



REPORT

ROOF CONDITION ASSESSMENT: 39 THE AVENUE, BALACLAVA, VIC 3183

4 May 2022

for
City of Port Phillip

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

COMPANY CONTACT DETAILS

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CONTENTS

COMPANY CONTACT DETAILS2

WHAT'S IN A NAME?4

1 ABOUT US5

2 OUR VALUES5

3 EXECUTIVE SUMMARY6

4 PROJECT DETAILS7

5 METHODOLOGY9

6 DESKTOP REVIEW10

7 SCHEDULE OF CONDITION11

8 REFERENCE PLAN12

9 AERIAL REPORT13

10 PHOTOGRAPHIC SURVEY14

TABLES

Table 1 Condition Ranking6

Table 1 Property Details7

Table 4 Condition Ranking10

FIGURES

Figure 1 Truce of the Waterhole4

Figure 2 RZ Values5

Figure 3 39 The Avenue, Balaclava (RZ Imagery 26.3.2022)7

Figure 4 Project Flow Chart9

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.

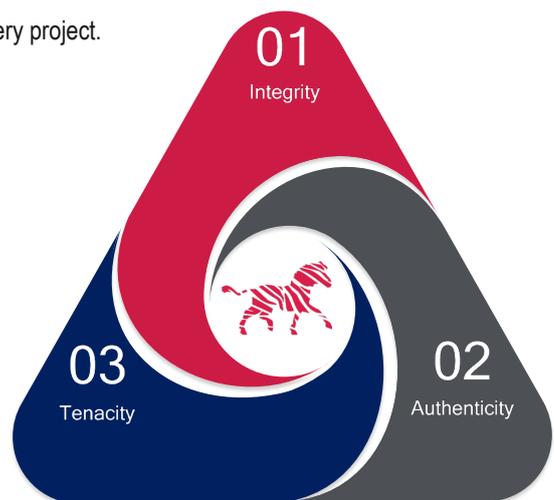


Figure 2 RZ Values

3 EXECUTIVE SUMMARY

3.1 ENGAGEMENT

Redd Zebra (RZ) was engaged by City of Port Phillip (the Client) to provide an independent non-intrusive internal roof void inspection (subject to safe roof access) and external roof condition inspection via drone captured imagery of the following premises:

- The Avenue Children’s Centre & Kindergarten, 39 The Avenue, Balaclava, VIC 3183

We understand that no other condition based assessment have been undertaken and we have not been provided with any baseline information.

3.2 PROPERTY CONDITION SUMMARY

The scope of this report and services provided by RZ is for an independent roof condition assessment of the nominated property and supply a baseline condition assessment as at the inspection date. This report is based upon a visual inspection of the inspected areas and describes its state of repair and ascribes a condition rating. We note that not all areas were accessible and that areas assessed have been assumed representative of the general condition. No assessed areas are beyond our remit. Further, it is noted that the ceilings of the nominated property have been recently painted and therefore we are unable to sight any evidence of water damaged etc.

3.2.1 PROPERTY RATING

The roof has a condition rating of **3.4**. This would indicate an overall fair to poor condition. For specific information please refer to the body of the report. 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 roof condition assessment on the following property:

Property Details	
Property Name	The Avenue Children's Centre & Kindergarten
Property Address	39 The Avenue, Balaclava, VIC, 3183
Lot/Plan No	Lot 7 LP1833
Local Govt	Port Phillip
Council Property No.	206607
Description	Single level childcare facility
Roof	Concrete tile and profile metal sheeting
Site Area	Approx. 673m ²

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 39 The Avenue, Balaclava (RZ imagery 26.3.2022)

4.2 BASIS OF REPORT

We advise that we have not inspected parts of the roof 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, testing, or measurements as the report is limited to our interpretation of the condition of the roof as apparent from the inspection.

This report was prepared based on the following:

- A non-intrusive visual inspection via safe access manholes for the interior noting the current condition.
- A non-intrusive visual inspection via drone of the exterior 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 roof voids where safe access was provided
 - Ceilings (note these have been recently painted)
 - Exterior roof via drone
- The following area(s) were not inspected:
 - Internal roof voids that were not safely accessed
 - All other areas not mentioned above.

4.3 INSPECTION DATE AND VALIDITY

The site inspection was undertaken on **Saturday 26 March 2022** and **Saturday 2 April 2022** and is based on circumstances existing on this date. The inspection was limited to a non-intrusive visual inspection.

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 roof and supply of a baseline condition assessment as at the inspection date. The report does not review the design requirements for the completed roof including loadings, weather resistance and adhesive tests. We have also omitted any measurement and calculations of timber battens, trusses, rafters, or mechanical fasteners for wind classification. For the metal roof we have not reviewed the cladding system and design (AS 1562.1:2018).

This report is based upon a visual inspection of the nominated areas 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 6.2. 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 interested are best served, including a review of any existing condition reports.

5.1.2 Site Inspection

Following the Desktop Review, a site inspection will occur. The inspection includes:

- Internally - A non-intrusive visual inspection of the roof voids, subject to safe roof access being provided, to identify failures, cracking and/or penetration to the roof to ensure its fit for purpose.
- Externally – HD photographic imagery of the roof via an Approved Drone Operator (CASA). Including Job Safety Assessment (JSAs), Job Legal Assessment (JLAs) and Safe Work Method Statements (SWMS)

5.1.3 Reporting

RZ provides an integrated report that states the identification of immediate rectifiable issues and/or major commercial impediment together with supporting photographs.

5.2 PROPERTY INSPECTION AND REPORTING FLOW CHART

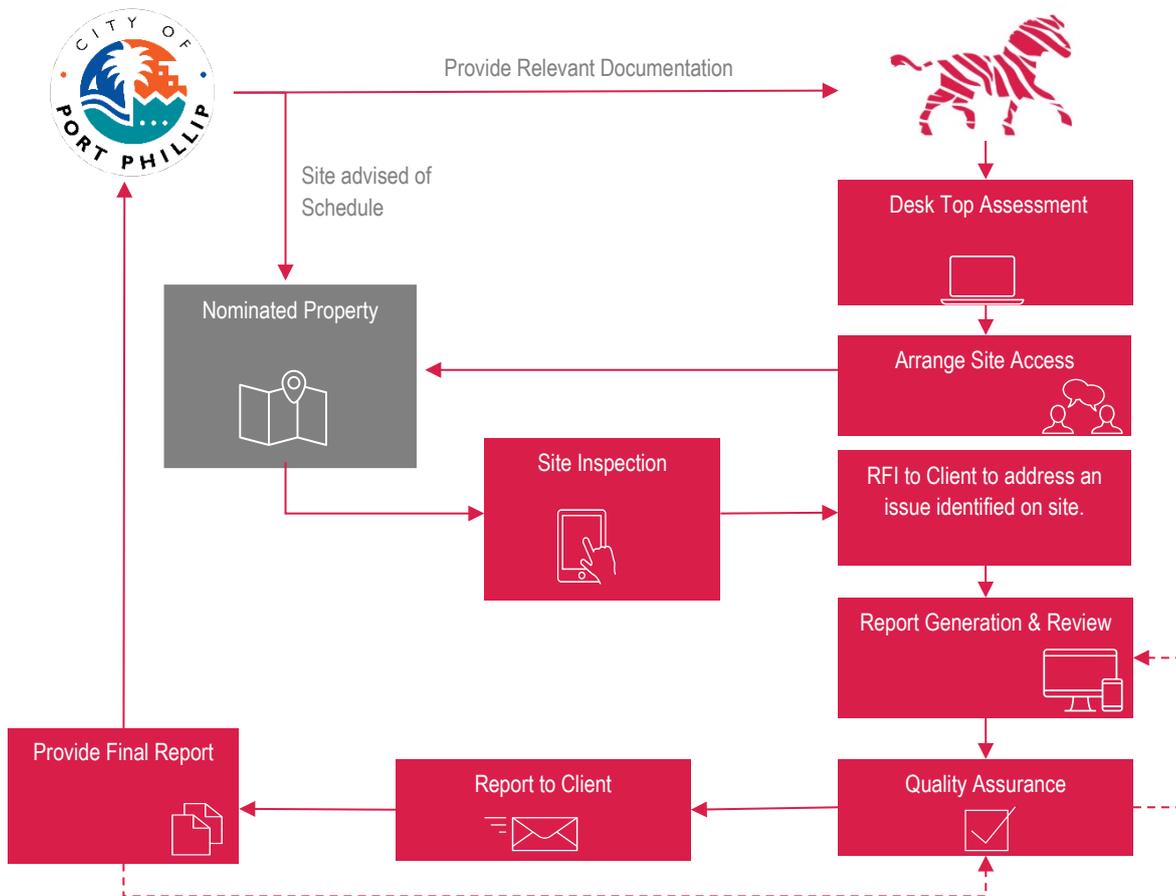


Figure 4 Project Flow Chart

6 DESKTOP REVIEW

6.1 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 of the property.

6.2 DOCUMENTATION

Prior to our inspection RZ was not provided with any documentation pertaining to the nominated property.

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6.2.1 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 3 Condition Ranking

7 SCHEDULE OF CONDITION

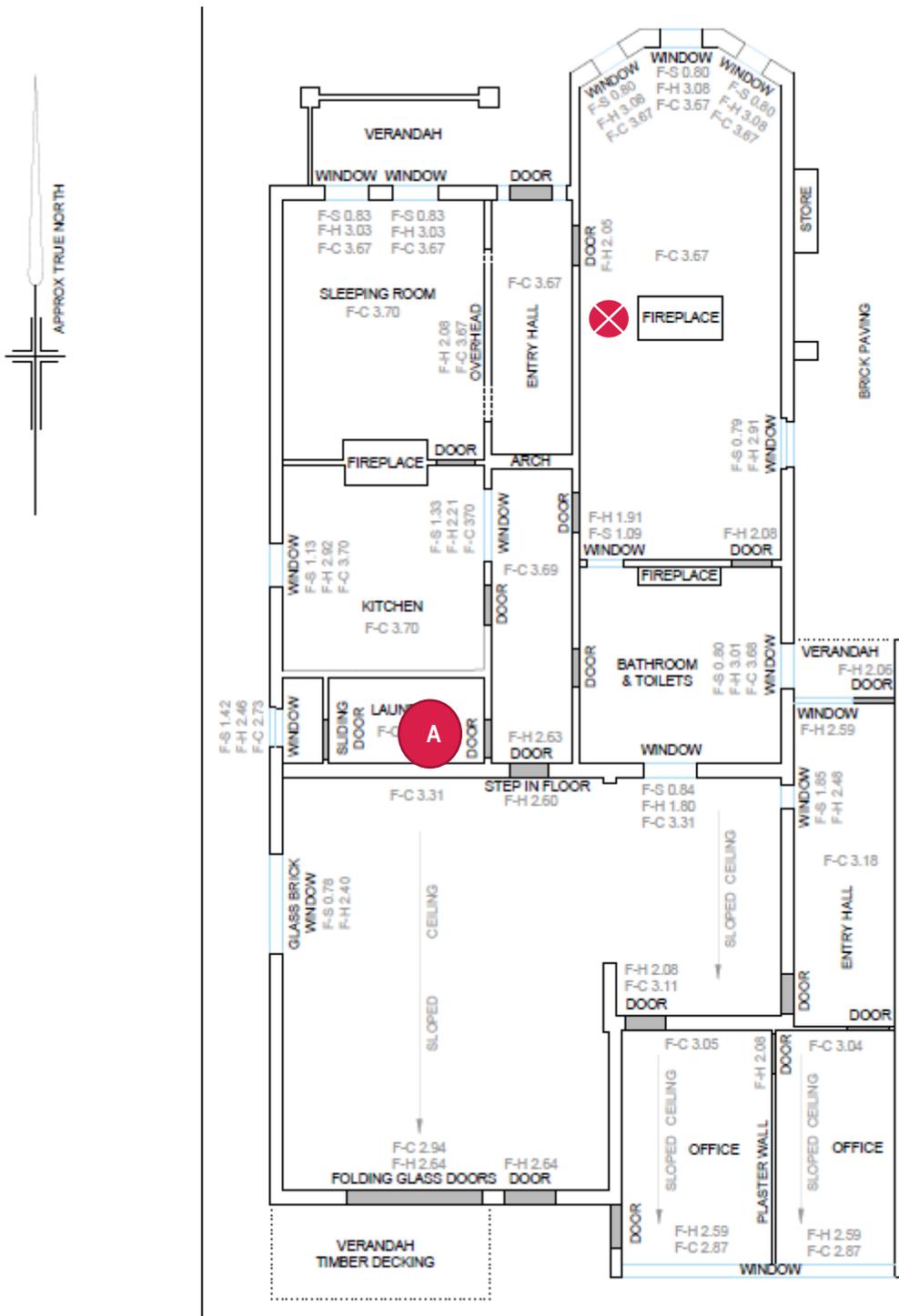


CONDITION RATING		
1	Very Good	As new condition, working order and functionality
2	Good Condition	In good working order, condition and functionality as originally intended and/or designed
3	Fair Condition	Showing some wear and tear but still in fair working order, condition and functionality as originally 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 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.

REF	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
BUILDING STRUCTURE & FABRIC						
1.00 EXTERIOR						
1.01	Roof	General	The main roof is a combination cross-hip valley roof with three (3) chimney stacks and two(2) exhaust/vents. The roof appears to be hardwood timber rafters, beams and purlins with concrete interlocking tiles and associated rainwater goods. Chimneys appear to be brick with concrete mortar and metal apron and flashings. The gutters and downpipes are gravity fed to the site stormwater. There are roof discharge spreaders (which should be installed in accordance with AS/NZS 3500.3) to the rear elevation onto the profile metal sheeting, and the profile roof rainwater should conform to AS 2179.1.	Bedding and pointing to align and weatherproof the junction of tiles is generally in fair condition with some spalling. There are numerous misaligned/cracked tiles with edges cracked which may cause water ingress. There is also evidence of some replacement tiles and deteriorated mortar joint. 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 appear in fair condition. From limited vantage points there is no obvious sagging despite internal evidence of a split rafter. Generally the roof appears in fair to poor condition. From the aerial (drone) inspection there is a list of 24 issues with the roof. Two (2) are medium priority with and twenty two (22) low. The medium priority issues highlight debris and leaf litter, while the additional 22 low priority issues highlight cracks and misaligned tiles, corrosion and debris. While these represent low level priority the number of items may raise the priority level. Please refer to the Aerial Report in Section 9.	3.5	16-22 and Section 9
1.02	Roof	Profile metal sheeting.	There is a verandah to the front elevation and a covered extension to the rear. The verandah and covered extension are constructed from profile metal sheeting with associated gutters and downpipes. The rear profile metal roof has three (3) skylights installed (with safety mesh over) and three(3) rooftop condenser units (which we assume would service the head units within the premises). External access to the rooftop plant is via a Katt portable ladder bracket. There is a aluminium walkways to two of the three rooftop condenser units. (Refer AS 1657)	The metal clad roof should be maintained in accordance with SA HB 39:2015. The profile metal sheet verandah to the front elevation and the rear profile sheet extension have debris and staining which will cause corrosion of the sheets over time. Debris at the main roof gutters may cause water ingress via a capillary action to the underside of the existing guttering. There is no walkway extension to the condenser unit at the main roof gutter.	3.0	Section 9
2.00 INTERNAL						
2.01	Roof	General	The main roof appears to be hardwood timber rafters, beams and purlins with concrete interlocking tiles. Limited access was afforded to the roof void via a manhole (Refer Section 8) in Laundry near the main kitchen. The 'new' manhole was installed underneath an eave and was not accessible. There is insulation batts installed between the ceiling joists with a profile aluminium foil and steel decking material over.	Internal roof void inspection was limited to access point A (refer Section 8). No sarking has been installed as a barrier against dust, storms and bushfires in per AS/NZS 4200.2 however foil sheeting has been installed which appears to be an attempt to reflect heat and possibility mitigate any roof leak issues. The space has a high volume of dust and debris. There is some evidence of some water penetration however the extent could not be fully determined. There is also evidence of some tiles being misaligned with evidence of light emitting into some areas from outside which is consistent with the aerial photographs. The insulation batts are not uniformly placed and therefore the thermal comfort would be compromised. There is a split in the rafter which would compromise the structural integrity of the roof in this area (see photo 25), further investigation is advised.	4.0	23 - 30
2.02	Roof	Interior (ceiling)	Ceilings generally appear to be fixed plaster (although we are advised it is lath and plaster in construction), with decorative cornices and generally batten surface mounted and recessed down lighting.	Generally in good condition with no obvious evidence of damage. There is historical evidence that a patch repair has occurred adjacent to the fireplace (please refer to Section 8) however we are advised that this has been repaired. Note: the ceilings have recently been repainted.	3.0	1 - 15

RATING
AVG SCORE
3.4

8 REFERENCE PLAN



Access Manhole



Location of 'previous' leak

9 AERIAL REPORT



Issue Report

City of Port Phillip

39 The Avenue, Balaclava

08 April 2022

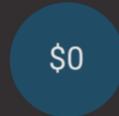
COST SUMMARY



High



Medium



Low

NUMBER OF ISSUES



High



Medium



Low



Address	39 The Avenue, Balaclava Victoria 3183, Australia
Survey Date	26 March 2022
Export Date	08 April 2022
Export By	Keith Merry

**Issue #36**

MEDIUM RISK AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Sheeting - Colorbond
Priority	5
Repair Estimate	\$0.00
Notes	-

**Issue #42**

MEDIUM RISK AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Gutter - Fascia
Priority	5
Repair Estimate	\$0.00
Notes	-

**Issue #65**

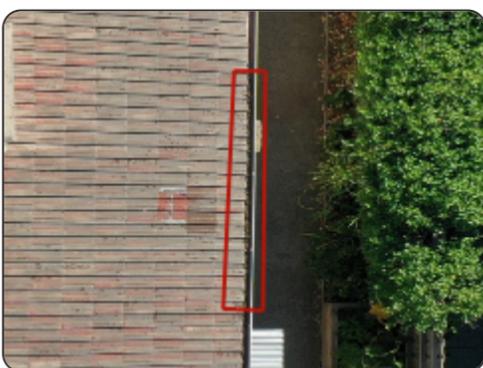
LOW RISK AWAITING ACTION

Defect	Damaged Cracked
Component	Roof
Priority	4
Repair Estimate	\$0.00
Notes	-

**Issue #34**

LOW RISK AWAITING ACTION

Defect	Debris Medium
Component	Sheeting - Colorbond
Priority	3
Repair Estimate	\$0.00
Notes	-

**Issue #47**

LOW RISK AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Gutter - Fascia
Priority	3
Repair Estimate	\$0.00
Notes	-

**Issue #68**

LOW RISK AWAITING ACTION

Defect	Debris Small
Component	Roof
Priority	3
Repair Estimate	\$0.00
Notes	-

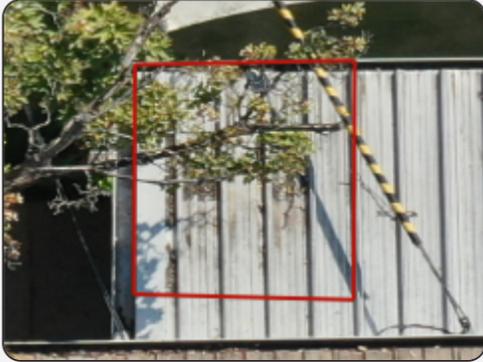


**Issue #63**

LOW RISK

AWAITING ACTION

Defect	Displaced Alignment
Component	Tile - Concrete
Priority	3
Repair Estimate	\$0.00
Notes	-

**Issue #43**

LOW RISK

AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Sheeting - Colorbond
Priority	3
Repair Estimate	\$0.00
Notes	-

**Issue #71**

LOW RISK

AWAITING ACTION

Defect	Damaged Cracked
Component	Tile - Concrete
Priority	2
Repair Estimate	\$0.00
Notes	-

**Issue #70**

LOW RISK

AWAITING ACTION

Defect	Damaged Cracked
Component	Tile - Concrete
Priority	2
Repair Estimate	\$0.00
Notes	-

**Issue #35**

LOW RISK

AWAITING ACTION

Defect	Discolored Staining
Component	Tile - Concrete
Priority	2
Repair Estimate	\$0.00
Notes	-

**Issue #64**

LOW RISK

AWAITING ACTION

Defect	Damaged Cracked
Component	Tile - Concrete
Priority	1
Repair Estimate	\$0.00
Notes	-



**Issue #46**

LOW RISK

AWAITING ACTION

Defect	Vegetation Overhanging
Component	Sheeting - Colorbond
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #69**

LOW RISK

AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Tile - Concrete
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #66**

LOW RISK

AWAITING ACTION

Defect	Damaged Cracked
Component	Tile - Concrete
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #40**

LOW RISK

AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Gutter - Fascia
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #39**

LOW RISK

AWAITING ACTION

Defect	Discolored Water Staining
Component	Sheeting - Colorbond
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #45**

LOW RISK

AWAITING ACTION

Defect	Vegetation Near Edge
Component	Sheeting - Colorbond
Priority	1
Repair Estimate	\$0.00
Notes	-



**Issue #44**

LOW RISK

AWAITING ACTION

Defect	Discolored Dirty
Component	Sheeting - Colorbond
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #41**

LOW RISK

AWAITING ACTION

Defect	Debris Leaf/Plant Litter
Component	Gutter - Fascia
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #38**

LOW RISK

AWAITING ACTION

Defect	Discolored Dirty
Component	Gutter - Box
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #37**

LOW RISK

AWAITING ACTION

Defect	Discolored Water Staining
Component	Sheeting - Colorbond
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #72**

LOW RISK

AWAITING ACTION

Defect	Displaced Alignment
Component	Tile - Concrete
Priority	1
Repair Estimate	\$0.00
Notes	-

**Issue #67**

LOW RISK

AWAITING ACTION

Defect	Displaced Alignment
Component	Tile - Concrete
Priority	1
Repair Estimate	\$0.00
Notes	-



10 PHOTOGRAPHIC SURVEY



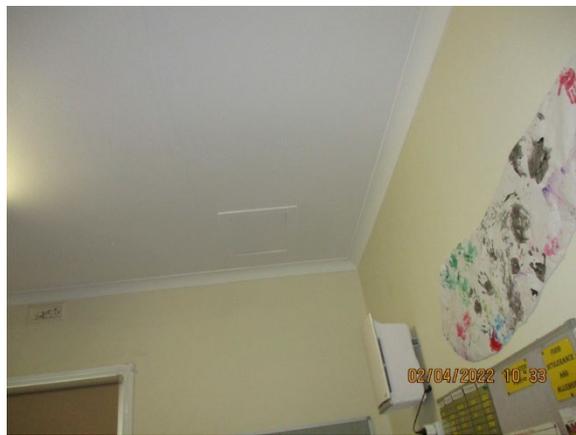
5: Ceilings (1)



6: Ceilings (2)



7: Ceilings (3)



8: Ceilings (4)



9: Ceilings (5)



10: Ceilings (6)



11: Ceilings (7)



12: Ceilings (8)



13: Ceilings (9)



14: Ceilings (10)



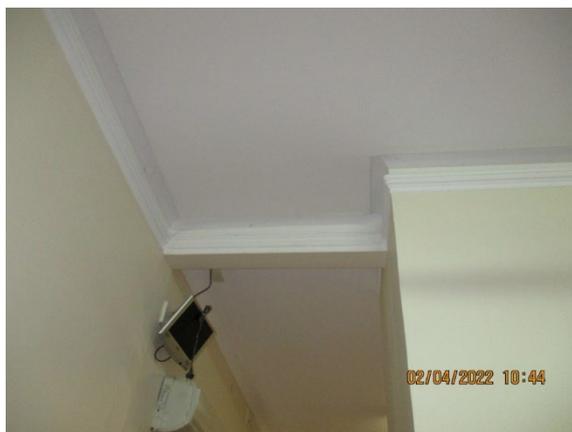
15: Ceilings (11)



16: Ceilings (12)



17: Ceilings (13)



18: Ceilings (14)



19: Ceilings (15)



20: Exterior (1)



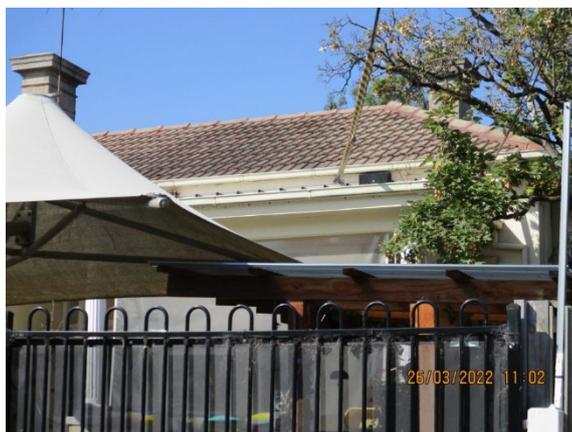
21: Exterior (2)



22: Exterior (3)



23: Exterior (4)



24: Exterior (5)



25: Exterior (6)



26: Exterior (7)



27: Roof Space (1)



28: Roof Space (2)



29: Roof Space (3) Cracked Rafter



30: Roof Space (4)



31: Roof Space (5)



32: Roof Space (6)



33: Roof Space (7)



34: Roof Void (8)



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