

INDEPENDENT EXPERT BUILDING DEFECTS REPORT

283–289 Blaxland Road, Ryde NSW

Strata Plan: SP 92028

Client: The Owners Corporation SP 92028

Expert: Emilio Calandra

The Property Inspectors Pty Ltd

Inspection Dates: 9 June 2017 and 10 June 2017

Purpose: Assessment of alleged defective and incomplete building work

Status: Historical Sample Expert Report – Reformatted and Expanded Presentation

1. EXECUTIVE SUMMARY

1.1 Appointment and Purpose

I was instructed by The Owners Corporation SP 92028 to inspect the residential development situated at **283–289 Blaxland Road, Ryde NSW** and provide my independent expert opinion concerning alleged defects, incomplete works and other matters of concern associated with the construction of the development.

My instructions included the inspection and assessment, where access was available, of:

- individual residential lots;
- common property;
- external areas and elevations;
- balconies, terraces and landscaped areas;
- basement and garage areas;
- pedestrian access and egress areas;
- balustrades and glazing;
- masonry construction;
- waterproofing and water-entry-related matters;
- mechanical services insofar as observable and capable of basic operational assessment;
- finishes and workmanship; and
- incomplete works and documentation identified during the inspection process.

Access was not available to Lots 2 and 3.

1.2 Nature of Inspection

The assessment was principally a **visual and non-destructive building inspection**, supplemented where appropriate by basic operational observations.

The inspection did not constitute destructive testing, engineering analysis, comprehensive waterproofing testing, mechanical engineering commissioning, electrical certification, fire engineering certification, glazing certification or structural engineering investigation unless otherwise expressly identified.

Where a defect could not reasonably be diagnosed through visual inspection alone, I have identified the need for further specialist investigation.

1.3 Documentation Available

At the time of the original inspection, construction documentation and certification had not been made available to me by the Owners Corporation.

Accordingly, my opinions were primarily formed from:

1. my physical observations of the building;
2. conditions apparent at the dates of inspection;
3. my experience in residential building construction and defect assessment;
4. functional testing undertaken where identified;
5. generally accepted building practice; and
6. relevant regulatory and technical requirements where capable of being determined from the material available.

Where compliance with a particular design, specification, engineering detail or certification could not be verified without the underlying documents, this limitation is expressly identified.

1.4 Overall Opinion

Based upon the inspections undertaken, I identified numerous items of defective or incomplete building work affecting both private lots and common property.

The principal categories of concern included:

- water penetration and moisture ingress;
- defective balcony and external deck construction;
- deterioration and movement of timber decking;
- apparently inadequate provision or maintenance of weep holes;
- water pooling and deficient surface drainage;
- basement and garage water penetration;
- cracking to concrete elements;
- masonry articulation and weep-hole concerns;
- defective or deteriorated external finishes;
- air-conditioning performance and zoning concerns;
- defective timber flooring;
- bathroom ventilation issues;
- tiling and grout defects;

- incomplete joinery and fittings;
- corrosion to metal components;
- defective gates, balustrades and handrails;
- fire door deterioration;
- roof drainage and overflow concerns;
- potential glazing compliance matters; and
- incomplete construction and certification documentation.

A number of those matters were recurrent across multiple lots, which in my opinion is significant because the repetition suggests that certain defects were not isolated maintenance occurrences but arose from broader construction, detailing, installation or commissioning practices.

1.5 Rectification Cost Exposure

Individual rectification estimates were prepared in association with the defect schedules.

Based on the amounts recorded in the original report, and excluding any item for which a monetary estimate was not identified, the aggregate recorded rectification exposure is approximately:

\$695,991.01 to \$722,724.86

subject to the qualifications applying to each estimate, further investigation, contractor quotations, access, design development, latent conditions, statutory approvals and the actual extent of concealed damage revealed during rectification.

This figure should not be regarded as a fixed-price building contract.

1.6 Significant Defect Themes

In my opinion, the most significant defect themes identified during the inspections were:

Water penetration and building-envelope performance

Water entry was identified or reported at windows, ceilings, balcony areas, basement/garage areas, suspended slabs and other external interfaces.

Water penetration is of particular concern because continued moisture entry can result in:

- deterioration of internal finishes;
- loss of adhesion of floor finishes;
- mould and microbial growth;
- corrosion of metal components;
- deterioration of timber;
- damage to electrical installations;
- degradation of substrates;
- progressive enlargement of cracking; and

- significantly greater future rectification costs.

External decking and balconies

A recurring pattern of deck boards described as loose, cupped, discoloured or inadequately separated from adjacent building fabric was observed.

In some locations landscaping or decking was also positioned against external construction in circumstances that potentially interfered with drainage or weep-hole performance.

These areas require particular attention because defective external deck and balcony interfaces can contribute to moisture retention and building-envelope deterioration.

Drainage

Water pooling and inadequate drainage were identified at external stairs, paths, deck areas, roof areas and garage-related locations.

Surface water should be appropriately directed away from building elements and safely discharged to the stormwater system.

Persistent ponding can accelerate deterioration and may also create slip or access hazards.

Masonry construction

Concerns were identified regarding articulation/expansion joints and weep holes within masonry construction.

The precise compliance position should be confirmed against the approved construction documentation and the Australian Standard applicable to the masonry work.

Garage and basement moisture

Water penetration was observed within basement or garage areas in several locations.

The presence of water within enclosed basement environments requires investigation of the source rather than treatment merely of the visible symptom.

Potential contributing factors include:

- waterproofing failure;
- cracking;
- ineffective drainage;
- blocked drainage;
- construction joints;
- penetrations;
- inadequate falls;
- failure of external water management; or
- combinations of those factors.

1.7 Expert Conclusion

Subject to the limitations identified within this report, I am of the opinion that numerous defective and incomplete building works existed at the development at the dates of inspection.

Some defects were isolated to particular lots while others demonstrated common or recurring characteristics across the development.

The appropriate rectification process should therefore distinguish between:

1. isolated workmanship defects;
2. recurrent defects suggesting systemic construction issues;
3. defects requiring specialist investigation before a repair scope can properly be finalised; and
4. incomplete works or documentation requiring administrative or certification rectification rather than physical building work alone.

2. EXPERT'S QUALIFICATIONS AND EXPERIENCE

I am **Emilio Calandra**, Director of The Property Inspectors Pty Ltd.

My professional background includes extensive experience within the residential construction and building consultancy industry, including building inspection, defect investigation, construction assessment, rectification assessment and preparation of expert reports.

A current curriculum vitae setting out my qualifications, licences and relevant professional experience should be attached to this report as an appendix.

My opinions contained in this report are restricted to matters falling within my field of expertise.

Where a matter properly requires determination by another specialist discipline — including structural engineering, hydraulic engineering, mechanical engineering, electrical engineering, fire engineering or specialist glazing assessment — I identify the requirement for such specialist input rather than purporting to provide an opinion outside my expertise.

3. INSTRUCTIONS

I was instructed to:

1. attend the subject development;
 2. inspect accessible private lots and common property;
 3. identify observable defective or incomplete building work;
 4. assess the apparent nature and significance of those conditions;
 5. provide an opinion, where reasonably possible, concerning probable cause;
 6. identify appropriate further investigations;
 7. identify an appropriate rectification methodology at a conceptual level;
 8. provide indicative rectification costing;
 9. prepare a schedule suitable for use in a building dispute; and
 10. provide an independent expert opinion concerning the matters inspected.
-

4. PROPERTY AND INSPECTION PARTICULARS

Property: 283–289 Blaxland Road, Ryde NSW

Owners Corporation: SP 92028

Initial Inspection: 9 June 2017

Further Inspection: 10 June 2017

The development consisted of multiple residential lots together with common property, basement/garage areas, external landscaping, pedestrian access areas, balconies, decks and associated building services.

Lots 2 and 3 were not made available for inspection.

No opinion should therefore be inferred in relation to the condition of inaccessible areas merely because a similar defect was found elsewhere within the development.

5. METHODOLOGY

My investigation included, where reasonably accessible:

- visual inspection;
- photographic documentation;
- observation of cracking, deterioration and moisture staining;
- observation of finished surfaces and construction interfaces;
- limited operational assessment of fixtures and services;
- comparison of repeated conditions between accessible lots;
- identification of incomplete works;
- consideration of apparent construction methodology; and
- preparation of indicative rectification scopes and costs.

Unless expressly stated otherwise:

- building elements were not dismantled;
 - waterproofing membranes were not exposed;
 - wall cavities were not opened;
 - floor coverings were not removed;
 - structural reinforcement was not exposed;
 - pipes were not pressure tested;
 - electrical circuits were not tested;
 - glazing was not laboratory tested;
 - air-conditioning systems were not professionally commissioned; and
 - concealed construction could not be verified.
-

6. DOCUMENTS AND INFORMATION RELIED UPON

At the time of the inspection, the Owners Corporation had not been provided with the complete construction documentation from the builder/developer.

My original assessment therefore relied primarily upon the site inspection.

For litigation or further technical investigation, I recommend obtaining and reviewing, where available:

- architectural drawings;
- structural engineering drawings;
- hydraulic drawings;
- mechanical services drawings;
- electrical drawings;
- waterproofing specifications;
- window and façade details;
- approved construction certificate documentation;
- occupation certificate documentation;
- fire safety documentation;
- glazing certification;
- waterproofing certificates;
- mechanical commissioning records;
- product specifications;
- subcontractor warranties;
- engineering certifications;
- construction photographs;
- variations;
- defect correspondence;
- maintenance records; and
- previous investigation reports.

Receipt of additional documentation may result in supplementation or amendment of the opinions expressed in this report.

7. DEFECT ASSESSMENT FRAMEWORK

For each defect, the following methodology should be adopted:

A. Observation

What was physically observed at the inspection.

B. Technical Assessment

The building significance of the observed condition.

C. Probable Cause

The most likely cause or range of causes based upon the evidence available.

D. Consequence

The existing or reasonably foreseeable consequence if the condition remains unrectified.

E. Further Investigation

Any testing, exposure or specialist assessment reasonably required.

F. Rectification

A conceptual scope sufficient to identify the nature of the required work.

G. Cost

An indicative rectification allowance.

H. Expert Opinion

A concise conclusion concerning whether the condition constitutes defective, incomplete or otherwise unsatisfactory building work.

8. LOT-BY-LOT ASSESSMENT

8.1 LOT 1

The original inspection identified the following principal matters:

Defect 1.1 – Air-Conditioning Zoning

The air-conditioning controls did not permit bedrooms and living areas to be independently zoned in the manner expected from the installed arrangement.

Technical significance

An air-conditioning system should be designed, installed and commissioned so that it performs in accordance with its intended design and provides reasonable control of the conditioned spaces.

Further investigation

The mechanical design documentation, equipment schedules, installed capacity, duct sizing, balancing records and commissioning records should be reviewed by an appropriately qualified mechanical services contractor or engineer.

Rectification

Rectification should be based upon the findings of the mechanical assessment and may include modification of zoning controls, dampers, ductwork, controls or system capacity.

Defect 1.2 – Extended Heating Response

The bedrooms were observed to take approximately 45 minutes to reach an acceptable temperature.

The combined living/kitchen area required approximately 1 to 1.5 hours.

Maximum measured warm-air output at the internal grille was recorded at approximately 21°C during the inspection.

Expert assessment

Those observations raise a legitimate question concerning system capacity, balancing, commissioning or control.

They are not, standing alone, sufficient to diagnose the precise mechanical failure.

Specialist mechanical testing is therefore recommended.

Defect 1.3 – Drummy and Water-Affected Timber Flooring

Areas of timber flooring were observed to be drummy and affected by water entry.

Probable cause

Potential causes include:

- inadequate adhesive coverage;
- substrate moisture;
- moisture penetration;
- movement between flooring and substrate;
- inadequate substrate preparation; or
- combinations of these conditions.

Consequence

Continued moisture exposure may cause:

- delamination;
- cupping;
- swelling;
- deterioration of adhesive;
- staining;
- progressive disengagement from the substrate.

Rectification

The source of moisture should first be identified and rectified.

Affected flooring should then be assessed for removal and replacement, including substrate preparation and moisture testing before installation of replacement finishes.

Defect 1.4 – Window Water Penetration

Water penetration was observed at the sill/head region of an eastern-facing living-room window.

Technical significance

Water penetration around a window indicates failure of one or more elements of the façade weatherproofing system.

Potential causes include defective:

- flashing;
- sealant;
- window installation;
- sill detailing;

- façade waterproofing;
- drainage;
- junction treatment; or
- masonry construction.

Further investigation

Controlled water testing and inspection of window perimeter details is recommended before finalisation of the repair scope.

Defect 1.5 – Rear Decking

Rear deck boards were observed to be drummy/cupped, with evidence of water retention beneath the deck.

The decking was also located in direct proximity to exterior masonry in circumstances affecting the surrounding drainage and weep-hole environment.

Consequence

Persistent moisture can cause progressive timber distortion and degradation and may impair drainage and ventilation.

Rectification

The deck should be progressively opened as required to:

- determine the underlying drainage arrangement;
 - inspect waterproofing;
 - verify falls;
 - clear drainage points;
 - restore required clearances;
 - address affected weep holes; and
 - replace deteriorated decking.
-

Defect 1.6 – Timber Balustrade Finish

The protective finish to the timber balustrade had deteriorated and the timber required remedial treatment.

The timber should be inspected for decay, repaired as necessary, prepared and refinished using an appropriate external coating system.

Defect 1.7 – Fall Protection at Planter

The southern deck planter-box arrangement required further consideration of fall protection.

A dimensional assessment should be undertaken against the applicable balustrade/fall-protection requirements applying to the building.

Defect 1.8 – Ponding to External Stairs

Water was observed pooling on the southern external staircase.

The affected area should be assessed for:

- inadequate falls;
- insufficient drainage;
- localised depressions;
- drainage obstruction; and
- waterproofing interface issues.

Rectification should establish positive drainage and eliminate persistent ponding.

Defect 1.9 – Gate Alignment and Finish

The rear access gate to Kulgoa Road was observed to be out of alignment/plumb and had a damaged finish.

The gate assembly should be realigned, adjusted and the damaged protective coating repaired.

Defect 1.10 – Corrosion to Balustrade

Evidence of corrosion was observed to the southern stair balustrade.

Corrosion should be investigated to determine whether deterioration is superficial or has affected the integrity of the component or fixings.

Defect 1.11 – External Lighting

Garden lighting was not operating in identified areas and some fittings were missing.

The installation should be tested by a licensed electrician and incomplete or defective components replaced.

Defect 1.12 – Clothesline

No clothesline had been installed where one was expected as part of the completed works.

This is classified as incomplete work subject to confirmation against the contractual and approved documentation.

Defect 1.13 – Bathroom Fittings

Towel rails were missing from the bathroom and ensuite.

This represents incomplete work subject to confirmation against the specified fixture schedule.

Defect 1.14 – Rangehood Fan

A second in-line fan associated with the rangehood was not connected or operational.

The installation should be examined and commissioned by the appropriate mechanical/electrical trades.

Indicative Lot 1 Rectification Allowance

\$117,946.40

9. RECURRENT DEFECTS ACROSS MULTIPLE LOTS

One of the most important conclusions arising from the inspection is the recurrence of similar conditions in different lots.

Recurring matters included:

- air-conditioning control/performance;
- external gate and fencing finishes;
- corrosion;
- landscaping/deck interfaces;

- timber deck deterioration;
- timber flooring adhesion;
- bathroom ventilation;
- moisture entry; and
- incomplete building work.

A repeated defect is evidentially different from a purely isolated defect.

Where substantially similar conditions are found in multiple independently occupied lots, consideration should be given to whether the underlying cause is associated with:

- original design;
- material selection;
- installation methodology;
- commissioning;
- construction detailing; or
- systemic workmanship.

That does not mean every uninspected location can automatically be assumed defective.

It does, however, justify broader investigation of the relevant building system.

10. MAJOR COMMON PROPERTY DEFECTS

10.1 Blaxland Road Garage Access and Egress

The inspection identified:

- a blocked drainage point within the path of egress;
- water retention within the path;
- wet/ponding conditions to stairs;
- missing tactile indicators;
- cracking to concrete associated with water penetration to the garage below;
- incomplete or poor finishes adjacent to the stairs; and
- damaged or poorly finished Dintel-related construction.

Expert assessment

These conditions involve both durability and potentially safety/access considerations.

The drainage failure and slab cracking require particular investigation because water penetration into the garage below indicates the need to determine the complete water pathway rather than applying a surface-only repair.

Indicative allowance

\$32,418.10

10.2 Balustrading and Glazing

The original inspection could not confirm the regulatory compliance of the installed glazing.

Recommendation

A specialist glazing audit should be undertaken to establish:

- glass type;
- thickness;
- marking;
- location;
- safety glazing requirements;
- barrier function where applicable;
- fixing methodology; and
- compliance with relevant requirements.

Indicative allowance

\$4,576.00

subject to the scope established by the audit.

10.3 Roof/Common Property Viewed From Lot 11

The inspection identified:

- insufficient apparent roof tie-down/access points;
- water pooling within the south-eastern area;
- a temporary overflow not connected to the stormwater system; and
- water penetration associated with an awning/ledge above the eastern elevation.

Expert assessment

The combination of ponding, temporary drainage arrangements and recorded water entry justifies a comprehensive roof drainage and waterproofing investigation.

Indicative allowance

\$21,299.85

10.4 Concrete Walls and Upturns

Cracking was observed within concrete upturns/walls.

Further investigation

Cracking should be documented and classified according to:

- width;
- length;
- location;
- orientation;
- movement;
- moisture relationship; and
- structural significance.

Where appropriate, a structural engineer should review the cracking before permanent repair.

Indicative allowance

\$66,537.90

10.5 Fire Door

A fire door adjacent to the main entrance facing Blaxland Road was weather damaged and identified as requiring replacement.

Any replacement should preserve the required fire-rating and certification of the complete doorset.

Indicative allowance

\$2,931.50

10.6 Garage Water Penetration

Moisture was observed entering through garage walls and was not being adequately captured by the spoon-drain arrangement.

Expert assessment

Before rectification, the source and route of moisture should be established.

The investigation should consider:

- external waterproofing;
- wall penetrations;
- joints;
- hydrostatic pressure;
- surface drainage;
- subsoil drainage;
- internal drainage; and
- interfaces with adjoining construction.

Indicative allowance

\$21,871.85 to \$48,605.70

10.7 Masonry Façade

The original inspection identified concerns regarding:

- articulation/expansion joints; and
- weep-hole installation.

Expert assessment

The constructed condition should be compared with:

1. the approved architectural documentation;
2. structural and masonry details;
3. the construction specification; and
4. the applicable masonry standard.

Where articulation joints or cavity drainage have not been properly incorporated, rectification may require significantly more than superficial repointing or sealant work.

Indicative allowance

\$53,975.35

11. WATER PENETRATION – OVERALL OPINION

Water-related defects were one of the dominant themes of the investigation.

Water was identified in connection with:

- windows;
- external decks;
- external stairs;
- ceilings;
- balconies;
- garage ceilings;
- suspended slabs;
- basement walls;
- roof areas;
- skylights; and
- masonry/external building interfaces.

In my opinion, these defects should not be treated as wholly independent maintenance events without first considering whether there are common deficiencies in the development's overall weatherproofing and drainage strategy.

A coordinated building-envelope investigation would therefore be preferable to isolated cosmetic repairs.

12. AIR-CONDITIONING – OVERALL OPINION

Air-conditioning performance concerns were observed in or extrapolated across multiple lots.

However, the original investigation was not a mechanical engineering commissioning exercise.

Accordingly, the observations should be characterised as evidence of **apparent performance deficiency requiring specialist mechanical investigation**, rather than a definitive diagnosis of engineering cause.

A comprehensive assessment should examine:

- design heat loads;
- equipment capacity;
- duct sizing;
- duct leakage;
- airflow;
- balancing;
- zoning;
- dampers;
- controls;

- return-air provisions;
 - refrigerant system performance; and
 - commissioning records.
-

13. TIMBER FLOORING – OVERALL OPINION

Drummy, disengaged, water-damaged or moving timber flooring was identified within several locations.

The appropriate repair cannot be properly determined merely by replacing isolated boards.

The investigation should first establish whether the cause relates to:

- substrate moisture;
- inadequate adhesive coverage;
- inadequate surface preparation;
- moisture penetration;
- expansion;
- lack of perimeter clearance;
- substrate irregularity; or
- a combination of factors.

Only after the cause has been rectified should replacement flooring be installed.

14. BATHROOM AND WET-AREA MATTERS

The inspection identified various wet-area concerns including:

- inadequate ventilation;
- chipped or poorly installed tiles;
- cracked tiles;
- defective grout;
- irregular tile finish;
- defective junctions;
- incomplete shaving cabinets;
- fittings requiring attention; and
- evidence of water leakage in certain locations.

Where leakage is suspected, moisture testing and appropriate investigation should precede cosmetic repair.

If waterproofing failure is established, the rectification scope may extend materially beyond the visibly affected finishes.

15. RECTIFICATION PRINCIPLES

In my opinion, appropriate rectification should follow the following sequence:

1. identify the cause;
2. investigate concealed construction where necessary;
3. obtain specialist engineering or trade advice where required;
4. prepare a documented rectification scope;
5. address active water sources before internal finishes;
6. remove defective materials as necessary;
7. repair underlying substrates;
8. reinstate waterproofing and weatherproofing systems;
9. reinstate finishes;
10. test completed works; and
11. obtain relevant compliance documentation and warranties.

Repeated patch repairs without correction of the underlying cause should be avoided.

16. RECTIFICATION COSTS

The costs contained within the original schedules were intended as estimates of the anticipated cost of performing the identified rectification work.

They should be understood as indicative allowances rather than contractor quotations.

Actual costs may be affected by:

- contractor availability;
- preliminaries;
- access;
- scaffolding;
- demolition;
- disposal;
- latent conditions;
- consultant costs;
- engineering;
- permits;
- certification;
- temporary protection;
- occupation constraints;
- inflation;

- builder's margin; and
- the extent of concealed damage discovered after opening the works.

Based upon the monetary allowances identifiable in the original report, the combined indicative rectification value is approximately:

\$695,991.01 – \$722,724.86

before any additional allowance for matters for which no cost was stated, professional fees, further investigations or subsequently discovered latent defects.

17. FURTHER INVESTIGATIONS RECOMMENDED

Before final rectification scopes are tendered, I recommend consideration of the following investigations:

1. façade/window water testing;
2. balcony and deck waterproofing investigation;
3. roof drainage assessment;
4. hydraulic drainage inspection;
5. basement waterproofing assessment;
6. structural assessment of significant concrete cracking;
7. masonry articulation and cavity-drainage review;
8. mechanical services assessment;
9. glazing compliance audit;
10. fire-door compliance inspection;
11. electrical assessment where water has contacted or entered electrical fittings;
12. moisture mapping of affected internal finishes;
13. timber-flooring substrate and moisture investigation; and
14. review of the complete construction and certification documentation.

18. DOCUMENTATION AND CERTIFICATION

The original inspection identified an additional requirement to retrospectively obtain and collate construction and certification documents.

In a strata development this documentation is important because it may assist in determining:

- approved construction requirements;

- design responsibility;
- whether constructed works departed from approved design;
- whether specialist systems were certified;
- whether commissioning was undertaken;
- whether warranties remain available; and
- responsibility for defective work.

I recommend that the Owners Corporation maintain a consolidated building-defect evidence register incorporating all relevant drawings, approvals, certificates, warranties, reports, photographs and correspondence.

19. LIMITATIONS

This report should be read subject to the following limitations:

1. It records conditions apparent at the dates of inspection.
 2. Concealed defects may exist.
 3. Areas that were inaccessible were not inspected.
 4. Lots 2 and 3 were unavailable for inspection.
 5. No representation is made that every defect existing within the development was identified.
 6. The original inspection was principally visual and non-destructive.
 7. Specialist engineering matters require specialist confirmation where identified.
 8. Construction documentation was not available for comprehensive review at the time of the original assessment.
 9. Further information may require the opinions expressed herein to be reviewed.
 10. Rectification estimates are indicative and should not be treated as fixed quotations.
-

20. CONCLUSIONS

Having regard to the inspections undertaken and subject to the limitations expressed within this report, I conclude that:

20.1

Multiple items of defective and incomplete building work were apparent within accessible portions of the development.

20.2

The defects affected both private lots and common property.

20.3

A number of defects were recurrent across multiple locations and therefore warrant investigation beyond isolated localised repair.

20.4

Water penetration and drainage defects represented a significant category of concern.

20.5

Certain defects require specialist investigation before a definitive rectification methodology can responsibly be prescribed.

20.6

Where defective construction has resulted in consequential damage, rectification should address both the underlying cause and all consequentially affected finishes or components.

20.7

The recorded indicative cost of rectification of the expressly costed items is approximately **\$695,991.01 to \$722,724.86**, subject to the qualifications contained in this report.

20.8

Additional construction documentation and certification should be obtained and assessed before any final litigation or comprehensive rectification position is adopted.

21. EXPERT WITNESS DECLARATION

I acknowledge that my paramount duty when giving expert evidence is to assist the Court or Tribunal impartially on matters relevant to my area of expertise.

I understand that this duty overrides any obligation to the party retaining me.

I have prepared this report independently and have confined my opinions to matters falling within my expertise.

I have identified the factual assumptions upon which my opinions materially depend.

Where I consider that a matter requires expertise outside my own field, I have identified the need for appropriate specialist assessment.

I confirm that I have made all inquiries that I consider desirable and appropriate for the purposes of the opinions expressed, subject to the limitations expressly identified within this report.

Should further material become available that materially affects an opinion expressed herein, I reserve the right to review and, where appropriate, amend or supplement that opinion.

For a report intended to be filed in proceedings, the precise declaration and applicable Expert Witness Code of Conduct should be confirmed against the requirements of the relevant Court or Tribunal at the date the report is issued.

22. EXPERT SIGNATURE

Emilio Calandra

Director / Building Consultant

The Property Inspectors Pty Ltd

Signature: _____

Date: _____

23. RECOMMENDED APPENDICES

The final presentation copy should incorporate:

Appendix A – Expert's Curriculum Vitae

Qualifications, licences, relevant construction experience and expert-witness experience.

Appendix B – Instructions

Letter/email of instruction where appropriate.

Appendix C – Documents Considered

Document register identifying document, author, date and revision.

Appendix D – Site Inspection Register

Dates, attendees, areas inspected and access limitations.

Appendix E – Photographic Schedule

Sequentially numbered photographs cross-referenced to each defect.

Appendix F – Detailed Defect Schedule / Scott Schedule

Each individual defect presented in a structured matrix.

Appendix G – Rectification Cost Schedule

Itemised costing corresponding exactly with defect numbering.

Appendix H – Plans and Defect Location Drawings

Marked-up plans identifying defect locations where available.

Appendix I – Specialist Reports

Any structural, waterproofing, hydraulic, glazing, mechanical, fire or electrical reports relied upon.

Appendix J – Expert Witness Code of Conduct

The applicable current Code for the jurisdiction in which the report is being used.

LOCATION	Lot 1 - 283-289 Blaxland Rd Ryde
ROOM NAME	Hallway, Living, Dining and Kitchen, External Decks and Stairs, Rear Gate, Bathroom
ROOM LOCATION	Floor boards within the hallway, living, dining room and kitchen. Water Entry within the living room, North and South rear decks and Southern stairs and exit gate
USE OF ROOM	Internal and External Elevations
DEFECT TYPE	Major Defects
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched or zoned for the bedrooms and living rooms nor combined as one zone
	2. Bedroom 3, air conditioning system takes up to 45 minutes to have the air conditioning and the temperature brought to an acceptable condition
	3. Living room and kitchen combined spaces take up to 1-1.5 hrs to have the air conditioning and the temperature brought to an acceptable condition
	4. Air conditioner compressor tested, and the maximum heat output recorded at the internal grills was 21 degrees
	5. The entire apartment timber floor linings within the hallway, kitchen, stairs, living and dining rooms are glued down to the concrete substrate, the floor boards are drummy underfoot and damaged due to water entry along the Eastern external window. The timber floor boards have disengaged from the substrate and they need to be removed and reinstalled
	6. Water entry from the Eastern window sill and window head within the living room
	7. The rear timber decking boards are drummy and cupping. The decking boards are nailed down, not screwed down, the substrate holds water between the underside of the timber deck and the top of the concrete slab. The timber decking is in direct contact with the external masonry wall and over and above / obstructing the weep holes

	8. External timber balustrading has the clear coat protection membrane / clear sealant deteriorated and the timber members are in need of repair and re-coating
	NOTE: Once the overflow pipe has been plumbed into the stormwater line the timber handrail repairs can be commenced
	9. The side courtyard, Southern planter box / Southern deck has a planter box directly over the driveway leading to the basement, the planter box wall is below 1m in height with a fall greater than 1m, additional handrails and balustrading is required
	10. Southern external concrete stairs leading to the rear gate exiting the property. The water is pooling on the steps, causing a potential trip and safety hazard in its current state (17 Steps)
	11. Rear gate exiting onto Kulgoa Rd is out of wind and out of plumb. The gate is 200mm short at the bottom of the gate to the finished concrete floor. The metal gate and posts are chipped and damaged and the powdercoating is already chipped and defected in the finish coat, the lock cannot be operated within the property nor opened within the property, not compliant with a fire exit door
	12. Southern side stairs leading to the rear gate off Kulgoa Rd exit, needs the balustrading repaired due to rusting and deterioration of the stainless steel fixtures, fittings and handrail
	13. Northern elevation external garden lights not working, missing garden lights from the Southern garden beds
	14. No clotheslines supplied nor installed
	15. Main bathroom missing towel rail 600mm in length, ensuite missing towel rail 1200mm
	16. Kitchen rangehood has been installed and a 2nd inline fan has been installed within the false ceiling to assist the extraction system within the kitchen. The inline fan is not powered up nor is it switched in parallel to the rangehood

ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	<u>CAPACITY OF THE</u> : Compressor used against the size of this apartment, ducting size used and connections, number of dampners used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditions or bedrooms and living rooms separately zoned
	Once the assessment and tests are complete a "Scope of Works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. The entire apartment timber floor linings to be removed and re-laid / glued down to the concrete substrate, this includes the removal and reinstallation of the timber skirting / bead. The water damaged timber floor boards along the Eastern fixed window will need to be replaced due to the flooding of the floor and discolouration of the timber floor boards
	6. Water entry within the living room along the Eastern elevation. This area needs to be flood tested to confirm the water entry location. Water entry is possible due to the poor workmanship within the external wall cladding and incomplete sealant application to the wall cladding, and in and around the window head and sills. The wall claddings, wall and floor flashings and window head flashings need to be flood tested to confirm the water entry location
	7. The timber deck needs to be removed, the substrate finished level needs to drain to the floor wastes, the old timber battens and decking boards need to be reinstalled so all the weep holes are expressed and the decking boards are not in contact with the external masonry walls
	8. External timber balustrading needs to be sanded and re-coated with a clear sealant to present the timber handrail
	9. Additional handrail and balustrading required adjacent to the planter box over the building driveway, a 1.7m long and a 600mm long balustrading and handrail detail is required, matching the existing balustrading details
	10. Concrete topping of the Southern external concrete stairs

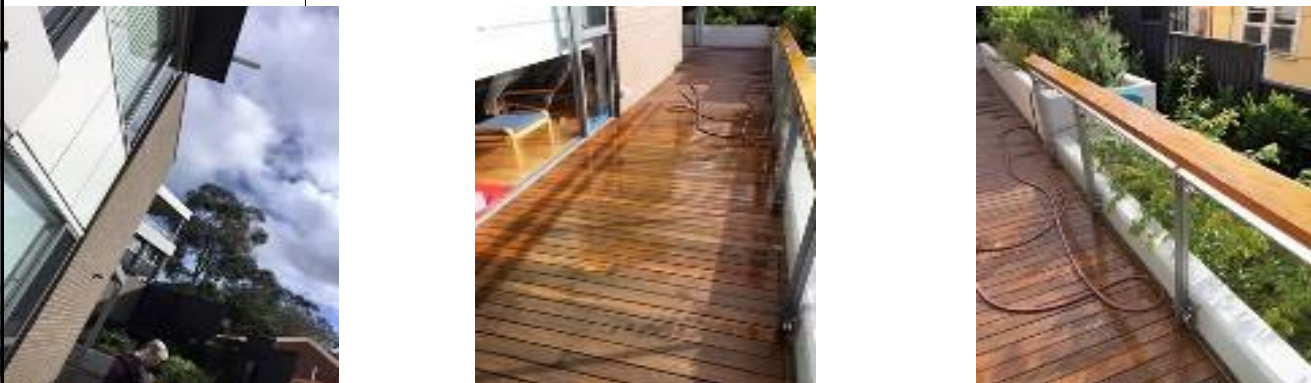
	11. The rear gate leading to Kulgoa Rd needs to be removed and re-hung plumb. The gate needs to be modified or replaced with a longer gate to eliminate the excess gap at the bottom of the gate. The metal gate and posts need to be re-painted / re-finished and new hardware needs to be installed to the door
	12. Metal fabricator to work on the existing handrail on the Southern external stairs, they need to remove the rust and imperfections within the stainless steel fixtures, fittings and handrail
	13. Electrician to test the power supply and switching circuit within the Northern garden beds to have the existing light fittings working. An electrician to supply and install the 10 missing light fittings within the Southern garden beds facing Kulgoa Rd
	14. Supply and install a standard fold away clothesline
	15. Supply and install two towel rails, 600mm and 1200mm towel rails
	16. Power up the inline fan and install parallel switch for the inline fan to operate in conjunction with the rangehood.
PRIORITY FOR ACTION	High Priority

COST PLAN FOR DEFECT No: 1 to 4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	8	128	\$ 65.00	\$ 8,320.00
	Materials	(New floor boards as required, glue and sealer)					\$ 3,600.00
	Waste						\$ 200.00
	Plant						
	Total						\$ 12,120.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 3,636.00
	Total						\$ 15,756.00
	GST						\$ 1,575.60
	Total						\$ 17,331.60

COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Flood test)	2	2	4	16	\$ 85.00	\$ 1,360.00
	Labour (Rebuild the wall cladding and sill so no further water entry occurs)	2	8	5	80	\$ 85.00	\$ 6,800.00
	Labour (Plasterer to remove water damaged plasterboard)	2	8	2	32	\$ 65.00	\$ 2,080.00
	Labour (Painter to prepare and paint the affected area and any new works)	1	8	3	24	\$ 65.00	\$ 1,560.00
	Materials	(Estimation due to the true scope is unknown)					\$ 3,000.00
	Waste						\$ 300.00
	Plant						\$ 600.00
	Total						\$ 15,700.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 4,710.00
	Total						\$ 20,410.00
	GST						\$ 2,041.00
	Total						\$ 22,451.00
COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	5	8	9	360	\$ 65.00	\$ 23,400.00
	Materials	(Concrete topping, Screws, Clear finish)					\$ 2,800.00
	Waste						\$ 300.00
	Plant	(Floor sander)					\$ 600.00
	Total						\$ 27,100.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 8,130.00
	Total						\$ 35,230.00
	GST						\$ 3,523.00
	Total						\$ 38,753.00

COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	4	8	1	32	\$ 65.00	\$ 2,080.00
	Materials	(Sandpaper and clear sealant)					\$ 390.00
	Waste						
	Plant						
	Total						\$ 2,470.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 741.00
	Total						\$ 3,211.00
	GST						\$ 321.10
	Total						\$ 3,532.10
COST PLAN FOR DEFECT No: 9	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	Contractors L/M Rate - labour & materials to Supply and Install 2.3L/M x \$1800 P/L/M					
	Materials						\$ 4,140.00
	Waste						
	Plant						
	Total						\$ 4,140.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,242.00
	Total						\$ 5,382.00
	GST						\$ 538.20
	Total						\$ 5,920.20
COST PLAN FOR DEFECT No: 10	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	5	40	\$ 85.00	\$ 3,400.00
	Materials	(Grinder, consumables, topping compound)					\$ 400.00
	Waste						
	Plant						
	Total						\$ 3,800.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 1,140.00
	Total						\$ 4,940.00
	GST						\$ 494.00
	Total						\$ 5,434.00

COST PLAN FOR DEFECT No: 11	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Supply and install new gate)	2	4	1	8	\$ 85.00	\$ 680.00
	Materials	(Supply of a new gate and hardware)					\$ 2,900.00
	Waste						\$ 100.00
	Plant						
	Total						\$ 3,680.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,104.00
	Total						\$ 4,784.00
	GST						\$ 478.40
	Total						\$ 5,262.40
COST PLAN FOR DEFECT No: 12	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 75.00	\$ 600.00
	Materials	(Cut and polish compound)					\$ 30.00
	Waste						
	Plant						
	Total						\$ 630.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 189.00
	Total						\$ 819.00
	GST						\$ 81.90
	Total						\$ 900.90
COST PLAN FOR DEFECT No: 13	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	3	48	\$ 90.00	\$ 4,320.00
	Materials	(10 Light fittings, switches, cabling, conduit)					\$ 4,700.00
	Waste						
	Plant						
	Total						\$ 9,020.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,706.00
	Total						\$ 11,726.00
	GST						\$ 1,172.60
	Total						\$ 12,898.60

COST PLAN FOR DEFECT No: 14	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	2	1	4	\$ 85.00	\$ 340.00
	Materials	(Clothesline supply only)					\$ 330.00
	Waste						
	Plant						
	Total						\$ 670.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 201.00
	Total						\$ 871.00
	GST						\$ 87.10
	Total						\$ 958.10
COST PLAN FOR DEFECT No: 15	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 75.00	\$ 300.00
	Materials	(1200mm and 600mm towel rail)					\$ 450.00
	Waste						
	Plant						
	Total						\$ 750.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 225.00
	Total						\$ 975.00
	GST						\$ 97.50
	Total						\$ 1,072.50
COST PLAN FOR DEFECT No: 16	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	5	1	10	\$ 90.00	\$ 900.00
	Materials						\$ 140.00
	Waste						
	Plant						
	Total						\$ 1,040.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 312.00
	Total						\$ 1,352.00
	GST						\$ 135.20
	Total						\$ 1,487.20
Forecasted Work Time Table	Immediately due to water entry within the apartment						
PHOTO'S							







LOCATION	Lot 4 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedrooms, Living room, Ensuite, External gardens
ROOM LOCATION	Bedroom windows plus wall and ceilings, living, dining room and kitchen ceilings and walls, garden beds
USE OF ROOM	Internal and external spaces
DEFECT TYPE	Major
DEFECT DESCRIPTION & No: 1	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. Bedrooms air conditioning system takes up to 45 minutes to have the temperature within this space brought to an acceptable condition
	3. Living room and kitchen combined spaces take up to 1-1.5 hrs to have the temperature within this space brought to an acceptable condition
	4. Air conditioner compressor tested and the maximum heat output recorded at the internal grills was 21 degrees
	5. Water entering within the bedrooms and living rooms from the window frames and above the window heads and sills
	6. Bathroom has no ventilation system nor permanent vents or grills within the windows or doors (Showerhead is 2m away from a window)
	7. Garden lights missing and the existing lights not working within garden beds
	8. Rear stairs leading to the back / external garden and rear gate has water pooling upon the concrete stairs

	9. Rear gate to Kulgoa Rd, lock not functioning correctly (Locked by key from the external face only), No cylinder provided on the property side of the gate to allow the gate to be locked or unlocked from the inside, powdercoating chipped and damaged, gate and post out of wind.
	10. The stainless handrail along the external rear stairs leading to Kulgoa Rd are defected with chipped powdercoating, flaking powdercoating, rusted stainless fixtures and fittings
	11. Rear deck has cupping and loose decking boards, they are nailed down, best building practice would see the decking screwed down.
ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. Water entering within the bedrooms and living rooms from the window frames and above the window heads and sills, flood test is required to source the water entry point within the walls and window suite junctions and within the window frames
	Repair and make good the water entry points within the walls and window junctions, and within the window suites
	Plasterer to repair and make good the internal plasterboard within the master bedroom
	Painter to paint and make good the internal linings within the master bedroom

	6. An electrician to supply and install a mechanical fan ducted externally through the ceiling void
	Plasterer to patch and make good the damaged ceiling due to the new exhaust fan installed
	7. An electrician to test and make good the existing external lights and power circuit
	An electrician to supply and install the missing light fittings within the garden beds
	8. Rear stairs leading to the external garden need to be concrete topped due to the water pooling upon the stair treads
	9. New lock to be supplied and installed so the gate can be unlocked from within the apartment internal space, the door hardware needs to operate freely, as it currently binds within the metal housing, on site powdercoating to all external metal members of the gate and posts due to excess damage on the finish coat of the gate, remove and reinstall the gate and post plumb and in wind
	10. Supply and install new stainless steel handrail along the external wall and stairs together with new fixture and fittings
	11. Rear decking boards have been nailed down with an air compress nail gun, the decking boards are cupping and squeaking underfoot, and the nail heads are rusting

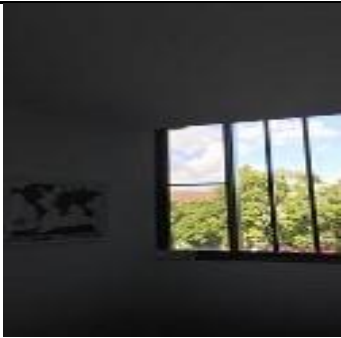
COST PLAN FOR DEFECT No: 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Find the leak)	2	8	2	32	\$ 70.00	\$ 2,240.00
	Labour (Repair the leak)	2	8	2	32	\$ 70.00	\$ 2,240.00
	Labour (Plasterer to repair the wall and ceiling linings)	1	8	1	8	\$ 65.00	\$ 520.00
	Labour (Painter to prepare and paint the walls, ceilings and woodwork)	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(True scope unknown - estimation)					\$ 1,800.00
	Waste						\$ -
	Plant	(Scissor hoists hire, delivery and installation)					\$ 1,600.00
	Total						\$ 8,920.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,676.00
	Total						\$ 11,596.00
	GST						\$ 1,159.60
	Total						\$ 12,755.60
COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total

	Labour (Demo & electrician to install fan)	1	8	2	16	\$ 90.00	\$ 1,440.00
	Labour (Plasterer repair and make good ceiling)	1	8	2	16	\$ 65.00	\$ 1,040.00
	Labour (Painter prepare and paint the ceiling)	1	8	1	8	\$ 65.00	\$ 520.00
	Labour (Painter to prepare and paint the walls, ceilings and woodwork)	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(Fan, plasterboard, paint)					\$ 900.00
	Waste						\$ 400.00
	Plant	(Core hole hire)					\$ 300.00
	Total						\$ 5,120.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,536.00
	Total						\$ 6,656.00
	GST						\$ 665.60
	Total						\$ 7,321.60

COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Electrician test power and light circuit and make existing lights work)	2	8	2	32	\$ 90.00	\$ 2,880.00
	Labour (Wire up and install the missing light fittings 10 off)	3	8	1	24	\$ 90.00	\$ 2,160.00
	Materials	(New light fittings 10 off @ \$300 ea.)					\$ 3,000.00
	Waste						
	Plant						
	Total						\$ 8,040.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,412.00
	Total						\$ 10,452.00
	GST						\$ 1,045.20
	Total						\$ 11,497.20
COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Prepare existing stairs)	1	8	2	16	\$ 90.00	\$ 1,440.00
	Labour (Concrete topping of stairs)	1	8	2	16	\$ 65.00	\$ 1,040.00
	Materials	(Concrete topping and adhesive)					\$ 850.00
	Waste						\$ 200.00
	Plant	(Grinder hire and consumables)					\$ 300.00
	Total						\$ 3,830.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,149.00
	Total						\$ 4,979.00
	GST						\$ 497.90
	Total						\$ 5,476.90

COST PLAN FOR DEFECT No: 9	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Carpenter to remove and reinstall the gate in wind and install the correct door hardware)	2	8	2	32	\$ 85.00	\$ 2,720.00
	Labour (Supply and install a new handrail)	2	4	1	8	\$ 85.00	\$ 680.00
	Labour (On site treatment spraying of the powdercoat / epoxy paint to the gate and posts)	1	8	1	8	\$ 70.00	\$ 560.00
	Materials	(Door hardware, paint, new handrail)					\$ 850.00
	Waste						\$ 70.00
	Plant						\$ 550.00
	Total						\$ 5,430.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,629.00
	Total						\$ 7,059.00
	GST						\$ 705.90
	Total						\$ 7,764.90

COST PLAN FOR DEFECT No: 10	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Remove existing and supply and install a new handrail)	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials	(New handrail)					\$ 990.00
	Waste						\$ 50.00
	Plant						
	Total						\$ 2,400.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 720.00
	Total						\$ 3,120.00
	GST						\$ 312.00
	Total						\$ 3,432.00
COST PLAN FOR DEFECT No: 11	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Remove all decking boards and screw down all decking's boards)	2	8	3	48	\$ 85.00	\$ 4,080.00
	Materials	(New decking board screws)					\$ 210.00
	Waste						\$ 50.00
	Plant						
	Total						\$ 4,340.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,302.00
	Total						\$ 5,642.00
	GST						\$ 564.20
	Total						\$ 6,206.20

Forecasted Work Time Table	Within the next 3 months	
PHOTO'S	 	
	 	
	 	
	 	





LOCATION	Lot 5 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedroom, Living rooms, Outside
ROOM LOCATION	Ceiling grills relating to the air conditioning, front deck / veranda, entry gate and fence
USE OF ROOM	Living and bedrooms and entry access to the building
DEFECT TYPE	Minor
DEFECT DESCRIPTION & No: 1	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms or combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. The entry gate and boundary fence (Powdercoated steel) is chipped and rusted, the powdercoating is flaking off the gate, fence and posts, plus the metal has been glued and not welded together.
	6. Soil and landscaping is in contact with the front deck, wet and dry rot will develop over time if left as is.
ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire Air conditioning system for the following results

	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, air flow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned						
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment						
	5. The entry gate and boundary fence (Powdercoated steel) site preparation and re-spraying the gate and fence						
	6. The landscaping modified to have no soil, gravel or plants in contact with the timber deck						
PRIORITY FOR ACTION	Low						
COST PLAN FOR Defect No 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	4	2	16	\$ 70.00	\$ 1,120.00
	Materials	(Onsite treatment of the steel)					\$ 550.00
	Waste						\$ -
	Plant						\$ 300.00
	Total						\$ 1,970.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 591.00
	Total						\$ 2,561.00
	GST						\$ 256.10
	Total						\$ 2,817.10

COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials	Modifying the landscaping					\$ 100.00
	Waste						\$ 400.00
	Plant						\$ 300.00
	Total						\$ 1,060.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 318.00
	Total						\$ 1,378.00
	GST						\$ 137.80
	Total						\$ 1,515.80
Forecasted Work Time Table	Within the next 3 months						
PHOTO'S							
							

LOCATION	Lot 6 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedroom, Living rooms, Outside
ROOM LOCATION	Data Point not functioning, ceiling grills relating to the air conditioning, front deck / veranda, entry gate and fence
USE OF ROOM	Living and bedrooms and entry access to the building
DEFECT TYPE	Minor
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. The entry gate and boundary fence (Powdercoated steel) is chipped and rusted, the powdercoating is flaking off the gate, fence and posts, plus the metal has been glued and not welded together
	6. Soil and landscaping is in contact with the front deck, wet and dry rot will develop over time if left as is.
	7. Living room ceiling fan vibrates and generates a knocking sound
	8. Ensuite basin plug and waste not functioning and holding water within the basin

ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, air flow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. The entry gate and boundary fence (Powdercoated steel) site preparation and re-spraying the gate and fence
	6. The landscaping modified to have no soil gravel or plants in contact with the timber deck
	7. Living room fan needs to be replaced under warranty and an electrician needs to install it
	8. The master bedroom ensuite needs a new plug and waste supplied and installed

PRIORITY FOR ACTION	Low						
COST PLAN FOR Defect No: 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	4	2	16	\$ 70.00	\$ 1,120.00
	Materials	(Onsite treatment of the steel)					\$ 550.00
	Waste						\$ -
	Plant						\$ 300.00
	Total						\$ 1,970.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 591.00
	Total						\$ 2,561.00
	GST						\$ 256.10
	Total						\$ 2,817.10
COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials						
	Waste						
	Plant						
	Total						\$ 260.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 78.00
	Total						\$ 338.00
	GST						\$ 33.80
	Total						\$ 371.80
COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 90.00	\$ 360.00
	Materials	(Supply of ceiling fan)					\$ 399.00
	Waste						\$ 25.00
	Plant						
	Total						\$ 784.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 235.20
	Total						\$ 1,019.20
	GST						\$ 101.92
	Total						\$ 1,121.12

COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 90.00	\$ 360.00
	Materials	(New plug and waste)					\$ 95.00
	Waste						
	Plant						
	Total						\$ 455.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 136.50
	Total						\$ 591.50
	GST						\$ 59.15
	Total						\$ 650.65
Forecasted Work Time Table	Within the next 3 months						
PHOTO'S	 						
	 						
	 						

LOCATION	Lot 7 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedroom, Living rooms, Outside
ROOM LOCATION	Ceiling grills relating to the air conditioning, front deck / veranda, entry gate and fence
USE OF ROOM	Living and bedrooms and entry access to the building
DEFECT TYPE	Minor
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. Bedrooms, air conditioning system takes up to 45 minutes to have the air conditioner and the temperature brought to an acceptable condition
	3. Living room and kitchen combined spaces take up to 1-1.5 hrs to have the air conditioner and the temperature brought to an acceptable condition
	4. Air conditioner compressor tested and the maximum heat output recorded at the internal grills was 21 degrees
	5. The entry gate and boundary fence (Powdercoated steel) is chipped and rusted, the powdercoating is flaking off the gate, fence and posts
	6. The front path leading to the entry veranda has the timber decking in contact with the landscaping and moisture, making the timber decking prone to develop wet and dry rot and attract pest infestation to the front timber decks

ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment						
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results						
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned						
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment						
	5. The entry gate and boundary fence (Powdercoated steel) site preparation and re-spraying the gate and fence						
	6. The landscaping modified to have no soil, gravel or plants in contact with the timber deck						
PRIORITY FOR ACTION	Low						
COST PLAN FOR Defect No 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80

COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	4	2	16	\$ 70.00	\$ 1,120.00
	Materials	(Onsite treatment of the steel)					\$ 550.00
	Waste						\$ -
	Plant						\$ 300.00
	Total						\$ 1,970.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 591.00
	Total						\$ 2,561.00
	GST						\$ 256.10
	Total						\$ 2,817.10
COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials	Modifying the landscaping					\$ 100.00
	Waste						\$ 400.00
	Plant						\$ 300.00
	Total						\$ 1,060.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 318.00
	Total						\$ 1,378.00
	GST						\$ 137.80
	Total						\$ 1,515.80
Forecasted Work Time Table	Within the next 3 months						

PHOTO'S



LOCATION	Lot 8 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedrooms, Living room, Ensuite, External Gardens, External Stairs, Rear Gate and Handrail
ROOM LOCATION	Bedroom windows, wall and ceilings, living, dining and kitchen ceilings and walls, garden beds, rear stairs off the back deck to the backyard, Kulgoa Rd rear gate and handrail
USE OF ROOM	Internal and external spaces
DEFECT TYPE	Minor Defects
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. The entire ground floor living room, dining room and kitchen has timber floor glued down to the concrete substrate, the floor boards are drummy underfoot. The timber floor boards have disengaged at the base of the stairs leading to the 1st floor and at the top of the stairs leading to the basement stairs.
	6. The staircase stringer leading to the basement is out of square and not plumb to the stair treads. As seen on step 2,3,4 from the top of the stairs
	7. The staircase stringer and skirting board are not flush to each other nor finished off well at the top of the stairs that lead to the basement.
	8. The stairwell walls leading to the basement have expressed sheet joints and substrate objects protruding through the plasterboard wall linings

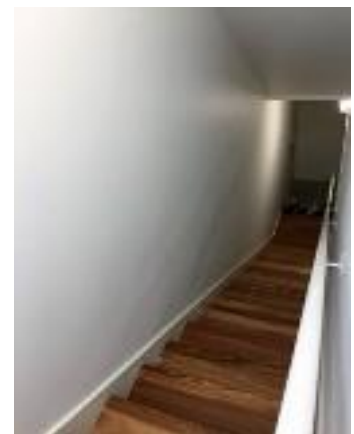
	9. The entry gate and boundary fence (Powdercoated steel) is chipped and rusted, the powdercoating is flaking off the gate, fence and posts, plus the metal has been glued and not welded together
	10. Soil and landscaping is in contact with the front deck, wet and dry rot will develop over time if left as is.
	11. Bathroom has no ventilation system nor permanent vents or grills within the windows or doors (Showerhead is 2m away from a window)
ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, air flow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. Remove and reinstall the existing timber floor boards and skirting as required to repair and make good the drummy floating timber floor
	6. A carpenter to work on the existing staircase stringer until its true and plumb to the wall and square to the stair treads
	7. The staircase stringer and skirting board are not flush to each other nor finished off well at the top of the stairs that lead to the basement. A carpenter make the stringer and skirting boards flush to each other and finished off well.
	8. The stairwell walls leading to the basement need the plasterboard removed and the substrate material that is protruding the stairwell linings removed so it's plumb and clean within the walls of the staircase that leads to the basement

	9. The entry gate and boundary fence (Powdercoated steel) need to be prepared and painted with an onsite spray application (powdercoating or epoxy paint)						
	10. The soil and landscaping that is in contact with the front timber deck needs to be removed from being in contact with the front decking boards so it doesn't develop wet or dry rot within the hard wood timber decking						
	11. Bathroom has no ventilation system nor permanent vents or grills within the windows or doors (Showerhead is 2m away from a window). A ventilation system needs to be installed						
PRIORITY FOR ACTION	Within the next 3 months						
COST PLAN FOR DEFECT No: 1 to 4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	4	64	\$ 65.00	\$ 4,160.00
	Materials	(Glue and sealer)					\$ 550.00
	Waste						\$ 200.00
	Plant						
	Total						\$ 4,910.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 1,473.00
	Total						\$ 6,383.00
	GST						\$ 638.30
	Total						\$ 7,021.30

COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(Timber and filler)					\$ 180.00
	Waste						
	Plant						
	Total						\$ 700.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 210.00
	Total						\$ 910.00
	GST						\$ 91.00
	Total						\$ 1,001.00
COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials	(Timber and filler)					\$ 20.00
	Waste						
	Plant						
	Total						\$ 280.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 84.00
	Total						\$ 364.00
	GST						\$ 36.40
	Total						\$ 400.40
COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Demolition and prep work)	2	8	2	32	\$ 65.00	\$ 2,080.00
	Labour (Plasterer)	2	8	2	32	\$ 65.00	\$ 2,080.00
	Labour (Painter)	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(Plasterboard and paint)					\$ 450.00
	Waste						\$ 120.00
	Plant	(Grinder and consumables)					\$ 250.00
	Total						\$ 5,500.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,650.00
	Total						\$ 7,150.00
	GST						\$ 715.00
	Total						\$ 7,865.00

COST PLAN FOR DEFECT No: 9	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 70.00	\$ 1,120.00
	Materials	Site protection, powdercoating or epoxy paint (spray)					\$ 500.00
	Waste						
	Plant						\$ 250.00
	Total						\$ 1,870.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 561.00
	Total						\$ 2,431.00
	GST						\$ 243.10
	Total						\$ 2,674.10
COST PLAN FOR DEFECT No: 10	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials	(Materials to modify landscaping)					\$ 100.00
	Waste						\$ 40.00
	Plant						
	Total						\$ 400.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 120.00
	Total						\$ 520.00
	GST						\$ 52.00
	Total						\$ 572.00
COST PLAN FOR DEFECT No: 11	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Electrician, demo and fan install)	1	8	2	16	\$ 90.00	\$ 1,440.00
	Labour (Plasterer to patch and make good the ceiling)	1	8	2	16	\$ 65.00	\$ 1,040.00
	Labour (painter)	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(Fan, plasterboard, paint)					\$ 900.00
	Waste						\$ 400.00
	Plant	(Core hole hire)					\$ 300.00
	Total						\$ 4,600.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 1,380.00
	Total						\$ 5,980.00
	GST						\$ 598.00
	Total						\$ 6,578.00
Forecasted Work Time Table	Within the next 3 months						

PHOTO'S





LOCATION	Lot 9 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedroom, Living rooms, Outside
ROOM LOCATION	Data Point not functioning, ceiling grills relating to the air conditioning, front deck / veranda, entry gate and fence
USE OF ROOM	Living and bedrooms and entry access to the building
DEFECT TYPE	Minor
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. The entry gate and boundary fence (Powdercoated steel) is chipped and rusted, the powdercoating is flaking off the gate, fence and posts, plus the metal has been glued and not welded together
	6. Front gate doesn't lock and it's out of alignment
	7. Soil and landscaping is in contact with the front deck, wet and dry rot will develop over time if left as is.
	8. The data point is not active within the entry foyer area / wall, found just before you use the stairs leading to the 1st floor

ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment						
	1-4. We recommend an Independent Consultant assess and test the entire Air conditioning system for the following results						
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, air flow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned						
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment						
	5. The entry gate and boundary fence (Powdercoated steel) site preparation and re-spraying the gate and fence						
	6. Carpenter to modify and adjust the entry gate and lock to have the gate swing and close plumb and have the lock function as designed						
	7. The landscaping modified to have no soil, gravel or plants in contact with the timber deck						
	8. Data point needs to be active and / or replaced due to possible faulty wiring or fitout						
PRIORITY FOR ACTION	Low						
COST PLAN FOR Defect No 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80

COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	4	2	16	\$ 70.00	\$ 1,120.00
	Materials	(Onsite treatment of the steel)					\$ 550.00
	Waste						\$ -
	Plant						\$ 300.00
	Total						\$ 1,970.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 591.00
	Total						\$ 2,561.00
	GST						\$ 256.10
	Total						\$ 2,817.10
COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials						
	Waste						
	Plant						
	Total						\$ 260.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 78.00
	Total						\$ 338.00
	GST						\$ 33.80
	Total						\$ 371.80
COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials						
	Waste						
	Plant						
	Total						\$ 260.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 78.00
	Total						\$ 338.00
	GST						\$ 33.80
	Total						\$ 371.80
COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 65.00	\$ 260.00
	Materials						
	Waste						
	Plant						
	Total						\$ 260.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 78.00
	Total						\$ 338.00
	GST						\$ 33.80
	Total						\$ 371.80

Forecasted Work Time Table	Within the next 3 months					
PHOTO'S	 					
	 					
	 					

LOCATION	Lot 10 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedroom and Living Room
ROOM LOCATION	Ceiling grills throughout the apartment
USE OF ROOM	Living rooms and bedrooms
DEFECT TYPE	Minor Defect
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. Bedrooms, air conditioning system takes up to 45 minutes to have the air conditioned and the temperature brought to an acceptable level
	3. Living room and kitchen combined spaces take up to 1-1.5 hrs to have the air conditioned and the temperature brought to an acceptable condition
	4. The ceiling manhole is rusted due to condensation from the Air Conditioner and the door does not function as designed
	5. Condensation seen within the plasterboard ceiling within the living room, there is moisture tracking over the ceiling and manhole contributing towards the manhole rusting and not operating as expected
	6. Air conditioner compressor was tested and the maximum heat output recorded at the internal grills was 18 degrees
ACTIONS REQUIRED FOR DEFECT No:	1,2,3, 5, 6 . We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned

	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment						
	4. The access man hold and ceiling linings damaged by the moisture needs to be replaced						
PRIORITY FOR ACTION	Low						
COST PLAN FOR THIS DEFECT No: 1,2,3,5,6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR THIS DEFECT No: 4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	3	24	\$ 85.00	\$ 2,040.00
	Materials	(Access manhole, Plasterboard, Setting compound, Paint)					\$ 433.00
	Waste						\$ 200.00
	Plant						\$ -
	Total						\$ 2,673.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 801.90
	Total						\$ 3,474.90
	GST						\$ 347.49
	Total						\$ 3,822.39
Forecasted Work Time Table	This work should be carried out immediately						
PHOTO'S	NIL						

LOCATION	Lot 11 - 283-289 Blaxland Rd Ryde
ROOM NAME	Bedrooms, Living, Dining and Kitchen, Outside courtyard
ROOM LOCATION	Ceiling grills throughout the apartment, damaged floor boards within the living room
USE OF ROOM	Living rooms and bedrooms
DEFECT TYPE	Minor Defect
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. The internal floor boards need to be replaced due to earlier works to the floor, as there was water entry into the apartment, but the floor boards have not been completed. The water entry was via apartment 12 concrete floor and awning, which appears to be watertight but when inspected from the above awning it appears to have excess waterproofing membrane applied to the floor and wall junction and over the entire awning, plus it is applied poorly
ACTIONS REQUIRED FOR DEFECT No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned

	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment						
	5. The floor boards along the Eastern elevation parallel to the bifold door unit need to be removed and replaced. (7 pieces are required, as there are gaps between the floor boards due to water entry within the apartment from an earlier defect that appears to be watertight now) Water entry was via the above apartment concrete slab and awning over this apartment						
PRIORITY FOR ACTION	Low						
COST PLAN FOR DEFECT No: 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(Supply of the new floor boards)					\$ 460.00
	Waste						\$ 50.00
	Plant						\$ -
	Total						\$ 1,030.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 309.00
	Total						\$ 1,339.00
	GST						\$ 133.90
	Total						\$ 1,472.90
Forecasted Work Time Table	This work should be carried out within 3 months						
PHOTO'S	NIL						

LOCATION	Lot 12 - 283-289 Blaxland Rd Ryde
ROOM NAME	Living Room, Dining room, Kitchen, Bedrooms, Bathrooms, External decks, Garages
ROOM LOCATION	Ceiling grills and compressor in relation to the air conditioning system
USE OF ROOM	Bedrooms, living rooms, bathrooms, external balcony
DEFECT TYPE	Minor Defects
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space bought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. External balcony handrail is poorly completed and the timber handrail sealant is defective, the timber is breaking down and is discolouring, and the timber putty is recessed and sunken below flush to the adjacent timber surfaces
	6. The external soffit lining within the outdoor balcony is cracked and damaged and in need of repair and re-painting, together with control joints installed between the wall and soffit lining junctions
	7. The external decking boards are cupping and loose underfoot, the decking boards on the balcony are inconsistent in colour due to poorly applied and inconsistently applied sealant to the timber members. The timber decking boards are in direct contact with the external walls of the apartment with no weep holes expressed nor seen within the rendered external walls
	8. Kitchen rangehood has moisture and water seen within the kitchen overhead cupboards and rangehood

	9. The Internal timber floor boards within the kitchen, living, dining and hallway are drummy and loose underfoot. The timber floor doesn't appear to be equally adhered to the concrete substrate
	10. The internal ceiling within the main hallway has an old water stain within the plasterboard ceiling linings, there appears to be no current water entry within the apartment on the ceiling and wall linings
	11. The main bathroom floor tiles are chipped and they are poorly laid. The bathroom wall and floor tiles have been repaired and they are not complete nor suitable to meet the current regulations.
	12. Main bathroom wall tiles and bathtub junctions are poorly laid and finished off and there are cracked wall tiles
	13. The main bathroom floor tiles are not flush with each other and the grout is cracked and poorly completed
	14. The main bathroom shaving cabinet is incomplete and needs the packing members removed from behind the cabinet and sealant applied to the wall tiles and shaving cabinet
	15. The main bathroom powerpoint is within 500mm of the basin spout, this powerpoint location is non-compliant with current regulations
	16. The main bedroom built in robe end panel is disengaged from the carcasses
	17. The garage has water entering the area from the suspended slab above, which is a direct result of the cracked concrete slab above and the blocked up floor waste and fibro cladding found within the concrete slab, stairs and dintel wall module, and / or the garden bed / decking / pathway above
ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment

	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	<u>CAPACITY OF THE</u> : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. External balcony, handrails need to be sanded, filled and re-sealed
	6. The external soffit lining needs to be reset and control joints installed plus expansion joints installed to the soffit linings and wall junctions
	7. The timber decking boards on the balcony need to be re-fixed with screws and the deck needs to be sanded and re-stained for an equal finish in colour and sealant applied to the timber decking boards, also the decking boards need to be cut back so they are not in contact with the external wall nor blocking the external wall linings / weep holes that allow water to egress from the weep holes / cavity wall
	8. Kitchen rangehood has external cowling that needs to be made watertight (Remove and replace the roof cowling found on the rooftop)
	9. The internal timber floor boards need to be removed and reinstalled to the substrate to eliminate the drummy and hollow sound between the timber floor and concrete substrate.
	10. The internal ceiling within the main hallway needs to be re-painted due to water staining within the plasterboard ceiling linings

	11. The floor and wall tiles that are chipped / cracked / damaged and defected or poorly laid / not flush with adjacent wall and floor tiles need to be removed and replaced with new tiles and grout to all the floor and wall tiles						
	12. Main bathroom wall tiles and bathtub junctions are poorly laid and finished off and there are cracked wall tiles. These tiles need to be replaced and re-laid						
	13. The main bathroom floor tiles are not flush with each other and the grout is cracked and poorly completed. These tiles need to be replaced and re-laid						
	14. The main bathroom shaving cabinet is incomplete in the installation of the joinery item, this item needs the packing members removed from below the cabinet and sealant needs to be applied to the wall tiles and shaving cabinet junction						
	15. The main bathroom powerpoint needs to be removed and raised within the shaving cabinet, as it currently is within 500mm of the basin spout						
	16. The main bedroom built in robe end panel needs to be reinstalled to the cupboard						
	17. Waterproof the concrete slab above the garage, install a 300x300 pit and drain in the fire exit above the garage, install floor tiles to the area in question to protect the water proof membrane, concrete fill the damaged dintel wall along the fire stairs						
PRIORITY FOR ACTION	Low Priority						
COST PLAN FOR DEFECT No: 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80

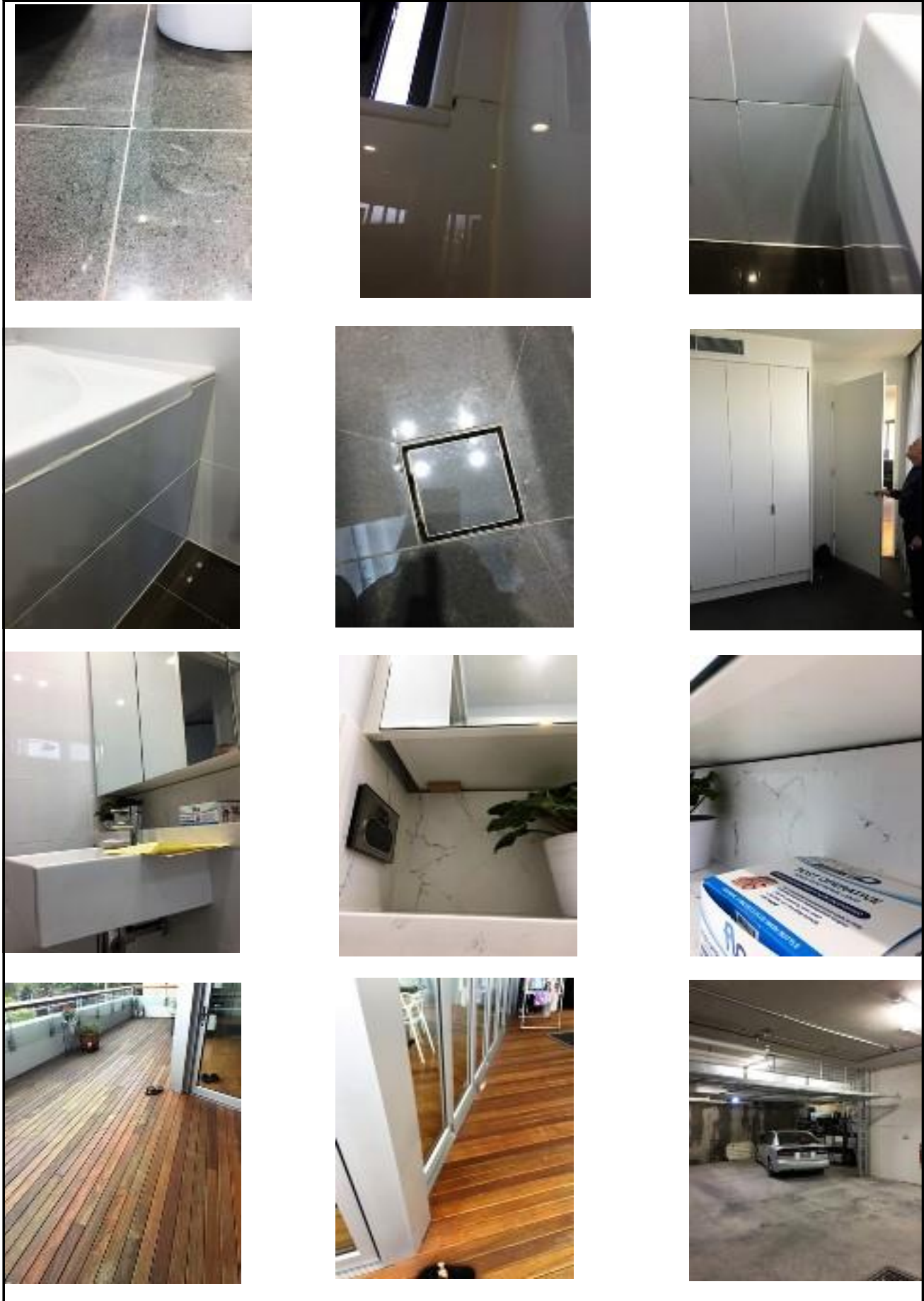
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	3	8	2	48	\$ 65.00	\$ 3,120.00
	Materials	(Consumables and sealant)					\$ 450.00
	Waste						
	Plant						
	Total						\$ 3,570.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,071.00
	Total						\$ 4,641.00
	GST						\$ 464.10
	Total						\$ 5,105.10
COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	6	96	\$ 65.00	\$ 6,240.00
	Materials	(Topping compound, control joints, setting beads)					\$ 1,160.00
	Waste						\$ 45.00
	Plant						\$ 1,100.00
	Total						\$ 8,545.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,563.50
	Total						\$ 11,108.50
	GST						\$ 1,110.85
	Total						\$ 12,219.35
COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	5	80	\$ 75.00	\$ 6,000.00
	Materials	(Screws and sealants)					\$ 550.00
	Waste						
	Plant	(Floor sander and vacuum)					\$ 655.00
	Total						\$ 7,205.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,161.50
	Total						\$ 9,366.50
	GST						\$ 936.65
	Total						\$ 10,303.15
COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	4	1	8	\$ 90.00	\$ 720.00
	Materials	(Sealant and cowlings)					\$ 135.00
	Waste						
	Plant						
	Total						\$ 855.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 256.50
	Total						\$ 1,111.50
	GST						\$ 111.15
	Total						\$ 1,222.65

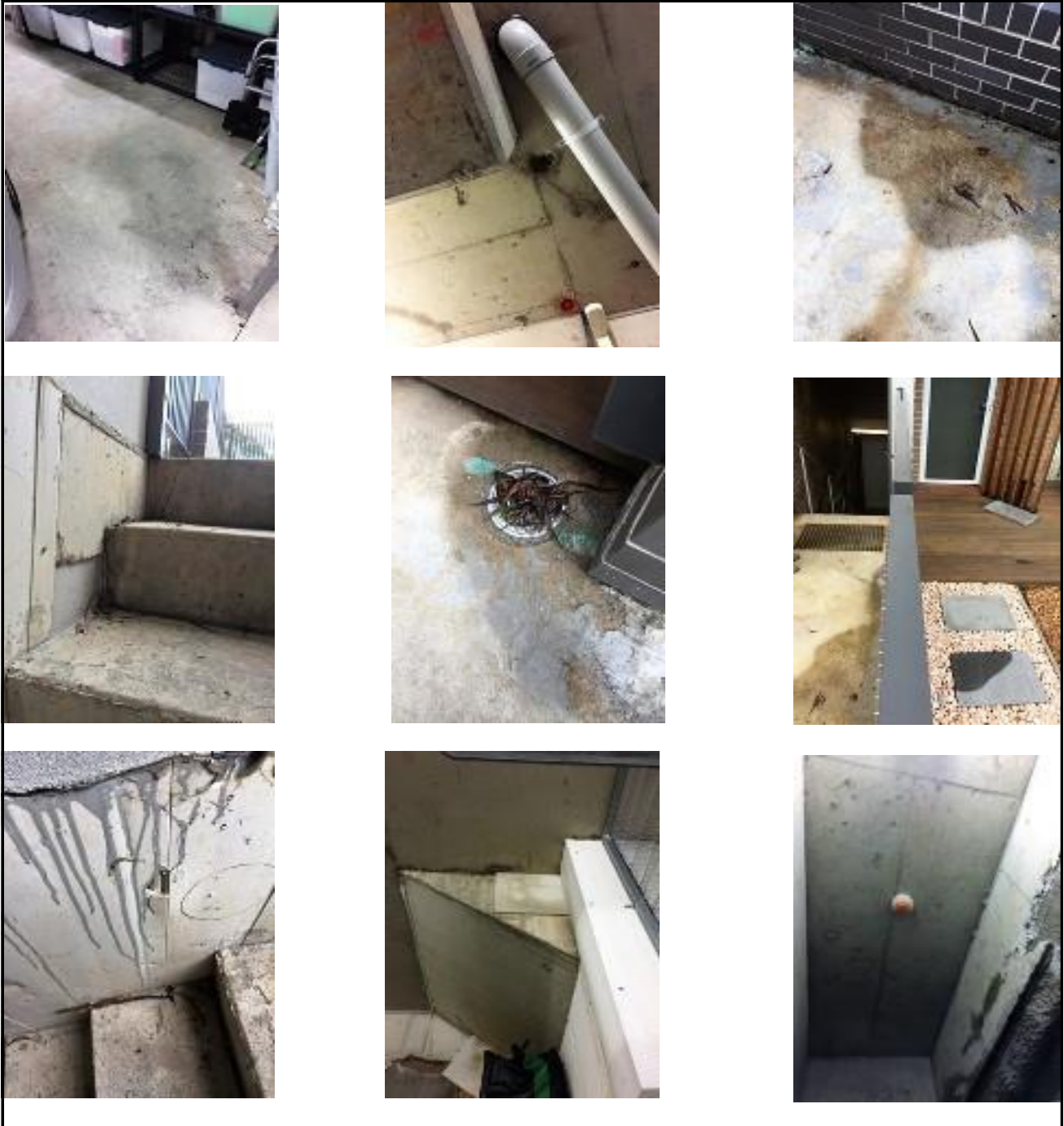
COST PLAN FOR DEFECT No: 9	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	3	8	5	120	\$ 75.00	\$ 9,000.00
	Materials	(New timber boards as required and adhesive)					\$ 1,500.00
	Waste						\$ 300.00
	Plant						
	Total						\$ 10,800.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 3,240.00
	Total						\$ 14,040.00
	GST						\$ 1,404.00
	Total						\$ 15,444.00
COST PLAN FOR DEFECT No: 10	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	(Paint)					\$ 45.00
	Waste						
	Plant						
	Total						\$ 565.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 169.50
	Total						\$ 734.50
	GST						\$ 73.45
	Total						\$ 807.95
COST PLAN FOR DEFECT No: 11 - 13	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	2	32	\$ 70.00	\$ 2,240.00
	Materials	(Tiles, glue and grout)					\$ 450.00
	Waste						\$ 55.00
	Plant						
	Total						\$ 2,745.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 823.50
	Total						\$ 3,568.50
	GST						\$ 356.85
	Total						\$ 3,925.35
COST PLAN FOR DEFECT No: 14	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	2	1	2	\$ 75.00	\$ 150.00
	Materials	(Sealant)					\$ 20.00
	Waste						
	Plant						
	Total						\$ 170.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 51.00
	Total						\$ 221.00
	GST						\$ 22.10
	Total						\$ 243.10

COST PLAN FOR DEFECT No: 15	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 90.00	\$ 1,440.00
	Materials	(Tiles and cable)					\$ 95.00
	Waste						\$ 15.00
	Plant						
	Total						\$ 1,550.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 465.00
	Total						\$ 2,015.00
	GST						\$ 201.50
	Total						\$ 2,216.50
COST PLAN FOR DEFECT No: 16	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 75.00	\$ 300.00
	Materials						
	Waste						
	Plant						
	Total						\$ 300.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 90.00
	Total						\$ 390.00
	GST						\$ 39.00
	Total						\$ 429.00
COST PLAN FOR DEFECT No: 17	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	7	112	\$ 75.00	\$ 8,400.00
	Materials	(Concrete, steel, epoxy, waterproofing, tile screed, grout and floor waste)					\$ 1,540.00
	Waste						
	Plant						
	Total						\$ 9,940.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,982.00
	Total						\$ 12,922.00
	GST						\$ 1,292.20
	Total						\$ 14,214.20
Forecasted Work Time Table	Within the next 3 months						

PHOTO'S







LOCATION	Lot 13 - 283-289 Blaxland Rd Ryde
ROOM NAME	Living, Dining and Bedrooms, Air Conditioning System , Kitchen, Bedrooms, Bathrooms External Decks, Garage
ROOM LOCATION	Ceiling grills and air conditioning compressor, skylight within toy room, lack of natural ventilation within bedrooms 2 & 3, master bedroom floor linings sloping and wall linings defective, all internal apartment floor boards are drummy underfoot, external soffit linings, internal windows missing and defective, new bathroom fit out, decking boards defective, timber handrail is defective, external soffit linings and access manhole incomplete and defective, garage leaks
USE OF ROOM	Bedrooms, living rooms, bathroom, external balcony and basement garage
DEFECT TYPE	Major Defects
DEFECT DESCRIPTION & No:	1. Air conditioning control switch does not allow the bedrooms and living rooms to be individually switched and zoned for the bedrooms and living rooms nor combined as one zone
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperate within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5hrs to have the temperate within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperate as the tested lots
	5. External balcony handrail is poorly complete and the timber handrail sealant is defective and the timber is breaking down, plus the timber is discolouring and the timber putty is recessed and sunken below flush to the adjacent timber surfaces
	6. The external soffit lining within the outdoor balcony is cracked and damaged and in need of repair and re-painting, together with control joints installed between the wall and soffit lining junctions
	7. The external decking boards are cupping and loose underfoot, the decking boards on the balcony are inconsistent in colour due to poorly applied and inconsistently applied sealant to the timber members. The timber decking boards are in direct contact with the external walls of the apartment with no weep holes expressed nor seen within the rendered external walls
	8. Existing toy room has a skylight that is leaking

	9. The internal timber floor boards within the kitchen, living room, dining and hallway are drummy and loose underfoot. The Floor boards are stained by water entry within the master bedroom where the floor meets the ensuite. The timber floor doesn't appear to be equally adhered to the concrete substrate, the bedroom floor needs to be raised by approx. 40mm from the living room finish floor level or 20mm within the bedroom itself
	10. Bedroom 2 & 3 have no windows servicing the bedrooms. I do note there is an occupation certificate for the site, but I cannot see within the regulations where a bedroom is allowed with no windows nor natural daylight source
	11. Master bedroom wall linings below the window are defective and affected by moisture and imperfections within the plasterboard wall linings
	12. Master bedroom sliding window in the Eastern corner of the room can open greater than 125mm with a fall greater than 4m. This window is not compliant within the current building regulations
	13. Ensuite floor will need to be raised to match the new finished floor level within the bedroom (approx. 20mm raised) This is signs that moisture is leaking out of the bathroom and the timber floor boards are stained and defective) The bathroom bidet needs to be sealed where the bidet and wall tiles meet. The toilet seat is broken and in need of replacement, the existing wall and floor tile junctions are not sealed with flexible sealant. The window winder is rusted and in need of a new window winder chain
	14. The main bathroom shaving cabinet is incomplete and needs the packing members removed from behind the cabinet and sealant applied to the wall tiles and shaving cabinet
	15. Within the garage there is a leak within the overhead concrete slab, leaking within the centre of the garage. The light fitting holds water and the light fitting is not working
	16. The storage cage and face fixed screw heads are rusted, the fixings and steel framing and mesh is rusted. I could see old water stains at the base of the floor and wall junction, I could smell damp and mould in this area at the time of my inspection
ACTIONS REQUIRED For Defect No:	1-4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	1-4. We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned

	Once the assessment and tests are complete a "Scope of Works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. External balcony, handrails need to be sanded and filled and re-sealed
	6. The external soffit linings need to be re-set and control joints installed and expansion joints installed to the soffit linings and wall junctions
	7. The timber decking boards on the balcony need to be re-fixed with screws and the deck needs to be sanded and re-stained for an equal finish in colour and sealant applied to the timber decking boards, and the decking boards need to be cut back so they are not in contact with the external wall nor blocking the external wall linings / weep holes that allow water to egress from the weep holes / cavity wall
	8. Flood test to the skylight and apply sealant to the area of water entry, new plasterboard ceiling and painting
	9. The internal timber floor boards need to be removed and re-installed to the substrate to eliminate the drummy and hollow sound between the timber floor, concrete substrate and level floor
	10. Bedrooms 2&3 need to have high windows installed or an openable and vented skylight installed within each bedroom with a minimum 2m2 area sky window
	11. The master bedroom skirting and plasterboard affected by moisture and imperfections need to be removed and replaced with defect free material and painted finish
	12. Window restrictors are required to be installed to the master bedroom window
	13. Ensuite floor tiles need to be raised, the entire ensuite needs to be renovated to accommodate for these works to be carried out
	14. The ensuite and main bathroom shaving cabinet is incomplete in the installation of the joinery item, this item needs the packing members removed from below the cabinet and sealant needs to be applied to the wall tiles and shaving cabinet junction
	15. Remove the garden bed and timber deck fixed down to the concrete slab above this apartments garage roof, waterproof the garden slab prior to reinstalling the garden within the garage, where there is a leak within the overhead concrete slab, leaking within the centre of the garage. The light fitting holds water and the light fitting is not working.
	16. Remove all rusted screws and apply cold galvanize to all rusted steel members

PRIORITY FOR ACTION	Low Priority

COST PLAN FOR DEFECT No: 1-4							
	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5							
	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	3	8	2	48	\$ 65.00	\$ 3,120.00
	Materials	(Consumables and sealant)					\$ 450.00
	Waste						
	Plant						
	Total						\$ 3,570.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,071.00
	Total						\$ 4,641.00
	GST						\$ 464.10
	Total						\$ 5,105.10
COST PLAN FOR DEFECT No: 6							
	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	6	96	\$ 65.00	\$ 6,240.00
	Materials	(Topping compound, control joints, setting beads)					\$ 1,160.00
	Waste						\$ 45.00
	Plant						\$ 1,100.00
	Total						\$ 8,545.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,563.50
	Total						\$ 11,108.50
	GST						\$ 1,110.85
	Total						\$ 12,219.35
COST PLAN FOR DEFECT No: 7							
	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	5	80	\$ 75.00	\$ 6,000.00
	Materials	(Screws and sealants)					\$ 550.00
	Waste						
	Plant	(Floor sander and vacuum)					\$ 655.00
	Total						\$ 7,205.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 2,161.50
	Total						\$ 9,366.50
	GST						\$ 936.65
	Total						\$ 10,303.15
COST PLAN FOR DEFECT No: 8							
	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Roof plumber)	2	4	3	24	\$ 90.00	\$ 2,160.00
	Labour (Plaster)	2	8	2	32	\$ 65.00	\$ 2,080.00
	Labour (Painter)	1	4	2	8	\$ 65.00	\$ 520.00
	Materials	(Sealant, flashing, plasterboard and paint)					\$ 780.00
	Waste						\$ 300.00
	Plant						\$ 450.00
	Total						\$ 6,290.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,887.00
	Total						\$ 8,177.00

	GST						\$ 817.70
	Total						\$ 8,994.70
COST PLAN FOR DEFECT No: 9	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	4	8	5	160	\$ 75.00	\$ 12,000.00
	Materials	(New timber boards as required plus adhesive)					\$ 2,700.00
	Waste						\$ 300.00
	Plant						
	Total						\$ 15,000.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 4,500.00
	Total						\$ 19,500.00
	GST						\$ 1,950.00
	Total						\$ 21,450.00
COST PLAN FOR DEFECT No: 10	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	5	80	\$ 85.00	\$ 6,800.00
	Materials	(Two skylights, roof flashings, plasterboard, painting)					\$ 7,300.00
	Waste						
	Plant						\$ 5,400.00
	Total						\$ 19,500.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 5,850.00
	Total						\$ 25,350.00
	GST						\$ 2,535.00
	Total						\$ 27,885.00

COST PLAN FOR DEFECT No: 11	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	3	48	\$ 85.00	\$ 4,080.00
	Materials	(Plasterboard, skirting and paint)					\$ 288.00
	Waste						\$ 100.00
	Plant						
	Total						\$ 4,468.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,340.40
	Total						\$ 5,808.40
	GST						\$ 580.84
	Total						\$ 6,389.24
COST PLAN FOR DEFECT No: 12	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	2	1	2	\$ 75.00	\$ 150.00
	Materials	(Window hardware)					\$ 144.00
	Waste						
	Plant						
	Total						\$ 294.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 88.20
	Total						\$ 382.20
	GST						\$ 38.22
	Total						\$ 420.42

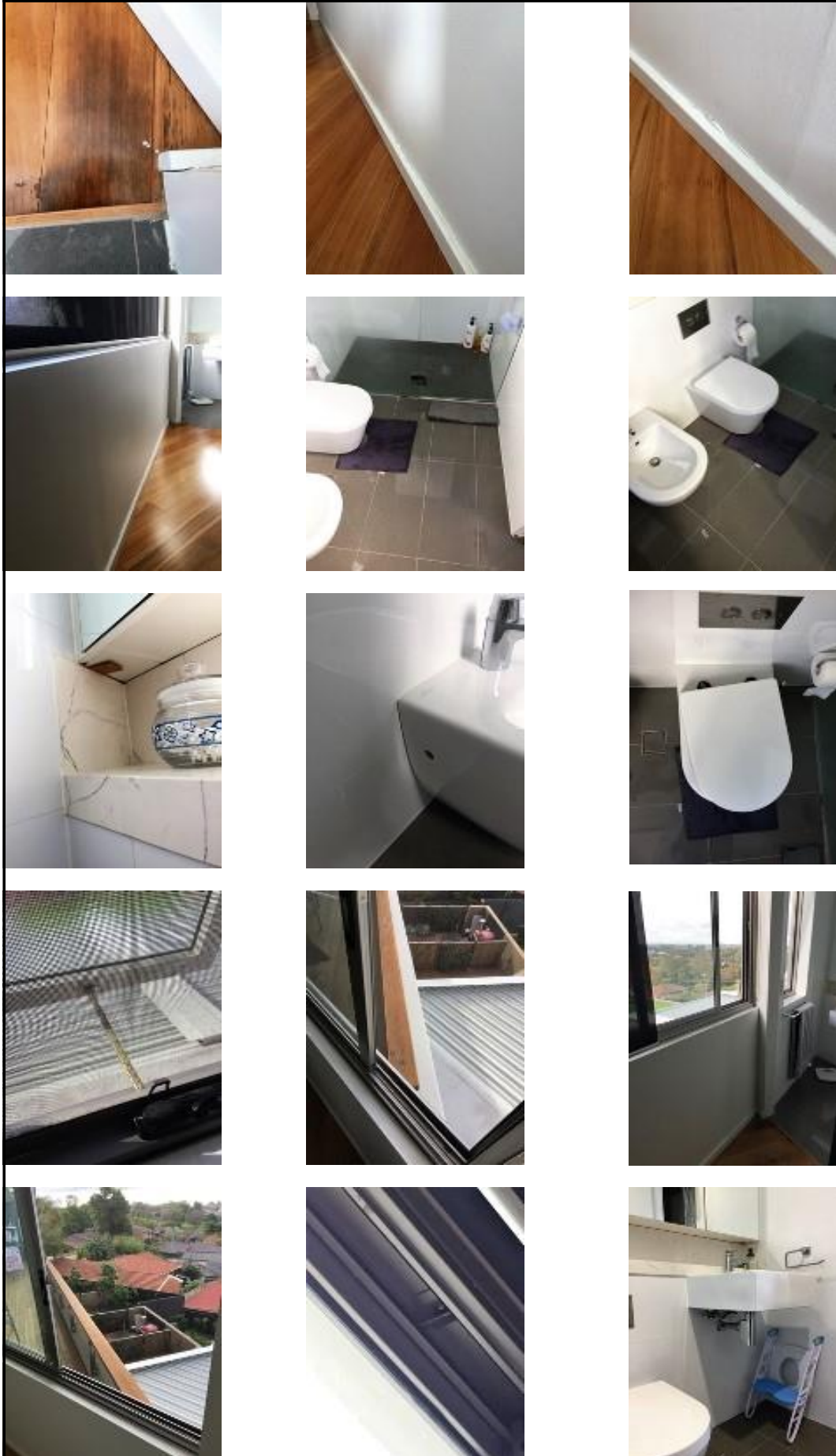
COST PLAN FOR DEFECT No: 13	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Destrip and demolition)	2	8	2	32	\$ 65.00	\$ 2,080.00
	Labour (Rendering)	2	8	1	16	\$ 70.00	\$ 1,120.00
	Labour (Waterproofing)	1	4	2	8	\$ 70.00	\$ 560.00
	Labour (Tiling)	2	8	5	80	\$ 70.00	\$ 5,600.00
	Labour (plumbing fit out)	1	8	1	8	\$ 90.00	\$ 720.00
	Labour (Electrical fit out)	1	4	1	4	\$ 90.00	\$ 360.00
	Labour (Glazing Fit out)	1	4	1	4	\$ 85.00	\$ 340.00
	Labour (Carpentry fit out)	1	4	1	4	\$ 65.00	\$ 260.00
	Labour (Painting)	1	4	1	4	\$ 65.00	\$ 260.00
	Labour (Commercial clean)	1	4	1	4	\$ 45.00	\$ 180.00
	Labour	1	2	1	2	\$ 75.00	\$ 150.00
	Materials	Tiles, glue, grout, toilet seat, window winder					\$ 890.00
	Waste						\$ 500.00
	Plant						\$ 300.00
	Total						\$ 13,320.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 3,996.00
	Total						\$ 17,316.00
	GST						\$ 1,731.60
	Total						\$ 19,047.60

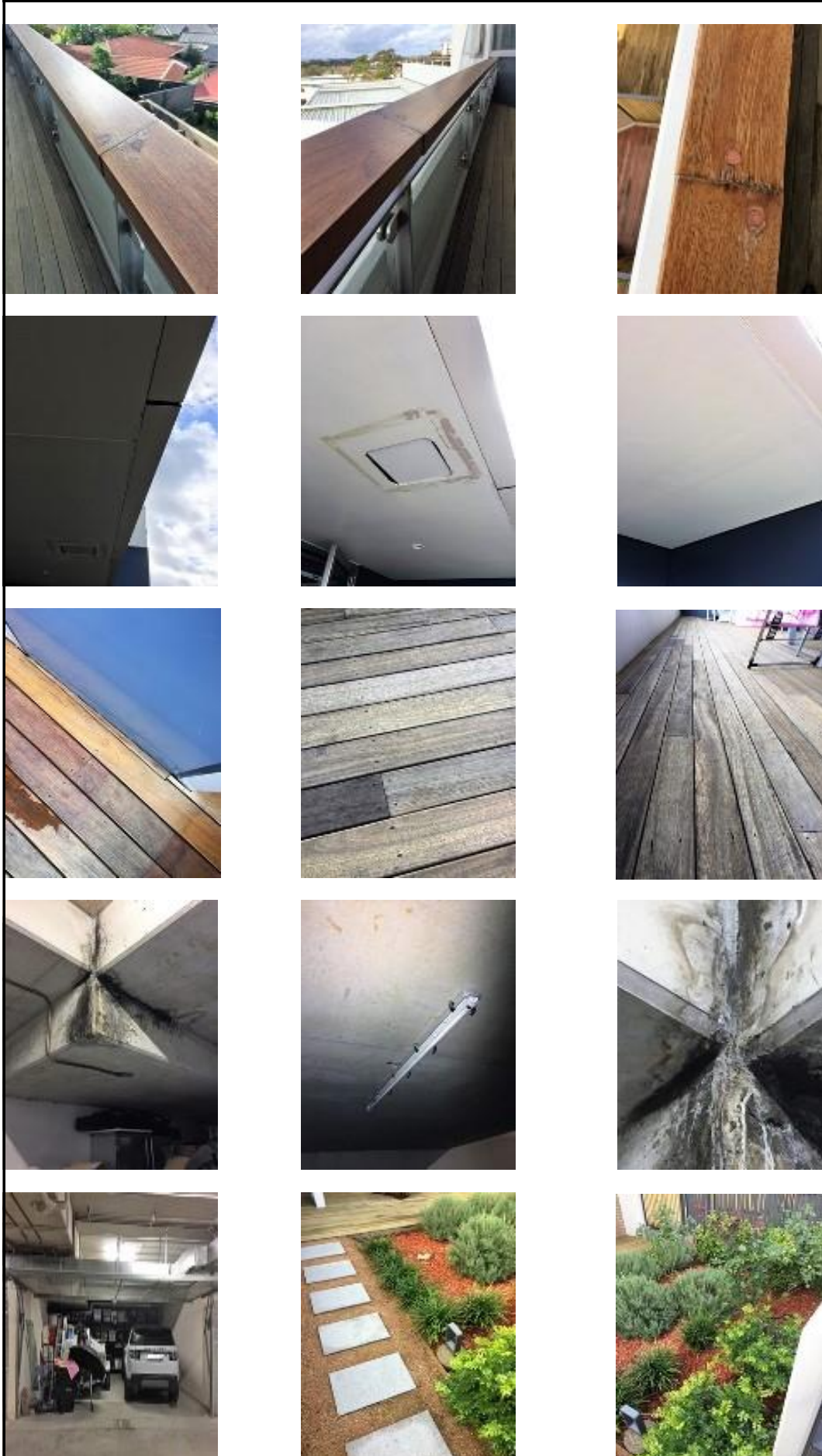
COST PLAN FOR DEFECT No: 14	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	3	1	3	\$ 75.00	\$ 225.00
	Materials	(Sealant)					\$ 20.00
	Waste						
	Plant						
	Total						\$ 245.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 73.50
	Total						\$ 318.50
	GST						\$ 31.85
	Total						\$ 350.35
COST PLAN FOR DEFECT No: 15	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour (Remove the garden bed and timber decking)	4	8	1	32	\$ 65.00	\$ 2,080.00
	Labour (Waterproof the slab)	2	8	3	48	\$ 75.00	\$ 3,600.00
	Labour (Reinstate the garden - soft and hard landscaping)	4	8	4	128	\$ 75.00	\$ 9,600.00
	Labour (Sealer applications to the timber deck)	1	4	2	8	\$ 65.00	\$ 520.00
	Labour (electrician)	1	2	1	2	\$ 90.00	\$ 180.00
	Materials	(Waterproofing, threaded rods, sealer, soft & hard landscaping supplies)					\$ 6,500.00
	Waste						\$ 400.00
	Plant						\$ 200.00
	Total						\$ 23,080.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 6,924.00
	Total						\$ 30,004.00
	GST						\$ 3,000.40
	Total						\$ 33,004.40

COST PLAN FOR DEFECT No: 16	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 65.00	\$ 520.00
	Materials						\$ 300.00
	Waste						
	Plant						
	Total						\$ 820.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 246.00
	Total						\$ 1,066.00
	GST						\$ 106.60
	Total						\$ 1,172.60
Forecasted Work Time Table	Within the next 3 months						

PHOTO'S









LOCATION	Lot 14 - 283-289 Blaxland Rd Ryde
ROOM NAME	External deck, glass balustrading, soffit linings, timber decking boards, Fascia and cladding water entry, floor wastes on the deck, kitchen cupboards, Skirting, Internal floor boards, bathroom tiles and grout, living room bifold doors and door hardware
ROOM LOCATION	Internal and external elevations
USE OF ROOM	Living rooms and outdoor entertaining areas, bathroom and Kitchen
DEFECT TYPE	Minor
DEFECT DESCRIPTION & No: 1	1. Air conditioning control switch does not allow the bedrooms and living rooms to be switched on together and the two zones to be individually operated and zoned as 1 large area or two smaller zones
	2. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that bedrooms would take a similar amount of time to see the temperature within this space brought to an acceptable level.
	3. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the living room and kitchen combined spaces would take up to 1-1.5 hrs to have the temperature within this space reach an acceptable level.
	4. On testing carried out on lots 1, 4, 7 & 10 it is fair to assume that the maximum heat output at the internal grill would only reach a similar temperature as the tested lots
	5. The external soffit lining within the outdoor balcony facing the North / East and North / West elevations are cracked and damaged by moisture and in need of repair and re-painting, together with control joints installed between the wall and soffit lining junctions. There is bubbling paint and moisture affect villaboard, No drip groove installed to the fascia and soffit lining junction. The water entry within the soffit linings could be via the alucabond wall linings and soffit lining junctions.
	6. External balcony handrail is poorly complete and the timber handrail sealant is defective and the timber is breaking down, plus the timber is discolouring and the timber putty is recessed and sunken below flush to the adjacent timber surfaces
	7. The external decking boards are cupping and discoloured and slightly loose underfoot, the decking boards on the balcony are inconsistent in colour due to poorly applied and inconsistently applied sealant to the timber members. The timber decking boards are in direct contact with the external walls of the apartment with no weep holes expressed nor seen within the rendered external walls
	8. Floor wastes under the timber deck do not have grates or grills saving the stormwater lines from getting blocked and allowing debris forming up and falling in the stormwater line.
	9. Kitchen, rangehood / overhead doors are defected with the kitchen hinges protruding through the kitchen doors on either side of the rangehood (2 doors are affected)

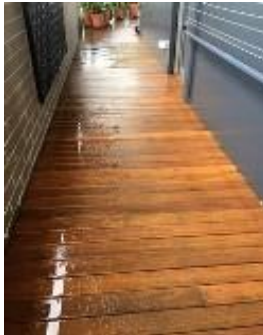
	10. Timber floor is springing and bouncing underfoot, the areas that the floor moves the most is under the microwave, within the hallway where the ramp and level floor meet in the upper area, hallway floor in front of the bathroom door. The ramp and landing junction is not flush and a slight possible trip hazard
	11. Bathroom wall and floor tiles are poorly grouted, all grout to be slightly removed and re-grouted
	12. Living room bifold door handle, the powdercoating is flaky and defective

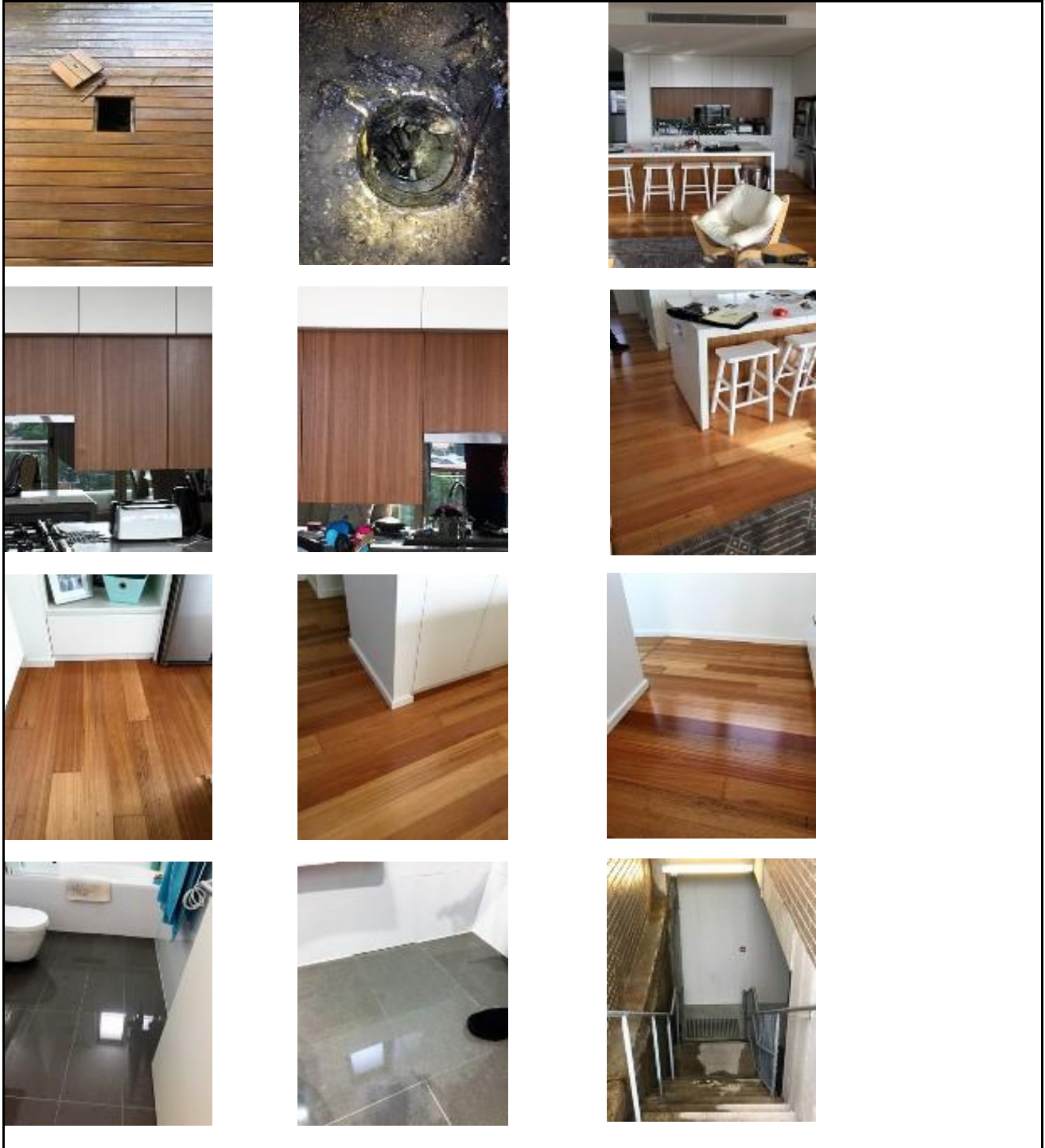
ACTIONS REQUIRED FOR DEFECT NO:	1 to 4. We suspect the air conditioning system has been poorly designed and installed. We suspect the ducting doesn't meet manufacturers instructions and the compressors inspected may be undersized for the volume within each apartment
	We recommend an Independent Consultant assess and test the entire air conditioning system for the following results
	CAPACITY OF THE : Compressor used against the size of this apartment, ducting size used and connections, number of dampers used and their current function and capacity, airflow output hot & cold, zoning function capacity to have all internal spaces conditioned or bedrooms and living rooms separately zoned
	Once the assessment and tests are complete a "Scope of works" will be confirmed to make the air conditioners suitable for the apartment - Note the Scott Schedule is solely addressing the investigation works required to obtain a scope of works to remedy the problem within this apartment
	5. Soffit linings to be reset and re-painted, control joints installed and expansion joints installed where the wall and ceiling linings meet
	6 External handrail, sanded and prepared for new finish coat to be applied to the timber handrail.
	7. Sand and stain the decking boards to the balcony and re-nail any loose decking boards, and cut back the decking boards so they are not in contact with the existing wall linings, nor weep holes, nor blocking any weep holes
	8. Remove the timber access hatches and install a stainless grate to the floor wastes
	9. Supply and install 2 new kitchen doors, reuse the existing kitchen door hardware
	10. The internal timber floor boards need to be removed and re-installed to the substrate to eliminate the drummy and hollow sound between the timber floor, concrete substrate and level floor
	11. Re-grout the bathroom wall and floor tiles
	12. Supply and install a new bifold door handle
PRIORITY FOR ACTION	

COST PLAN FOR DEFECT No: 1-4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 85.00	\$ 1,360.00
	Materials						
	Waste						
	Plant						
	Total						\$ 1,360.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 408.00
	Total						\$ 1,768.00
	GST						\$ 176.80
	Total						\$ 1,944.80
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	4	64	\$ 65.00	\$ 4,160.00
	Materials	(Villaboard, setting compound, casing bead, expansion joints, paint)					\$ 1,400.00
	Waste						
	Plant						
	Total						\$ 5,560.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 1,668.00
	Total						\$ 7,228.00
	GST						\$ 722.80
	Total						\$ 7,950.80

COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	2	16	\$ 65.00	\$ 1,040.00
	Materials	(Consumables and sealant)					\$ 238.00
	Waste						
	Plant						
	Total						\$ 1,278.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 383.40
	Total						\$ 1,661.40
	GST						\$ 166.14
	Total						\$ 1,827.54
COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	4	8	2	64	\$ 65.00	\$ 4,160.00
	Materials	(Consumables and sealant)					\$ 600.00
	Waste						
	Plant	Floor sander					\$ 260.00
	Total						\$ 5,020.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,506.00
	Total						\$ 6,526.00
	GST						\$ 652.60
	Total						\$ 7,178.60
COST PLAN FOR DEFECT No: 8	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 70.00	\$ 280.00
	Materials	(Grates / grills)					\$ 60.00
	Waste						
	Plant						
	Total						\$ 340.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 102.00
	Total						\$ 442.00
	GST						\$ 44.20
	Total						\$ 486.20
COST PLAN FOR DEFECT No: 9	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 90.00	\$ 720.00
	Materials	(2 new kitchen doors, Clear coated to match the existing adjacent doors)					\$ 350.00
	Waste						
	Plant						
	Total						\$ 1,070.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 321.00
	Total						\$ 1,391.00
	GST						\$ 139.10
	Total						\$ 1,530.10
COST PLAN FOR DEFECT No: 10	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	4	8	5	160	\$ 65.00	\$ 10,400.00
	Materials	(Glue and sealant as we assume the existing boards can be re-laid)					\$ 450.00
	Waste						
	Plant						
	Total						\$ 10,850.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 3,255.00
	Total						\$ 14,105.00
	GST						\$ 1,410.50
	Total						\$ 15,515.50

COST PLAN FOR DEFECT No: 11	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	2	16	\$ 70.00	\$ 1,120.00
	Materials	(Grout and consumables)					\$ 180.00
	Waste						
	Plant						
	Total						\$ 1,300.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 390.00
	Total						\$ 1,690.00
	GST						\$ 169.00
	Total						\$ 1,859.00
COST PLAN FOR DEFECT No: 12	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 70.00	\$ 280.00
	Materials	(Door hardware)					\$ 280.00
	Waste						
	Plant						
	Total						\$ 560.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 168.00
	Total						\$ 728.00
	GST						\$ 72.80
	Total						\$ 800.80

Forecasted Work Time Table	With The next 3 months		
PHOTO'S			
			
			
			
			
			





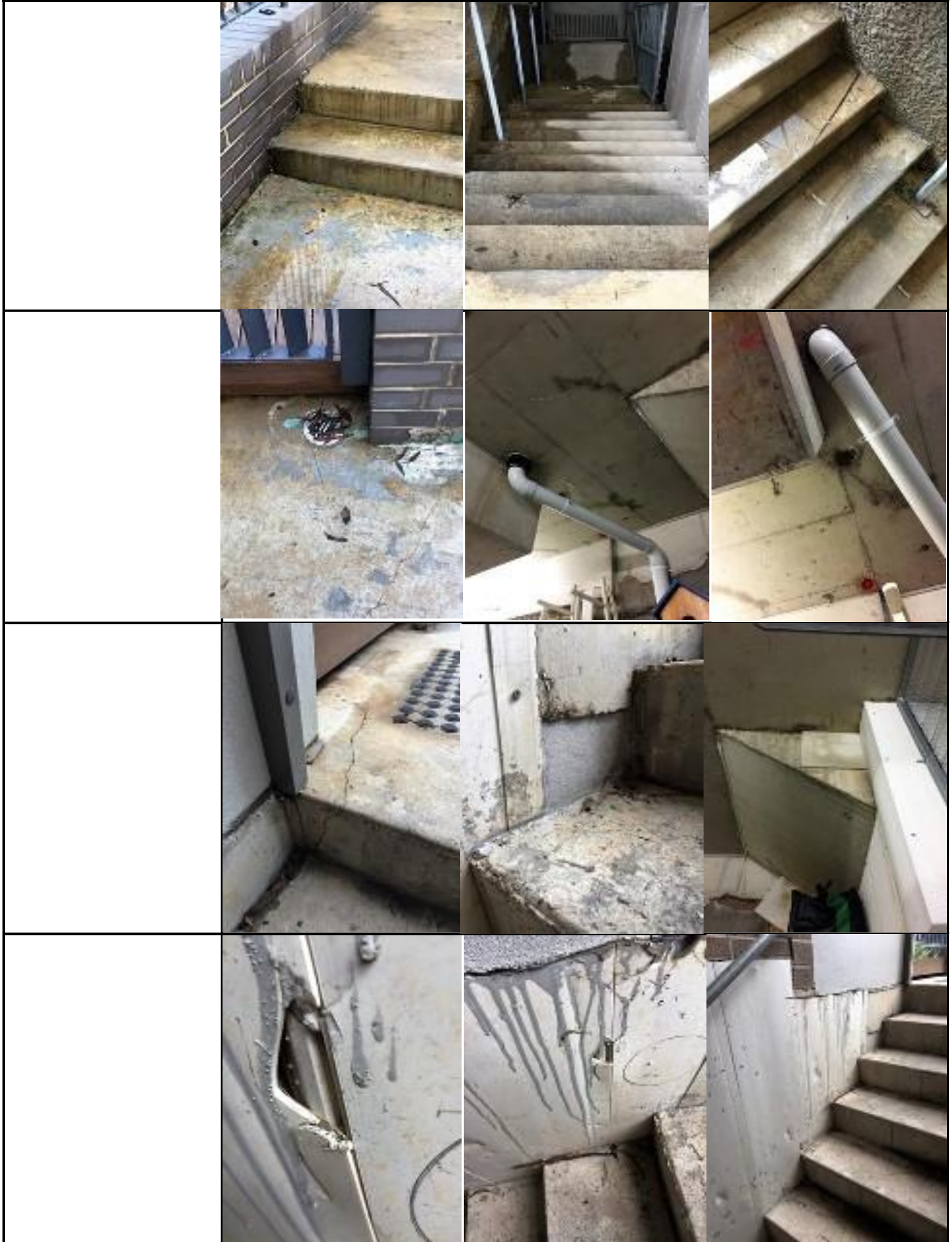
LOCATION	Access from Garage to Blaxland Road - 283-289 Blaxland Rd Ryde
ROOM NAME	Path of egress
ROOM LOCATION	Pathway and stairs from garage to Blaxland Rd
USE OF ROOM	Access and egress
DEFECT TYPE	Safety Hazard
DEFECT DESCRIPTION & No:	1. Drainage point located within path of access and egress seen to be blocked and inadequate.
	2. Path of access and egress can be seen to be holding water.
	3. Stairs from the garage to the exit to Blaxland Rd can be seen to be wet with goings holding water, posing a potential slip hazard, inadequate drainage to collect stormwater at the top of the staircase.
	4. Tactile indicators are missing from the entry from Blaxland Rd
	5. Cracking seen to concrete slab/pathway which sees water entry into the garage area.
	6. Area seen to the right of the third tread can be seen to be poorly finished, area seen to be covered in with a portion of fibrous board, this area leaks into the garage when wet.
	7. Dintel wall seen to be damaged and poorly finished.

ACTIONS REQUIRED For Defect No:	1. Pit to be installed to this area to collect the surface water which will have an invert level above the base of the pit allowing it to drain with the presence of debris.						
	2. Area of entry and pathway to be topped to ensure the area falls to the drainage point to see the area drain and not hold water						
	3. Strip drain to be installed to top of stairs to collect stormwater from entering staircase. Goings to be topped to ensure they don't hold water.						
	4. Tactile indicators to be installed to the top and bottom of stairs from the entry from Blaxland road.						
	5. Cracks to the concrete slab and pathway area to be repaired and epoxy filled from the top and the soffit within the garage to ensure the integrity of the structure.						
	6. Triangular area to the side of the staircase is too formed up , reo and water stop installed from the garage side and concrete poured to finish the area.						
	7. Areas of damaged dintel to be repaired with the wall to be rendered with an acrylic based render between architectural breaks, sealed and painted.						
PRIORITY FOR ACTION	High						
COST PLAN FOR DEFECT No: 1	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1.5	12	\$ 90.00	\$ 1,080.00
	Materials	Pit, fittings, sealant, fixings					\$ 650.00
	Waste						\$ 50.00
	Plant	Core drill, demolition saw					\$ 450.00
	Total						\$ 2,230.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 669.00
	Total						\$ 2,899.00
	GST						\$ 289.90
	Total						\$ 3,188.90

COST PLAN FOR DEFECT No: 2	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	2	32	\$ 85.00	\$ 2,720.00
	Materials	Topping compound, bonding agent					\$ 1,125.00
	Waste						\$ 50.00
	Plant						\$ -
	Total						\$ 3,895.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 1,168.50
	Total						\$ 5,063.50
	GST						\$ 506.35
	Total						\$ 5,569.85
COST PLAN FOR DEFECT No: 3	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Plumber	1	8	1.5	12	\$ 90.00	\$ 1,080.00
	Materials	Strip drain, pipe, fixtures and fittings					\$ 925.00
	Labour - Remedial builder	2	8	2	32	\$ 85.00	\$ 2,720.00
	Materials	Topping compound, bonding agent					\$ 1,520.00
	Waste						\$ 100.00
	Plant	Core drill, demolition saw, demolition hammer					\$ 615.00
	Total						\$ 6,960.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 2,088.00
	Total						\$ 9,048.00
	GST						\$ 904.80
	Total						\$ 9,952.80

COST PLAN FOR DEFECT No: 4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1	8	\$ 85.00	\$ 680.00
	Materials	Tactile indicators, adhesive, ancillaries					\$ 400.00
	Waste						\$ -
	Plant	Masonry drill					\$ 120.00
	Total						\$ 1,200.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 360.00
	Total						\$ 1,560.00
	GST						\$ 156.00
	Total						\$ 1,716.00
COST PLAN FOR DEFECT No: 5	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	1.5	12	\$ 85.00	\$ 1,020.00
	Materials	Epoxy patching compound					\$ 475.00
	Waste						\$ 50.00
	Plant	Grinder					\$ 90.00
	Total						\$ 1,635.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 490.50
	Total						\$ 2,125.50
	GST						\$ 212.55
	Total						\$ 2,338.05
COST PLAN FOR DEFECT No: 6	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	8	2	16	\$ 70.00	\$ 1,120.00
	Materials	Formwork, reo, concrete, ancillaries					\$ 810.00
	Waste						\$ 50.00
	Plant	Masonry drill, vibrator					\$ 265.00
	Total						\$ 2,245.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 673.50
	Total						\$ 2,918.50
	GST						\$ 291.85
	Total						\$ 3,210.35

COST PLAN FOR DEFECT No: 7	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Renderer	2	8	2	32	\$ 70.00	\$ 2,240.00
	Materials	Patching compound, acrylic render, bonding agent					\$ 720.00
	Labour - Painter	1	8	2	16	\$ 70.00	\$ 1,120.00
	Materials	Sealer, paint ancillaries					\$ 350.00
	Waste						\$ 75.00
	Plant						
	Total						\$ 4,505.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 1,351.50
	Total						\$ 5,856.50
	GST						\$ 585.65
	Total						\$ 6,442.15
Forecasted Work Time Table	0-3 Months						
PHOTO'S							



LOCATION	Balustrade Glazing - 283-289 Blaxland Rd Ryde						
ROOM NAME	Exterior						
ROOM LOCATION	Balustrade to balconies						
USE OF ROOM	Handrail/balustrade						
DEFECT TYPE	Further investigation required						
DEFECT DESCRIPTION & No:	1. At hand over of the building no documentation has been provided to the body corporate in the way of architectural plans, engineering plans, glazing certificate or occupation certificate. It cannot be confirmed the type of glass that has been used within the external balustrade. As a minimum, the glass would be required to be 10mm toughened including heat soaking, though this type of glass is subject to failure due to nickel inclusions with the glass itself, if this glass is to break it would fall from a considerable height. It would be recommended that the glass used in these areas be a 10mm toughened laminate which would have a superior performance.						
ACTIONS REQUIRED For Defect No:	1. Builder to provide the body corporate with a full file copy of all plans and certificates related to the construction and certification of the building. Glass audit should be carried out to test and confirm that the glass installed meets regulations if builder is not forthcoming with the required information						
PRIORITY FOR ACTION	High						
COST PLAN FOR DEFECT No: 1	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Glazing audit	1	8	2	16	\$ 200.00	\$ 3,200.00
	Materials						
	Waste						
	Plant						
	Total						\$ 3,200.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 960.00
	Total						\$ 4,160.00
	GST						\$ 416.00
	Total						\$ 4,576.00

Forecasted Work Time Table	Within 3 months		
PHOTO'S			
			

LOCATION	Common Property of Lot 11 - 283-289 Blaxland Road Ryde						
ROOM NAME	Concrete Deck						
ROOM LOCATION	Area above lot 3 viewed from lot 11						
USE OF ROOM	Roof top						
DEFECT TYPE	Major						
DEFECT DESCRIPTION & No:	1. Concrete deck/roof area has only one tie down/anchor point located at the furthest point to the Eastern Corner.						
	2. Water pooling in the South Eastern corner and not towards the sole floor waste and drain point, no grate installed to floor waste to stop debris.						
	3. The temporary overflow point has not been plumbed into the stormwater system and spills onto the apartment veranda below.						
	4. Water entry onto external deck from awning/ledge above the Eastern facing elevation approximately 3-4m from the end of lot 11.						
ACTIONS REQUIRED For Defect No:	1. Supply and install 3 x additional anchor points to be 2m from each elevation.						
	2. Survey the roof top and record the levels/falls, remove and store the existing synthetic grass, the roof area to be topped (concrete/cement topping - lightweight) to have the areas fall towards the drain point located in the roof top and the overflow point through the exterior wall, relay the retained existing synthetic grass.						
	3. Install floor waste grate to drainage point located within the roof top, have overflow point through exterior wall correctly plumbed into the stormwater system.						
	4. Flood test to locate the source of the leak, once located apply the appropriate waterproof membrane to the area.						
PRIORITY FOR ACTION	High						
COST PLAN FOR DEFECT No: 1	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	1	4	1	4	\$ 85.00	\$ 340.00
	Materials	Anchor points, chem-set					\$ 250.00
	Waste						\$ 15.00
	Plant	Drill & Vacuum hire					\$ 120.00
	Total						\$ 725.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 217.50
	Total						\$ 942.50
	GST						\$ 94.25
	Total						\$ 1,036.75

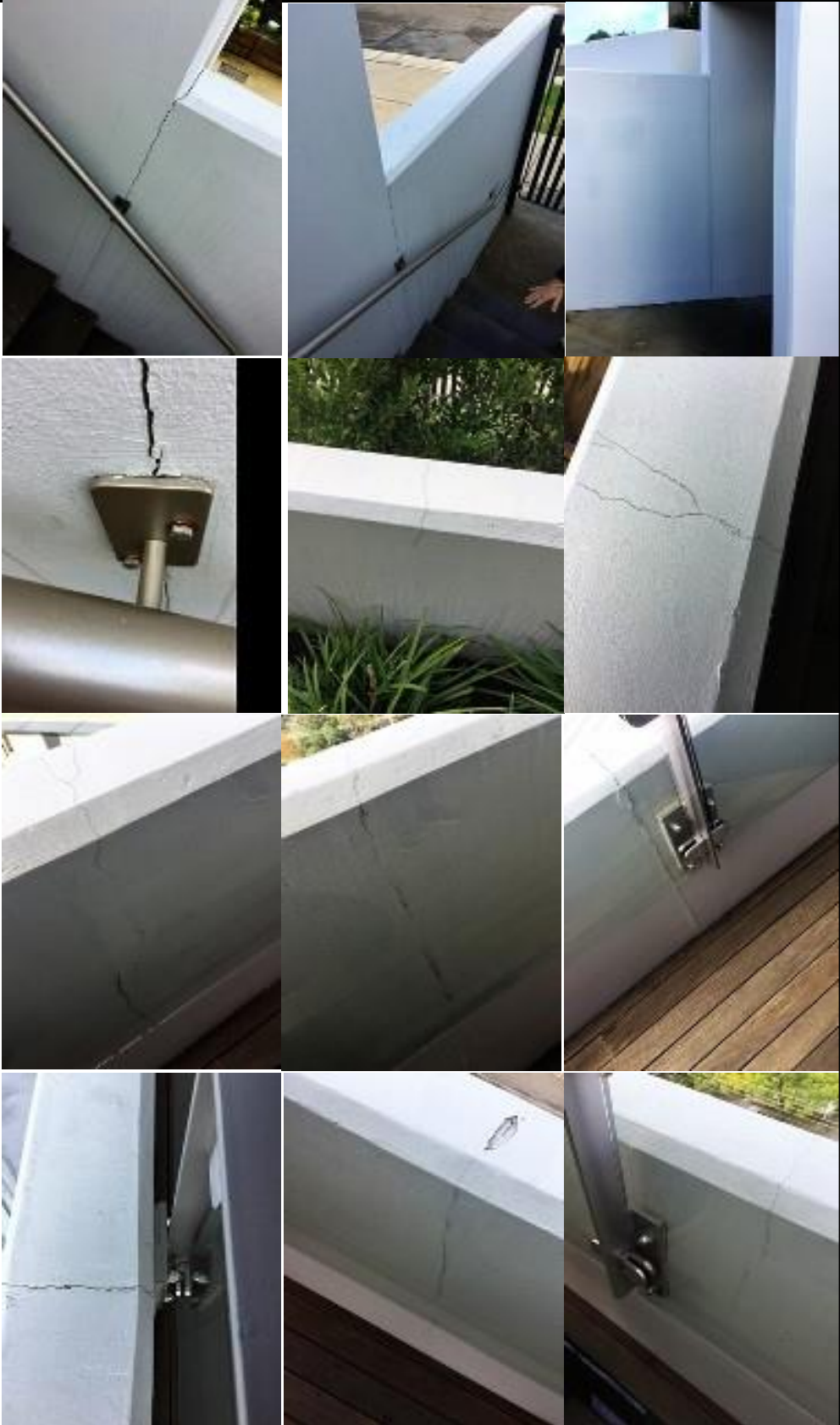
COST PLAN FOR DEFECT No: 2	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	7	112	\$ 70.00	\$ 7,840.00
	Materials	Sand, cement, bonding agent, adhesive					\$ 1,500.00
	Waste						\$ 100.00
	Plant						\$ -
	Total						\$ 9,440.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 2,832.00
	Total						\$ 12,272.00
	GST						\$ 1,227.20
	Total						\$ 13,499.20
COST PLAN FOR DEFECT No: 3	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	1	16	\$ 90.00	\$ 1,440.00
	Materials	Plumbing pipes, fittings and ancillaries					\$ 400.00
	Waste						\$ 50.00
	Plant						\$ -
	Total						\$ 1,890.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 567.00
	Total						\$ 2,457.00
	GST						\$ 245.70
	Total						\$ 2,702.70
COST PLAN FOR DEFECT No: 4	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	2	32	\$ 70.00	\$ 2,240.00
	Materials	Waterproof membrane					\$ 600.00
	Waste						\$ -
	Plant						\$ -
	Total						\$ 2,840.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 852.00
	Total						\$ 3,692.00
	GST						\$ 369.20
	Total						\$ 4,061.20
Forecasted Work Time Table	Works to be completed within the next 3 months						

PHOTO'S





LOCATION	Concrete Upturns/Walls - 283-289 Blaxland Rd Ryde						
ROOM NAME	Concrete Upturns/Walls						
ROOM LOCATION	Exterior of building - Numerous locations						
USE OF ROOM	Exterior of building						
DEFECT TYPE	Minor						
DEFECT DESCRIPTION & No:	Cracking seen to areas of upturned concrete and concrete walls						
ACTIONS REQUIRED For Defect No:	1. Remove glass panels to allow access for repairs, barricade the area so access is not available due to railing being removed. Store panels for re-installation, repair areas of cracking within the substrate, skim coat the areas where the repairs had been carried out, skim coat to extend to architectural breaks, paint areas affected by the works, re-install glass balustrade.						
PRIORITY FOR ACTION							
COST PLAN FOR DEFECT No:	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Glazier	2	8	12	192	\$ 65.00	\$ 12,480.00
	Materials	Miscellaneous					\$ 200.00
	Labour - Remedial builder	2	8	5	80	\$ 85.00	\$ 6,800.00
	Materials	Epoxy for crack repairs					\$ 600.00
	Labour - Renderer	2	8	10	160	\$ 70.00	\$ 11,200.00
	Materials	Acrylic render					\$ 1,200.00
	Labour - Painter	2	8	5	80	\$ 65.00	\$ 5,200.00
	Materials	Paint supply					\$ 1,200.00
	Waste						\$ 250.00
	Plant	Boom lift hire - 3 week period, barricade hire					\$ 7,400.00
	Total						\$ 46,530.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 13,959.00
	Total						\$ 60,489.00
	GST						\$ 6,048.90
	Total						\$ 66,537.90

Forecasted Work Time Table	within 6 Months
PHOTO'S	



LOCATION	Fire Doors - 283-289 Blaxland rd. Ryde
ROOM NAME	Fire Exits
ROOM LOCATION	From garage to Blaxland road and adjacent to main entry
USE OF ROOM	Fire exit
DEFECT TYPE	Safety Hazard
DEFECT DESCRIPTION & No:	1. Fire door located adjacent to the main entry has been affected by exposure to the elements and has swollen binding on the jamb. Door does not lock
ACTIONS REQUIRED For Defect No:	1. Due to exposure to the elements the door is to be replaced, Door hardware and signage to be retained for re-use. The door is to be sealed on all side including hardware locations prior to hanging. Door to be finish painted once re-installed. Door to be tagged confirming its fire rating.
PRIORITY FOR ACTION	High

COST PLAN FOR DEFECT No: 1	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Carpenter	1	8	1	8	\$ 65.00	\$ 520.00
	Materials	Supply of new fire door and ancillaries including tagging					\$ 955.00
	Labour - Painter	1	6	1	6	\$ 65.00	\$ 390.00
	Materials	Supply of paint					\$ 85.00
	Waste						\$ 100.00
	Plant						\$ -
	Total						\$ 2,050.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 615.00
	Total						\$ 2,665.00
	GST						\$ 266.50
	Total						\$ 2,931.50
Forecasted Work Time Table	Immediate - Safety Hazard						
PHOTO'S							

LOCATION	Garage - 283-289 Blaxland Rd Ryde						
ROOM NAME	Garage/Carpark						
ROOM LOCATION	Garage/Carpark						
USE OF ROOM	Parking/Storage						
DEFECT TYPE	Minor						
DEFECT DESCRIPTION & No:	1. Moisture seen to be entering the walls of the garage space, spoon drain in place at the base of these walls to the perimeter of the garage to collect moisture. Some areas have concrete in the base of the spoon drain in lieu of an agg line and blue metal covering, the concrete base is allowing moisture to transfer into the garage slab.						
ACTIONS REQUIRED For Defect No: 1	1. Option 1 - Areas that have concrete base spoon drain to have the area removed with an agg line including filter sock draining to a storm water pit and blue metal covering installed.						
	1. Option 2 - Areas of shotcrete concrete walls that can be seen to be moisture affected along with the concrete spoon drain to have reverse waterproof membrane applied. Area of spoon drain can then be filled with blue metal so any moisture that enters the drain can find its way to the drainage point without being obstructed with debris.						
PRIORITY FOR ACTION	Medium						
COST PLAN FOR DEFECT No: 1 - Opt. 1	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Demolition	2	8	5	80	\$ 65.00	\$ 5,200.00
	Materials						\$ -
	Labour - Plumber	2	8	4	64	\$ 90.00	\$ 5,760.00
	Materials	Agg line, blue metal, ancillaries					\$ 1,350.00
	Labour - Remedial builder	1	8	2	16	\$ 85.00	\$ 1,360.00
	Materials	Concrete patch					\$ 800.00
	Waste						\$ 400.00
	Plant	Demolition hammer, demolition saw					\$ 425.00
	Total						\$ 15,295.00
	Builders Margin (30%) Supervision, Admin, Overheads. Profit						\$ 4,588.50
	Total						\$ 19,883.50
	GST						\$ 1,988.35
	Total						\$ 21,871.85

COST PLAN FOR DEFECT No: 1 - Opt. 2	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour - Remedial builder	2	8	15	240	\$ 85.00	\$ 20,400.00
	Materials						\$ 12,000.00
	Labour	2	8	1	16	\$ 65.00	\$ 1,040.00
	Materials	Blue metal					\$ 400.00
	Waste						\$ 150.00
	Plant						\$ -
	Total						\$ 33,990.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 10,197.00
	Total						\$ 44,187.00
	GST						\$ 4,418.70
	Total						\$ 48,605.70
Forecasted Work Time Table PHOTO'S	3-6 months 						

LOCATION	External Masonry Façade - 283-289 Blaxland Rd Ryde						
ROOM NAME	External Facade						
ROOM LOCATION	Masonry facade						
USE OF ROOM	Exterior of the Building						
DEFECT TYPE	Minor						
DEFECT DESCRIPTION & No:	1. Expansion/articulation joints not installed in accordance with AS3700.						
	2. Weep holes not installed in accordance with AS3700. Above and below windows and at the base of the masonry walls						
ACTIONS REQUIRED For Defect No:	1. Scaffold the external masonry façade to allow access to install articulation joints within the masonry wall, saw cut masonry wall in accordance with AS3700, install wall ties to cut area, fill newly cut joint with compressible sealant.						
	2. Scaffolding allowed within defect 1, Clear perpend joints to areas above and below windows to create weep holes. The remainder of the masonry walls at the floor junctions to have the perpend cleared to create weep holes to see them installed at centres no greater than 1200mm. Timber decks should be lowered to fully expose the base of the weep hole, alternatively, a cavity or area cleared in front of the weep hole be created in the timber decking to allow all moisture to drain from the cavity and allow the area to be inspected for potential pest activity. Strip and remove scaffold. Remedial works to clear the timber deck from in front of the weep holes. Clean the area of the works						
PRIORITY FOR ACTION	Medium						
COST PLAN FOR DEFECT No: 1	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	5	80	\$ 85.00	\$ 6,800.00
	Materials	Wall ties, compressible filler, sealant, sand & cement					\$ 1,015.00
	Waste						\$ 100.00
	Plant	Saw hire, wet vacuum hire, scaffold hire including erection and dismantle (2 weeks hire Inc.)					\$ 19,770.00
	Total						\$ 27,685.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 8,305.50
	Total						\$ 35,990.50
	GST						\$ 3,599.05
	Total						\$ 39,589.55

COST PLAN FOR DEFECT No: 2	Cost of defect	Men	Hrs	Days	Total	Rate	Total
	Labour	2	8	8	128	\$ 70.00	\$ 8,960.00
	Materials	Timber, ancillaries					\$ 800.00
	Waste						\$ 300.00
	Plant	Scaffold included in defect 1					\$ -
	Total						\$ 10,060.00
	Builders Margin (30%) Supervision, Admin, Overheads, Profit						\$ 3,018.00
	Total						\$ 13,078.00
	GST						\$ 1,307.80
	Total						\$ 14,385.80
Forecasted Work Time Table	3-6 Months						
PHOTO'S							

Appendix 22

Emilio Calandra

QUALIFICATIONS

2016	Certified Pre Purchase Inspection Accreditation within the MBA
2012	Work Safety at Heights & Work Safety on Roofs
2007	Electrical testing and tagging
2006	General Induction White Card
2001	Timber and Pest Identification
1990 – 1994	UTS Bachelor of Applied Science (Construction Management)

PROFESSIONAL EXPERIENCE

2014 – Current Self Employed – Building Consultant

The Property Inspectors Pty Ltd

Property and Pest Inspections

Quality Assurance Inspections

Dilapidation Reports

Technical Reporting

Expert Witness Reporting



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

2005 – Current Self Employed – Licenced Builder

Calandra Constructions Pty Ltd

Director of a Residential and Commercial Building Company

Estimating

Programing

Project management

1995 – 2005 Self Employed / Partnership – Licenced Building Company

Calandra Constructions Builders Pty Ltd

Director of a Residential and Commercial Building Company

Estimating

Programing

Project management

1990 – 1995 Building cadet for M&M Calandra Builders Pty Ltd



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

Appendix 23

NCAT Procedural Direction 3

EXPERT WITNESSES

This Procedural Direction applies to:	Proceedings in all Divisions
Effective Date:	7 February 2014
Replaces Procedural Direction:	NCAT Procedural Direction 3 (20 December 2013)
Notes:	You should ensure that you are using the current version of this Procedural Direction. A complete set of Procedural Directions and Guidelines is available on the Tribunal website at www.ncat.nsw.gov.au

Introduction

1. The Tribunal may rely on evidence from expert witnesses to reach a conclusion about a technical matter or area of specialised knowledge that is relevant to an issue to be determined in proceedings. It is important that experts' opinions are soundly based, complete and reliable.
2. This Procedural Direction sets out:
 - (a) a code of conduct for expert witnesses (based upon Schedule 7 to the *Uniform Civil Procedure Rules 2005*); and
 - (b) information on how experts may be required to give evidence.

Compliance and other matters

3. The Tribunal may excuse an expert witness or any other person from complying with this Procedural Direction before or after the time for compliance.
4. Nothing in this Procedural Direction prevents the Tribunal from giving any directions concerning expert witnesses or expert evidence that the Tribunal considers appropriate in any particular proceedings before the Tribunal.
5. This Procedural Direction is made by the President under s 26 of the *Civil and Administrative Tribunal Act 2013*.



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

Definitions

Word	Definition
Act	<i>Civil and Administrative Tribunal Act 2013</i>
Rules	<i>Civil and Administrative Tribunal Rules 2014</i>
Expert witness	A person who has specialised knowledge based on the person's training, study or experience and who give evidence of an opinion based wholly or substantially on that knowledge.

6. Words used in this Procedural Direction have the same meaning as defined in the Act and the Rules.

Application

7. This Procedural Direction applies to:
- (a) any evidence given by an expert witness in the Tribunal;
 - (b) any arrangement between an expert and a party for the expert to provide evidence or a report for the purposes of proceedings or proposed proceedings in the Tribunal; and
 - (c) any arrangements for Tribunal appointed experts,
- except that this Procedural Direction does not apply to evidence obtained from treating doctors, other health professionals or hospitals (who might otherwise fall within the definition of expert witness), unless the Tribunal otherwise directs.

Parties' and Experts' Duties

8. Any party who retains an expert to provide evidence or a report for the purposes of proceedings or proposed proceedings in the Tribunal must bring to the expert's attention the contents of this Procedural Direction, including the experts' code of conduct.
9. Where an expert is unable to comply with the experts' code of conduct, whether because of a conflict of interest or otherwise, the expert is not to give evidence or provide an expert's report for use in proceedings in the Tribunal, unless the expert raises the inability with the Tribunal and the Tribunal expressly permits the expert to give evidence or provide a report.



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

Experts' Code of Conduct

Application of code

10. Subject to paragraph 7, this experts' code of conduct applies to any expert witness who:
 - (a) provides an expert's report for use as evidence in proceedings or proposed proceedings in the Tribunal, or
 - (b) gives opinion evidence in proceedings in the Tribunal.

General duty to the Tribunal

11. An expert witness has an overriding duty to assist the Tribunal impartially on matters relevant to the expert witness's area of expertise.
12. An expert witness's paramount duty is to the Tribunal and not to any party to the proceedings (including the person retaining the expert witness).
13. An expert witness is not an advocate for a party.
14. An expert witness must abide by any direction given by the Tribunal.

Duty to work co-operatively with other expert witnesses

15. An expert witness, when complying with any direction of the Tribunal to confer with another expert witness or to prepare a joint report with another expert witness in relation to any issue must:
 - (a) exercise his or her independent, professional judgment in relation to that issue;
 - (b) endeavour to reach agreement with any other expert witness on that issue; and
 - (c) not act on any instruction or request to withhold or avoid agreement with any other expert witness.

Experts' reports

16. An expert's report must (in the body of the report or in an annexure to it) include the following:
 - (a) the expert's qualifications as an expert on the issue the subject of the report;
 - (b) the facts, and assumptions of fact, on which the opinions in the report are based (a letter of instructions may be annexed);
 - (c) the expert's reasons for each opinion expressed;
 - (d) if applicable, that a particular issue falls outside the expert's field of expertise;



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

- (e) any literature or other materials used in support of the opinions.
 - (f) any examinations, tests or other investigations on which the expert has relied, including details of the qualifications of the person who carried them out;
 - (g) in the case of a report that is lengthy or complex, a brief summary of the report (to be located at the beginning of the report);
 - (h) an acknowledgement that the expert has read the experts' code of conduct and agrees to be bound by it.
17. If an expert witness who prepares an expert's report believes that it may be incomplete or inaccurate without some qualification, the qualification must be stated in the report.
 18. If an expert witness considers that his or her opinion is not a concluded opinion because of insufficient research or insufficient data or for any other reason, this must be stated when the opinion is expressed.
 19. If an expert witness changes his or her opinion on a material matter after providing a report, the expert witness must immediately provide a supplementary report to that effect containing such of the information referred to in paragraph 16 as is appropriate.

Experts' conference

20. An expert witness must abide by any direction of the Tribunal:
 - (a) to confer with any other expert witness;
 - (b) to endeavour to reach agreement on any matters in issue;
 - (c) to prepare a joint report, specifying matters agreed and matters not agreed and any reasons for any disagreement; and
 - (d) to base any joint report on specified facts or assumptions of fact.
21. An expert witness must exercise his or her independent, professional judgment in relation to such a conference and joint report, and must not act on any instruction or request to withhold or avoid agreement.

How may expert evidence be given?

22. The Tribunal may regulate the conduct of proceedings involving expert witnesses including by:
 - (a) requiring expert evidence to be given by written report;
 - (b) requiring expert witnesses to confer and prepare a joint report, specifying matters agreed and matters not agreed and reasons for any disagreement;



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

-
- (c) specifying when and in what order expert evidence at a hearing will be given;
 - (d) controlling the form and duration of cross examination of expert witnesses; and
 - (e) requiring expert witnesses to give evidence at a hearing concurrently.
23. If the Tribunal requires or permits expert witnesses to give evidence concurrently this will usually involve the expert witnesses in one particular field of expertise:
- (a) sitting together in the witness box or some other convenient place in the hearing room;
 - (b) being asked questions by the Tribunal;
 - (c) being asked questions by the parties or their representatives (if any);
 - (d) being given the opportunity to respond to the other witness's evidence, as that evidence is given; and
 - (e) being given the opportunity to ask any questions of the other witness, as the evidence is being given, where those questions might assist the Tribunal in determining the matter.

Wright J

President

7 February 2014



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

UNIFORM CIVIL PROCEDURE RULES 2005 - SCHEDULE 7

SCHEDULE 7 – Expert witness code of conduct

(Rule 31.23)

(cf SCR Schedule K)

1 Application of code

This code of conduct applies to any expert witness engaged or appointed:

- (a) to provide an expert's report for use as evidence in proceedings or proposed proceedings, or
- (b) to give opinion evidence in proceedings or proposed proceedings.

2 General duty to the court

- (1) An expert witness has an overriding duty to assist the court impartially on matters relevant to the expert witness's area of expertise.
- (2) An expert witness's paramount duty is to the court and not to any party to the proceedings (including the person retaining the expert witness).
- (3) An expert witness is not an advocate for a party.

3 Duty to comply with court's directions

An expert witness must abide by any direction of the court.

4 Duty to work co-operatively with other expert witnesses

An expert witness, when complying with any direction of the court to confer with another expert witness or to prepare a parties' expert's report with another expert witness in relation to any issue:

- (a) must exercise his or her independent, professional judgment in relation to that issue, and
- (b) must endeavour to reach agreement with the other expert witness on that issue, and
- (c) must not act on any instruction or request to withhold or avoid agreement with the other expert witness.

5 Experts' reports

- (1) An expert's report must (in the body of the report or in an annexure to it) include the following:



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

- (a) the expert's qualifications as an expert on the issue the subject of the report,
 - (b) the facts, and assumptions of fact, on which the opinions in the report are based (a letter of instructions may be annexed),
 - (c) the expert's reasons for each opinion expressed,
 - (d) if applicable, that a particular issue falls outside the expert's field of expertise,
 - (e) any literature or other materials utilised in support of the opinions,
 - (f) any examinations, tests or other investigations on which the expert has relied, including details of the qualifications of the person who carried them out,
 - (g) in the case of a report that is lengthy or complex, a brief summary of the report (to be located at the beginning of the report).
- (2) If an expert witness who prepares an expert's report believes that it may be incomplete or inaccurate without some qualification, the qualification must be stated in the report.
- (3) If an expert witness considers that his or her opinion is not a concluded opinion because of insufficient research or insufficient data or for any other reason, this must be stated when the opinion is expressed.
- (4) If an expert witness changes his or her opinion on a material matter after providing an expert's report to the party engaging him or her (or that party's legal representative), the expert witness must forthwith provide the engaging party (or that party's legal representative) with a supplementary report to that effect containing such of the information referred to in subclause (1) as is appropriate.

6 Experts' conference

- (1) Without limiting [clause 3](#), an expert witness must abide by any direction of the court:
- (a) to confer with any other expert witness, or
 - (b) to endeavour to reach agreement on any matters in issue, or
 - (c) to prepare a joint report, specifying matters agreed and matters not agreed and reasons for any disagreement, or
 - (d) to base any joint report on specified facts or assumptions of fact.
- (2) An expert witness must exercise his or her independent, professional judgment in relation to such a conference and joint report, and must not act on any instruction or request to withhold or avoid agreement.



The Property Inspectors

Mob: 0411 880 588

Address: 80 Victoria Rd Drummoyne NSW 2047

admin@thepropertyinspectors.com.au

Ph: +61 2 9181 5989

Mail: PO Box 290 Hunters Hill NSW 2110

www.ThePropertyInspectors.com.au

aware after settlement in September 2015 that the builders - TCQ organised changes to the approved Open Courtyard within Lot 13.

The Owners Corporation were not installed until the first AGM October 2015. At no time has the OC been informed or supplied of plans setting out why this roof was constructed over the open courtyard in Unit 13.

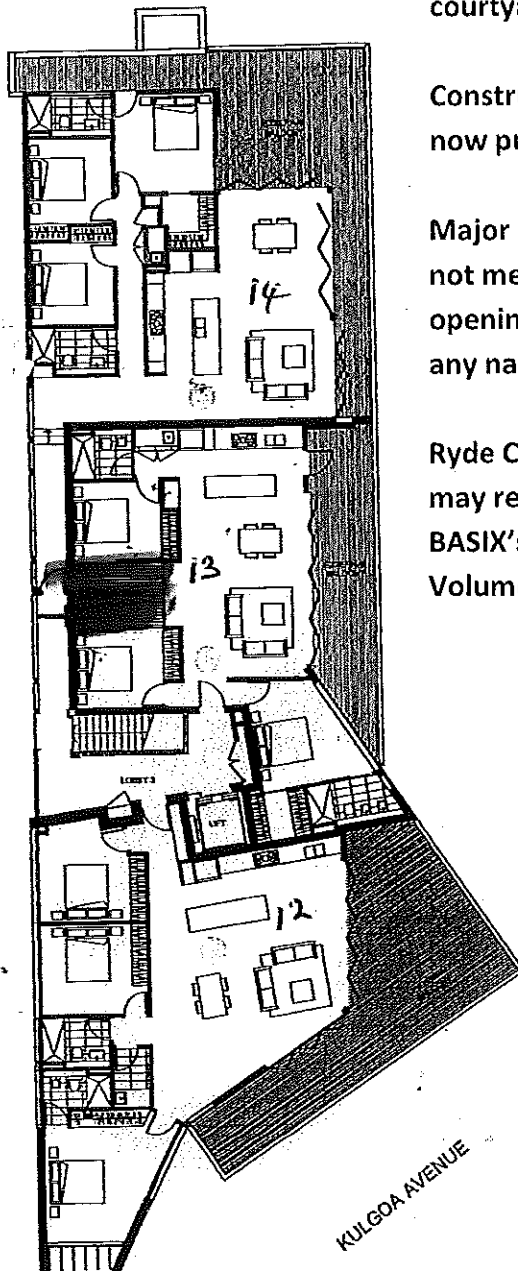
Construction of a roof over this open courtyard now puts it under the governance of the OC.

Major concerns are raised as the alterations do not meet the Building Code of Australia. Bedrooms opening onto this now enclosed area are without any natural light or ventilation.

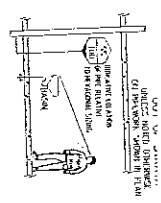
Ryde Council state "this has significant issues which may relate to floor space ratios, section 94 contributions, BASIX's requirements, (BCA) National Construction Code Volume Section F Health and Amenity, to list a few."

B
L
A
X
L
A
N
D

R
O
A
D







WORKS AS CONSTRUCTED
SPIC 'N' SPAN PLUMBING
04.05.15

erbas Engineers For Building Services

Mr Joseph P Loiacono and Annie Y Loiacono
13/289 Blaxland Rd
RYDE NSW 2112

17 August 2016

 Dear Mr Loiacono

13/289 Blaxland Rd, Ryde

I refer to my recent site inspection and our discussions concerning the construction of building works carried out to your unit at the above address contrary to the development consent which includes the following;

- Enclosing of the internal open courtyard within your unit to create a habitable room.
- Deletion of sliding doors from bedroom 2 & 3 to the courtyard with the provision of enclosing walls.
- Enclosing of an open roof area with the installation of a skylight.
- Installation of a floating floor within the courtyard converted space and provision of an opening to the family room.

The above matters appear to have significant issues which may relate to floor space ratios, section 94 contributions, BASIX's requirements, (BCA) National Construction Code Volume Section F Health and Amenity, to list a few.

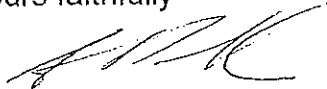
There are various ways to remedy the current situation which could involve applying for a section 96 application (modification of consent) as well as a building certificate application for Council to consider allowing the existing works to remain, however in this current form this is unlikely to be supported.

A more appropriate option is to reinstate the building to comply with the development consent and construction certificate

I also understand that there is current legal action pending involving the builder and as such Council has determined to withhold and further compliance action pending the outcome of the current court action.

Should you require further information please contact me on 9952-8358.

Yours faithfully

A handwritten signature in black ink, appearing to be 'SP' followed by a stylized flourish.

Sergio Pillon
Senior Coordinator Building Compliance

Form 15

Final/Interim Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000 Clauses 170 to 174

Type of certificate

☐ Interim

☒ Final

☐ Part

☒ Whole

Name of owner/agent (authorised by the owner): I Rodney Matterson of 2d Brunner Road, Chullora

Certify that:

- each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
 - (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000.

Address of building: 283 to 289 Blaxland Road, Ryde

Date of assessment: 1st June 2015

Owner's Name: Wattle Aged Living Pty Ltd

Address: PO Box 454 Regents Park NSW

ESSENTIAL FIRE SAFETY MEASURES

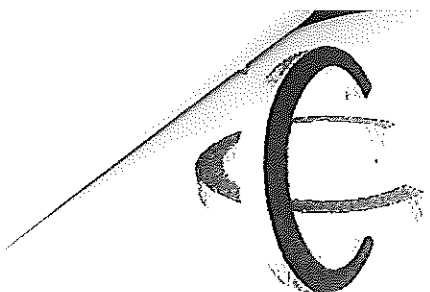
Fire Safety & Other Measures	Existing Measure	Proposed Measure	Minimum Standards of Performance
Access Panels, Doors & Hoppers	☐	X	BCA Clause C3 AS1530.4
Automatic Fail Safe Devices	☐	X	BCA Clause D2.21
Openings in Fire Isolated Lift Shaft	☐	X	BCA Clause C3.10 AS1735.2
Emergency Lighting	☐	X	BCA Clause E4.2 + E4.4 AS2293.1
Exit Signs	☐	X	BCA Clause E4.5 + E4.6 + E4.8 AS2293.1
Fire Dampers	☐	X	BCA Clause C3.15 AS1668.1 AS1682.1 & 2
Fire Doors	☐	X	BCA clauses C3.4 + C3.11 AS1905.1
Fire Hydrant Systems (street hydrant)	☐	X	BCA Clause E1.3 AS2419.1
Fire Seals Protecting openings in Fire-resisting Components	☐	X	BCA Clause C3.15 AS1530.4
Hose Reel Systems	☐	X	BCA Clause E1.4 AS2441.1
Mechanical Air Handling Systems	☐	X	BCA Clause E2.2 AS1668.1 AS1668.2

Fire Safety & Other Measures	Existing Measure	Proposed Measure	Minimum Standards of Performance
Portable Fire Extinguishers	☐	X	BCA Clause E1.6 AS2444
Smoke Detectors & Heat Detectors	☐	X	BCA Clause E2.2a AS1670 AS3786
Warning & Operational Signs	☐	X	Section 183 - EP&A Regulation 2000 BCA Clause D2.23 + E3.3
Building Occupant Warning System	☐	X	BCA Spec E2.2 AS1670.1 AS3786

The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Date of statement: 1st June 2015 Signature: *J. Matteson* Owner / Agent (authorised by the owner)

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Fire Commissioner of the New South Wales Fire Brigades and a copy of this fire safety statement together with the relevant fire safety schedule must be prominently displayed in the building (i.e. in the entrance foyer or hallway). A fire safety statement must be accompanied by a fire safety schedule for the building or part of the building.



Comcert

Building Certifiers

OCCUPATION CERTIFICATE

Pursuant to the Environmental Planning and Assessment Act 1979
Sections 109H and 109M

Certificate Type:

Final

Applicant Details:

Brett Matterson
Wattle Aged Living Pty Ltd
PO Box 454 Regents Park NSW 2143

Property Address:

Lot 20, DP 565527, No. 283-289 Blaxland Road, Ryde.

Description of Building:

Construction of a residential flat building containing 14
apartments and car parking for 28 vehicles

Determination Status:

Approved

Determination Date:

6 July, 2015

Part or whole:

Whole

BCA Classification:

Class 2, 7a & 7b

Date Application Received:

3 July, 2015

Certifying Authority:

James Somerville

Accreditation No:

BPB 0759

Council Area:

Ryde

Development Consent No:

LDA2012/0249

Construction Certificate No:

CC2013/013

Record of Inspections

Type of Inspection	Inspection Date	Undertaken By	Result
Slab	18/12/2013	James Somerville - BPB0759	Satisfactory
Slab	20/03/2014	James Somerville - BPB0759	Satisfactory
Frame	04/09/2014	James Somerville - BPB0759	Satisfactory
Waterproofing of wet areas	21/11/2014	James Somerville - BPB0759	Satisfactory
Storm water pipes prior to backfilling	21/11/2014	James Somerville - BPB0759	Satisfactory
Final Inspection	04/06/2015	James Somerville - BPB0759	Satisfactory

Comcert Building Certifiers Pty Ltd
Suite 15, 7 Sefton Road, Thornleigh NSW 2120
Phone: (02) 9980 0300
ABN 82 160 120 016

Information Relied Upon

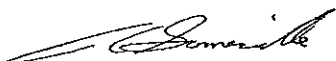
The following documentation was relied upon on in issuing the occupation certificate:

- A completed Concert Building Certifiers Pty Ltd occupation certificate application form.
- Title Search prepared by NSW Land & Property Information, dated 3 July, 2015.
- Interim Occupation Certificate No.OC2015/096 issued by James Somerville of Concert Building Certifiers Pty Ltd, dated 18 June, 2015 including the following documents: (Not attached)
 - Structural Engineers Certification Ref SRPT-20120257 prepared by Anthony Down of Jones Nicholson Consulting Engineers, dated 21 January, 2015.
 - Hydraulic Engineers Certification prepared by Michael Slatter of Erbas and Associates Pty Ltd, dated 7 April, 2015.
 - Mechanical Services Installation Certificate prepared by Bryan Phillips of Austincorp Pty Ltd, dated 23 April, 2015.
 - Stormwater Drainage Installation Compliance Certificate prepared by Michael Lemke of TC Intra Group, dated 20 May, 2015.
 - Acoustic Engineers Compliance Testing Report prepared by Remi Larmandieu of Acoustic Logic, dated 21 May, 2015.
 - Dividing Wall Certificate of Compliance prepared by Rodney Matterson of TCQ Construction, dated 30 March, 2015.
 - Glazing Certification prepared by Joshua David Sulaman of Ausview (Aust) Pty Ltd, dated 7 June, 2015.
 - Wet Area Waterproofing Certification for Internal Areas from Sammy Angemi of Waterproofing Solutions Australia, dated 12 February, 2015.
 - Fire Hazard Property Certificate of Compliance enclosing test reports and product information from Rodney Matterson of TCQ Construction, dated 30 March, 2015.
 - Fire Door Certification prepared by Rodney Matterson of TCQ Construction, dated 1 June, 2015.
 - Termite Control Certification prepared by Rodney Matterson of TCQ Construction, dated 30 March, 2015.
 - Certification for the Installation and Operation of the Essential Services (smoke/heat detections & building occupant warning system) prepared by Adrian Serotzki of Custom Fire Solutions, dated 26 May, 2015.
 - Electrical Services Certificate prepared by Tumay Beha of TGB Electrical Air Conditioning, dated 30 April, 2015.
 - Electrical Work Certificate of Compliance No. 2313816 prepared by Peter Wilson Licence No. E66660, dated 21 April, 2015.
 - Final Fire Safety Certificate (Form 15) prepared by Rodney Matterson, dated 6 June, 2015.
 - Survey Report and Plan Ref. 7902-ident prepared by Rolf K. Cambridge of ATS Land & Engineering Surveyors Pty Ltd, dated 6 June, 2015
 - Email advising and enclosing the requirements of Condition 72 of the DA Approval (WAE), has been met in regard to installed stormwater, prepared by Rodney Matterson of TCQ Construction, dated 29 April, 2015.
 - Letter advising Consent to Positive Covenant and attachments prepared by Rania Abou-Nasr of National Australia Bank, dated 20 March, 2015.
 - Letter confirming installation of Regent Grey Granite and product test report prepared by Rodney Matterson of TCQ Construction, dated 4 June, 2015.
 - Plumbing Certification prepared by Daniel Kuman of Spic n Span Plumbing Solutions, dated 25 April, 2015.

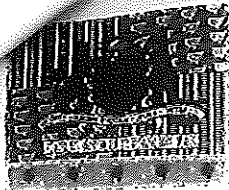
- o Elevator Certificate of Compliance prepared by Khash Tabandeh of Elevator Services Group, dated 15 April, 2015.
- o Letter advising compliance with conditions 70 & 74 of the DA Approval, along with BCA Part J verification, SEPP 65 Verification, and Accessible Design Verification, prepared by Peter Smith of Smith Tzannes, dated 18 May, 2015.
- o Post Photographic Dilapidation Report for 283 to 289 Balxand Road, Ryde, not dated
- o Letter advising on the Road Opening Permit having been completedmet along with photographic evidence, prepared by Rodney Matterson of TCQ Construction, dated 1 June, 2015.
- o Confirmation of Addressing, issued by Lindsay Mason of City of Ryde Council, dated 22 January, 2015.
- o Footpath Certification prepared by Kumar T. Satkumaran of the City of Ryde Council, dated 2 June, 2015.
- o Receipt No. 2145934 for Gutter Cost Construct issued by City of Ryde Council, dated 27 May, 2015.
- o Report demonstrating BASIX compliance prepared by Rodney Matterson of TCQ Construction, dated 30 June, 2015.
- o Fire Isolated Lift Shaft Certification prepared by Rodney Matterson of TCQ Construction, dated 6 June, 2015.
- o Landscape Certification prepared by Raymond Fuggle of RFA Landscape Architects, dated 16 June, 2015.
- o Fire Safety Schedule (Amended) prepared by James Somerville of Comcert Building Certifiers, not dated.
- o BASIX Completion Receipt No.CR-843087-435759M, dated 17 June, 2015.
- o Kerb, Gutter, Driveway and Footpath Completion Certification prepared by Peter Cormican of City of Ryde Council, dated 16 June, 2015.
- o Email from Myra Malek of Ryde City Council advising no objections issuing an interim OC with (positive covenant) Registration of Lands Title, dated 5 June, 2015.
- o Email to the Building Professionals Board attaching a report regarding a retaining wall prepared by James Somerville of Comcert Building Certifiers, dated 17 June, 2015.

I hereby certify that:

- (i) the health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued, and
- (ii) a current development consent or complying development certificate is in force for the building, and
- (iii) if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- (iv) the building is suitable for occupation or use in accordance with its classification under the *Building Code of Australia*, and
- (v) a fire safety certificate has been issued for the building.



James Somerville JP
A1 Accredited Certifier
Comcert Building Certifiers Pty Ltd



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

COPY

CP/SP92028

EDITION

3

DATE OF ISSUE

5/4/2017

CERTIFICATE AUTHENTICATION CODE

LQ6J-DZ-9XZJ



REGISTRAR GENERAL



I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 92028
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT RYDE.

LOCAL GOVERNMENT AREA: RYDE.

PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND

TITLE DIAGRAM: SP92028

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 92028
ADDRESS FOR SERVICE OF NOTICES:
283 - 289 BLAXLAND ROAD, ROAD 2112

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. AJ623481 POSITIVE COVENANT
3. AM285868 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000)

STRATA PLAN 92028

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 805	2	- 670	3	- 663	4	- 720
5	- 421	6	- 636	7	- 621	8	- 682
9	- 720	10	- 713	11	- 663	12	- 927
13	- 832	14	- 927				

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

7037026

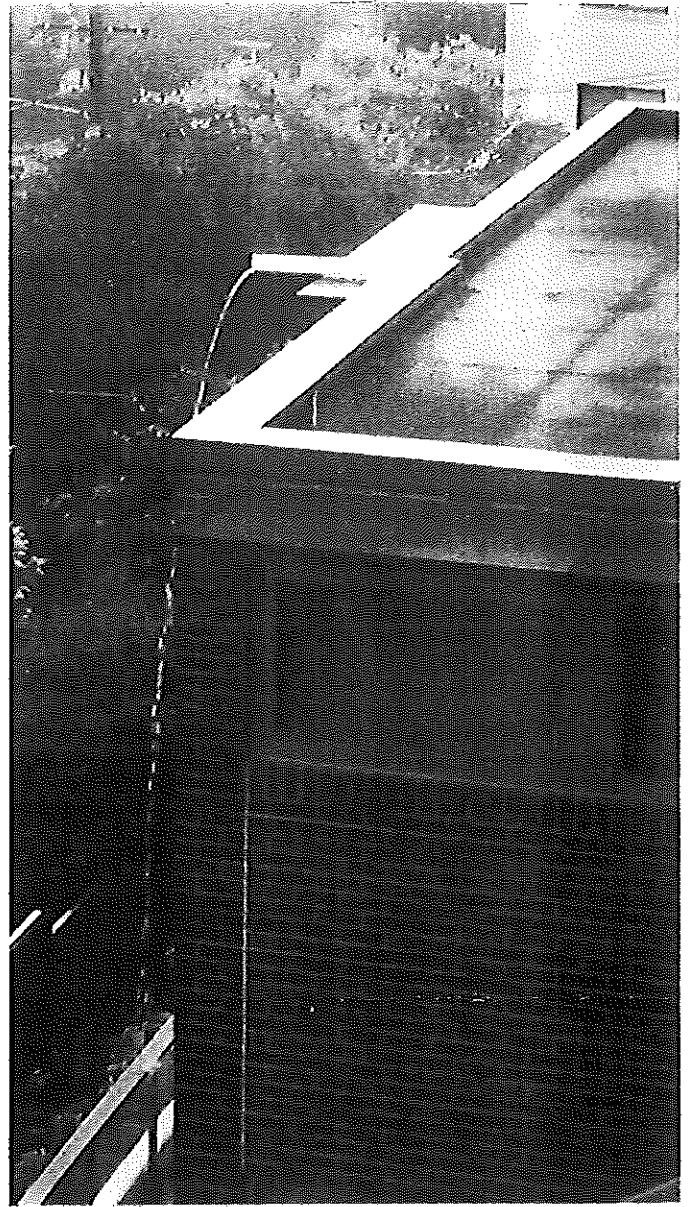
Common Property

Above Lot 3

Roof over Unit 3

Shows how water pools at far end
X indicates the only drain on this roof
water does not flow towards the drain.

Temporary pipe put in by TCQ over (MAY 2016)
a month ago, creates a waterfall effect,
onto the rail and deck of Unit 1 and the
sound created by the pounding water is
unacceptable and also damaging the rail
and deck.



Waterfall 11/6/2016

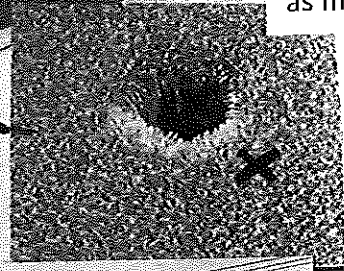
Position of Gap hole in side wall

Position where water pools
no down pipe to stop water
spilling onto Balcony of Unit 1

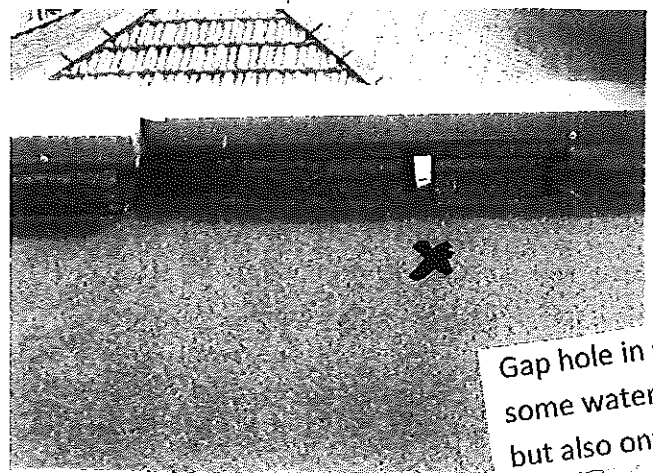
Rooftop of Unit 3 (where artificial
grass) has been installed. The two
drains provided are not sufficient
water pools in the corner X this
water spills down onto balcony of
Unit 1 – making it extremely
slippery.

Positions of the two drains

Enlarged view of drain hole
as marked X in picture 34



Drain nearer to Unit 11,
No water appears to enter



Gap hole in side wall
some water spills through
but also onto Deck of Unit 1