report
- The report considers matters of a significant nature only and should not be considered exhaustive
- The passage of time, manifestation of latent conditions, or impacts of future events, may require further exploration, analysis and re-evaluation of the findings, observations and recommendations expressed in this report
- No analysis or testing of building services system was performed to confirm compliance with current day performance requirements, codes and specifications
- No documentation searches were undertaken (other than where stated), either with public authorities or with the owner/tenants of the building, and no attempts were made to determine whether notices, orders or other outstanding requirements of relevant authorities apply
- The report does not constitute a detailed review of essential services maintenance issues or legislative requirements
- The report does not include a detailed review of compliance with applicable Australian Standards. Rather, the report is limited to commentary on the existence and general appearance of building systems and services
- Compliance with Australian Standards for glass and glazing systems is not covered
- Pest or vermin infestation matters are not addressed
- The report does not constitute or include a review of compliance with legislation, codes of practice or workmanship related to plumbing or electrical installations
- Requirements under Occupational Health and Safety Legislation are not fully addressed.
- Material handling vehicles were not inspected

4 ASSET CONDITION RATINGS

WT has worked with our clients to develop a simple, robust condition rating system for visual non-intrusive surveys that is objective and universally applicable to various asset types. The following table outlines the definition for to each Condition Rating to allow for a clear means of Rating each asset on a visual basis:

RATING	DEFINITION
Rating 1 - Excellent	<p>The asset has no identifiable defects;</p> <p>There is no evidence of any damage to the asset;</p> <p>The asset has an “as new” appearance.</p>
Rating 2 – Good	<p>The asset is in very good physical condition;</p> <p>Only superficial wear and tear is evident;</p> <p>Only minor deterioration to finishes;</p> <p>Any observable deterioration is insignificant.</p>
Rating 3 – Fair / Average	<p>The asset is functional;</p> <p>The asset has worn finishes;</p> <p>Minor structure deterioration or minor defects evident not affecting functionality.</p>
Rating 4 - Poor	<p>Significant deterioration to the asset is evident;</p> <p>Isolated sections of the asset need replacement or repair;</p> <p>The structural integrity of the asset is in question;</p> <p>The asset is operational, but components of the asset need replacement or repair.</p>
Rating 5 – Very Poor	<p>The asset has failed;</p> <p>The asset is not operational;</p> <p>There is significant deterioration evident affecting the assets structural integrity;</p> <p>The asset is known by the subject matter expert to be obsolete.</p>

WT has utilised this methodology in assessing assets each of the assets in scope.

A full list of each of the assets reviewed and the asset condition rating based on non-intrusive, visual inspection is contained in Appendix A. The report includes photographic references for each asset to the Building Condition Photos contained in Appendix B.

5 STRUCTURE & FAÇADE

5.1 GENERAL BUILDING STRUCTURE

The building structure consisted of painted brickwork exterior walls with sections of rendered masonry walls. The front section of the building consisted of a pitched tile roof. The rear of the building consisted of a flat metal deck roof. The roof contained multiple chimneys and additionally a roof mounted split air conditioning system to the metal deck at the rear.



GENERAL BUILDING STRUCTURE

5.1.1 CONDITION, OBSERVATION & COMMENTS

The general building structure and façade were all found to be in good condition. WT did not observe any visual structural defects to the exterior walls of the property.

WT did not have access to the roof whilst on site, however, a more detailed roof inspection has subsequently been completed by Redd Zebra, the findings of which are discussed in Section 5.2.

5.2 ROOF CONDITION ASSESSMENT (BY REDD ZEBRA)

The following section of the report is based on the Redd Zebra report relating to the Roof Condition Assessment of the property dated 28 March 2022.

A non-intrusive inspection of the roof was undertaken by Redd Zebra on Saturday 26 March 2022 and Saturday 2 April 2022. A visual inspection of the external roof areas was undertaken via drone and a physical visual inspection was completed of the internal roof space.

Redd Zebra assessed the roof assets of the building utilising the following condition rating scale, which is aligned to the scale utilised by WT.

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 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.

REDD ZEBRA CONDITION RATING SCALE

The overall roof was found to be in a fair to poor condition. Full details of the condition of the roof have been added to the list of each of the assets reviewed by WT in Appendix A.

EXTERIOR ROOF

The main roof was found to consist of concrete interlocking tiles with three chimney stacks, two exhaust ventilation outlets and associated rainwater goods. Chimneys were brickwork with metal aprons and flashing.

Redd Zebra noted in the roof description that there are roof discharge spreaders, which should be installed in association with AS/NZS 2500.3, to the rear elevation onto the profile metal sheeting. It is also noted that the profile roof rainwater should conform to AS 2179.

The gutters and downpipes were found to be gravity fed to the site stormwater drains. The findings of the inspection of the exterior roof noted the following items:

- Bedding and pointing to align and weatherproof the junction of tiles is generally in fair condition with some spalling
- Numerous misaligned and cracked tiles and edges were observed which may result in water ingress
- There is also evidence of some tiles requiring replacement and deteriorated mortar joints
- There is lichen and some efflorescence evident
- The main roof valleys and gutters generally have a build-up of debris
- The flashing around the chimneys appeared to be in fair condition
- From limited vantage points there is no obvious sagging despite internal evidence of a split rafter

Of the items observed 3 of these were assessed as Medium risk items which related to debris and leaf litter. There were also 22 low propriety level items, with Redd Zebra noting that the number of

items may result in a higher priority of risk. The main roof was assessed to be in fair to poor condition.

There is a verandah to the front elevation and a covered extension to the rear which are both constructed from profile metal sheeting with associated gutters and downpipes. There are also three skylights and three rooftop condenser units. External access to the rooftop is via a Katt portable ladder bracket. There are aluminium walkways to two of the three rooftop condenser units with Redd Zebra referencing AS 1657:2018, relating to regulations regarding Fixed Platforms, Walkways, Stairways & Ladders. Redd Zebra also commented that the roof should be maintained in accordance with SA HB 39:2015 and that there was evidence of debris and staining which will cause corrosion to the sheets over time. It is also noted that debris at the main roof gutter may cause water ingress via a capillary action to the underside of the existing guttering. The metal sheeted roof was assessed to be in fair condition.

INTERNAL ROOF AND CEILINGS

The internal roof areas were found by Redd Zebra to consist of hardwood timber rafters, beams via limited access to the roof void via a manhole in the laundry. Redd Zebra noted the manhole installed underneath an eave was not accessible. Interior ceiling finishes generally appeared to be of fixed plaster with decorative cornices and generally batten surface mounted and recessed down lighting. The findings of the inspection of the interior roof and ceilings noted the following items:

- No sarking installed as a barrier against dust, storms and bushfires as per AS/NZS 4200.2, noting foil sheeting has been installed which appears to be an attempt to reflect heat and possibly mitigate roof leak issues
- The internal roof space was noted to have a high volume of dust and debris
- Evidence of some water penetration was noted, however the extent of which could not be fully determined
- Evidence of some tiles being misaligned was observed with lighting emitting into some areas from outside consistent with the exterior aerial photographs
- Insulation batts are not uniformly placed and therefore thermal comfort of the property would be compromised
- There is a split in one of the rafters which would compromise the integrity of the roof in that section of the roof

The overall internal roof was assessed to be poor condition with the ceilings assessed to be in an overall fair condition.

6 INTERNAL AREAS

6.1 ENTRY HALL

The entry hall consisted of a glazed façade entry with a timber door. The interior finishes consisted of timber flooring, painted blockwork walls and painted plasterboard ceilings. The entry hall included loose furniture in the form of timber storage units and timber signing-in desk. The area also had a small waiting area with two chairs.



ENTRY HALL

The entry hall notably features an Automated External Defibrillator and a wall mounted air purifying unit.



DEFIBRILATOR



AIR PURIFYING UNIT

6.1.2 CONDITION, OBSERVATION & COMMENTS

Each of the interior finishes were all found to be in a good condition. There were no trip hazards or un-even finishes to the timber flooring. The building fixtures were a mixture of older and new furniture items, none of which appeared to have any major defective issues. The defibrillator and air purifying unit contained in this area were observed to be in a very good visual condition.

6.2 OFFICE 1 & 2

The office room 1 adjacent to the main entry hall consisted of two workstations. Interior finishes consisted of a large glass window, timber floor and plasterboard walls and ceilings.



OFFICE ROOM 1

Office room 1 featured a portable heater resting on the timber floor. There was also a wall mounted safety measures logbook underneath the wall mounted air purifying unit.



AIR PURIFYING UNIT AND SAFETY LOG BOOK



PORTABLE HEATER

Office room 2 was accessible via Office Room 1 and also provided access to the rear backyard play area. The room featured timber storage racking, children's lockers and a timber table and two chairs. The interior finishes consisted of timber flooring, painted blockwork walls, and painted plasterboard ceilings.



OFFICE ROOM 2

6.2.3 CONDITION, OBSERVATION & COMMENTS

The air conditioning equipment, wall mounted air purifying unit and essential safety measure logbook all appeared to be in a good visual condition. There were no major visual defects evident to the large glass windows and external door. Whilst the furniture was of a variety of ages all furniture appeared to be structurally sound. There was no evidence of roof leaks to the ceilings of both the office rooms.

6.3 OPEN PLAY ROOM

The open play area accessible from the main entry hall consisted of a small sink providing a washing facility with the rest of the room being utilised for children's recreational and learning activities with a range of both fixed and loose furniture.



SINK AREA



BUILT-IN FURNITURE

The open play area notably featured two wall mounted air purifying units, air conditioning inverter unit, roof fan and roof mounted tube lighting. The area featured several windows and both a timber door and folding glass doors providing access to the backyard play area.



CHILDREN'S PLAY AREA

6.3.4 CONDITION, OBSERVATION & COMMENTS

All mechanical and electrical equipment appeared to be in good condition. Furniture observed was of a range of ages, generally in good condition throughout with no major visual defects of note. All external doors were operating with no issues and had no observable visual defects.

6.4 INTERNAL HALL

The internal hall consisted of five timber doors providing access to the laundry, kitchen, sleeping room, toilets and additional play area. Hall access to the kitchen and sleeping room had additional protection to avoid children being unable to gain access.



HALL

6.4.5 CONDITION, OBSERVATION & COMMENTS

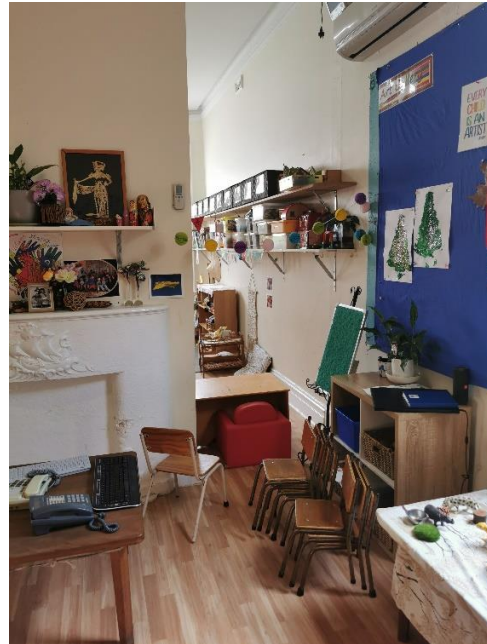
The internal hall finishes were found in a good condition with no notable observable defects.



HALL FLOORING

6.5 CHILDREN PLAYROOM AND SLEEPING ROOM

The children's playroom featured a central fireplace surrounded by painted plasterboard wall. The interior finishes consisted of timber flooring and painted plasterboard walls and ceiling. There were also three glass windows facing the front play area. The room featured a range of loose furniture for children. The flooring to the front windows featured three play mats of varying materials.



CHILDREN'S ROOM

The room notably featured an air conditioning inverter unit, wall mounted air purifying unit and a fire extinguisher. The building evacuation plan was also located in the room entrance.

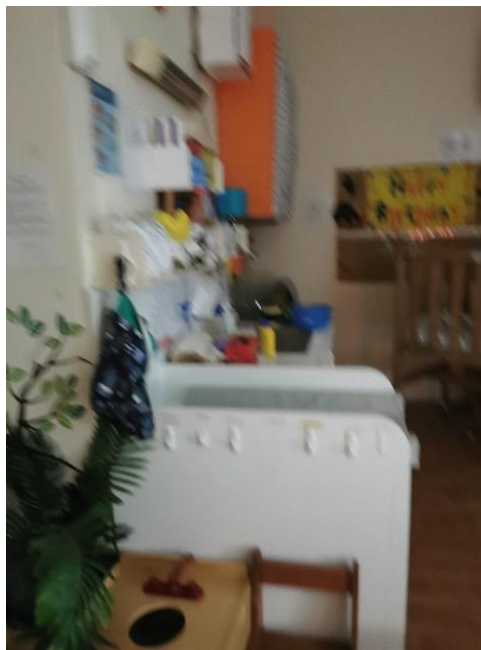


AIR PURIFYING UNIT



FIRE EXTINGUISHER

The sleeping room consisted of wall mounted air purifying unit and loose children's furniture. The room was accessible from the internal hall and the adjacent children's playroom. Floor and wall finishes were consistent with the children's playroom with timber floors and painted plasterboard walls and ceilings.



SLEEPING ROOM

6.5.6 CONDITION, OBSERVATION & COMMENTS

All finishes were found to be in good condition with no trip hazards or un-even finishes to the timber flooring. There was no visual evidence of any roof leaks in children playroom or sleeping room's ceilings. The central fireplace to the children's playroom had been decommissioned. The air purifying units were both in a good visual condition in both rooms. Loose furniture was of a variety of aged but all in reasonable condition with no notable major defective items.

6.6 KITCHEN AND LAUNDRY

The interior finishes of the kitchen consisted of vinyl flooring and painted plasterboard walls and ceilings. The kitchen built in features included timber worktops, ground and wall mounted cabinetry and a stainless-steel canopy exhaust hood. The room had two refrigerators, oven, dishwasher, wall mounted air conditioning inverter unit and a fire extinguisher.



KITCHEN CABINETRY

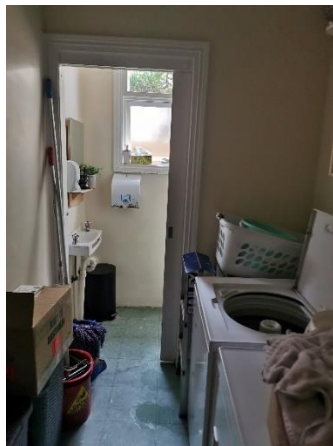


OVEN & EXHAUST HOOD



REFERIGERATORS

The laundry room was accessible by a sliding timber door. Finishes included tile flooring and plasterboard walls and ceilings. The room featured a washer and dryer, built-in timber storage and a toilet facility with water-cistern, sink, wall mounted mirror and hand towel dispenser.



LAUNDRY ROOM



BUILT-IN STORAGE

6.6.7 CONDITION, OBSERVATION & COMMENTS

All floor, wall and ceiling finishes were in good condition with no notable observable defects. Minor corrosion was observed to the hand paper towel dispenser of the laundry room toilet which appeared to require replacement. A member of staff was present in the kitchen at the time of the inspection who confirmed all the equipment mentioned above was in working condition with no notable issues.

6.7 CHILDREN'S BATHROOM AND TOILET

interior finishes consisted of timber flooring and painted plasterboard walls and ceilings. The room featured three water cisterns for children, cabinets, and hand washing facilities.



BATHROOM



TOILET

6.7.8 CONDITION, OBSERVATION & COMMENTS

Each of the interior finishes were found to be in a very good condition. No visual evidence of roof leak or trip hazard were found in the bathroom. All the sanitary equipment appeared to be in good visual condition.

WT note that statutory exit signage throughout the internal areas was observed to be in good condition and clearly visible throughout.

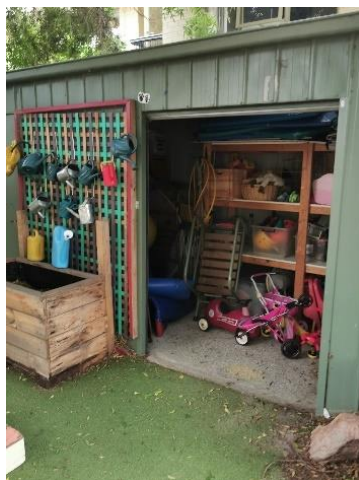
7 EXTERNAL AREAS

7.1 FRONT PLAY AREA AND BACK YARD

The external areas of the childcare centre consisted of a front and back yard utilised as children's play areas. The back yard featured a storage shed, water tank and playing area for children. The rear playground was surrounded by timber fencing. External flooring consisted of wood chip and outdoor fabric matting. The area featured a sail shade mounted on steel poles and a variety of children's play equipment.



WATER TANK



STORAGE



PLAY AREA

The play area to the front of the building, adjacent to the entrance gate, consisted of wood chip and outdoor fabric matting floor finishes. The area was covered by a sail shade mounted on steel poles and surrounded by exterior steel fencing.



ENTRANCE GATE



FRONT PLAY AREA

The front entrance pathway featured an external split air conditioning unit and outdoor cupboard which appeared to be the housing of the building's main electrical distribution board which was locked.



FRONT ENTRANCE SPLIT SYSTEM AND SWITCHBOARD CUPBOARD

The West external walls of the building featured three split air conditioning units. Each of the units appeared to be in good visual condition, as was the instantaneous hot water unit in the West pathway. Due to the height of the assets the nameplate of each unit was not visible to obtain the age of these assets. There was also an instantaneous hot water unit at ground level in the West pathway.



AIR CONDITIONING UNITS TO WEST EXTERIOR



INSTANTANEOUS HOT WATER UNIT

The external drainpipes and guttering were plastic (PVC) throughout.



DRAINPIPES AND GUTTERING

7.1.9 CONDITION, OBSERVATION & COMMENTS

The external area finishes were found to be in a good condition throughout, as were all external fixtures. Due to the site inspection being undertaken during daylight hours the condition of external lighting was unable to be commented on. The external play area perimeter was safely surrounded by fencing that was in excellent condition throughout. All major time play equipment appeared to be structurally sound as were the steel mounts to the sail shades.

All drainpipes and guttering appeared to be in good condition, as the weather had been dry at the time of inspection there was no means of identifying any defective issues relating to the assets performance in wet weather.



APPENDIX A

ASSET CONDITION RATINGS

39, The Avenue, Balaclava

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
1	Building Fabric	Bathroom & Toilets	3 x Toilet Cistern		2 - Good	BATHROOM & TOILET 5
2	Building Fabric	Bathroom & Toilets	3 x Toilet Partition		2 - Good	BATHROOM & TOILET 5
3	Building Fabric	Bathroom & Toilets	Built-In Cupboards		2 - Good	BATHROOM & TOILET 2
4	Building Fabric	Bathroom & Toilets	Sink		2 - Good	BATHROOM & TOILET 6
5	Building Fabric - Ceiling Finish	Bathroom & Toilets	Plasterboard		2 - Good	BATHROOM & TOILET 3
6	Building Fabric - Doors	Bathroom & Toilets	Door	Timber	3 - Fair	BATHROOM & TOILET 7
7	Building Fabric - Floor Finish	Bathroom & Toilets	Timber Look Vinyl		2 - Good	BATHROOM & TOILET 2
8	Building Fabric - Wall Finish	Bathroom & Toilets	Ceramic Tiles		2 - Good	BATHROOM & TOILET 2
9	Building Fabric - Wall Finish	Bathroom & Toilets	Plasterboard		3 - Fair	BATHROOM & TOILET 1
10	Electrical	Bathroom & Toilets	Lighting	Baton tube fixture	2 - Good	BATHROOM & TOILET 3
11	Mechanical Service	Bathroom & Toilets	Air Conditioning Inverter Unit		2 - Good	BATHROOM & TOILET 3
12	Mechanical Service	Bathroom & Toilets	Air Purifying Unit		2 - Good	BATHROOM & TOILET 4
13	Building Fabric	Children Playroom	Air Conditioning Inverter Unit		3 - Fair	CHILDREN PLAYROOM 1
14	Building Fabric	Children Playroom	Cupboard		2 - Good	CHILDREN PLAYROOM 2
15	Building Fabric	Children Playroom	Fireplace	Decommissioned and filled	2 - Good	CHILDREN PLAYROOM 1
16	Building Fabric	Children Playroom	Fireplace	Decommissioned and filled	2 - Good	CHILDREN PLAYROOM 1
17	Building Fabric	Children Playroom	Timber Painted Skirting Board		3 - Fair	CHILDREN PLAYROOM 3
18	Building Fabric	Children Playroom	Wall Shelf		2 - Good	CHILDREN PLAYROOM 1
19	Building Fabric	Children Playroom	Wall Shelf		2 - Good	CHILDREN PLAYROOM 2
20	Building Fabric	Children Playroom	Wooden Box Shelf		2 - Good	CHILDREN PLAYROOM 1
21	Building Fabric - Ceiling Finish	Children Playroom	Plasterboard		2 - Good	CHILDREN PLAYROOM 1
22	Building Fabric - Floor Finish	Children Playroom	Timber Look Vinyl		2 - Good	CHILDREN PLAYROOM 1
23	Building Fabric - Wall Finish	Children Playroom	Plasterboard		4 - Poor	CHILDREN PLAYROOM 1
24	Electrical	Children Playroom	Ceiling Fan		2 - Good	CHILDREN PLAYROOM 8
25	Electrical	Children Playroom	Lighting	Baton tube fixtures (2 No.)	2 - Good	CHILDREN PLAYROOM 8
26	Electrical	Children Playroom	Lighting	Exit Lighting	2 - Good	CHILDREN PLAYROOM 6
27	Fire Services	Children Playroom	Extinguisher (Water)		1 - Excellent	CHILDREN PLAYROOM 5
28	Fire Services	Children Playroom	Smoke Detector		2 - Good	NO PHOTO
29	Mechanical Service	Children Playroom	Air Conditioning Inverter Unit		2 - Good	CHILDREN PLAYROOM 1
30	Mechanical Service	Children Playroom	Air Purifying Unit		1 - Excellent	CHILDREN PLAYROOM 4
31	Building Fabric - Doors	Children Playroom to Bathroom	Door	Timber	3 - Fair	BATHROOM & TOILET 2
32	Building Fabric - Doors	Children Playroom to Entry Hall	Door	Timber	2 - Good	CHILDREN PLAYROOM 6

39, The Avenue, Balaclava

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
33	Building Fabric - Doors	Children Playroom to Hall	Door	Timber	2 - Good	CHILDREN PLAYROOM 2
34	Building Structure	Chimney	Chimney	No visual signs of any issues	3 - Fair	CHIMNEY
35	Building Fabric	Entry Hall (Entrance)	Timber Sign-In Desk		2 - Good	ENTRY HALL 4
36	Building Fabric	Entry Hall (Entrance)	Wooden Box Shelf		2 - Good	ENTRY HALL 3
37	Building Fabric - Ceiling Finish	Entry Hall (Entrance)	Plasterboard		2 - Good	ENTRY HALL 4
38	Building Fabric - Doors	Entry Hall (Entrance)	Door	Main Entry - Timber Glazed	3 - Fair	ENTRY HALL 1
39	Building Fabric - Floor Finish	Entry Hall (Entrance)	Timber Look Vinyl		3 - Fair	ENTRY HALL 5
40	Building Fabric - Wall Finish	Entry Hall (Entrance)	Painted Blockwork		2 - Good	ENTRY HALL 2
41	Electrical	Entry Hall (Entrance)	Lighting	Recessed Spotlight	2 - Good	ENTRY HALL
42	Electrical	Entry Hall (Entrance)	Lighting	Exit Lighting	2 - Good	ENTRY HALL 1
43	Fire Services	Entry Hall (Entrance)	Defibrillator		1 - Excellent	ENTRY HALL 3
44	Fire Services	Entry Hall (Entrance)	Smoke Detector		2 - Good	NO PHOTO
45	Mechanical Service	Entry Hall (Entrance)	Air Purifying Unit		1 - Excellent	ENTRY HALL 4
46	Building Fabric - Doors	Entry Hall (Entrance) to Multipurpose	Door	Timber	2 - Good	CHILDREN PLAYROOM 7
47	Building Fabric	External Area	Dining to External		3 - Fair	BACK YARD 12
48	Building Fabric	External Area	Exit Gate	Steel painted rear exit gate	2 - Good	BACK YARD 20
49	Building Fabric	External Area	External Matt Flooring		3 - Fair	BACK YARD 2
50	Building Fabric	External Area	Guttering	PVC	3 - Fair	BACK YARD 18
51	Building Fabric	External Area	Ladder Point		2 - Good	BACK YARD 19
52	Building Fabric	External Area	Outdoor Fabric Matting		2 - Good	BACK YARD 3
53	Building Fabric	External Area	Shade	Shade and steel pillars all in good condition	2 - Good	BACK YARD 2
54	Building Fabric	External Area	Steel Bar Fencing		2 - Good	FRONT PLAY AREA
55	Building Fabric	External Area	Timber Fencing		2 - Good	BACK YARD 2
56	Building Fabric	External Area	Timber Shed		2 - Good	BACK YARD 17
57	Building Fabric	External Area	Timber Verandah		3 - Fair	BACK YARD 12
58	Building Fabric	External Area	Wood Chip Flooring		3 - Fair	BACK YARD 3
59	Electrical	External Area	Intercom		2 - Good	ENTRANCE DOOR LOCK
60	Electrical	External Area	Outdoor Cupboard	Used for storage	2 - Good	ENTRANCE
61	FF&E	External Area	Play Equipment	Timber structure slide	2 - Good	BACK YARD 11
62	Mechanical Service	External Area	Instantaneous Hot Water Unit		2 - Good	UNITS TO WEST FAÇADE 1
63	Mechanical Service	External Area	Rain Water Storage Tank		4 - Poor	BACK YARD 13
64	Mechanical Service	External Area	Split System Air Conditioning Unit		2 - Good	UNITS TO WEST FAÇADE

39, The Avenue, Balaclava

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
65	Mechanical Service	External Area	Split System Air Conditioning Unit		2 - Good	UNITS TO WEST FAÇADE
66	Mechanical Service	External Area	Split System Air Conditioning Unit		2 - Good	UNITS TO WEST FAÇADE
67	Mechanical Service	External Area	Split System Air Conditioning Unit		2 - Good	EAST ENTRANCE SPLIT
68	Building Structure	External Walls	External Walls	Mix of painted blockwork and render	3 - Fair	EXTERNAL WALLS - TYPICAL
69	Building Fabric	Hall	Cabinet		2 - Good	HALL
70	Building Fabric	Hall	Timber Painted Skirting Board		3 - Fair	HALL
71	Building Fabric	Hall	Wooden Box Shelf		2 - Good	HALL
72	Building Fabric - Ceiling Finish	Hall	Plasterboard		2 - Good	HALL
73	Building Fabric - Doors	Hall	4 x Safety Door (Children's)		2 - Good	HALL
74	Building Fabric - Doors	Hall	Door	Timber	2 - Good	HALL
75	Building Fabric - Floor Finish	Hall	Entry Matting	Matting to entrance to multipurpose room	3 - Fair	HALL
76	Building Fabric - Floor Finish	Hall	Timber		2 - Good	HALL
77	Building Fabric - Wall Finish	Hall	Plasterboard		3 - Fair	HALL
78	Electrical	Hall	Lighting	Baton tube fixture	2 - Good	HALL
79	Fire Services	Hall	Smoke Detector		2 - Good	NO PHOTO
80	Mechanical Service	Hall	Air Purifying Unit		1 - Excellent	HALL
81	Building Fabric	Kitchen	Built-In Shelf		2 - Good	KITCHEN 3
82	Building Fabric	Kitchen	Cabinetry		2 - Good	KITCHEN 1
83	Building Fabric	Kitchen	Cabinetry		2 - Good	KITCHEN 2
84	Building Fabric	Kitchen	Cabinetry		1 - Excellent	KITCHEN 4
85	Building Fabric	Kitchen	Sink		2 - Good	KITCHEN 2
86	Building Fabric - Ceiling Finish	Kitchen	Plasterboard		2 - Good	KITCHEN 5
87	Building Fabric - Doors	Kitchen	Door	Timber	2 - Good	HALL
88	Building Fabric - Floor Finish	Kitchen	Vinyl		3 - Fair	KITCHEN 3
89	Building Fabric - Wall Finish	Kitchen	Plasterboard		2 - Good	KITCHEN 3
90	Electrical	Kitchen	Lighting	Baton tube fixture	2 - Good	KITCHEN 1
91	Fire Services	Kitchen	Extinguisher (Water)		2 - Good	KITCHEN 2
92	Kitchen Services	Kitchen	2 x Toaster		2 - Good	KITCHEN 3
93	Kitchen Services	Kitchen	Dishwasher		2 - Good	KITCHEN 3
94	Kitchen Services	Kitchen	Microwave		2 - Good	KITCHEN 2
95	Kitchen Services	Kitchen	Refrigerator	Fisher & Paykel	2 - Good	KITCHEN 4
96	Kitchen Services	Kitchen	Refrigerator	Hisense	2 - Good	KITCHEN 4

39, The Avenue, Balaclava

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
97	Kitchen Services	Kitchen	Stove/ Gas Burner		3 - Fair	KITCHEN 3
98	Mechanical Service	Kitchen	Air Conditioning Inverter Unit		2 - Good	KITCHEN 5
99	Building Fabric	Laundry	Built-In Storage		2 - Good	LAUNDRY 3
100	Building Fabric	Laundry	Hand Dispenser	Minor corrosion	4 - Poor	LAUNDRY 2
101	Building Fabric - Ceiling Finish	Laundry	Plasterboard		3 - Fair	LAUNDRY 4
102	Building Fabric - Doors	Laundry	Door	Timber	2 - Good	LAUNDRY 4
103	Building Fabric - Doors	Laundry	Sliding Door		3 - Fair	LAUNDRY 1
104	Building Fabric - Floor Finish	Laundry	Vinyl Tiles		3 - Fair	LAUNDRY 6
105	Building Fabric - Wall Finish	Laundry	Plasterboard		3 - Fair	LAUNDRY 1
106	Electrical	Laundry	Lighting	Dropdown bulb	3 - Fair	LAUNDRY 4
107	FF&E	Laundry	Dryer Machine		2 - Good	LAUNDRY 1
108	FF&E	Laundry	Washing Machine		2 - Good	LAUNDRY 1
109	Building Fabric	Multipurpose Room	Basin		2 - Good	MULTIPURPOSE 1
110	Building Fabric	Multipurpose Room	Built-In Cupboards		2 - Good	MULTIPURPOSE 6
111	Building Fabric	Multipurpose Room	Coffee Table		3 - Fair	MULTIPURPOSE 2
112	Building Fabric	Multipurpose Room	Dining Bench		2 - Good	MULTIPURPOSE 2
113	Building Fabric	Multipurpose Room	Air Purifying Unit 1		1 - Excellent	MULTIPURPOSE 2
114	Building Fabric	Multipurpose Room	Air Purifying Unit 2		1 - Excellent	MULTIPURPOSE 2
115	Building Fabric	Multipurpose Room	Kitchen Shelf including Sink		2 - Good	MULTIPURPOSE 1
116	Building Fabric	Multipurpose Room	Kitchen Wall Shelf		2 - Good	MULTIPURPOSE 1
117	Building Fabric	Multipurpose Room	Wall Shelf		2 - Good	MULTIPURPOSE 2
118	Building Fabric	Multipurpose Room	Wall Shelf		2 - Good	MULTIPURPOSE 5
119	Building Fabric - Ceiling Finish	Multipurpose Room	Plasterboard		2 - Good	MULTIPURPOSE 2
120	Building Fabric - Floor Finish	Multipurpose Room	Timber Look Vinyl		2 - Good	MULTIPURPOSE 2
121	Building Fabric - Wall Finish	Multipurpose Room	Painted Blockwork		2 - Good	MULTIPURPOSE 2
122	Electrical	Multipurpose Room	Ceiling Fan		3 - Fair	MULTIPURPOSE 2
123	Electrical	Multipurpose Room	Lighting	Baton tube fixtures	2 - Good	MULTIPURPOSE 5
124	Fire Services	Multipurpose Room	Extinguisher (Water)		2 - Good	MULTIPURPOSE
125	Fire Services	Multipurpose Room	Smoke Detector		2 - Good	NO PHOTO
126	Mechanical Service	Multipurpose Room	Air Conditioning Inverter Unit		2 - Good	MULTIPURPOSE 5
127	Building Fabric - Doors	Multipurpose Room to Backyard	Door	Timber - Dirt ingrained on the door	4 - Poor	MULTIPURPOSE
128	Building Fabric	Office 1	Window Blinds		2 - Good	OFFICE ROOM 1 - 2

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REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
129	Building Fabric	Office 1	Work Station/ Desk		2 - Good	OFFICE ROOM 1 - 1
130	Building Fabric	Office 1	Work Station/ Desk		2 - Good	OFFICE ROOM 1 - 2
131	Building Fabric - Ceiling Finish	Office 1	Plasterboard		2 - Good	OFFICE ROOM 1 - 1
132	Building Fabric - Floor Finish	Office 1	Timber Look Vinyl		2 - Good	OFFICE ROOM 1 - 1
133	Building Fabric - Wall Finish	Office 1	Painted Blockwork		2 - Good	OFFICE ROOM 1 - 7
134	Building Fabric - Wall Finish	Office 1	Plasterboard		2 - Good	OFFICE ROOM 1 - 1
135	Electrical	Office 1	Lighting	Baton tube fixtures	2 - Good	OFFICE ROOM 1 - 1
136	Fire Services	Office 1	Smoke Detector		2 - Good	NO PHOTO
137	Mechanical Service	Office 1	Air Purifying Unit		1 - Excellent	OFFICE ROOM 1 - 2
138	Building Fabric - Doors	Office 1 to 2	Door	Timber	3 - Fair	OFFICE ROOM 2 - 3
139	Building Fabric - Doors	Office 1 to Entry Hall	Door	Timber - Dirt ingrained on the door	4 - Poor	OFFICE ROOM 1 - 4
140	Building Fabric	Office 2	2 x Work Station/ Desk		2 - Good	OFFICE ROOM 2 - 2
141	Building Fabric	Office 2	Locker		2 - Good	OFFICE ROOM 2 - 4
142	Building Fabric	Office 2	Window Blinds		2 - Good	OFFICE ROOM 1 - 2
143	Building Fabric	Office 2	Wooden Shelf		2 - Good	OFFICE ROOM 2 - 1
144	Building Fabric - Ceiling Finish	Office 2	Plasterboard		2 - Good	OFFICE ROOM 2 - 1
145	Building Fabric - Floor Finish	Office 2	Timber Look Vinyl		2 - Good	OFFICE ROOM 2 - 1
146	Building Fabric - Wall Finish	Office 2	Painted Blockwork		2 - Good	OFFICE ROOM 2 - 1
147	Electrical	Office 2	Ceiling Fan		2 - Good	OFFICE ROOM 2 - 10
148	Electrical	Office 2	Lighting	Baton tube fixtures	2 - Good	OFFICE ROOM 2 - 5
149	Mechanical Service	Office 2	Air Conditioning Inverter Unit		2 - Good	OFFICE ROOM 2 - 9
150	Mechanical Service	Office 2	Air Purifying Unit		2 - Good	OFFICE ROOM 2 - 8
151	Mechanical Service	Office 2	Microwave		2 - Good	OFFICE ROOM 2 - 7
152	Mechanical Service	Office 2	Mini Bar Fridge		2 - Good	OFFICE ROOM 2 - 6
153	Building Fabric - Doors	Office 2 to Backyard	Door	Timber	2 - Good	OFFICE ROOM 2 - 1
154	Building Fabric - Doors	Office 2 to Multipurpose	Door	Timber	2 - Good	OPEN DINING ROOM 3
155	Mechanical Service	Roof	Split System Air Conditioning Unit		2 - Good	ROOFTOP SPLIT SYSTEM
156	Building Fabric	Sleeping Room	2 x Safety Gates		2 - Good	SLEEPING ROOM 3
157	Building Fabric	Sleeping Room	Shelf		2 - Good	SLEEPING ROOM 3
158	Building Fabric	Sleeping Room	Wall Shelf		2 - Good	SLEEPING ROOM 3
159	Building Fabric - Ceiling Finish	Sleeping Room	Plasterboard		2 - Good	SLEEPING ROOM 3
160	Building Fabric - Floor Finish	Sleeping Room	Timber Look Vinyl		2 - Good	SLEEPING ROOM 3

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REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
161	Building Fabric - Wall Finish	Sleeping Room	Plasterboard		2 - Good	SLEEPING ROOM 3
162	Electrical	Sleeping Room	Lighting	Baton tube fixture	2 - Good	SLEEPING ROOM 5
163	Electrical	Sleeping Room	Lighting	Exit Lighting	2 - Good	SLEEPING ROOM 5
164	Electrical	Sleeping Room	Switchboard	Adjacent to exit door	3 - Fair	SLEEPING ROOM 8
165	Fire Services	Sleeping Room	Smoke Detector		2 - Good	NO PHOTO
166	Mechanical Service	Sleeping Room	Air Conditioning Inverter Unit		1 - Excellent	SLEEPING ROOM 6
167	Mechanical Service	Sleeping Room	Air Purifying Unit 1		1 - Excellent	SLEEPING ROOM 6
168	Mechanical Service	Sleeping Room	Air Purifying Unit 2		1 - Excellent	SLEEPING ROOM 7
169	Mechanical Service	Sleeping Room	Microwave		3 - Fair	SLEEPING ROOM 8
170	Building Fabric	Sleeping Room to Front Play Area	Blinds		3 - Fair	SLEEPING ROOM 10
171	Building Fabric	Sleeping Room to Front Play Area	Timber Ramp	Finishes worn	3 - Fair	SLEEPING ROOM 9
172	Building Fabric - Doors	Sleeping Room to Front Play Area	Door	Timber	2 - Good	SLEEPING ROOM 3
173	Building Fabric - Doors	Sleeping Room to Kitchen	Door	Timber	2 - Good	KITCHEN 1
174	Building Structure	Windows	Windows	Windows and glazing in fair condition throughout	3 - Fair	WINDOWS - TYPICAL
175	Building Structure	External Roof	General	Rated by external consultant Redd Zebra - See Section 5.2 of WT's report for summary of the commentary	3.5 - Fair to Poor	Ref. Redd Zebra Report - Appendix C
176	Building Structure	Roof	Profile Metal Sheeting	Rated by external consultant Redd Zebra - See Section 5.2 of WT's report for summary of the commentary	3 - Fair	Ref. Redd Zebra Report - Appendix C
177	Building Structure	Internal Roof	General	Rated by external consultant Redd Zebra - See Section 5.2 of WT's report for summary of the commentary	4 - Poor	Ref. Redd Zebra Report - Appendix C
178	Building Structure	Internal Roof	Interior (Ceiling)	Rated by external consultant Redd Zebra - See Section 5.2 of WT's report for summary of the commentary	3 - Fair	Ref. Redd Zebra Report - Appendix C



WT

APPENDIX B

BUILDING CONDITION PHOTOS

APPENDIX B – BUILDING CONDITION PHOTOS



GENERAL BUILDING
STRUCTURE 1



GENERAL BUILDING
STRUCTURE 2



GENERAL BUILDING
STRUCTURE 3



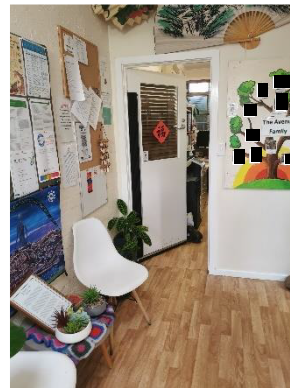
GENERAL BUILDING
STRUCTURE 4



ENTRY HALL



ENTRY HALL 1



ENTRY HALL 2



ENTRY HALL 3



ENTRY HALL 4



ENTRY HALL 5



ENTRY HALL 6



OFFICE ROOM 1 - 1



OFFICE ROOM 1 - 2



OFFICE ROOM 1 - 3



OFFICE ROOM 1 - 4



OFFICE ROOM 1 - 5



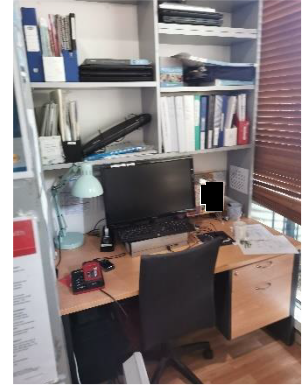
OFFICE ROOM 1 - 6



OFFICE ROOM 1 - 7



OFFICE ROOM 2 - 1



OFFICE ROOM 2 - 2



OFFICE ROOM 2 - 3



OFFICE ROOM 2 - 4



OFFICE ROOM 2 - 5



OFFICE ROOM 2 - 6



OFFICE ROOM 2 - 7



OFFICE ROOM 2 - 8



OFFICE ROOM 2 - 9



OFFICE ROOM 2 - 10



MULTIPURPOSE



MULTIPURPOSE 1



MULTIPURPOSE 2



MULTIPURPOSE 3



MULTIPURPOSE 4



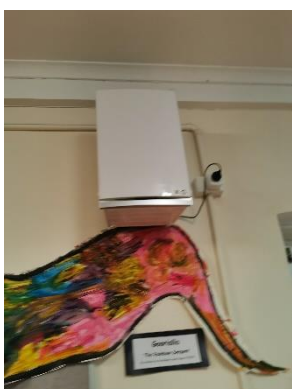
MULTIPURPOSE 5



MULTIPURPOSE 6



MULTIPURPOSE 7



MULTIPURPOSE 8



MULTIPURPOSE 9



MULTIPURPOSE 10



MULTIPURPOSE 11



MULTIPURPOSE 12



HALL



CHILDREN PLAYROOM 1



CHILDREN PLAYROOM 2



CHILDREN PLAYROOM 3



CHILDREN PLAYROOM 4



CHILDREN PLAYROOM 5



CHILDREN PLAYROOM 6



CHILDREN PLAYROOM 7



CHILDREN PLAYROOM 8



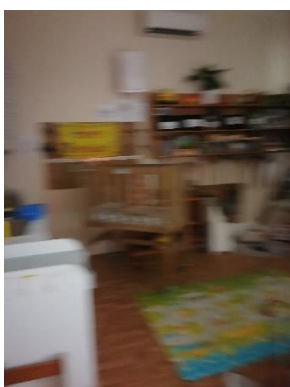
CHILDREN PLAYROOM 9



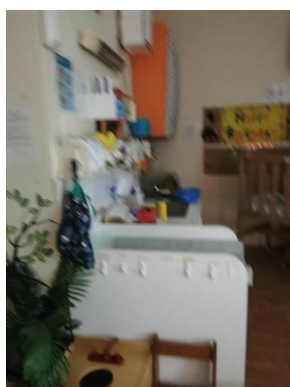
CHILDREN PLAYROOM 10



CHILDREN PLAYROOM 11



SLEEPING ROOM 1



SLEEPING ROOM 2



SLEEPING ROOM 3



SLEEPING ROOM 4



SLEEPING ROOM 5



SLEEPING ROOM 6



SLEEPING ROOM 7



SLEEPING ROOM 8



SLEEPING ROOM 9



SLEEPING ROOM 10



KITCHEN 1



KITCHEN 2



KITCHEN 3



KITCHEN 4



KITCHEN 5



LAUNDRY 1



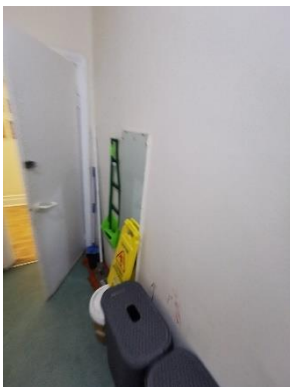
LAUNDRY 2



LAUNDRY 3



LAUNDRY 4



LAUNDRY 5



LAUNDRY 6



BATHROOM & TOILET 1



BATHROOM & TOILET 2



BATHROOM & TOILET 3



BATHROOM & TOILET 4



BATHROOM & TOILET 5



BATHROOM & TOILET 6



BATHROOM & TOILET 7



BACK YARD 1



BACK YARD 2



BACK YARD 3



BACK YARD 4



BACK YARD 5



BACK YARD 6



BACK YARD 7



BACK YARD 8



BACK YARD 9



BACK YARD 10



BACK YARD 11



BACK YARD 12



BACK YARD 13



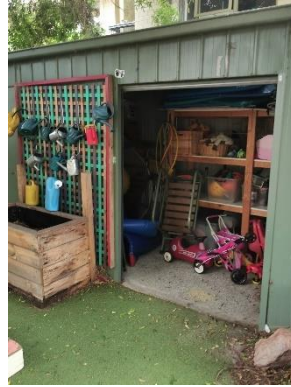
BACK YARD 14



BACK YARD 15



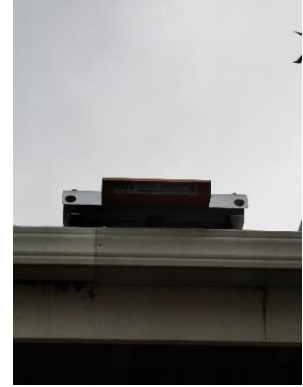
BACK YARD 16



BACK YARD 17



BACK YARD 18



BACK YARD 19



BACK YARD 20



FRONT PLAY AREA



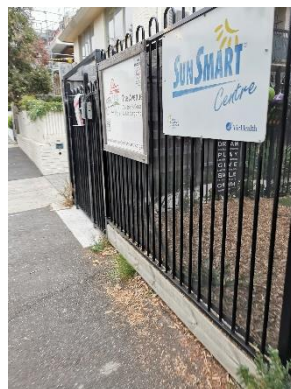
ENTRANCE DOOR LOCK



UNITS TO WEST FAÇADE



UNITS TO WEST FAÇADE 1



ENTRANCE FENCING



EAST ENTRANCE SPLIT



ROOFTOP SPLIT SYSTEM



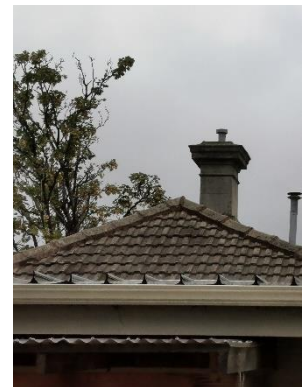
ROOF



MAIN CORRIDOR



WINDOWS - TYPICAL



CHIMNEY



EXTERNAL WALLS - TYPICAL



EXTERNAL WALLS - TYPICAL

1

