



2 May 2022

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Dear Anthony

46 TENNYSON STREET, ELWOOD

BUILDING CONDITION ASSESSMENT - UPDATE

Please find enclosed our updated Building Condition Assessment report relating to the property located at 46, Tennyson Street, VIC 3184.

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

JOSHUA KNAGGS

Associate
WT

WT REF: PR-013596-03



46 TENNYSON STREET, ELWOOD BUILDING CONDITION ASSESSMENT - UPDATE

2 May 2022

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1 COMPANY CONTACT

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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 46, Tennyson Street, Elwood, VIC 3184. The property was inspected on 14 January 2022 and the 24th February 2022 by the following team members:

- Joshua Knaggs, 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 256m². The childcare centre consists of children's recreation and sleeping rooms, entry hall, kitchen, laundry and bathroom. The building also features a first-floor office and storage area.

2.1 GENERAL DESCRIPTION

The property is located on at 46, Tennyson Street, Elwood between Dickens Street and Milton 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 recreation and sleeping areas, kitchen, bathroom, office rooms and external playgrounds.
- 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 07:00 to approximately 07:30 hours and subsequently inspected on Thursday 24th between 07:00 and 07:30 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-013596fa02 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 46 Tennyson Street, Elwood, 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 consists of painted brickwork external walls and a pitched tile roof with chimney.



ROOF TILING



EXTERNAL PAINTED BRICKWORK

The timber veranda roof in the South Yard was notably heavily covered by plant growth.



TIMBER VERANDA



Minor cracking to the brickwork in the South Yard was also evident.



MINOR CRACKING BRICKWORK

There were two rooftop split air conditioning units which WT were unable to access to assess condition from close range.



ROOFTOP AC/UNITS

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 major visual structural defects to the exterior walls and roof of the property. All roof tiles appeared to be in good visual condition with no evidence of any missing or loose tiles. There was minor cracking to the external brickwork around pipework which appeared to be in need of patch repair work.

WT did note that the timber veranda in the South Yard of the building was bearing significant weight from plant growth on the veranda roof. Whilst there were no signs of any structural issues WT recommend that the plant growth and structural integrity of the veranda should be monitored in future going forward.

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 terracotta style interlocking tiles with three chimney stacks, exhaust ventilation outlets a skylight and associated rainwater goods. Chimneys were brickwork with metal aprons and flashing. 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 tiles and provide weatherproofing at the junction of tiles was found to be 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
- There is evidence of vegetation growing across the roof which is compromising the roof's integrity
- There are a number of flashings that are misaligned and in fair condition
- There is also evidence of missing eaves, holes and pest infestation to the Northern elevation

Of the items observed 14 of these were assessed as Medium risk items which related to the vegetation surface growth, deterioration crack, misaligned or missing roof tiles and build up of debris in gutters. There were also 14 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 also a covered extension to the rear of the property constructed from profile metal sheeting with insert panels and associated gutters and downpipes. The rear profile has six rooftop condenser units. There is no obvious access to the rooftop plant and there are no walkways to the 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. 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 and purlins with concrete interlocking tiles. Insulation batts were found to be installed between the ceiling joints with a profile aluminium foil and steel decking material over.

Interior ceiling was found to be fixed plaster with decorative cornices and generally batten surface mounted and recessed down lighting.

Redd Zebra noted there was limited access to three areas of the internal roof space. 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
- There is a combination of current insulation batts and 'felt' insulation, none of which are uniformly placed and therefore the thermal comfort would be compromised
- Internal ceilings were generally found to be in good condition with no obvious evidence of damage other than minor patch repairs

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 tiled porch entrance area providing access to the building via a set of timber double doors. The interior finishes consisted of carpet flooring, painted plasterboard walls and painted plasterboard ceilings. The entry hall included loose furniture in the form of timber storage units. The area also had a staircase provide access to the first floor.



ENTRY HALL

From the entry hall the baby playroom, toddler playroom and main hall were accessible via timber doors. The entry hall notably featured the building switchboard, alarm and a wall mounted electrical heating unit.



SWITCHBOARD AND ALARM



HEATING 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 carpet flooring. The building fixtures appeared to have no defective issues. The switchboard panel was securely locked and the alarm system and heating unit contained in this area were observed to be in a very good visual condition.

6.2 BABY PLAYROOM AND COT ROOM

The baby playroom and cot room were accessible by the main entry hall and featured an external door providing access to the front playground. The area featured a timber bay window. Interior finishes consisted of vinyl flooring and plasterboard walls and ceilings.

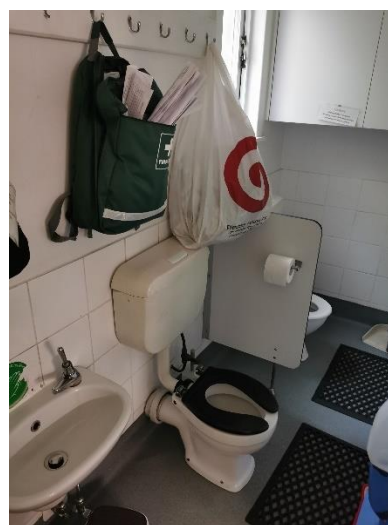


PLAYROOM BAY WINDOW AND EXTERNAL TIMBER DOOR

The playroom featured a wall mounted electrical heating unit, two children's water cisterns and a children's sink. There was also another sink washing facility for staff use.

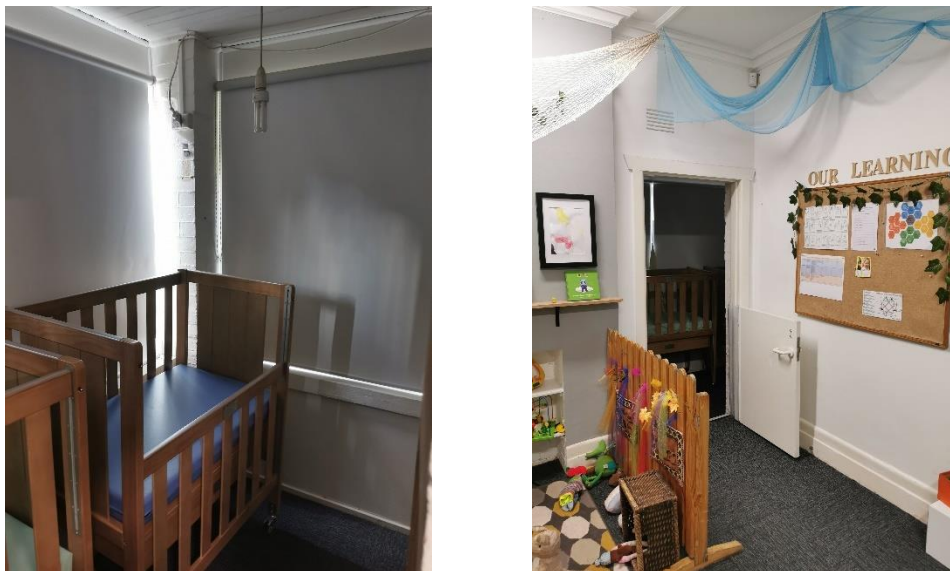


STAFF SINK



CHILDRENS TOILET FACILITIES

Fixtures throughout the area consisted of children's furniture in the playroom and timber cots in the adjacent cot room.



COT ROOM AND ACCESS TO HALL

6.2.3 CONDITION, OBSERVATION & COMMENTS

The equipment and fixtures observed all appeared to be in a good visual condition. There were no major visual defects to the timber bay window 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 on the ceiling of both rooms.

WT note that at the time of the second inspection the smoke detector in the cot room was in need of a battery replacement.

6.3 TODLER PLAY ROOM

The toddler playroom was accessible via the main entry hall and consisted of a small recreational facility and a small work surface area with a sink. The room contained a mix of both fixed and loose furniture. The room also featured timber bay windows and a split air conditioning inverter unit.



TODLER PLAY ROOM

Internal finishes consisted of painted plasterboard floors and ceilings. The floor finishes were a mix of vinyl and carpet.



TODLER PLAY ROOM

6.3.4 CONDITION, OBSERVATION & COMMENTS

All fixtures and finishes 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.

6.4 STAIR CASE

The timber staircase provided access to the first floor from the main entry hall.



TIMBER STAIR

The staircase had a timber balustrade to each side. The staircase floor finishes were carpet with plastic nosing strips.



STAIR NOSING

6.4.5 CONDITION, OBSERVATION & COMMENTS

The staircase was found to be in a good condition with no notable observable defects. The area was well lit and all stair nosing strips were in excellent condition.

6.5 KINDER PLAYROOMS

The kinder playrooms were accessible by the main hall and provided access to the and external access to the rear playground via a set of double timber doors and a single timber door. The area also features a children's toilet facility. The interior finishes consisted primarily of vinyl flooring, a small, carpeted area and painted plasterboard walls and ceilings. The area featured a range of loose furniture for children.



KINDER PLAYROOM

The area notably featured two children's water cisterns, children's sink and a staff sink facility.



CHILDREN'S WC



CHILDREN'S SINK



STAFF SINK

The timber double doors providing access to the rear playground were jarred shut and unable to be opened at the time of the site visit by the member of staff on site.



EXTERNAL TIMBER DOUBLE DOORS

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 vinyl and carpet flooring. There was no visual evidence of roof leaks in the area. Loose furniture was of a variety of aged but all in reasonable condition with no notable major defective items.

The major defective item of note was the timber double doors providing access to the rear playground. The member of staff on site noted that this issue had been reported for repair. As a key route of egress this issue poses a health and safety risk should the door be inoperable, and it is recommended that further investigation takes place to ensure this issue has been resolved.

6.6 KITCHEN AND LAUNDRY

The interior finishes of the kitchen consisted of vinyl flooring and painted plasterboard. The kitchen built in features included timber worktops, ground level cabinetry and stainless-steel canopy exhaust hood. The room had a refrigerators, oven, dishwasher and fire extinguisher.



KITCHEN

The laundry room was accessible via the kinder playroom and contained an exit route to the south yard via a timber door. Finishes included vinyl flooring and plasterboard walls and ceilings. The room featured a stacked washer and dryer and built-in storage.



LAUNDRY ROOM



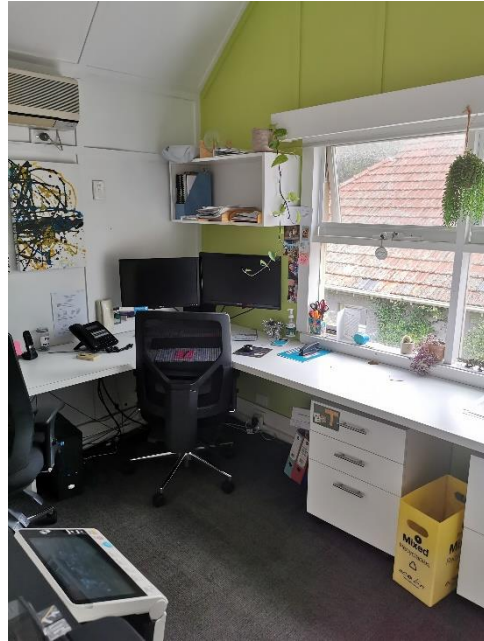
BUILT-IN STORAGE

6.6.7 CONDITION, OBSERVATION & COMMENTS

All floor, wall and ceiling finishes were in good condition with no notable observable defects. A member of staff was present at the time of the inspection who confirmed all the equipment mentioned above was in working condition with no notable issues.

6.7 UPSTAIRS OFFICES, STAFF ROOM AND STORE ROOM

The first floor of the building featured two offices, a staff room and a store room. The office area consisted of carpet flooring, painted plasterboard walls and ceiling. The area featured timber storage shelves and workstations. The offices contained a heating unit and air conditioning inverter unit. Equipment included a large printer / photocopier unit.



OFFICE SPACE

The upstairs featured a back of house area used purely for storage use only. Finishes to this area were timber flooring, wallpapered plasterboard walls and painted plasterboard ceiling. The room contained timber racking which was filled with recreational items and consumables.



STORE ROOM

The staff room was furnished with a sofa, timber coffee table, refrigerator, sink and some small cooking appliances. The area also contained a wall mounted heating unit. Finishes consisted of carpet flooring and painted plasterboard walls and ceilings.



STAFF ROOM

6.7.8 CONDITION, OBSERVATION & COMMENTS

Each of the interior finishes in the office space and staff room were found to be in a very good condition. The store room wall finishes were in poor condition but as a back of house area did not pose as a major issue. No visual evidence of roof leak or trip hazard were found in the first-floor areas. All the equipment observed 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 AND REAR PLAYGROUNDS

The external areas of the childcare centre consisted of a front and back yard utilised as children's play areas. The back yard featured storage sheds and playing areas for children. The rear playground was surrounded by timber fencing. External flooring consisted of paved areas and outdoor fabric matting. The area featured sail shades mounted on steel poles and a variety of children's play equipment including a large sand pit.



REAR PLAYGROUND

The play area to the front of the building, adjacent to the entrance gate, consisted of outdoor fabric matting, timber decking and paved floor finishes. The area was covered by sail shades mounted on steel poles and surrounded by exterior steel and timber fencing. The area also contained a timber shed.



FRONT PLAYGROUND

7.1.9 CONDITION, OBSERVATION & COMMENTS

The playground area finishes were found to be in a good condition throughout, as were all 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 timber and steel 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 storage sheds were in good condition throughout other than the green timber shed in the front playground which appeared to be an aged asset in poorer condition than the other sheds, albeit structurally sound.

7.2 OTHER EXTERNAL AREAS

In the entry porch area of the building there were two Hitachi split air conditioning units.



AIR CONDITIONING UNITS

The North yard was closed off from access and plants were overgrown in this area. Whilst not accessible from the windows of the kinder playroom two old water tanks that appeared to be out of use were still stored in this area.



NORTH YARD

The site contained a set of steel gates facing the road and an internal entry gate with intercom.



SITE ENTRY GATES

Drainpipes and guttering were observed to be of plastic (PVC) material throughout.



DRAINPIPES AND GUTTERING

7.2.10 CONDITION, OBSERVATION & COMMENTS

The air conditioning units were in good condition, the age of these assets was unable to be determined as the asset name plates were worn. The North yard was inaccessible as a route of access or egress as this area was blocked by two old water tanks. Site entry gates were all in good condition with working intercom. 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

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
1	Building Fabric	Baby Playroom	Coffee Table		2 - Good	BABY PLAYROOM 4
2	Building Fabric	Baby Playroom	Cupboard		3 - Fair	BABY PLAYROOM 8
3	Building Fabric	Baby Playroom	Sink		2 - Good	BABY PLAYROOM 6
4	Building Fabric	Baby Playroom	Timber Bay Window		2 - Good	BABY PLAYROOM 4
5	Building Fabric	Baby Playroom	Wall Shelf		2 - Good	BABY PLAYROOM 6
6	Building Fabric - Ceiling Finish	Baby Playroom	Plasterboard		2 - Good	BABY PLAYROOM 1
7	Building Fabric - Floor Finish	Baby Playroom	Carpet		2 - Good	BABY PLAYROOM 1
8	Building Fabric - Floor Finish	Baby Playroom	Vinyl		2 - Good	BABY PLAYROOM 4
9	Building Fabric - Wall Finish	Baby Playroom	Plasterboard		2 - Good	BABY PLAYROOM 1
10	Electrical	Baby Playroom	Ceiling Fan		2 - Good	BABY PLAYROOM 10
11	Electrical	Baby Playroom	Lighting	Exit Lighting	2 - Good	BABY PLAYROOM 5
12	Electrical	Baby Playroom	Lighting	Baton tube fixture	2 - Good	BABY PLAYROOM 10
13	Fire Services	Baby Playroom	Smoke Alarm		2 - Good	No Photo
14	Mechanical Services	Baby Playroom	Air Conditioning Inverter Unit		2 - Good	BABY PLAYROOM 9
15	Mechanical Services	Baby Playroom	Heating Unit		1 - Excellent	BABY PLAYROOM 7
16	Building Fabric - Doors	Baby Playroom to Children W/C	Safety Door	Timber	2 - Good	BABY PLAYROOM 3
17	Building Fabric - Doors	Baby Playroom to North Yard	Door	Timber door with glazed panel	2 - Good	BABY PLAYROOM 5
18	Building Fabric	Bathroom	Basin		3 - Fair	BATHROOM
19	Building Fabric	Bathroom	Sink		3 - Fair	BATHROOM 1
20	Building Fabric	Bathroom	Toilet		2 - Good	BATHROOM
21	Building Fabric - Ceiling Finish	Bathroom	Plasterboard		2 - Good	BABY PLAYROOM 1
22	Building Fabric - Doors	Bathroom	Door	Timber	2 - Good	BATHROOM 2
23	Building Fabric - Floor Finish	Bathroom	Vinyl		3 - Fair	BATHROOM 2
24	Building Fabric - Wall Finish	Bathroom	Tiles		2 - Good	BATHROOM
25	Electrical	Bathroom	Lighting	Dropdown bulb	2 - Good	BATHROOM
26	Building Fabric	Children W/C	2 x Toilets		3 - Fair	CHILDRENS WC
27	Building Fabric	Children W/C	Basin		3 - Fair	CHILDRENS WC
28	Building Fabric	Children W/C	Dispenser		2 - Good	CHILDRENS WC 1
29	Building Fabric	Children W/C	Toilet Partition		3 - Fair	CHILDRENS WC

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
30	Building Fabric	Children W/C	Wall Shelf		2 - Good	CHILDRENS WC
31	Building Fabric - Ceiling Finish	Children W/C	Plasterboard		2 - Good	CHILDRENS WC 2
32	Building Fabric - Floor Finish	Children W/C	Vinyl		2 - Good	CHILDRENS WC 1
33	Building Fabric - Wall Finish	Children W/C	Plasterboard		2 - Good	CHILDRENS WC 2
34	Building Fabric - Wall Finish	Children W/C	Tiles		2 - Good	CHILDRENS WC 1
35	Electrical	Children W/C	Lighting	Baton tube fixture	3 - Fair	CHILDRENS WC 2
36	Mechanical Services	Children W/C	Heating Unit		1 - Excellent	CHILDRENS WC 2
37	Building Fabric - Doors	Children W/C to Kinder Playroom 2	Door	Timber	2 - Good	CHILDRENS WC 1
38	Building Fabric	Children's W/C	2 x Toilet		3 - Fair	BABY PLAYROOM 11
39	Building Fabric	Children's W/C	Basin		2 - Good	BABY PLAYROOM 11
40	Building Fabric	Children's W/C	Dispenser		2 - Good	BABY PLAYROOM 11
41	Building Fabric	Children's W/C	Sink		2 - Good	BABY PLAYROOM 13
42	Building Fabric	Children's W/C	Toilet Partition		3 - Fair	BABY PLAYROOM 12
43	Building Fabric - Ceiling Finish	Children's W/C	Plasterboard		2 - Good	BABY PLAYROOM 11
44	Building Fabric - Floor Finish	Children's W/C	Vinyl		2 - Good	BABY PLAYROOM 11
45	Building Fabric - Wall Finish	Children's W/C	Plasterboard		2 - Good	BABY PLAYROOM 11
46	Building Fabric - Wall Finish	Children's W/C	Tiles		2 - Good	BABY PLAYROOM 12
47	Building Fabric	Children's W/C to Baby Playroom 1	Toilet Partition		3 - Fair	BABY PLAYROOM 3
48	Building Structure	Chimney	Chimney	No visual signs of any issues	3 - Fair	STUCTURE 4
49	Building Fabric	Cot Room	3 x Wooden Bassinet		2 - Good	COT ROOM 1
50	Building Fabric - Ceiling Finish	Cot Room	Plasterboard		2 - Good	COT ROOM 1
51	Building Fabric - Doors	Cot Room	Child Safety Door	Timber	2 - Good	BABY PLAYROOM 2
52	Building Fabric - Floor Finish	Cot Room	Carpet		2 - Good	COT ROOM 1
53	Building Fabric - Wall Finish	Cot Room	Plasterboard		2 - Good	COT ROOM 1
54	Electrical	Cot Room	Lighting	Dropdown bulb	2 - Good	COT ROOM 7
55	Fire Services	Cot Room	Smoke Alarm	Smoke alarm appears to require new battery	5 - Very Poor	COT ROOM 5
56	Mechanical Services	Cot Room	Air Conditioning Inverter Unit		2 - Good	COT ROOM 6
57	Mechanical Services	Cot Room	Heating Unit		2 - Good	COT ROOM 3
58	Building Fabric	Entry Hall	Box Shelf		2 - Good	ENTRY HALL

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
59	Building Fabric	Entry Hall	Child Safety Gate	Lock mechanism in working order	2 - Good	ENTRY HALL
60	Building Fabric - Ceiling Finish	Entry Hall	Plasterboard		2 - Good	ENTRY HALL 6
61	Building Fabric - Doors	Entry Hall	Door	Secondary Entry Double Timber Doors	2 - Good	ENTRY HALL 8
62	Building Fabric - Floor Finish	Entry Hall	Entry Ceramic Tiles		3 - Fair	ENTRY HALL 3
63	Building Fabric - Floor Finish	Entry Hall	Timber Look Vinyl		2 - Good	ENTRY HALL 9
64	Building Fabric - Wall Finish	Entry Hall	Plasterboard		2 - Good	ENTRY HALL
65	Electrical	Entry Hall	Switchboard		3 - Fair	ENTRY HALL 1
66	Fire Services	Entry Hall	Extinguisher (Dry Chem)		2 - Good	ENTRY HALL 5
67	Fire Services	Entry Hall	Extinguisher (WATER)		2 - Good	ENTRY HALL 2
68	Fire Services	Entry Hall	Smoke Alarm		2 - Good	No Photo
69	Mechanical Services	Entry Hall	Heating Unit		1 - Excellent	ENTRY HALL
70	Building Fabric - Doors	Entry Hall (Main Entrance)	Door	Timber door with glazed panels	2 - Good	FRONT ENTRY
71	Building Fabric - Floor Finish	Entry Hall (Main Entrance)	Entrance Matting		2 - Good	ENTRY HALL 4
72	Building Fabric	External Area	Street Entry Gate	Lock hardware also in good condition	2 - Good	FRONT GATE 1
73	Hydraulic	External Area	2 x Rain Water Tank	Do not appear to be in use	5 - Very Poor	WEST WATER TANK 1 & 2
74	Mechanical Services	External Area	Split System Air Conditioning Unit	Hitachi 4.5kW Model	3 - Fair	EXTERIOR SPLIT SYSTEM 1
75	Mechanical Services	External Area	Split System Air Conditioning Unit	Hitachi 4.5kW Model	3 - Fair	EXTERIOR SPLIT SYSTEM 2
76	Building Fabric	External Areas	Black Steel Fencing		2 - Good	FRONT PLAY AREA 1
77	Building Fabric	External Areas	Drainpipes (Plastic)		3 - Fair	REAR PLAYGROUND 10
78	Building Fabric	External Areas	Guttering (Plastic)		3 - Fair	REAR PLAYGROUND 13
79	Building Structure	External Walls	Painted Brickwork / Render	Minor Cracking to paintwork in some small areas of painted brickwork	3 - Fair	STRUCTURE 6
80	Building Fabric	Front Play Area	External Matt Flooring		3 - Fair	FRONT PLAY AREA 1
81	Building Fabric	Front Play Area	External Paving		3 - Fair	FRONT PLAY AREA 7
82	Building Fabric	Front Play Area	Shades	Shades and steel pillars all in good condition	2 - Good	FRONT PLAY AREA 2
83	Building Fabric	Front Play Area	Storage Shed		4 - Poor	FRONT PLAY AREA 6
84	Building Fabric	Front Play Area	Steel Fencing		2 - Good	FRONT PLAY AREA 1
85	Building Fabric	Front Play Area	Timber Fencing		3 - Fair	FRONT PLAY AREA 7
86	Building Fabric	Front Play Area	Timber Decking		3 - Fair	FRONT PLAY AREA 4

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
87	Building Fabric	Front Play Area	Timber Fencing		2 - Good	FRONT PLAY AREA 7
88	Building Fabric	Kinder Playroom Annex	Blinds	Clear Plastic Blinds	3 - Fair	KINDER PLAYROOM 24
89	Building Fabric	Kinder Playroom Annex	Wooden Box Shelf		2 - Good	KINDER PLAYROOM 3
90	Building Fabric - Floor Finish	Kinder Playroom Annex	Vinyl	Asset coming towards end of life	4 - Poor	KINDER PLAYROOM 25
91	Building Fabric - Doors	Kinder Playroom Annex to Children's W/C	Door	Timber door with glazed panel	2 - Good	KINDER PLAYROOM 2
92	Building Fabric - Doors	Kinder Playroom Annex to Kinder Playroom 2	Door	Timber door with glazed panel	3 - Fair	KINDER PLAYROOM 1
93	Building Fabric	Kinder Playrooms	Box Shelf		2 - Good	KINDER PLAYROOM 10
94	Building Fabric	Kinder Playrooms	Built-In Cupboards		2 - Good	KINDER PLAYROOM 9
95	Building Fabric	Kinder Playrooms	Built-In Cupboards		2 - Good	KINDER PLAYROOM 14
96	Building Fabric	Kinder Playrooms	Mirror		2 - Good	KINDER PLAYROOM 5
97	Building Fabric	Kinder Playrooms	Sink		2 - Good	KINDER PLAYROOM 5
98	Building Fabric	Kinder Playrooms	Sink		2 - Good	KINDER PLAYROOM 9
99	Building Fabric	Kinder Playrooms	Wooden/ Painted		3 - Fair	KINDER PLAYROOM 15
100	Building Fabric - Ceiling Finish	Kinder Playrooms	Plasterboard		2 - Good	KINDER PLAYROOM 9
101	Building Fabric - Ceiling Finish	Kinder Playrooms	Plasterboard		2 - Good	KINDER PLAYROOM 19
102	Building Fabric - Ceiling Finish	Kinder Playrooms	Timber		3 - Fair	KINDER PLAYROOM 23
103	Building Fabric - Doors	Kinder Playrooms	Door	Jarred shut and unable to be opened at the time of site visit by the member of staff on site	5 - Very Poor	KINDER PLAYROOM 6
104	Building Fabric - Floor Finish	Kinder Playrooms	Carpet		2 - Good	KINDER PLAYROOM 14
105	Building Fabric - Wall Finish	Kinder Playrooms	Plasterboard		2 - Good	KINDER PLAYROOM 9
106	Building Fabric - Wall Finish	Kinder Playrooms	Plasterboard		2 - Good	KINDER PLAYROOM 6
107	Electrical	Kinder Playrooms	Ceiling Fan		2 - Good	KINDER PLAYROOM 21
108	Electrical	Kinder Playrooms	Lighting	Baton tube fixture	2 - Good	KINDER PLAYROOM 17
109	Electrical	Kinder Playrooms	Lighting	Exit Lighting	2 - Good	KINDER PLAYROOM 17
110	Electrical	Kinder Playrooms	Lighting	Wall mounted baton tube fixture	3 - Fair	KINDER PLAYROOM 22
111	Electrical	Kinder Playrooms	Lighting	Recessed Spotlights	2 - Good	KINDER PLAYROOM 19
112	Fire Services	Kinder Playrooms	Smoke Alarm		2 - Good	No Photo
113	Mechanical Services	Kinder Playrooms	Air Conditioning Inverter Unit		2 - Good	KINDER PLAYROOM 14
114	Mechanical Services	Kinder Playrooms	Air Conditioning Inverter Unit		2 - Good	KINDER PLAYROOM 20
115	Mechanical Services	Kinder Playrooms	Heating Unit		1 - Excellent	KINDER PLAYROOM 14

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
116	Mechanical Services	Kinder Playrooms	Mini Bar Fridge		2 - Good	KINDER PLAYROOM 16
117	Building Fabric	Kitchen	Built-In Cabinetry		2 - Good	KITCHEN 1
118	Building Fabric	Kitchen	Sink		2 - Good	KITCHEN 3
119	Building Fabric - Ceiling Finish	Kitchen	Plasterboard		2 - Good	KITCHEN 4
120	Building Fabric - Doors	Kitchen	Door	Timber door with glazed panel	2 - Good	KITCHEN 5
121	Building Fabric - Floor Finish	Kitchen	Vinyl		2 - Good	KITCHEN 3
122	Building Fabric - Wall Finish	Kitchen	Plasterboard		2 - Good	KITCHEN 4
123	Building Fabric - Wall Finish	Kitchen	Tiles		2 - Good	KITCHEN 3
124	Electrical	Kitchen	Lighting	Baton tube fixture	2 - Good	KITCHEN 5
125	Fire Services	Kitchen	Extinguisher (Dry Chem)		2 - Good	KITCHEN 5
126	Kitchen Services	Kitchen	Dishwasher		2 - Good	KITCHEN 4
127	Kitchen Services	Kitchen	Refrigerator (Chiq)		1 - Excellent	KITCHEN 1
128	Kitchen Services	Kitchen	Stainless Steel Canopy		2 - Good	KITCHEN 3
129	Kitchen Services	Kitchen	Stove/ Gas Burner		2 - Good	KITCHEN 2
130	Kitchen Services	Kitchen	Toaster		2 - Good	KITCHEN 2
131	Building Fabric	Laundry	Built-In Cupboards		2 - Good	LAUNDRY 3
132	Building Fabric - Ceiling Finish	Laundry	Plasterboard		2 - Good	LAUNDRY 2
133	Building Fabric - Doors	Laundry	Door	Timber	3 - Fair	LAUNDRY 1
134	Building Fabric - Floor Finish	Laundry	Vinyl		2 - Good	LAUNDRY 1
135	Building Fabric - Wall Finish	Laundry	Plasterboard		2 - Good	LAUNDRY 2
136	Electrical	Laundry	Lighting	Baton tube fixture	3 - Fair	LAUNDRY 2
137	FF&E	Laundry	Dryer Machine		2 - Good	LAUNDRY 1
138	FF&E	Laundry	Washing Machine		2 - Good	LAUNDRY 1
139	Building Fabric	Rear Playground	External Matt Flooring		2 - Good	REAR PLAYGROUND 1
140	Building Fabric	Rear Playground	External Paving		2 - Good	REAR PLAYGROUND 5
141	Building Fabric	Rear Playground	Rainwater Tank		3 - Fair	REAR PLAYGROUND 6
142	Building Fabric	Rear Playground	Shades	Shades and steel pillars all in good condition	2 - Good	REAR PLAYGROUND 12
143	Building Fabric	Rear Playground	Storage Shed		1 - Excellent	REAR SHED
144	Building Fabric	Rear Playground	Storage Shed		1 - Excellent	REAR SHED 1

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
145	Building Fabric	Rear Playground	Timber Fencing		3 - Fair	REAR PLAYGROUND 5
146	Building Fabric	Rear Playground	Timber Decking		2 - Good	REAR PLAYGROUND 11
147	Building Fabric	Rear Playground	Timber Veranda		3 - Fair	REAR PLAYGROUND 11
148	Building Fabric	Rear Playground	Veranda	Timber veranda to kinder play annex	3 - Fair	REAR PLAYGROUND 13
149	Building Fabric	Rear Playground	Woodchip Flooring		2 - Good	REAR PLAYGROUND 12
150	Mechanical Services	Roof	Split System Air Conditioning Unit	WT did not access the roof to validate condition - The unit was a Panasonic model	3 - Fair	ROOF 1
151	Mechanical Services	Roof	Split System Air Conditioning Unit	WT did not access the roof to validate condition - The unit was a Hitachi model	3 - Fair	ROOF 1
152	Building Fabric	Side Yard	Tiles		2 - Good	ENTRY PATH
153	Building Fabric	Side Yard	Timber Fencing		2 - Good	ENTRY PATH 1
154	Building Fabric	South Yard	Internal Entry Gate	Lock hardware also in good condition	2 - Good	FRONT GATE
155	Building Fabric	South Yard	Storage Shed		2 - Good	SOUTH YARD 1
156	Building Fabric	South Yard	Veranda	Timber veranda to South Yard subject to heavy growth from plants on the structural roof	5 - Very Poor	VERANDA
157	Building Fabric - Floor Finish	South Yard	Tiles		2 - Good	SOUTH YARD 1
158	Electrical	South Yard	Electronic Intercom - Access Control	System confirmed to be in working order	2 - Good	SOUTH YARD 1
159	Building Fabric	Staff Room	Built-In Cupboards		2 - Good	STAFF ROOM 2
160	Building Fabric	Staff Room	Locker		2 - Good	STAFF ROOM 1
161	Building Fabric	Staff Room	Sink		2 - Good	STAFF ROOM 2
162	Building Fabric - Ceiling Finish	Staff Room	Plasterboard		2 - Good	STAFF ROOM 2
163	Building Fabric - Doors	Staff Room	Door	Timber	3 - Fair	STAFF ROOM 4
164	Building Fabric - Floor Finish	Staff Room	Carpet		2 - Good	STAFF ROOM 2
165	Building Fabric - Wall Finish	Staff Room	Plasterboard		2 - Good	STAFF ROOM 2
166	Electrical	Staff Room	Lighting	Baton tube fixture	2 - Good	STAFF ROOM 2
167	Fire Services	Staff Room	Smoke Alarm		2 - Good	No Photo
168	Mechanical Services	Staff Room	Air Conditioning Inverter Unit		2 - Good	STAFF ROOM 1
169	Mechanical Services	Staff Room	Coffee Machine		2 - Good	STAFF ROOM 2
170	Mechanical Services	Staff Room	Heating Unit		2 - Good	STAFF ROOM 3
171	Mechanical Services	Staff Room	Heating Unit		2 - Good	STAFF ROOM
172	Mechanical Services	Staff Room	Microwave		2 - Good	STAFF ROOM 2
173	Mechanical Services	Staff Room	Refrigerator (Westinghouse)		2 - Good	STAFF ROOM 2

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
174	Mechanical Services	Staff Room	Toaster		2 - Good	STAFF ROOM 2
175	Building Fabric	Staircase	Timber Balustrade		2 - Good	STAIRCASE 3
176	Building Fabric	Staircase	Wooden Handrail		1 - Excellent	ENTRY HALL
177	Building Fabric - Floor Finish	Staircase	Carpet		1 - Excellent	STAIRCASE 3
178	Building Fabric - Floor Finish	Staircase	Plastic Nosing Strips		3 - Fair	ENTRY HALL 7
179	Electrical	Staircase	Lighting	Exit Lighting	2 - Good	STAIRCASE 1
180	Electrical	Staircase	Lighting	Baton tube fixture	2 - Good	STAIRCASE 4
181	Fire Services	Staircase	Extinguisher (Dry Chem)		2 - Good	STAIRCASE 6
182	Fire Services	Staircase	Smoke Alarm		2 - Good	No Photo
183	Building Fabric	Toddler Playroom	Built-In Cupboards		2 - Good	TODDLER PLAYROOM 3
184	Building Fabric	Toddler Playroom	Coffee Table		2 - Good	TODDLER PLAYROOM 1
185	Building Fabric	Toddler Playroom	Sink		2 - Good	TODDLER PLAYROOM 1
186	Building Fabric	Toddler Playroom	Sink		2 - Good	TODDLER PLAYROOM 2
187	Building Fabric	Toddler Playroom	Timber Bay Window		2 - Good	TODDLER PLAYROOM 1
188	Building Fabric - Ceiling Finish	Toddler Playroom	Plasterboard		2 - Good	TODDLER PLAYROOM 1
189	Building Fabric - Doors	Toddler Playroom	Door	Timber double door with glazed panel	2 - Good	TODDLER PLAYROOM 1
190	Building Fabric - Floor Finish	Toddler Playroom	Carpet		2 - Good	TODDLER PLAYROOM 1
191	Building Fabric - Floor Finish	Toddler Playroom	Vinyl		2 - Good	TODDLER PLAYROOM 1
192	Building Fabric - Wall Finish	Toddler Playroom	Plasterboard		2 - Good	TODDLER PLAYROOM 1
193	Electrical	Toddler Playroom	Lighting	Exit Lighting	2 - Good	TODDLER PLAYROOM 1
194	Electrical	Toddler Playroom	Lighting	Baton tube fixture	3 - Fair	TODDLER PLAYROOM 5
195	Fire Services	Toddler Playroom	Smoke Alarm		2 - Good	No Photo
196	Mechanical Services	Toddler Playroom	Air Conditioning Inverter Unit		2 - Good	TODDLER PLAYROOM 5
197	Building Fabric	Upstairs Office	Window Blinds		2 - Good	UPSTAIRS OFFICE AREA 6
198	Building Fabric	Upstairs Office	Work Station/ Desk		2 - Good	UPSTAIRS OFFICE AREA 1
199	Building Fabric - Doors	Upstairs Office	Door	Timber	2 - Good	UPSTAIRS OFFICE AREA 8
200	Building Fabric - Floor Finish	Upstairs Office	Carpet		2 - Good	UPSTAIRS OFFICE AREA 1
201	Building Fabric - Wall Finish	Upstairs Office	Plasterboard		2 - Good	UPSTAIRS OFFICE AREA 3
202	Electrical	Upstairs Office	Bulb		2 - Good	UPSTAIRS OFFICE AREA 8

46 Tennyson Street, Elwood

REFERENCE	ELEMENT	LOCATION	DESCRIPTION	COMMENT/CONDITION	RATING	PHOTO REF
203	Electrical	Upstairs Office	Fire Alarm		3 - Fair	UPSTAIRS OFFICE AREA 8
204	Electrical	Upstairs Office	Lighting	Baton tube fixtures	2 - Good	UPSTAIRS OFFICE AREA 11
205	Fire Services	Upstairs Office	Smoke Alarm		2 - Good	No Photo
206	Mechanical Services	Upstairs Office	Air Conditioning Inverter Unit		2 - Good	UPSTAIRS OFFICE AREA 3
207	Mechanical Services	Upstairs Office	Air Conditioning Inverter Unit		2 - Good	UPSTAIRS OFFICE AREA 5
208	Mechanical Services	Upstairs Office	Heating Unit		2 - Good	UPSTAIRS OFFICE AREA 5
209	Mechanical Services	Upstairs Office	Printer/ Photocopier Unit		2 - Good	UPSTAIRS OFFICE AREA 13
210	Building Fabric	Upstairs Storage	Shelving	Timber Shelving	3 - Fair	UPSTAIRS STORAGE AREA 1
211	Building Fabric - Doors	Upstairs Storage	Door	Timber	2 - Good	UPSTAIRS OFFICE AREA 4
212	Building Fabric - Floor Finish	Upstairs Storage	Timber Look Vinyl		2 - Good	UPSTAIRS STORAGE AREA 2
213	Building Fabric - Wall Finish	Upstairs Storage	Wallpapered plasterboard	Poor condition but back of house area	4 - Poor	UPSTAIRS STORAGE AREA 1
214	Building Fabric	W/C	Basin		2 - Good	W/C 1
215	Building Fabric	W/C	Toilet		2 - Good	W/C
216	Building Fabric - Ceiling Finish	W/C	Plasterboard		2 - Good	W/C 2
217	Building Fabric - Doors	W/C	Door	Timber	2 - Good	W/C 2
218	Building Fabric - Floor Finish	W/C	Vinyl		2 - Good	W/C
219	Building Fabric - Wall Finish	W/C	Plasterboard		3 - Fair	W/C 2
220	Building Fabric - Wall Finish	W/C	Tiles	Ceramic	3 - Fair	W/C
221	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
222	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
223	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
224	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

The logo consists of the letters 'WT' in a blue, sans-serif font, centered within a yellow square. The background of the entire page is a low-angle, upward-looking photograph of a building's facade, showing a complex network of dark, angular structural elements and window frames. A semi-transparent black rectangle is positioned behind the title text.

WT

APPENDIX B

BUILDING CONDITION PHOTOS

APPENDIX B – BUILDING CONDITION PHOTOS



ENRTY PATH



ENRTY PATH 1



ROOF



ROOF 1



SOUTH YARD



SOUTH YARD 1



FRONT GATE



FRONT GATE 1



FRONT GATE 2



FRONT GATE 3



FRONT PLAY AREA 1



FRONT PLAY AREA 2



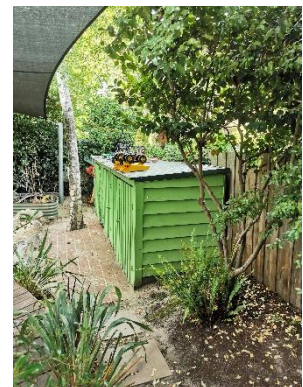
FRONT PLAY AREA 3



FRONT PLAY AREA 4



FRONT PLAY AREA 5



FRONT PLAY AREA 6



FRONT PLAY AREA 7



EXTERIOR SPLIT SYSTEM 1



EXTERIOR SPLIT SYSTEM 2



FRONT ENTRY



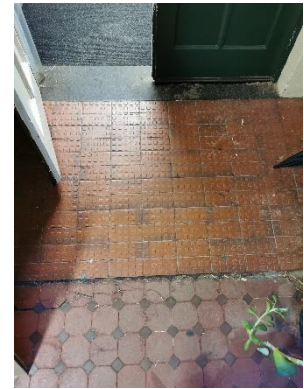
ENTRY HALL



ENTRY HALL 1



ENTRY HALL 2



ENTRY HALL 3



ENTRY HALL 4



ENTRY HALL 5



ENTRY HALL 6



ENTRY HALL 7



ENTRY HALL 8



ENTRY HALL 9



COT ROOM 1



COT ROOM 2



COT ROOM 3



COT ROOM 4



COT ROOM 5



COT ROOM 6



COT ROOM 7



BABY PLAYROOM 1



BABY PLAYROOM 2



BABY PLAYROOM 3



BABY PLAYROOM 4



BABY PLAYROOM 5



BABY PLAYROOM 6



BABY PLAYROOM 7



BABY PLAYROOM 8



BABY PLAYROOM 9



BABY PLAYROOM 10



BABY PLAYROOM 11



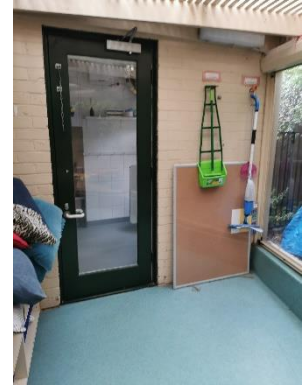
BABY PLAYROOM 12



BABY PLAYROOM 13



KINDER PLAYROOM 1



KINDER PLAYROOM 2



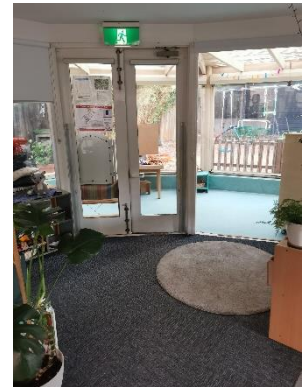
KINDER PLAYROOM 3



KINDER PLAYROOM 4



KINDER PLAYROOM 5



KINDER PLAYROOM 6



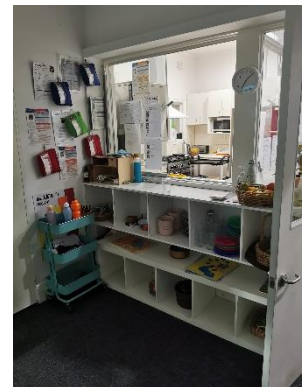
KINDER PLAYROOM 7



KINDER PLAYROOM 8



KINDER PLAYROOM 9



KINDER PLAYROOM 10



KINDER PLAYROOM 11



KINDER PLAYROOM 12



KINDER PLAYROOM 13



KINDER PLAYROOM 14



KINDER PLAYROOM 15



KINDER PLAYROOM 16



KINDER PLAYROOM 17



KINDER PLAYROOM 18



KINDER PLAYROOM 19



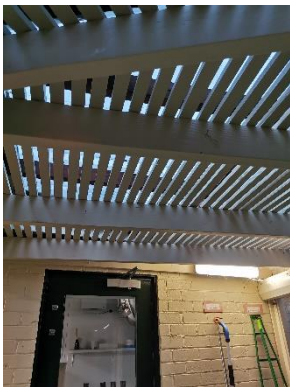
KINDER PLAYROOM 20



KINDER PLAYROOM 21



KINDER PLAYROOM 22



KINDER PLAYROOM 23



KINDER PLAYROOM 24



KINDER PLAYROOM 25



KITCHEN 1



KITCHEN 2



KITCHEN 3



KITCHEN 4



KITCHEN 5



TODDLER PLAYROOM



TODDLER PLAYROOM 1



TODDLER PLAYROOM 2



TODDLER PLAYROOM 3



TODDLER PLAYROOM 4



TODDLER PLAYROOM 5



W/C



W/C 1



W/C 2



BATHROOM



BATHROOM 1



BATHROOM 2



BATHROOM 3



LAUNDRY 1



LAUNDRY 2



LAUNDRY 3



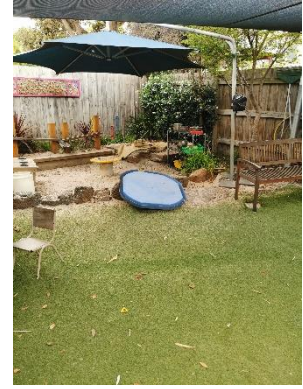
CHILDRENS WC



CHILDREN WC 1



CHILDREN WC 2



REAR PLAYGROUND 1



REAR PLAYGROUND 2



REAR PLAYGROUND 3



REAR PLAYGROUND 4



REAR PLAYGROUND 5



REAR PLAYGROUND 6



REAR PLAYGROUND 7



REAR PLAYGROUND 8



REAR PLAYGROUND 9



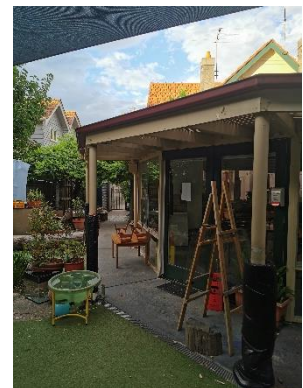
REAR PLAYGROUND 10



REAR PLAYGROUND 11



REAR PLAYGROUND 12



REAR PLAYGROUND 13



REAR PLAYGROUND 14



REAR PLAYGROUND 15



WEST WATER TANK 1



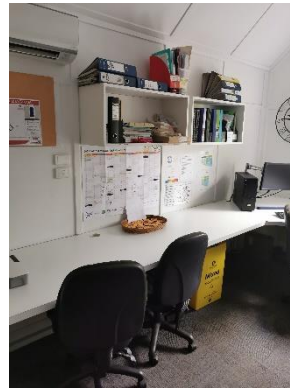
WEST WATER TANK 2



UPSTAIRS OFFICE AREA 1



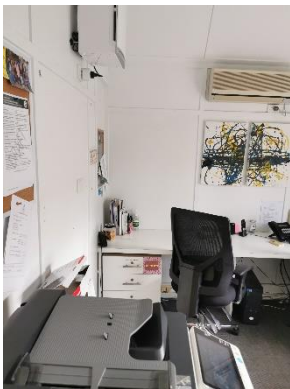
UPSTAIRS OFFICE AREA 2



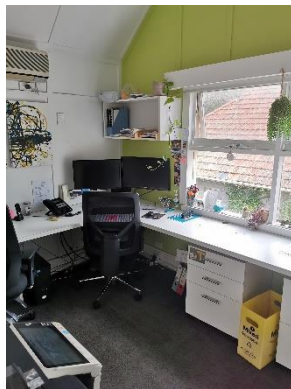
UPSTAIRS OFFICE AREA 3



UPSTAIRS OFFICE AREA 4



UPSTAIRS OFFICE AREA 5



UPSTAIRS OFFICE AREA 6



UPSTAIRS OFFICE AREA 7



UPSTAIRS OFFICE AREA 8



UPSTAIRS OFFICE AREA 9



UPSTAIRS OFFICE AREA 10



UPSTAIRS OFFICE AREA 11



UPSTAIRS OFFICE AREA 12



UPSTAIRS OFFICE AREA 13



UPSTAIRS STORAGE AREA 1



UPSTAIRS STORAGE AREA 2



UPSTAIRS STORAGE AREA 3



STAFF ROOM



STAFF ROOM 1



STAFF ROOM 2



STAFF ROOM 3



STAFF ROOM 4



STAFF ROOM 5



STAIRCASE 1



STAIRCASE 2



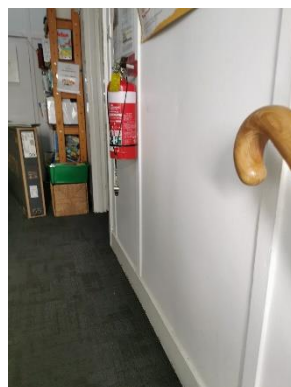
STAIRCASE 3



STAIRCASE 4



STAIRCASE 5



STAIRCASE 6



STRUCTURE



STRUCTURE 1



STRUCTURE 2



STRUCTURE 3



STRUCTURE 4



STRUCTURE 5



STRUCTURE 6



STRUCTURE 7



REAR SHED



REAR SHED 1



VERANDA