Location	Parameter	Units				Maximum CH ₄
Location	rurumeter	Omio	22-Apr-13	30/04/2013**	9/05/2013**	Reading
E1	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O_2	% (v/v)	20.9			20.9
E2	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E3	CH ₄	ppm	>50000			>50000
	H ₂ S	ppm	0			0
	O_2	% (v/v)	9.6			20.9
E4	CH ₄	ppm	50			50
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E5	CH₄	ppm	35			35
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E 6	CH ₄	ppm	60			60
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E 7	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E8	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E9	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E9A	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0		~ ~	
	O ₂	% (v/v)	20.9			20.9
E10	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E10A	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0		/	0
	O ₂	% (v/v)	20.9			20.9
E11	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0(0)			0
	O ₂	% (v/v)	20.3			20.9
E12	CH₄	mag	1250			1250
-	H ₂ S	ppm	0			0
	02	1% (\/V)	20.9			20.9
E13	CH,	ppm	300			300
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9



Location	Parameter	Units				Maximum CH,
Location	Parameter	Units	22-Apr-13	30/04/2013**	9/05/2013**	Reading
E14	CH₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
E14	CH₄	ppm	NM			0
South Left	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
E14	CH₄	ppm	NM			0
South Right	H ₂ S	ppm	NM			0
South raight	O ₂	% (v/v)	NM			20.9
E15	CH ₄		< 20			0
E 15		ppm				
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E15	CH₄	ppm	< 20			0
North	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E16	CH₄	ppm	390			390
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E16 North	CH ₄	ppm	390			390
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E17	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E18	CH₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E19	CH₄	ppm	< 20			0
	H ₂ S O ₂	ppm	0			20.8
E20	CH ₄	% (v/v)	20.9 < 20			20.5
E20	H₂S	ppm	0		\rightarrow	0
	O ₂	% (v/v)	20.9	Ì		20.9
E20	CH₄	ppm	< 20		-	0
Left	H ₂ S	ppm	0		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	0
20.1	O ₂	% (v/v)	20.9			20.9
E20	CH ₄	ppm	< 20		/	0
Right	H ₂ S	ppm	0			0
=	O ₂	% (v/v)	20.9			20.9
E 21	CH ₄	ppm	< 20	7		0
	H ₂ S	ppm		~		0
	O ₂	% (¹ /v)	20.9			20.9
E21	CH ₄	ppm \	< 20			0
_eft	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
≣21	CH ₄	ppm	< 20			0
Right	Fi ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9



Location	Parameter	Units				Maximum CH ₄
Location	i arameter	Oilles	22-Apr-13	30/04/2013**	9/05/2013**	Reading
22	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
22	CH ₄	ppm	< 20			0
eft	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
22	CH₄	ppm	< 20			0
Right	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
23	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9	1		20.9
23	CH₄	ppm	< 20			0
.eft	H ₂ S	ppm	0	1		0
	O ₂	% (v/v)	20.9	1		20.9
23	CH ₄	ppm	< 20			0
Right	H ₂ S	ppm	0			0
9	O ₂	% (v/v)	20.9			20.9
24	CH₄	ppm	< 20			0
-2-	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
24	CH ₄	ppm	< 20			0
.eft	H ₂ S	ppm	0	1		0
en	O ₂	% (v/v)	20.9			20.9
24	CH ₄	+	< 20			0
:24 Right	H ₂ S	ppm ppm	0			0
dgiit	O ₂	% (v/v)	20.9	1		20.9
25	CH ₄	+	9050			9050
:25	H ₂ S	ppm	0			9050
	O ₂		20.9			20.9
-00		% (v/v)				
26	CH ₄	ppm	< 20 0			0
	H ₂ S O ₂	ppm				0
		% (v/v)	20.9		$\overline{}$	20.9
27	CH₄	ppm	< 20			
	H ₂ S	ppm	0	1	$\overline{}$	0
	O ₂	% (v/v)	20.9		-	20.9
28	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
29	CH ₄	ppm	< 20	$\subseteq \longrightarrow$		0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
30	CH ₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
31	CH₄	ppm	410			410
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Vest Car park	CH ₄	ррт	< 20			0
IE Comer	H ₂ S	ppm	0			0
	O^3	% (v/v)	20.9			20.9



Location	Parameter	Units				Maximum CH
Location	rarameter	Onico	22-Apr-13	30/04/2013**	9/05/2013**	Reading
Vest Car park	CH ₄	ppm	< 20			0
eft NE Corner	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Nest Car park	CH ₄	ppm	1150			4000
Right NW Corner	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Nest Car park	CH ₄	ppm	< 20			0
NW Corner	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Vest Car park	CH₄	ppm	< 20			0
IW Edge	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Central Light Pole	CH₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Scoreboard light Pole	CLI		-			
oie	CH ₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Ag pip adj Lodge 9	CH ₄	ppm	NM			0
.3 [-] ===3 ===3 = =	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			0.0
S1	CH ₄	ppm	NM			0.0
, i	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
S2	CH ₄	ppm	NM			0
J2	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
33	CH ₄	ppm	< 20			0
55	H ₂ S	ppm	0			700
	O ₂	% (v/v)	20.9			20.9
64	CH ₄	ppm	NM			0
) +	H ₂ S	ppm	NM		\rightarrow	0
	O ₂	% (v/v)	NM			20.9
35	CH ₄	ppm	< 20			0
55	H ₂ S	ppm	0		\leftarrow	0
	O ₂	% (v/v)	20.9			20.9
36	CH ₄	ppm	< 20		-	0
50	H ₂ S	ppm	0	\sim	<i>)</i> ———	0
	O ₂	% (v/v)	20.9			20.9
S7	CH ₄	+		\sim		0
) i	C⊓ ₄ H₂S	ppm ppm	< 20 0			0
	O ₂	% (v/v)	20.9	>		20.9
88	CH ₄		< 20			0
00	H ₂ S	ppm	- × 20			0
	O ₂	ppm ppm	20.9			20.9
20	CH.	% (v/v')				
39		npm	< 20 0			0
	H ₂ S	ppm	20.9			20.9
S10		% (v/v)				
סוט	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0



Location	Parameter	Units				Maximum CH
200411011	r aramoto.	00	22-Apr-13	30/04/2013**	9/05/2013**	Reading
S11	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12A	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12B	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12C	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12D	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
513	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S14	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S15	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S16	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S17	CH₄	ppm	< 20			0
	H ₂ S	ppm	0		_	7 0
	O ₂	% (v/v)	20.9		\sim	20.9
S18	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S19	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9)	20.9
320	CH₄	ppm	< 20		Y	0
-	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S20A	CH ₄	ppm	< 20			0
	H ₂ S	ppm				0
	O ₂	% (v/v)	20 9			20.9
321	CH ₄	npm	< 20	 		0
<i>,</i> _ 1	H ₂ S	ppm	0			0
	G ₂	% (v/v)	20.9	 		20.9
322			< 20			0
) 	CH ₄ H ₂ S	ppm	< 20 0			0
	O ₂	ppm % (v/v)	20.9			20.9



Location	Parameter	Units				Maximum CH ₄
Location	Parameter	Units	22-Apr-13	30/04/2013**	9/05/2013**	Reading
323	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
SW Outside	CH ₄	ppm	20			20
eception	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
SW Main Carpark	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
SW Adjacent	CH₄	ppm	< 20			0
rampolines	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Store Room 1	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Store Room 2	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Mens toilet main	CH ₄	ppm	< 20			0
entrance	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Electrical pit Beach	CH ₄	ppm	< 20			0
/olleyball	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Dewatering Sump	CH ₄	ppm	< 20			0
sewatering camp	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Confined Space	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Manhole	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0		_	0
	O ₂	% (v/v)	20.9			20.9
_1	CH ₄	ppm	< 20		$\overline{}$	20.5
-1	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
_2	CH₄	1	< 20		\leftarrow	0
	H ₂ S	ppm ppm	0	(0)		0
	O ₂	% (v/v)	20.9		7	20.9
-3	CH ₄					0
_0	H ₂ S	ppm	< 20			
	Π ₂ S O ₂	ppm				0
4		% (v/v)	20.9			20.9
_4	CH₄	ppm	< 20			0
	H₂S O	ppm	0			0
	O ₂	% (v/v)	20 9			20.9
.5	CH ₄	ppm	< 20			0
	H ₂ S	ррт	0			0
	O ₂	% (v/v)	20.9			20.9
_6	CH ₄	ppin	< 20			0
	H ₂ S	ppm	0			0
	O ⁵	% (v/v)	20.9			20.9



	D	Units				Maximum CH ₄
Location	Parameter	Units	22-Apr-13	30/04/2013**	9/05/2013**	Reading
L7	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L8	CH₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L9	CH ₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L10	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L11	CH₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
_12	CH ₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L13	CH ₄	ppm	< 20			0
	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L14	CH₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Western Carpark	CH ₄	ppm	< 20			0
Central Stairs	H₂S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
	CH ₄	ppm	< 20			0
Storage Containers	H₂S	ppm	0			0
western carpark	O ₂	% (v/v)	20.9			20.9
	CH₄	ppm	< 20			0
W-Beach Volleyball	H₂S	ppm	0			//0//
	O ₂	% (v/v)	20.9			20.9
	CH₄	ppm	< 20			70
Starage Containers	H₂S	ppm	0			0
behind lodges	O ₂	% (v/v)	20.9			20.9
*	CH ₄	ppm	< 20			0
Storage shed	H ₂ S	ppm	0			0
southern end track		% (v/v)	20.9	7.7 \ 7.7)	20.9

Notes:

Methane Trigger Level = 1.25 % v/v or 12,500 ppm (Environmental Guidelines: Solid Waste Landfills, NSW EPA, 1996) Shading indicates exceedance of trigger level.

NM = location not monitored.

E = Electrical pit S= Stormwater drain

Runaway Bay SSC gas results, report table 3 31/05/2013

^{*} Partial monitoring round completed March 2009

^{**} additional monitoring completed 30/4/13 and 3/5/13 due to elevated results within E3 on 22/4/13. Please note additional results tables available

Attachment 4 - Table 4:Detailed results 22 April 2013

	Methane - CH4 (Eagle)	I()xv/gen - ()2	Carbon Monoxide - CO	Hydrogen Sulfide - H2S	BOM Air Pressure	BOM Wind data	BOM Temp data
Initial reading E3 @ 12.30pm.	>50,000 ppm	9.6 %vol	0 ppm	0 ppm	1010 hPa	NW, 20 km/hr	25.4 °C
Ambient immediately above and around pit @ 12.30pm	150 ppm	20.9 %vol	0 ppm	0 ppm	1010 hPa	NW, 20 km/hr	25.4 °C
Immediately adjacent services pit @ 12.30pm	180 ppm	20.9 %vol	0 ppm	0 ppm	1010 hPa	NW, 20 km/hr	25.4 °C
Second reading E3 @ 1.30pm.	>50,000 ppm	10.2 %vol	0 ppm	0 ppm	1010 hPa	NW, 20 km/hr	25.4 °C
Ambient immediately above and around pit @ 1.30pm	150 ppm	20.9 %vol	0 ppm	0 ppm	1010 hPa	NW, 20 km/hr	25.4 °C
Immediately adjacent services pit @ 1.30pm	450 ppm	20.9 %vol	0 ppm	0 ppm	1010 hPa	NW, 20 km/hr	25.4 °C

Notes
BOM station Gold Coast Seaway (040764). 3pm reading adopted.
Eagle landfill gas meter utilised
Methane Trigger Level = 1.25 % v/v (Environmental Guidelines: Solid Waste Landfills, NSW EPA, 1996)
Shading indicates exceedance of trigger level
Bold indicates detection of methane

Attachment 4 - Table 5: Results 30 April 2013

				Е	3					Other		
	Methane - CH4 (1 = eagle, 2 = GA2000)	Oxygen - O2	Carbon Monoxide - CO	Hydrogen Sulfide - H2S	Balance (GA2000)	Air Pressure (GA2000)	BOM Wind data (9am, 3pm)	BOM Temp data (9am, 3pm)	Maximum immediately adjacent structures (methane)	Maximum nearby structures (methane)	Maximum ambient reading (methane)	No/es
Initial reading – 10am . (24 hours closed lid accumulation)	(1) 1250 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.3%	1022 hPa	SSE, 20 km/hr	24.7 °C	100ppm	55ppm	55ppm	Pit had been vented by site personnel in the period between initial monitoring (22/4/13) and 12 pm 29/4/13.
Vented reading – 10.10am	(1) 100 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.0%	1022 hPa	-					Lid opened and vented, reading after 10 mins consistent with ambient readings at 10 am. Lid replaced 10.10 am
11am	(1) 880 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.0%	1022 hPa			75ppm	55ppm	55ppm	1 hour accumulated reading
12pm	(1) 1850 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.0%	1021 hPa		\ <u></u>	100ppm		55ppm	2 hour accumulated reading
1pm	(1) 1200 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.2%	1021 hPa	-	<u> </u>	140ppm	75ppm	55ppm	3 hour accumulated reading
2pm	(1) 1050 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.0%	1020 hPa	-		140ppm		55ppm	4 hour accumulated reading
3pm	(1) 1250 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.0%	1020 hPa	SE, 22 km/hr	24.8 °C	180ppm	75ppm	55ppm	5 hour accumulated reading

Notes

BOM station Gold Coast Seaway (040764). 3pm reading adopted.

Eagle landfill gas meter utilised

Methane Trigger Level = 1.25 % v/v (Environmental Guidelines: Solid Wasie Landfills, NSW EPA, 1996)

Shading indicates exceedance of trigger level

Bold indicates detection of methane

Attachment 4 - Table 6 :Results 9 May 2013

_					Other							
		Methane - CH4 (1 = eagle, 2 = GA2000)	Oxygen - O2	Carbon Monoxide - CO	Hydrogen Sulfide - H2S	Balance (GA2000)	Air Pressure (GA2000)	BOM Wind data (9am, 3pm)	BOM Temp data (9am)	Maximum immediately adjacent structures (methane)	Maximunາ ambient reading (ທະເກລne)	Notes
	8.45am	(1) 460 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	791.0%	1029 hPa	S, 15 km/hr	22.3 °C	80ppm	15ppm	9 days accumulated reading

Notes

BOM station Gold Coast Seaway (040764). 3pm reading adopted. Eagle landfill gas meter utilised

Methane Trigger Level = 1.25 % v/v (Environmental Guidelines: Solid Waste Landfills, NSW EPA, 1996)

Shading indicates exceedance of trigger level

Bold indicates detection of methane



Attachment 5: DBYD plans



41/20337/447706



Job No 6311476

Phone: 1100 www.1100.com.au

Caller Details

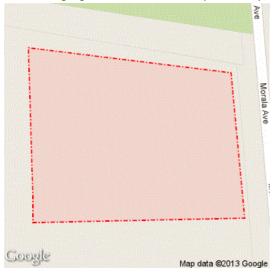
Contact:Ms Belinda OberiaCaller Id: 1157153Phone: 0415996433Company:GHDMobile: Not SuppliedFax: Not Supplied

Address: 145 Ann St Email: belinda.oberia@ghd.com

BRISBANE QLD 4000

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



Notes/Description of Works:

Services survey, no intrusive works on this date

User Reference: RBay Super Sports 41263147

Working on Behalf of:

Other

Enquiry Date: Start Oate: End Date: 01/05/2013 06/05/2013 06/05/2013

Address:

Runaway Bay QLD 4216

Job Purpose: Design
Onsite Activity: Tendering
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility.
 If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

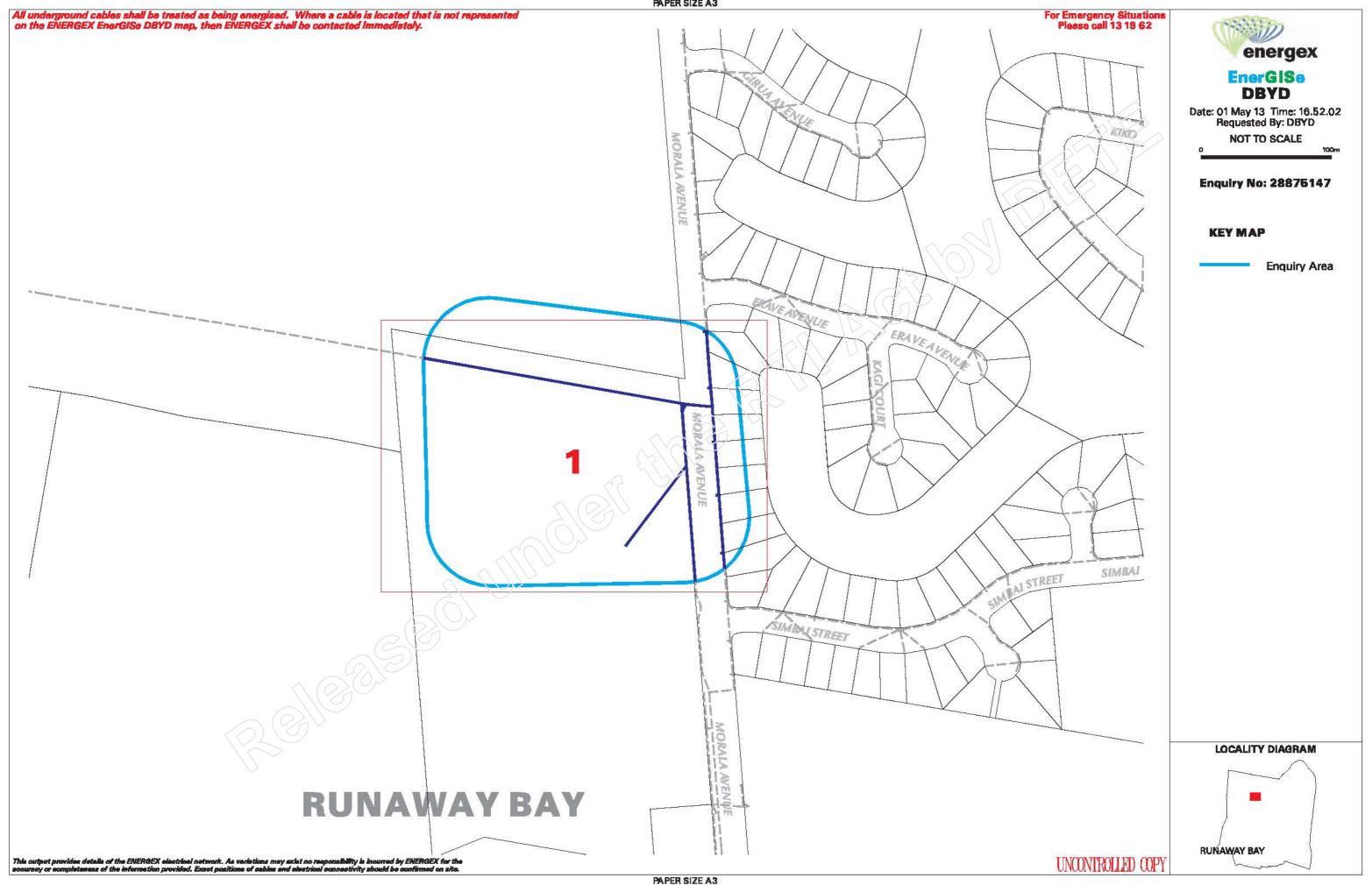
Asset Owner Details

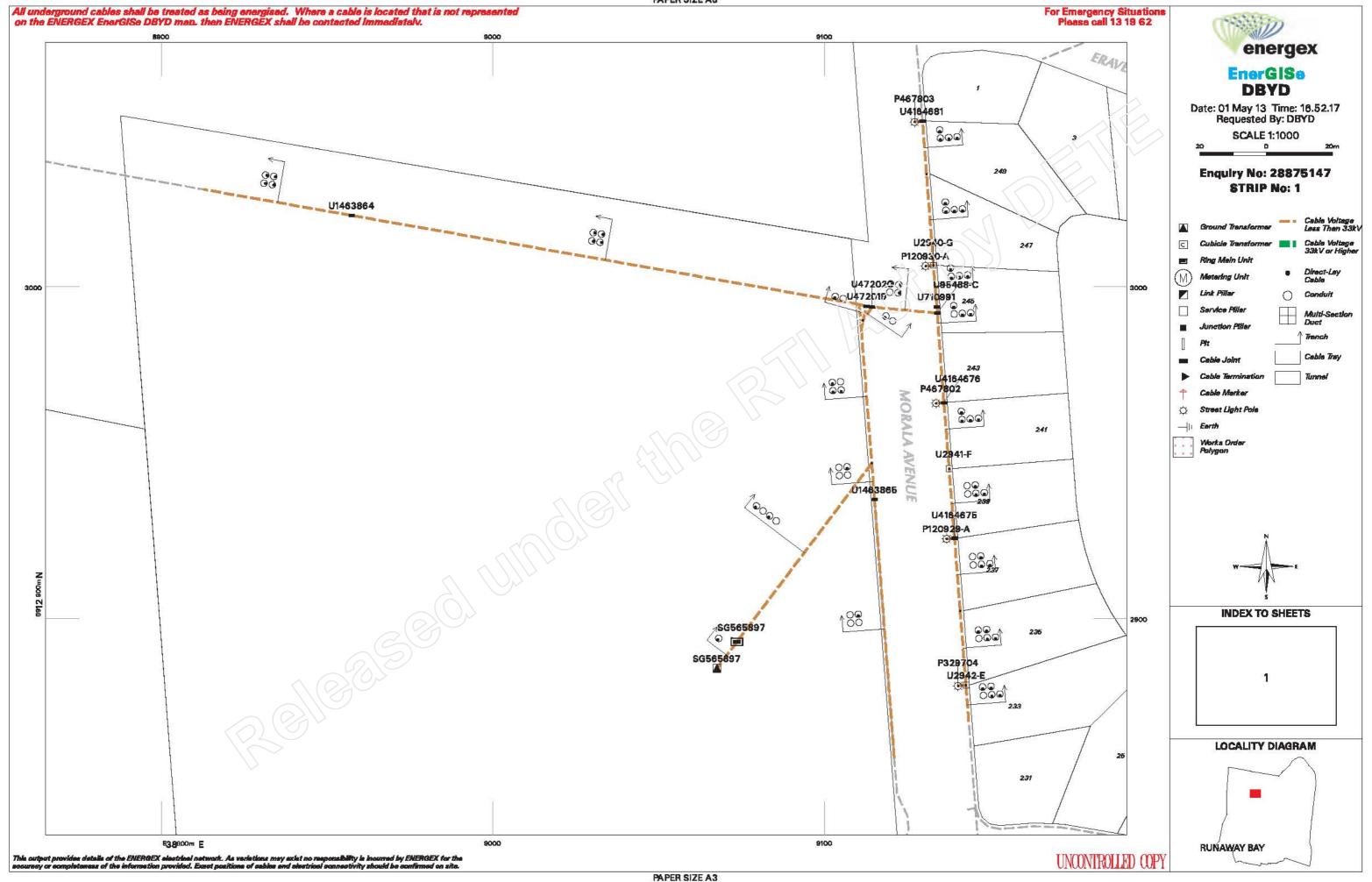
The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

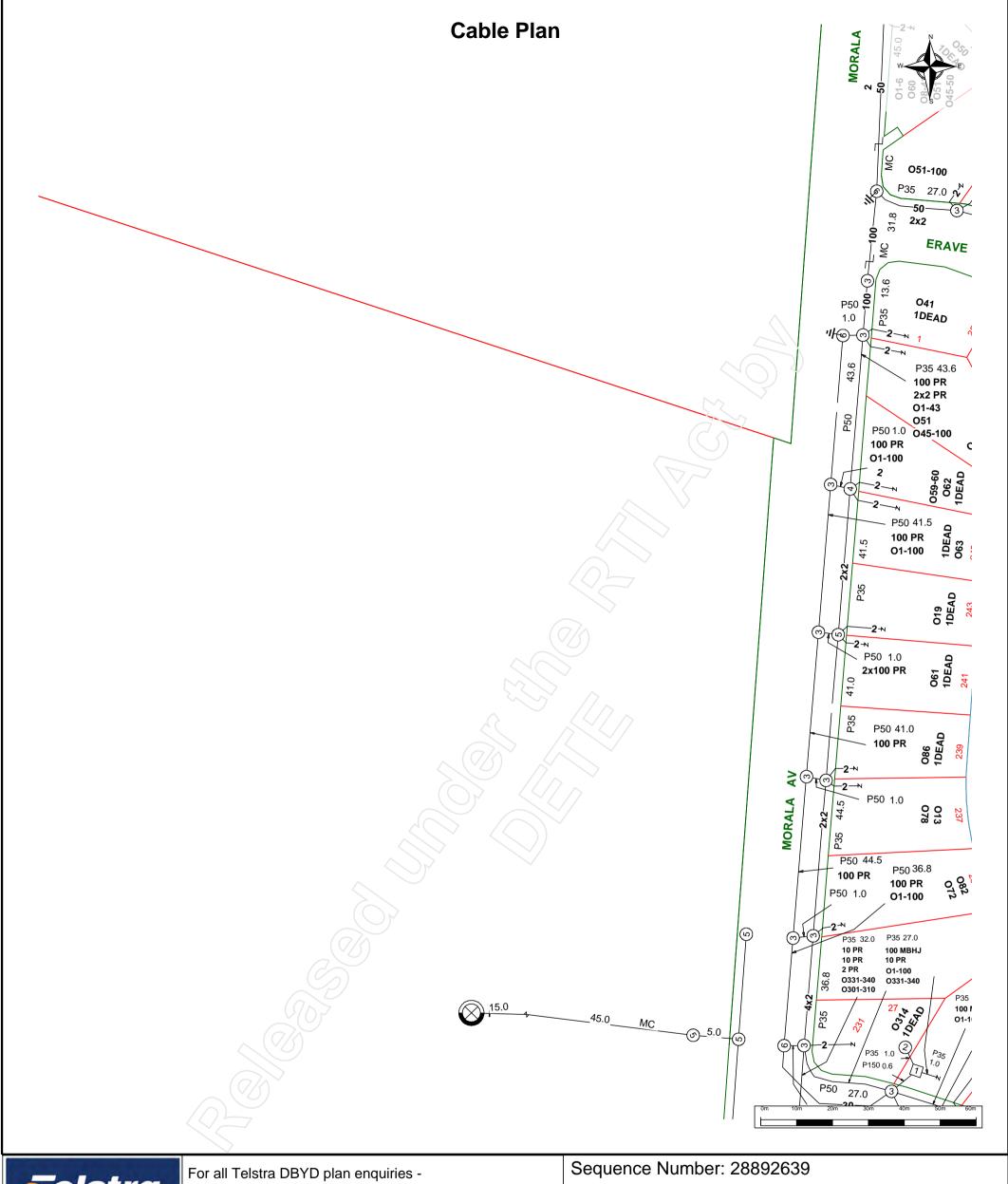
- ** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
- # Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
28875147	Energex, Electricity (Qld)	0736645400	NOTIFIED
28875148	Telstra QLD, South East	1800653935	NOTIFIED

END OF UTILITIES LIST







Telstra

For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 02/05/2013 17:04:21

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

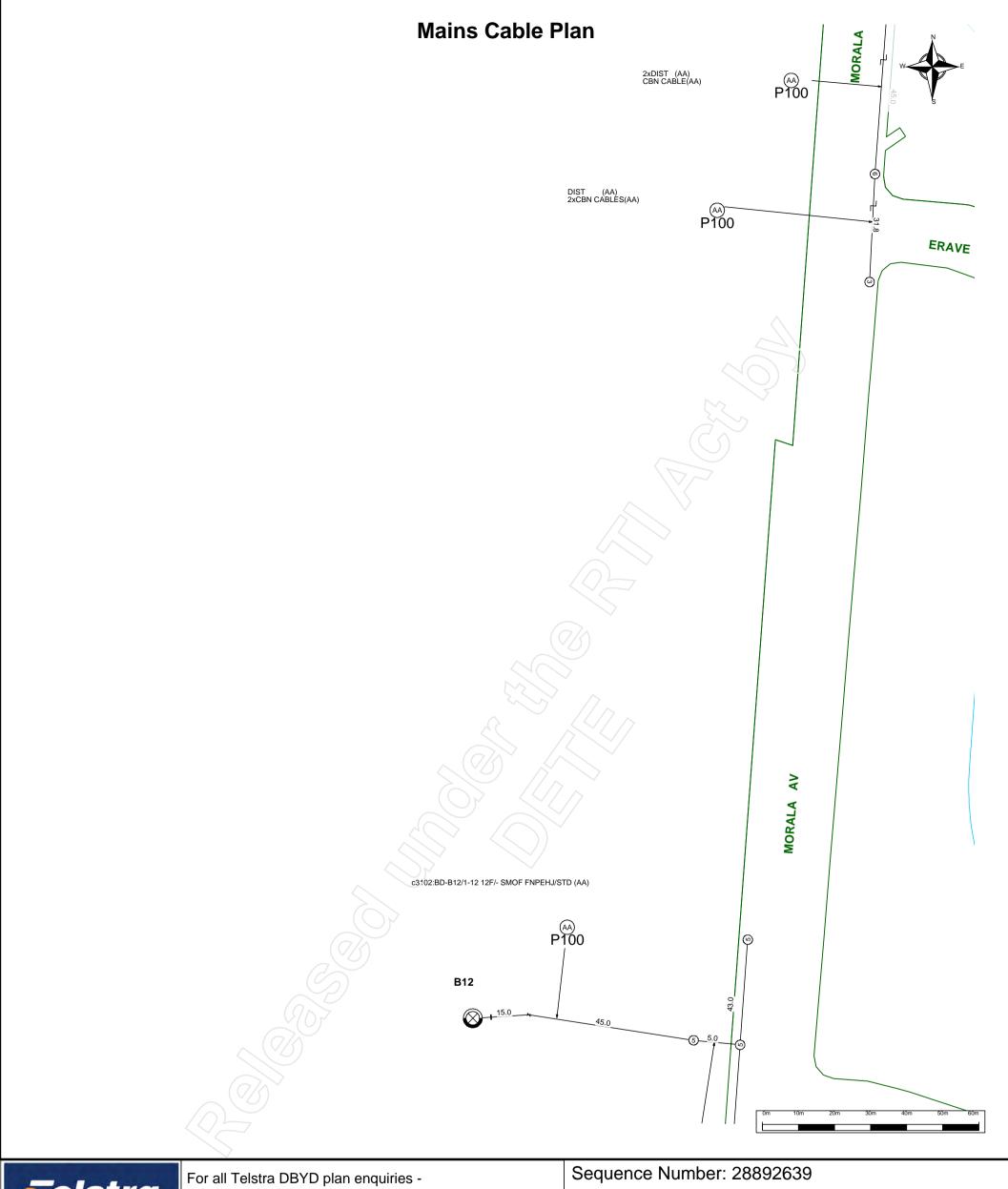
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



Telstra

For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 02/05/2013 17:04:24

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



Attachment 6:

- Memorandum to Runaway Bay Sport and Leadership Excellence Centre dated 27/5/13, document number 41/26317/448440 regarding "Landfill Gas Monitoring Round 22 April 2013"
- Memorandum to Runaway Bay Sport and Leadership Excellence Centre dated 27/5/13, document number 41/26317/44848 regarding "Landfill Gas Monitoring Round 30 April 2013"
- Memorandum to Runaway Bay Sport and Leadership Excellence Centre dated 27/5/13, document number 41/26317/44567 regarding "Landfill Gas Monitoring Round 9 May 2013"



41/20337/447706



Memorandum

23 May 2013

То	Runaway Bay Sport and Leadership Excellence Centre						
Copy to	Fbees1@eq.edu.au	/					
From	Belinda Oberia	Tel	(07) 3316 3954				
Subject	Landfill Gas Monitoring Round 22 April 2013	Job no.	41/26317				
			Doc No: 41/26317/448440				

1 Introduction

GHD was commissioned by The Runaway Bay Sport and Leadership Excellence Centre (RBSLEC) to undertake a round of landfill gas monitoring at the former landfill site, now operating as the RBSLEC, located at the corner of Morala Avenue and Sports Drive, RUNAWAY BAY, Queensland (hereafter referred to as the site).

This round of monitoring was conducted on 22 April 2013 and incorporated structure locations nominated within the Landfill Gas Monitoring Map (Brisbane City Council, 2001). A copy of this site map is provided as Attachment 1.

2 Methodology

Landfill gas monitoring was undertaken on 22 April 2013 using a calibrated portable field measurement unit to obtain instantaneous measurements of the methane, oxygen, carbon monoxide and hydrogen sulphide concentrations. For this monitoring round an Eagle landfill gas meter was utilised. The specifications and calibration certificates for the monitoring equipment used during the 22 April 2013 monitoring round are included in Attachment 3. This meter was selected based on the results of the previous June 2010 and December 2010 monitoring rounds.

The monitoring undertaken during this round included determining concentrations of methane within:

- 4 Soil Atmosphere Gas monitoring wells located along the eastern boundary of the site (Morala Avenue); and
- 112 structures locations (including subsurface electrical pits, light poles, stormwater pits and some site buildings).

These locations were spread across the site and were identified from the site map provided as Attachment 1. Surface emission menitoring was not conducted under this scope of work.

Measurements were collected by placing a length of tubing (connected to the meter) within the structure and noting the range of measurements over a 1 minute period (or until a peak reading was achieved). In line with previous monitoring rounds conducted at the site, a trigger level of 12,500 ppm methane (25% of the LEL of methane) was adopted for this monitoring round. Results tables for this round are provided in Attachment 4.



3 Results

Results tables for this round are provided in Attachment 4. Table 1 provides details on general observations made on the day and Tables 2 and Table 3) outline the results for the monitored gas wells and structures.

On the day of monitoring, the weather was fine with 2/8 cloud cover and a light NW breeze. The weather in the preceding week had been mostly fine with one day of rainfall (32 mm). At the time of monitoring, the ground surface was dry. Atmospheric pressure recorded at nearby Bureau of Meteorology Weather station number 40764 (Gold Coast Seaway) was 1014.3 hPa and falling during the course of the day. The recorded temperature was 22.1°C.

Concentrations of oxygen, carbon monoxide and hydrogen sulphide at all locations monitored were as follows:

Oxygen: 20.9% v/v;

· Carbon monoxide: 0 ppm; and

Hydrogen sulphide: 0 ppm.

• These results meet the adopted trigger guidelines of Oxygen (20.9% V/V), Carbon monoxide (0 ppm); and Hydrogen sulphide (0 ppm).

Methane concentrations detected at all monitored locations on 22 April 2013 were less than the relevant adopted trigger level (12,500 ppm methane) during this round of monitoring, with the exception of

• Structure E3 at > 50,000 ppm methane.

E3 is an electrical service pit located to the north-west of the beach volley ball court and is in close vicinity of other service pits and buildings that are regularly in use

The methane concentration within structure location E3 was greater than the adopted trigger level (12,500 ppm methane, ie.1.25% v/v methane) and the lower explosive limit of methane (50,000 ppm i.e. 5% v/v). The actual methane concentration in E3 was unable to be accurately determined as the detected concentration was greater than the Eagle gas meter's detection limit of 50,000 ppm. As this methane concentration represented an explosion risk if any potential ignition sources were to be introduced to the area, a second round of monitoring was conducted on the pit after one hour to confirm this methane concentration. Details of these results are provided in Table 4 attached. Methane concentrations greater than 50,000 ppm were detected at this location during this second round of monitoring. These results were immediately reported to you (Frank Beeson) verbally and followed up by an email on 23 April 2013.

GHD further notes that although not in excess of the nominated Trigger Level, a number of other service pit locations identified methane concentrations > 1000 ppm indicating that methane is entering and accumulating within these structures. This included:

- E25 (an electrical pit located in the northern end of the west car park) at 9,500 ppm methane;
- E12 (an electrical pit located in the northern end of the west car park) at 1,050 ppm methane; and
- Location West Carpark, Right NW corner (an electrical pit located in the west car park) at 1,150 ppm methane.

Nominated monitoring locations that were unable to be accessed on 22 April 2013 included four soil gas monitoring wells along Morala Avenue which were unable to be located (due to being grassed over), Electrical pits E20 and 21 along the boundary of the carpark on the eastern site boundary (blocked

41/26317/448440 2



access holes unable to be cleared), electrical pits E14, E27, E28 and stormwater pit S21 within the west car park (unable to be located, covered in soil, debris and shipping containers), and stormwater pits S1, S2 and S4 behind the accommodation blocks (unable to be located or completely covered in debris and leaves).

Additional locations not previously on the scope of works, but monitored this round include a storage shed at the southern end of the track and shipping containers within the western carpark (unable to be opened so reading taken from points (holes) where the meter tube could be inserted).

Follow up discussions with Frank Beeson on 22 April 2013 regarding the elevated methane concentrations within electrical pit E3 indicated the following:

- A sink hole of up to 300mm depth had developed between E2 and E3 to the west of the beach volley ball court and had been backfilled with gravel within the last three years (since GHD's previous landfill gas monitoring round at that location during June 2010);
- E3 was suspected of being the electrical pit access point to the planned accommodation blocks identified as 11, 12 and 13 (however these were not built with the other accommodation blocks numbered 1-9 in 2001). No "as built" plans for trenches and outrails associated with the electrical connections are available; and
- The E3 pit (and adjacent communications pit) was constructed on a poly-plastic base with a concrete cover. These were thought to be constructed in accordance with the Site Management Plan (SMP) in a manner which maintains an intact clay capping layer.

4 Conclusions

Based on the results of the 22 April monitoring round, GHD made the following conclusions:

- The landfill is still generating landfill gas including methane;
- Methane is entering and accumulating within electrical pits at the site (particularly E3, located to the north-west of the beach voiley ball court and is in close vicinity of other service pits and buildings that are regularly in use, and also several electrical pits within the west car park);
- Methane levels less than the adopted trigger level (12,500 ppm methane) were detected within all other structure locations included in this round of monitoring;
- Monitoring of site structures was not exhaustive and was limited to those locations detailed within Section 2 and included within the attached results tables:
- Need for immediate action and further investigation of location E3, and
- Certain locations could not be accessed for monitoring (including the four soil gas monitoring wells located along Morala Avenue).

5 Interim Recommendations

Based upon the conclusions contained in Section 2.3 above, GHD recommended the following (via email on 23 April 2013):

- 1. Place barricades around the electrical pit, include signage for no smoking and authorised entry only;
- 2. If the electrical connections are "alive" within this electrical pit to consider isolating the connection to the pit until further gas testing is conducted;

41/26317/448440 3



- 3. RBSLEC to advise the site's owner of the situation and for the site owner to notify The Department of Environment, Heritage and Protection, the local Council and the utility pit owner (if not Gold Coast City Council) of the situation and works to be completed to further investigate;
- 4. Re-monitoring of the utility pit is recommended immediately (ideally within 48 hours) using a portable GA 2000 gas meter. This meter is capable of measuring higher levels of methane than the Eagle detection meter used on 22/4/13. Following this second round of monitoring, the pit should be vented (if required) to allow accumulated gas to dissipate. Appropriate considerations should be made to prevent water ingress into the pit. If re-monitoring cannot be completed within 48 hours, then the utility pit lid should be carefully removed (so as to avoid any potential sparking) or the pit should be purged with air prior to removal of the lid (if possible) so as to dilute any accumulated gas to acceptable concentrations (i.e <12,500 ppm), until such a time as the second monitoring round can occur. A maximum of 24 hours prior to GHD completing the second monitoring round, GHD recommend that the lid be replaced on the utility pit to allow gas to accumulate within the utility pit for a limited period of time prior to repeat confirmation gas monitoring occurring. Following the initial monitoring, the pit lid should be removed / the pit purged to allow the accumulated gas (if any) to dissipate. Once this is done, the rate of recovery of the gas should be monitored regularly (possibly hourly). It is also recommended that GHD conduct landfill gas monitoring within the nearby site buildings (and also recheck the other nearby underground service pits) to confirm landfill gas is not accumulating within these structures. The connection point for electricity into these buildings should also be monitored for landfill gas if it feeds from this or nearby service pits.
- 5. GHD can assist the Sports Centre to identify / consider other potential sources of the detected gas (diesel, petrol, decaying vegetation, the nearby sawer pit etc.) based on readily available information and on-site observations. It would be beneficial if the Sports Centre could provide to GHD any information that is available regarding the installation and construction of this electrical pit and nearby underground services(including if the pits were designed to prevent landfill gas intrusion, if the pit and connections trenches are enclosed or installed within gravel/sand only, what the pit connects to, and if there has been any maintenance activities on that structure since the last GHD gas monitoring round in December 2010). If no plans or information is available, GHD can attempt a search for Dial Before you Dig records.

6. For GHD to review the information to be gathered from completing items 3 and 5 and make further recommendations (if required) for management of the methane accumulating within the E3 electrical pit.

Memo Prepared By:

Approved for Issue

Belinda Oberia

Environmental Scientist (07) 3316 3954

GHD Pty Ltd

Adam Major

Senior Environmental Engineer (07) 3316 3587

GHD Pty Ltd

41/26317/448440

GHD

Memorandum

27 May 2013

То	Runaway Bay Sport and Leadership Excellence Centre		
Copy to	Fbees1@eq.edu.au		
From	Belinda Oberia	Tel	(07) 3316 3954
Subject	Landfill Gas Monitoring Round 30 April 2013	Job no.	41/26317,
			Doc No: 41/26317/448548

1 Introduction

Based on the results of the 22 April monitoring round, GHD was commissioned by The Runaway Bay Sport and Leadership Excellence Centre (RBSLEC) to undertake a follow up round of landfill gas monitoring at the former landfill site, now operating as the RBSLEC.

This round of monitoring was conducted on 30 April 2013 and included electrical pit E3 and the buildings and underground service pits nearby to E3. A copy of this site map is provided as Attachment 1.

2 Methodology

A second landfill gas monitoring round of electrical pit £3 and the buildings and underground service pits nearby to £3 was undertaken by GHD on 30 April 2013 using two calibrated portable field measurement units (an Eagle Gas meter and a GA2000 landfill gas meter). The specifications and calibration certificates for the monitoring equipment used during the 30 April 2013 monitoring round are included as Attachment 2.

The monitoring undertaken during this round included

- An initial gas reading was taken within and immediately above the E3 pit at 10 am representing 24 hours potential accumulation. The electrical pit was then opened and vented until the methane level was consistent with the 10 am ambient atmospheric reading. This took less than 10 minutes. The pit cover was then replaced and hourly potential accumulation readings were recorded within E3 (between 11 am and 3 pm).
- One round of gas monitoring was conducted within the nine, two storey accommodation blocks and two, one storey grounds buildings in the vicinity. Rooms on both lower and upper levels and service connections into and within the buildings were targeted. Landfill gas levels were also checked within the underground services pit adjacent to E3 and the accommodation blocks intermittently between 11 am and 3 pm. A sketch of additional service pits observed (and monitored) on April 22 and 30 are included as Attachment 3.

RBSLEC advised that they were not aware of any updated service pit/ site construction drawings being available for the review (beyond Figure 1 attached). Therefore GHD completed a Dial before You Dig (DBYD) search request which confirmed the presence of Energex electricity connections along the northern and eastern boundaries of the site, and the presence of Telstra cables along the eastern boundary of the site. Details of on-site connections could not be assessed beyond site observation (based on the visual identification of underground service pits and connections boxes located on the walls of the accommodation blocks). A copy of these plans is provided in Attachment 5.



3 Results

Results tables for this round are provided in Attachment 5. Table 1 provides details on general observations made on the day and Tables 2 and Table 3 outline the results for the monitored gas wells and structures.

On the day of monitoring, the weather was fine with 2/8 cloud cover and a light SE breeze. The weather in the preceding week had been mostly fine. At the time of monitoring, the ground surface was dry. Atmospheric pressure recorded at nearby Bureau of Meteorology Weather station number 40764 (Gold Coast Seaway) was 1023.5 hPa and falling during the course of the day. The recorded temperature was 23.5°C.

Upon arrival to the site it was observed that a barricaded exclusion zone of approximately 2 m had been established around the E3 electrical pit. Signage was also present of "no-smoking" and "authorised personnel only".

GHD was informed that the site operators had notified the Department of Environment and Heritage Protection and Gold Coast City Council of the elevated methane levels detected within E3.

GHD was also advised that the electrical pit identified as E3 had been vented by site personnel in the period since the initial monitoring round on 22nd April, with the cover replaced by 12 pm midday on 29th April 2013 (following confirmation by an independent electrical contractor that there was no live electrical connection to E3).

Following venting of the E3 electrical pit by site staff, and replacement of the cover on 29 April 2013, the accumulated methane level detected after 24 hours of the pit being closed was 1250 ppm. This indicated that during the period of assessment methane had not accumulated to greater than the lower explosive limit of methane (50,000 ppm).

The pit was opened / vented again and the methane concentration reduced to 100 ppm within ten minutes (which was consistent with the methane concentration detected within the ambient atmosphere prior to the pit being vented). This indicates that methane accumulating within the E3 electrical pit appears to readily dissipate when vented.

The lid on E3 was replaced at 10:10 am and hourly gas readings were then conducted within E3 between 11 am and 3 pm, with results ranging from 880 ppm (11 am) to 1,850 ppm (12 pm). Methane concentrations fluctuated between 1,050 ppm and 1,250 ppm between 1 pm and 3 pm. These results indicated that during the assessment period, methane concentrations took one to two hours to build up greater than 1,000 ppm.

The maximum methane concentration detected in the atmosphere immediately above and in the vicinity of E3 between 11 am and 3 pm was 55 ppm. This location was checked hourly at the same time as E3.

The maximum methane concentrations detected within the accommodation buildings 1 to 9, the two storage sheds located adjacent to accommodation building 9 and the electrical connection boxes attached to these buildings was also 55 ppm. This result is based on one round of monitoring conducted between 10.10 am and 11 am. GHD field staff were accompanied by RBSLEC staff whilst monitoring these buildings to facilitate access as some were in use at the time.

The maximum methane concentration detected within nearby service pits (immediately adjacent to E3 and adjacent to the accommodation blocks and storage sheds) was 180 ppm. The service pits immediately adjacent to E3 were checked hourly between 11 am and 3 pm, and the other service pits adjacent to the buildings were checked at 11 am, 1 pm, and 3 pm.

41/26317/448548 2



These methane concentrations are taken from the Eagle landfill gas meter result recorded. All locations monitored on 30 April had methane concentrations less than the detection limit of the GA2000 meter. Concentrations of oxygen, carbon monoxide and hydrogen sulphide at all locations monitored were in accordance with the adopted trigger guidelines of oxygen (20.9% v/v), carbon monoxide (0 ppm); and hydrogen sulphide (0 ppm).

The methane concentration within all structures monitored on 30 April was less than the adopted trigger level (12,500 ppm).

4 Conclusions

Based on the results of the 30 April monitoring round, GHD made the following conclusions:

- Methane was detected in electrical pits (particularly E3), with a maximum methane concentration
 of 1850 ppm detected within E3 during the period of assessment,
- Methane was detected within other structure locations included in this round of monitoring, however all locations monitored this round were less than the adopted trigger level (12,500 ppm methane). A maximum methane concentration of 180 ppm was detected in structures other than E3;
- Monitoring of site structures was not exhaustive and was limited to those locations detailed within Section 2 and included within the attached results tables.; and
- Ongoing monitoring is recommended to confirm rate of methane accumulation within E3.

5 Interim Recommendations

Based upon the conclusions contained in Section 3.3 above, GHD recommended the following via email on 2 May 2013):

- 1. It is recommended that a follow up round of monitoring be conducted within the next week (to check the potential methane accumulation levels after one week of leaving the cover in place). This can be in a staged approach so as to reduce costs as much as possible. Stage 1 Monitoring of the E3 electrical pits, the ambient level immediately above the E3 pit, and also other underground service pits in the immediate vicinity. If results of E3 are greater than 10,000 ppm then continue to Stage 2 conduct landfill gas monitoring within the nearby site buildings (and also recheck the other nearby underground service pits) to confirm landfill gas is not accumulating within these structures.
- 2. It is also recommended that the barricades currently in place be expanded to the edge of the canopy (3-5m from pit) if possible until the next monitoring event. Hot works (ie. works with any source of ignition) should be excluded from the area unless monitoring is conducted prior to and during the activity.

41/26317/448548 3



Memo Prepared By:

Belinda Oberia Environmental Scientist (07) 3316 3954

GHD Pty Ltd.

Approved for Issue

Adam Major Senior Environmental Engineer (07) 3316 3587

GHD Pty Ltd

41/26317/448548 4



Memorandum

27 May 2013

То	Runaway Bay Sport and Leadership Excellence Centre		
Copy to	Fbees1@eq.edu.au		
From	Belinda Oberia	Tel	(07) 3316 3954
Subject	Landfill Gas Monitoring Round 9 May 2013	Job no.	41/26317
			Doc No: 41/26317/448567

1 Introduction

Based on the results of the 22 April and 30 April monitoring rounds, GHD was commissioned by The Runaway Bay Sport and Leadership Excellence Centre (RBSLEC) to undertake a second follow up round of landfill gas monitoring at the former landfill site, now operating as the RBSLEC.

This round of monitoring was conducted on 9 May 2013 and included electrical pit E3 and the underground service pits in the immediate vicinity to E3. A copy of this site map is provided as Attachment 1.

2 Methodology

A follow up landfill gas monitoring round of E3 and the buildings and underground service pits nearby to E3 was undertaken by GHD on 9 May 2013 using two calibrated portable field measurement units (an Eagle Gas meter and a GA2000 landfill gas meter). The specifications and calibration certificates for the monitoring equipment used during the 9 May 2013 monitoring round are included as Attachment 3.

As per the recommendations following the 30 April round, a two staged approach was adopted on 9 May 2013. Initially, landfill gas monitoring to assess one week potential gas accumulation was conducted within E3, as well as the ambient atmospheric level immediately above E3, and within other underground service pits in the immediate vicinity. Based on the low methane levels measured and discussion with RBSLEC, an additional stage of monitoring did not proceed (that proposed to repeat the conduct landfill gas monitoring within the nearby site buildings and also to repeat monitoring on other nearby underground structures.

3 Results

Results tables for this round are provided in Attachment 4. Table 1 provides details on general observations made on the day and Tables 2 and Table 3) outline the results for the monitored gas wells and structures.

On the day of monitoring, the weather was fine with 4/8 cloud cover and a light S breeze. There had been some light showers in the preceding week including the evening prior to monitoring. At the time of monitoring, the ground surface was slightly moist on the grassed surface, but quickly dried out. Atmospheric pressure recorded on nearby Bureau of Meteorology Weather station number 40764 (Gold Coast Seaway) was 1028.6 hPa and falling during the course of the day. The recorded temperature was 20.3°C.

The barricaded exclusion zone of approximately 2 m noted on 30 April remained in place around the E3

41/26317/448567

GHD 145 Ann Street Brisbane QLD 4000 GPO Box 668 Brisbane QLD 4001 Australia T 61 7 3316 3000 F 61 7 3316 3333 E bnemail@ghd.com W www.ghd.com



electrical pit. There were multiple site visitors (high school students) playing and sitting in the vicinity, including within 10m of the E3 pit.

GHD was advised that the electrical pit identified as E3 had remained closed since the last monitoring round on 30 April.

The accumulated methane concentration detected after 9 days of E3 being closed was 460 ppm. This methane level was more than 1000 ppm lower than when left by GHD on 30 April 2013.. As it was unexpected for the methane concentration to decrease to a concentration lower than detected following 2 hours accumulation (1,850 ppm) and 24 hours accumulation (1,250 ppm) it was confirmed with RBSLEC staff that the pit had not been vented since 30 April. This may be due to site specific and climatic conditions. RBSLEC staff confirmed the pit had remained closed between monitoring rounds.

The maximum methane level detected in the atmosphere immediately above and in the vicinity of E3 was 15 ppm.

The maximum methane level detected within nearby service pits (immediately adjacent to E3) was 80 ppm.

These methane concentrations are taken from the Eagle landfill gas meter result recorded. All locations monitored on 9 May had methane levels less than the detection limit of the GA2000 meter. For all locations monitored, oxygen levels (O₂) were 20.9% v/v, and carbon monoxide (CO) and hydrogen sulfide levels was not detected (0 ppm).

The methane concentrations within all structures monitored on 9 May were less than the adopted trigger level (12,500 ppm).

4 Conclusions

Based on the results of the 9 May monitoring round, GHD made the following conclusions:

- Methane is confirmed to be entering electrical pits (particularly E3). Accumulated methane concentrations appear to fluctuate with time. This may be a result of the effect of changing atmospheric pressure and the ability for some passive venting through the pit cover openings.
- Further investigation or site management is recommended to check methane accumulation within E3.

5 Recommendations

Based upon the conclusions contained in Section 4 above, GHD recommends the following:

- 1. It is recommended that a follow up round of monitoring be conducted within the next two weeks (to check the potential methane accumulation levels after one month of leaving the cover in place). This can be in a staged approach as follows. Stage 1 Monitoring of the E3 electrical pits, the ambient level immediately above the E3 pit, and also other underground service pits in the immediate vicinity. If results of E3 are greater than 10,000 ppm then continue to Stage 2 conduct landfill gas monitoring within the nearby site buildings (and also recheck the other nearby underground service pits) to confirm landfill gas is not accumulating within these structures.
- 2. It is also recommended that the barricades currently in place be extended to the edge of the canopy (3-5m from pit) if possible until the next monitoring event. Hot works (ie. works with any source of ignition) should be excluded from the area unless monitoring is conducted prior to and during the activity.

41/26317/448567 2



- 3. RBSLEC to regularly vent the E3 pit or consider installation of other passive venting systems. (GHD can provide further guidance if required).
- 4. A full round of landfill gas monitoring within 3 months (of all nominated structures across the site including accommodation blocks and maintenance sheds in the vicinity of E3) to confirm that the elevated methane levels detected within E3 are not expanding to other nearby structures, and also to confirm if an increase in methane levels is occurring within E25 (in the west carpark) that may progress to greater than the adopted trigger level (12,500 ppm).
- 5. A more detailed gas assessment should be undertaken if methane results continue to exceed adopted trigger levels or an increase in methane concentration continues. This investigation should assist to identify migration paths for methane and sensitive receptors.

Memo Prepared By:

Approved for Issue

Belinda Oberia

Environmental Scientist (07) 3316 3954

GHD Pty Ltd.

Adam Major

Senior Environmental Engineer (07) 3316 3587

GHD Pty Ltd

41/26317/448567 3

DET Maintenance assessment - Workplace health and safety tasks





COMPLEX NAME: RUNAWAY BAY SPORTS/LEADERSHIP EXCELLENCE COMPLEX

CLIENT REPRESENTATIVE: FRANK BEESON

QBUILD REPRESENTATIVE: GARY DAVIES

TIME: 3:30PM

LDG		ELEMENT	rincipal as Site Manager may choose another method, but it is a DE DEFECT DETAILS & TASK SUMMARY	A VAN RISK	SCOPE OF WORKS	require Y / N
LDG	INET INO	CODE	DEFECT DETAILS & TASK SOMMANT	(9111)	Score of Works	I/I
020	1	809	LIGHTS SWITCHES LOOSE IN MALE TOILETS	ELECTRICAL RISK	REFIT LIGHT SWITCH TO MALE TOILETS	NO
037	1	501	CEILING COMING DOWN	FALL RISK	REFIT CEILING BACK	NO
037	2	402	RAISED PAVING AT FRONT OF BUILDING	TRIP HAZARD	RELAY PAVING FLUSH WITH PATH	NO
021	1	602	VARIOUS LOOSE FLOOR BOARDS - Li	TRIP HAZARD	RENAIL FLOOR BOARDS	NO
021	2	1010	SMOKE ALARM MISSING - L1	FIRE FISK	REPLACE SMOKE ALARM	NO
022	1	809	LIGHTS SWITCHES LOOSE IN MALE TOILETS	ELECTRICAL RISK	REFIT LIGHT SWITCH TO MALE TOILETS	NO
039	1	402	VARIOUS LOOSE & UNEVEN PAVING AROUND BUILDING	TRIP HAZARD	RELAY PAVING FLUSH WITH PATIO	NC
025	1	716	WASTE TOP MISSING - GIRLS SHOWERS	WPHS RISK	SUPPLY & FIT NEW WASTE TOP	NO
)26	1	402	VARIOUS UNEVEN PAVING AROUND BUILDING	TRIP HAZARD	RELAY PAVING FLUSH WITH PATH	NO
26	2	716	4 X WASTE TOPS MISSING - SHOWERS	WPHS RISK	SUPPLY & FIT NEW WASTE TOPS	NO
26	. 3	1010	SMOKE ALARM MISSING - ROOM 4	FIRE FISK	REPLACE SMOKE ALARM	NC
26	4	502	MALE TOILET PARTITION COMING AWAY FROM WALL/BRACKET	FALL RISK	CLOSE OFF TOILETS OR RESECURE PARTITION TO WALL	NC

005	1	810	EXPOSED WIRING IN JUNCTION BOX TO LEFT SIDE OF DB2 IN KITCHEN	ELECTRICAL RISK	FIT COVER TO JUNCTION BOX	NO
005	2	716	2 X CRACKED BASINS IN MALE TOLETS UNDER GRANDSTAND ADJACENT STAFF OFFICE	CUT RISK	REPLACE BASINS	NO
011	1	809	FLURO LIGHT HANGING OFF CEILING - MALE TOILETS/CHANGE ROOM/AMENITIES	ELECTRICAL RISK	REFIT FLUROS	NO
011	2	309	LOOSE BOTTOM TREAD AT EASTERN END OF GRANDSTAND	TRIP HAZARD	REFITIREAD	NO
011	3	402	CRACKED TILES TO ENTRY OF KIOSK	TRIP HAZARD / CUT RISK	REPLACE TILES	NO
011	4	402	LOOSE CAPPING PAVER ENTRY OF KIOSK - EAST END	TRIP HAZARD	REFIT PAVER	NO
004	1	1207	CEILING VENT FALLING FROM OFFICE CEILING	WPHS RISK	REFIT CEILING VENT	NO
004	2	602	CRACKED TILES (6) ON FLOOR LADIES AMENITIES	TRIP HAZARDS	REPLACE TILES / PATCH MORTAR	NO
035	1	602	VARIOUS CRACKED TILES THROUGH WALKWAY	TRIP HAZARD / CUT RISK	REPLACE TILES / PATCH MORTAR	NO
018	1	716	CRACKED SHOWER TRAY TO MALE SHOWERS	CUT RISK	BLOCK OFF SHOWER PENDING REPAIRS	YES
000	1	204	SUNKEN PAVERS AT SE END OF POOL AROUND SEWER LID	TRIP HAZARD	REPLAY PAVING FLUSH WITH EXISTING PAVERS	NO

The Department of Education and Training requires the School Principal to certify this document, demonstrating understanding of the requirement to attend to the listed P1 items within 30 days of

CLIENT REPRESENTATIVE - NAME & SIGNATURE

Note: A signed copy is to be returned to your local DET Regional Facilities Manager within the 30 QBUILD REPRESENTATIVE - NAME & SIGNATURE

Roof & Building Service (Qld) Pty Ltd

15 Ferrett St, Eagle Farm, Qld 4009 PO Box 426, Hamilton Central, QLD 4007

p 07 3268 5566 f 07 3868 4138

e_enquiries@roofandbuildingservice.com.au





RWS/eg **QUOTE NO. 15215**

12 August 2011

EMAIL TO: megan.vanwanrooy@deta.qld.gov.au

Department of Education & Training Attn – Ms Megan Van Wanrooy PO Box 557 **ROBINA QLD 4226**

Dear Ms Van Wanrooy,

RE: RUNAWAY BAY SPORTS CENTRE **CNR SPORTS DRIVE & MORALA AVENUE RUNAWAY BAY**

We refer to your request and our subsequent discussions and a number of site inspections relative to water entry occurring into various areas at the above complex.

Our report along with details of our findings as well as recommendations for rectification and quotations are detailed below.

Photographic details referring to issues involved are attached.

The three areas referred to separately are the Sports Walk, the Dining Hall and Sports Medicine.

SPORTS WALK

Water entry is occurring even in light rain and dew conditions along the steel beam below the box gutter for the full length of approximately 30 lineal metres.

At the junction of the box gutter and the louvered wall, what appears to be a galvanised flashing detail is installed. The flashing on the horizontal section falls back from the box gutter toward the internal areas and it appears that the overlap joints have never been sealed correctly or if previously sealed, the sealant has failed.

This detail extending for the full length and exacerbated at the overlap joints is responsible for the water entry and the onset of heavy rust and early corrosion on the top of the beam.



The box gutter itself although in sound condition structurally, is affected by light to heavy rust in isolated areas and although not contributing to the immediate issues, if left unattended in this manner will finally rot out.

Where the louvered butt joints occur, the previously installed foam or sealant has failed or weathered and although generally not a contributor to the current situation may become so if left in this manner.

In the light of the above details we would recommend the following be carried out.

- Set up an exclusion zone beneath the box gutter in question.
- Access the area internally from a small scissor lift.
- Remove the existing flashing detail.
- Wire brush to clean the top of the steel beam.
- Apply a protective coating of Resene 167 primer.
- Apply two coats of white enamel.
- The above three coat system should provide angoing protection to these areas.
- Supply and install a new .55 white COLORBOND flashing detail fitted to extend behind the base louvre and continue on an angle toward the box gutter including turning into the box gutter.
- The above flashing detail will ensure that moisture which reaches the angle is discharged toward the box gutter rather than accumulate on the horizontal section of the angle as presently occurring.
- The joints of the angle will be well sealed with construction sealant followed by DUROMASTIC ACS-2 including fibreglass reinforcement approx. 75mm wide centrally placed over each of the lap joints.
- Seal the joints in the bottom fin.
- Reseal the butt joints of the louvres.
- Clean out the box guttering and prime with a heavy application of anticorrosive sealer.

- Seal the lap joints and sumps of the box guttering with DUROMASTIC membrane including fibreglass reinforcement.
- Finally apply two applications of DUROMASTIC membrane to the complete length of the guttering including both sides.

Quotations

Our quotations covering the above work are as follows:

Quotation 1 – Complete waterproofing work as specified

\$12,370.00 PLUS 10% GST <u>\$1,237.00</u>

\$13,607.00

Quotation 2 – Access equipment

\$1,200.00 PLUS 10% GST <u>\$ 120.00</u>

\$1,320.00

Sundry considerations

We also took opportunity to inspect the remainder of this roofing and the following issues were noted.

- 1. A number of the penetrations are built across the pans of the sheeting, causing a severe buildup of water behind the penetration and if left unattended will finally cause water entry.
- 2. The centre cross iap joint is poorly sealed and possibly not correctly underflashed. In heavy and consistent rain conditions these details may be causing water entry at some point in the complex as moisture entering the sidelaps and unable to exit at the endlaps due to the sealant already in place is likely to build up and track toward the box gutter and from there internally.

We advise that further waterproofing works may be required relative to the items referred to immediately above, but these issues should await the rectification of the main waterproofing issues referred to initially.

DINING HALL

The leaks pointed out into the above area were limited to an area over the table tennis tables only.

We understand the roofing profile to be a Trimdek COLORBOND sheet, screw-fixed and the ceiling an insulated panel type.

Where the ceiling sheets butt join, there is evidence throughout the area of possible moisture buildup but the area over the table tennis tables is the only section considered in our following report.

The roof sheeting remains in sound condition, but serious issues relate to the endlaps which have been partially sealed and water entry occurring over the sidelaps above these areas will accumulate at this point and track internally at the butt joints of the ceiling sheeting.

We therefore recommend that the following work be carried out, specifically limited to the leaks over the table tennis tables only.

- To an area approx. 3 lineal metres either side of the tables, clean the endlaps and sidelaps of the roof sheeting.
- Reseal the endlap correctly including removal of surplus sealant.
- Prime the sidelaps extending from the apron flashing at the top of the roof to approx. 2 lineal metres beyond the leaks over the tables.
- Apply DUROMASTIC AC membrane including fibreglass reinforcement over all laps within the area in question.
- The membrane system will be built up with three additional coats of DUROMASTIC AC to provide an elastic barrier able to withstand repeated cycles of movement.
- As both the sidelaps and the endlap in question within the area referred to will be sealed in this manner, water entry would be prevented.

Quotation

Our quotation for carrying out this work is:

\$8,430.00 PLUS 10% GST \$ 843.00

\$9,273.00

SPORTS MEDICINE

The roofing to this area was noted to be of a similar construction to that over the Dining Hall, being a COLORBOND Trimdek with the insulated type sheeting.

The reported water entry is occurring in a line along the butt joint of the ceiling sheeting and this equates to a similar situation to that of the Dining Hall where the end lap has been partially sealed, but the sidelaps left open, indicating that moisture excessing the sidelaps and being unable to exit at the endlaps due to being sealed, it builds up and enters internally.

We would therefore recommend that the following work be carried out.

- To the roof area over the reported leaks only, prime the sidelaps extending from the top of the roof to approx. 3 lineal metres beyond the overlap joint.
- Clean surplus sealant from the overlap joint and ensure the sheeting is pinned correctly.
- Seal all overlaps and endlap in question with the DUROMASTIC AC membrane system including fibreglass reinforcement and three coats of membrane as previously specified.

Quotation

Our quotation for carrying out this work is:

\$8,120.00 PLUS 10% GST <u>\$ 812.00</u>

\$8,932.00

NOTES APPLICABLE TO OUR SUBMISSION

- 1. All work in normal weekday working hours 7.00am to 3.30pm.
- 2. Access to the areas is via ladders tied off, except for the access to the box gutter to the Sports Hall which will involve a small scissor lift.
- 3. Continuous access to the areas is required.
- 4. Whilst working adjacent the perimeter of any roof and within 2 lineal metres, harnesses will be used attached to safety lines fixed to structural members of the roofing. In this regard, no allowance is included or necessary for edge protection as the majority of the work is well away from the perimeter.
- 5. Photographic details are attached.

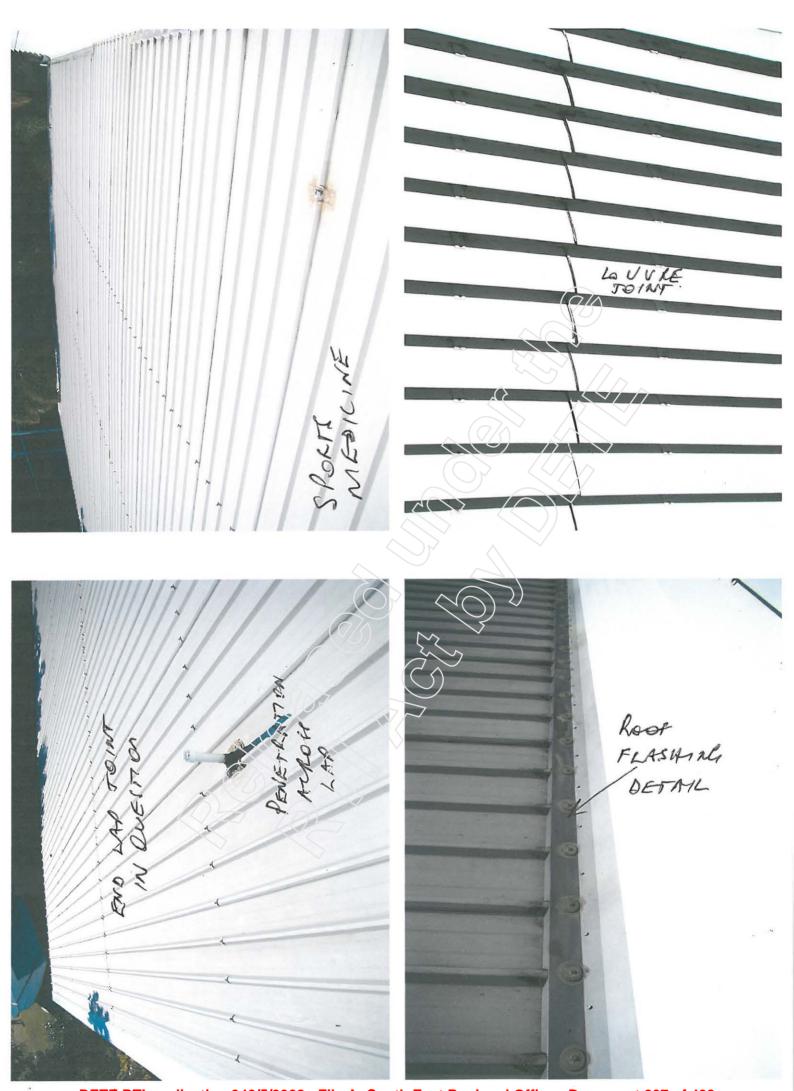
We trust that the above is clear and assure you of our cooperation in performance of the work subject to our contract conditions set out on the reverse side of page one and await your further advice.

Yours Faithfully, ROOF & BUILDING SERVICE (QLD.) PTY LTD

Regards,

Ross Sanderson

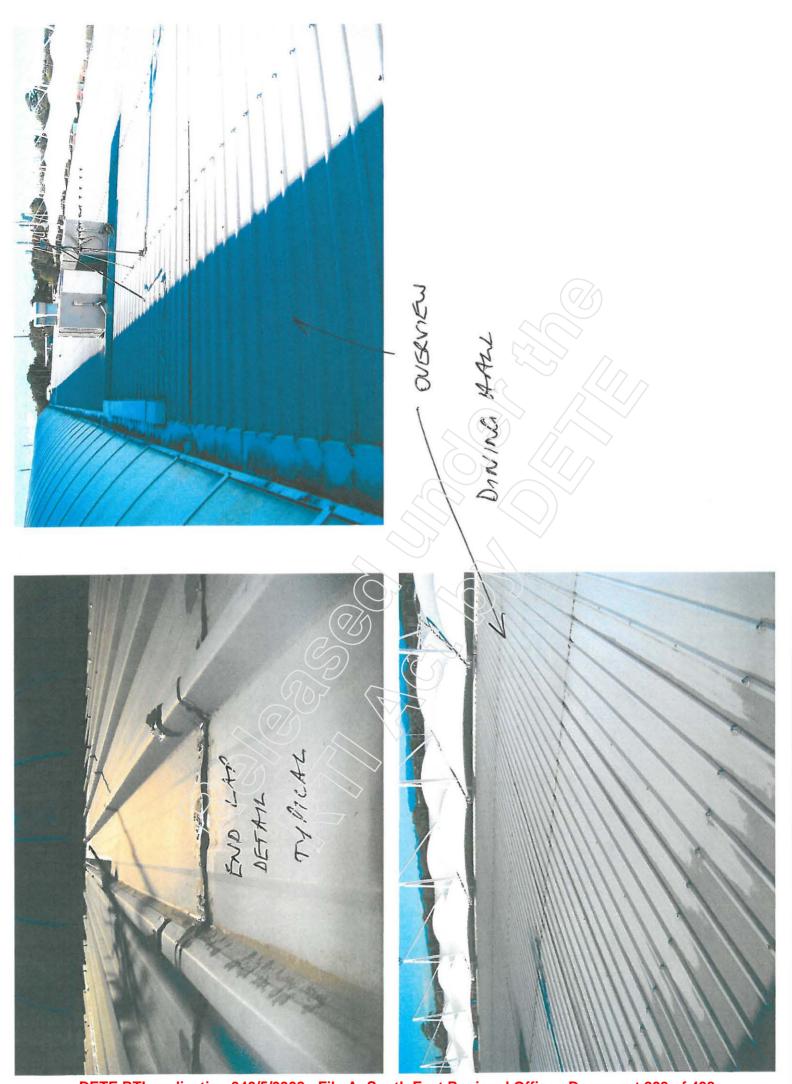
tel (07) 3268 5566 > fax (07) 3868 4138 > email ross@roofandbuildingservice.com.au address PO Box 426, Hamilton Central, Queensland 4007



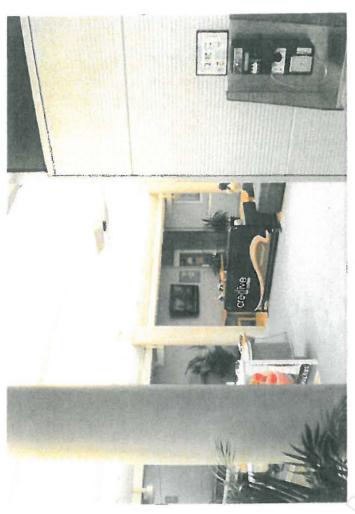
DETÉ RTI application 340/5/3308 - File A: South East Regional Office - Document 207 of 498



DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 208 of 498

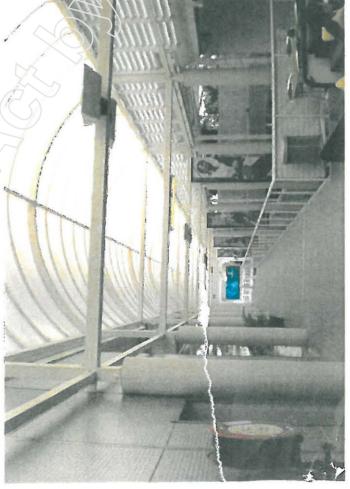


DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 209 of 498









DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 210 of 498









DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 211 of 498









DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 212 of 498

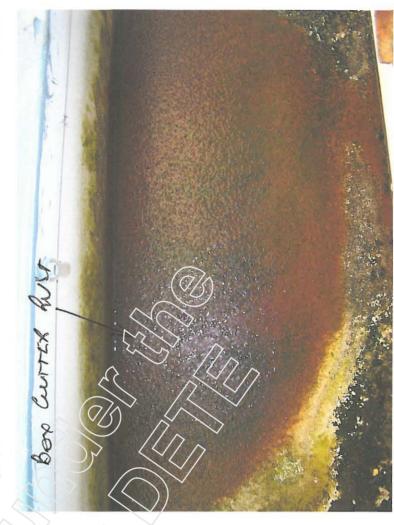


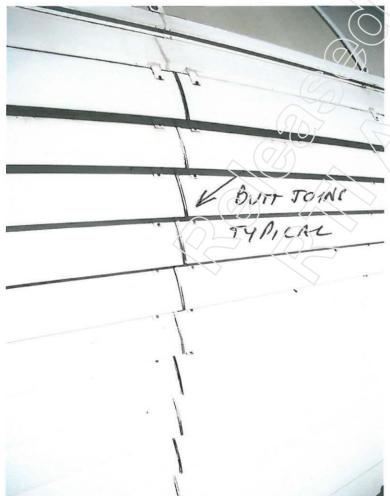
DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 213 of 498

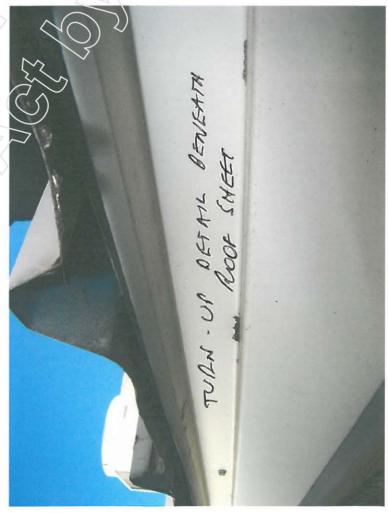


DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 214 of 498



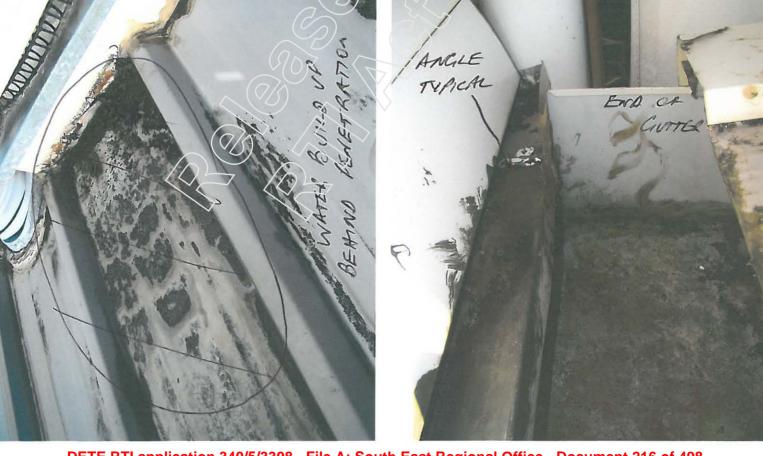




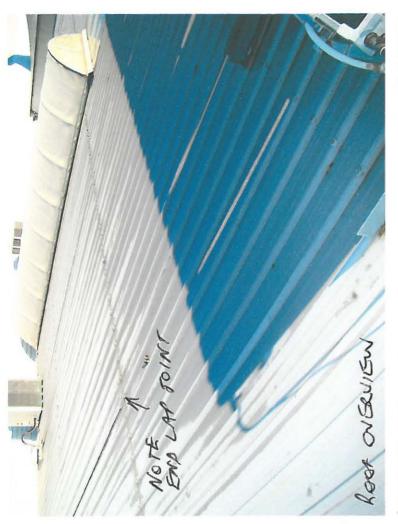


DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 215 of 498

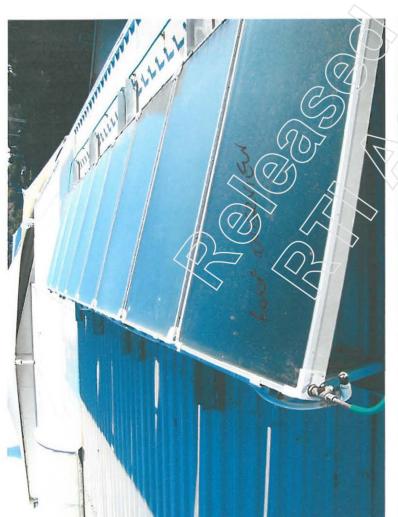


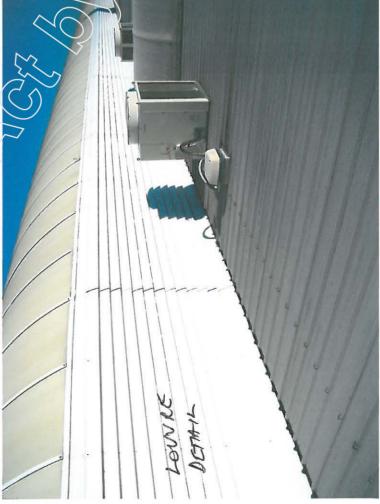


DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 216 of 498









DETE RTI application 340/5/3308 - File A: South East Regional Office - Document 217 of 498

Building	Building	Assessment	Assessor		Element	Defect	Defect	Task Description		Indicative	Indicative Cost	
	Name2	Date	Name	WicNo	Code	Type	Summary	Summary	Scope of Work	Cost	Includes	Notes
SPORT&LDR /SHIP EXC	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT304	2	Roofing system failed.	Replace roof.	Roof replacement required to access and repair structural steel and remove inbuilt defects to roof and ceiling structure.	\$273,000		Leaks, short sheets, poorly lapped and structural rust.
	SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT306	2	Rusted column bases.	Sand blast and epoxy coat.	Column bases in kitchen area at level 1 restaurant are severely surface rust effected. Sand blast and epoxy coat at time of flooring replacement.	\$6,500		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT306	2	Steelwork failing due to rust.	Repair structural steel.	Repair failed structural steel member at north apex of steel building framework.	\$15,000	Barricades- Scaffolding	
/SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	/53.755U05	DT310	2	Door rotten and railed.	Replace and paint door.	Southern access door to undercroft failed due to rust. Replace one (1) access door reusing all locks and door furniture. Repaint with 3 coat gloss system.	\$880		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/20:11	Peter Connors	53755005	DT403	2	No weather cover over entry.	Install sun hood to set down area.	Install framing and Colorbond roof over entry doorway.	\$7,500		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHC/E/AME NITTES	23/08/2011	Peter Connors	53755005	DT502	2	Changed usage of area.	Install partitions to mixed use areas.	Install approx 40Lm of partition wall to partition off gym from conferencing areas.	\$36,000		

Building Name	Building Name2	Assessment Date	Assessor Name	WicNo	Element Code	Defect Type	Defect Summary	Task Description Summary	Scope of Work	Indicative Cost	Indicative Cost Includes	Notes
/SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT504	2	Doors failing.	Replace double doors to cleaners room.	Replace double doors to cleaners room under stands area.	\$1,600		Craftwood doors expanding due to moisture.
/SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT504	2	Toilet partitions flimsy and failing.	Replace/upgr ade toilet partitions.	Replace and upgrade toilet partitions to male and female change rooms.	\$16,000		,
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT601	2	Steel framework starting to rust.	Treat rust and repaint.	Treat rust and paint all internal steel framework on level 1.	\$30,000	Barricades- Scaffolding	
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT691	2	Internal paintwork worn and damaged.	Repaint internal walls and doors.	Repaint all previously painted wall and door surfaces to level 1, amenities, kitchen and offices up to 2.4m height.	\$8,600		
/SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT601	2	internal paint work worn and dirapidated	Internal repaint.	Full internal repaint to ground floor Titans gym area, approx 600sqm.	\$12,000		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Corners	53755005	DT602	2	Flooring at end of life span.	Replace vinyl flooring system.	Remove and replace vinyl flooring system in commercial kitchen (approximately 200sqm).	\$35,250		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT602	1	Nails protruding from floor.		Nails protruding from floor accommodation offices. Trip hazard. Remove nails.	\$0		

	Building Name2	Assessment Date	Assessor Name	WicNo	Element Code	Defect Type	Defect Summary	Task Description Summary	Scope of Work	Indicative Cost	Indicative Cost Includes	Notes
BAY SPORT&LDR /SHIP EXC	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT602	2	Internal floor finish failed.	Replace internal floor finishes.	Titans gym area, replace existing flooring finishes with Category A dual bond carpet, approx 3:0 sqm.	\$17,050		
BAY SPORT&LDR /SHIP EXC	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT722	2	Tapware and wastes failed.	Replace all sink tapware and wastes.	Replace four (4) commercial hob spouts and tapware. Replace six (6) 50mm CP brass plug and wastes. Replace one (1) missing trigger flea hose assembly.	\$3,200		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT810	16	Exposed wiring at junction box kitchen.	Engage electrician to rectify.	Exposed wiring at junction box kitchen. Electrical hazard. Engage electrician to rectify.			
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT1210	2A	No ventilation system in kitchen	Install cooling vent system.	Install cooling vent system in commercial kitchen area.	\$30,000		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT1211	2	Workshop and staff area substandard.	Construct purpose built maintenance shed	Investigate and upgrade to appropriate maintenance storage and lunch facility. Indicative basic cost only.	\$50,000	217	Convert area under stands to storage only.
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALLAMORK SHOPS/AME NITIES	23/08/2011	Peter Connors	53755005	DT1211	2	Kitchen supply air duct, occupied space.	Divert supply air intake.	Kitchen supply air duct in occupied space. Divert kitchen supply air intake to an area external to Titans gymarea.	\$6,000		

Building Name	Building Name2	Assessment Date	Assessor Name	WicNo	Element Code	Defect Type	Defect Summary	Task Description Summary	Scope of Work	Indicative Cost	Indicative Cost Includes	Notes
BAY SPORT&LDR	EQ034 DINING HALL/WORK SHOPS/AME NITIES		Peter Connors	53755005	DT1303	2		Install A/C and fresh air supply.	Titans gym area, install wall mounted under ceiling cassette, A/C units and fresh air supply fanc to achieve approx 60KW of ccoling.	\$45,000		

Condition Assessment Tasks List

	DIE WORK CHAN	Program Pinanci	d Official Receion	Costminer	Customer Rem	m Wale Chestocat	e filte hanne	Building Name	Equipment	Black Na	IMC No	Clery Bet	Assessiment	Territoria de	Firement Group		Element Code	Maintenance	NW.	Tank Turke Geardinates	Tank Summers	Task Description Summary	forces of Kingh	Service III	and the same	Transminter	ALC: UNKNOWN	at tony May Con	STATE OF THE PARTY.	THE PERSON NAMED IN	NAME OF TAXABLE PARTY.	- Carrieron
Pequ	questile (1	Privately Year							Humber			HERE THE STREET	Onte	Group Code	Element Group Conscispous	Cook	Element Code Description	Panking	Printly Salmo	Task Typ- Description				Tatl	Cent	Month/fow	Includes	of under Milye Core	- CAL CARA	1		Delta
100000009155		2011 - 20	12 South Count	Education Old	South Feet	RECADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	EOBSS - NO REF - SHEDS ACO	100000116832	SCEORINAMIIIII	537558000	345-7192- 899	23/06/2011	ESTR	Falsand Street Comp.	DT104	Octobra / Dark		,	2 - DET P2's, No Further Investigation Required	Treder late below	Committee and an interest in the later.	Demolish redundant timber jetty to dem. Reinstate pool fence after		******	E-t- 2012		XX				
	700		A COMPANIE	-	20001.000	STATE OF THE PARTY		, and a second	100000110000	J. C.	100,000		22002011	EWIN	District States	1			\neg		The second second	Description of the last	Rentera west chain and harhed	8000	******	PROZVIZ		1			·	160002011
100000009156		2011 - 20	12 South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLORIGHIP EXC COM	EQ194 - NO REF - FENCING	100000116833	SCEORUNAIM111112	52755194	345-7192- 194	23/08/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	70		2 - DET P2's, No Further Investigation Required	Anti personal boundary fence falling.	Replace west boundary fence.	Replace west chain and barbed wire boundary fence with arti- personal style metal picket fence. Repair bus access gate west and upgrade to electric drive remote access system.	SECP	\$60,000.00	Aug 2012	4					16/09/2011
				F4		BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	FORM - NO REF - FENCING	100000110000	SCEORINAMILITY	53755/04	345-7192-	2306/2011	ESTE	Estant Status	DT101	Boundary Walts / Fences /	70	,	2 - DET P2's, No Further	Shirifon access note falled	Receir cate and install automation	Repair bus access gate west and upgrade to electric drive remote access system.	BUSA	\$25,000.00	Oct 2011						1909/2011
100000010/		Allia	Z John Com	Education Co.	3000 East	BAUGGRAILA			1000007110000	- Constanting		345-7102-	-			T	Boundary Walts / Fences /			2 - DET P2's, No Further			Investigate and install upgraded fencing system at accommodation		148.000.00							
100000089158	100	2011 - 20	2 South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	EOISH - NO REF - FENCING	100000116833	SCEORUNAIM111112	53755194	194	23/08/2011	ESTR	External Structures	DT101	Quites	- 00	2	Investoration Recurred	Fencing regulared at lockness.	Install upgraded funcing at lodges	lodors.	OPCO	348,000.00		1	\star				196992211
1 1				1			1									1			- 1				Remove and replace approximately 150-type of on track functing east. 160-type of on track functing east. Remove seeing at west on track and install berrier or functing. Approximately 200-type of fercing, in total, in the property of the control o		((-	$h \setminus$	4	1			
				1	L		RUNAWAY BAY SPORTALDR/SHIP EXC COM					345-7192-		100000		00000				2 - DET P2's, No Further		Replace on track fencing and	and install barrier or fencing. Approximately 300sqm of fencing		778.000.00	\)						145000011
10000009159	988	2011 - 20	12 South Coest	Education Old	South East	BROADWATER	SPORTALDR/SHIP EXC COM	EQISM - NO REF - FENCING	100000116833	SCEORUNAM111112	53755194	194	23/08/2011	ESTR	Externel Strictures	DT103	Fenced Courts	82	-2	MAN POR PORTO DE LA CONTRACTOR DE LA CON	Mein track fence felled.	seeding.	In total. Investigate and install recycled	100	7/8,000.00	Pag val	/	_				100002011
				FA		RECARWATER	RUNAWAY BAY SPORTSLDR/SHIP EXC COM	E0195 - NO REF - GRASS &	100000110041	SCEORINAMIIIIIS	53755/05	345-7192-	23/06/2011	SIMP	Ste Immeneda	07200	Landscaping & Cardening	40	,	2A - DET P2's, Further Investigation Required	No intestion on rith/wat field.	Investigate/install infeation system	pley field. Connect to existing omite recycled water waters.	00.00	100,000.00	Aug 2012						16/09/2011
10000001100			A DOMESTICATION OF THE PARTY OF	1	Joseph Land	ano-en-ren	0.00118200000000000000000000000000000000	LANGE OF THE			1												Trees a valued to a height causing									
1				1	1							1											Trees i valured to a height causing damage. Ind maintenance issues. Livrey arx. cull trees around buildings an, introdures and prog, win replie ting of appropriate species.	1			1					1
100000000101		2011 - 20	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	EGI95 - NO REF - GRASS & LANDSCAPING	100000116841	SCEORUNAIM111115	53755195	345-7192-	23/08/2011	SIMP	Site Improvements	DT209	Landscapino & Gardenino	62	,	2 - DET P2's, No Further Investigation Required	Matured trees now impacting building.	Remove and Private Inter-	prog wn repla ting of appropriate	USA	\$30,000.00	Feb 2012						16/09/2011
			1	1		T			T														Seek corn. It waste, wher disposal feance and, oprovels from EPA and local cou. If to dep, we of beckersh water in dam to 1 profitors to smot, you all reserve									
					1		DI BAWAY BAY	EDISS - NO REF - GRASS &			1	MS-7102.	1							2 - DET P2's, No Further	No EPA approval to backwash into	Seek correct Icence on 1 EPA	and local cour. If to disp tee of beckwash water in dam to 1				1		1		Dam overflows into	
100000009162	100	2011 - 21	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLDR/SHIP EXC COM	- DATES AND -	100000116941	SCEORUNAIM111115	53755/95	345-7192- 195	23/08/2011	SIMP	Sile Improvements	DT210	Dems	#2	2	Investigation Required	dem.	-	overflows to envir, nor and reserve vated sewer connection point for he, water units at lodge 1 and lodge	DMP		Feb 2012	\vdash	+	-		environmental reserve.	1609/2011
100000000163		2011 - 20	12 South Coest	Education Old	South East	BROADWATER	SPORTALDR/SHIP EXC COM	EOING - NO REF - UNDERGROUND SERVICES	100000116842	SCEORUNAIM222668	53756/99	345-7192- 196	23/08/2011	HYDR	Hydraulic Services	DT706	Sentary Drainage System	90	2	2 - DET P2's, No Futher Investigation Regulard	HWV server or action of an	rated or resistant count to serve.	hs water units at lodge 1 and lodge 2.	BSAC	\$2,100,00	Aug 2012	-	-	-			1909/2011
10000000104		2011.2	12 500000	Education Chil	Same Card	RECAGWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	EGIDS - NO REF -	10000110042	SCEORI NAIM???!MA	63756596	345-7192- 196	23/08/2011	HALDS	Harton Santon	07706	Senters Drainese Statem	70	,	2 - DET P2's, No Further Investigation Required	Air con drains .1 lodges not connected.	Corr - st AC condensate drains	Connect all AC condensate drains at lodges to sever or atominater.	BSAC	\$4,000,00	Apr 2012						16/09/2011
											1												Water main under main track area									
100000000105		2011-2	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	EGIDS - NO REF - UNDERGROUND SERVICES	100000116842	SCEORUNAM222558	53755196	345-7192- 196	23/08/2011	HYDR	Hydraulic Services	01700	Wester Supply System (externel)	75	2	2 - DET P2's, No Further Investigation Required	Water service under n. Vn treck felled.	investigs and repair also service.	Water main under main track area falled and isolated, Investigate and receir falled water main.	REDF	\$30,000,00	Feb 2012	_					16/09/2011
																						N	Engage Official to investigate and locate all water and fire isolation valves. Install as required up to three (3) inground valves and supply marked up block plan.									
			1				RUNAWAY BAY SPORTAL DRUSHIP EXC COM	EGISS - NO REF -				345-7192-					Water Supply System	-		2 - DET P2's, No Furt or		K	valves. Install as required up to three (3) inground valves and			15.50000	1	1	1			220000
100000089186	988	2011-2	12 South Coest	Education Old	South East	BROADWATER	SPORTAL DRUSHIP EXC COM	UNDERGROUND SERVICES	100000116642	SCEORUNA/M222558	53755196	190	23/08/2011	HYDR	Hydraulic Sentces	01709	(externel)	62	2	Investoation Requiry 1	* atter 9" a offis not identified.	Audit alte and install valves.	Filter sand normal 8 yearly interval	BSAC	\$14,000.00	Feb 2012	_	+				16/09/2011
1000000009167		2011-2	12 South Coest	Education OH	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	EGISS - NO REF - UNDERGROUND SERVICES	100000118842	SCEORUNAIM2224AB	53756(94	345-7192-	23/08/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System		,	2 - PS : Pais No Fun ver Frankfordon Rs. versi	Filtr and routes rediscement	Replace filter sand to 50m pool.	Filter sand normal 8 yearly interval sand replacement overdue. Replace sand and inspect filter vessels.	OPCO	\$7,000,00	Nov 2011						1609(2011
							RUNAWAY BAY SPORTAL DRUSHIP EXC COM	EGISE - NO REF -				345-7192-	I			T	Subming Pool Filtration		7.7	2 - JET P. L. No Fu her In selloston Tessins.			Install energy efficient variable speed drive and control system to 25m pool filtration system.			F-1- MI-						
100000009100	98	2011 - 2	12 South Coast	Education Old	South East	BROADWATER	SPORTALDROHIP EXC COM	UNDERGROUND SERVICES	100000116942	SCEORUNAM222558	63756196	190	23/08/2011	HYDR	Hydraufic Services	D1714	Dratem	- '*-	~	in estimation, femilies		Inetall VSD's and controls.		OPCO	\$3,000,00	Feb.2012						1969(201)
							RUNAWAY BAY SPORTALDRIGHTP EXC COM	EGISS - NO REF -	1			345-7192-					Swimming Pool Filtration		> /	2-DE) P2's No Fu *-			Install new pumps and motors including energy efficient variable speed drives and control system to 50m pool filtration system.				1			1 1		
100000009109	200	2011 - 2	12 South Coest	Education Old	South East	BROADWATER	SPORTALDRIGHEP EXC COM	UNDERGROUND SERVICES	100000116842	SCEORUNAM222558	53755196	100	23/08/2011	HYDR	Hydraulic Services	DT714	System	- 00 -	2	vestor in Recured	Purmos inefficient and falling.	Install new surrors and VSD's.	50m pool filtration system.	OPCO	\$80,000,00	Feb 2012	+	+-	-			1609/2011
	152			1					1					İ					\sim				Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bunded holding tank and chlorine decarding point at 25m plant room.			l	1					
							RUNAWAY BAY SPORTALDRISHIP EXC COM	EQUID - NO REF -	1			345-7192-		1	1		Swimming Pool F tration			2 - DET P2's, No Further Investigation Regulard	l.		room or install bunded holding tank and chlorine decarding point at 25m									
100000009170	1000	2011 - 2	12 South Count	Education Old	South East	BROADWATER	SPORTAL DRIGHTP EXC COM	UNDERGROUND SERVICES	100000116842	SCEORUNAIM222558	53755196	194	23/08/2011	HYDR	Hydraulic Services	D1714	Dratem	- 00	-2	Investigation Regulard	P 'C chlorine line falled.	Reciece UPVC chlorine line.		OPCO	\$4,000.00	Nov 2011	+-	+	+			16/09/2011
1				1							1						777 /				ĺ.		Audit site lighting, power and gas system. Implement upgrade and ratro fit program of energy efficient fidure. fitting, extern and controls.				1					1
1000000009171	200	2011-2	112 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	EDIM - NO REF - UNDERGROUND SERVICES	100000116642	SCEORUNAIM222558	53755196	345-7192- 196	23/08/2011	ELEC	Dects 4 Sents 1	0 901	Stand E. vett.	- 00	-2	2 - DET P2's, N: /urther Investoston_recuted_	Pr. eren. Scottol system.	Audit and upprade.	Sours. Sting, ordern and controls. Exposed witing on track lighting	OPCO	\$250,000,00	Aug 2012	+-	+-	\vdash	-		16092011
1000000009172	100	2011 - 2	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRIBHP EXC COM	EDING - NO REF - UNDERGROUND SERVICES	100000116842	SCEORUNAIM222558	53755/90	345-7192- 196	23/08/2011	ELEC	Dectrical Sa vices	DT801	Sidem a Elect lost Redicy allon			2 - DET P1's, No h.' Recorded	Expr. ad witing on track lighting	Receit wittre.	Exposed witing on track lighting pole. Electrical hazard. Frank advised 24/8/2011.									16592011
100000000173		2011 - 2	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRIBNIP EXC. COM	EGISS - NO REF - UNDERGROUND SERVICES	100000110042	SCEORLINAIM222558	53755196	345-7192- 196	23/08/2011	furc	Carter Serves		Edwar (ste)	82	,	2 - Call P2's, No Furth, 1 Inne, Toellon Regulard	What is one later and reduction	Removaldemoltsh wind turbines.	Falled and redundant wind turbines require removal and discosel. Replace or reper electronic scommersage boards and all connected control tretterm. Treck and field booth controls and services falled. Upgrade all track and field control booth controls and services.	BUSA	\$20,000.00	Oct 2011						1509(201)
	100			- 0			RUNAWAY BAY SPORTAL DRISHIP EXC COM	EGISS - NO REF -				345-7192-	T				External Communications & Data Distribution	- 4		2 - DET 12's, No Further Lygstigati, 1 Regulard		Repairheplace electronic score	Replace or repair electronic score/message boards and all			Leniuse	1					
100000009174	223	2011 - 2	112 South Coest	Education Old	South East	BROADWATER	SPORTSLDRIGHIP EXC COM	UNDERGROUND SERVICES	100000118842	SCEORUNAIM222558	53756196		23/09/2011		Commun. Valleria & Da a	0.801	Date Distribution	-2			Dectric score board falled.	boards.	Track and field booth controls and	BUSA	\$250,000,00	Aug 2012	_	+	-			16/09/2011
100000000175		2011 - 2	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLORISHIP EXC COM	EQISE- NO REF - UNDERGROUND SERVICES	100000116842	SCEORUNAIM222558	53755199	345-7192- 196	2300.01	a.w	come dom & Ca	ртесз	Intercom / Paging / Call Draterra (externel)	70	2	2 - DE * P2's, N. Further Investiga You Resa, Yed	Track control booth controls falled.	Upgrade track and field booth controls.	and field control booth controls and service.	BUSA	\$40,000,00	Feb 2012						16/09/2017
							RUNAWAY BAY SPORTSLORISHIP EXC COM	EGIDS - NO REF -				345-7.63	1				Intercom / Paging - Call Systems (externel)			2A - DET PAR FUT AF	and the second s		investigate and install correct emergency PA system across site and buildings.					1				
100000009178	100	2011 - 2	712 South Count	Education Old	South East	BROADWATER	SPORTSLORGHIP EXC COM	UNDERGROUND SERVICES	100000116942	SCEORUNAM222668	52755196		234 12011	COMM	Como micationa & Data	01903		- 62	-	Investoration I. Laired	No emergency PA system.	Install emergency PA system.	and buildings.	BSAC	\$120,000,00	Feb 2012	_	+	$\overline{}$			16/09/2011
100000069177		2011 - 2	12 South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	EQI97 - NO REF - WATER	100000110043	SCEORUNAIMS64568	5,755/97	345-7102- 197	23, 9/2011	H° DR	Hydraulic Services	P7/11	Water Features & Countain		4	2 DET P2's, No Further prestoation Required	Water feeture cracked and leating	Receir and refurbish water feature	Specialist contractor to investigate and repair atrium water feature to water tight coerational condition.	BUSA	\$6,000.00	Nov 2011						16/09/2011
					-									1		1							Full sudit and upgrade of all buildings to incorporate a fully									
	99		1			1		FORM HORET POLE				No.	1/	1	1		\\			2 - DET P2's, No Further			water toth coerational condition. Full sudit and upgrade of all buildings to incorporate a fully addressable amergency and fire system. Including survey of accommodation areas alarm another access risks.									
100000009179	10.00	2011 - 2	112 South Coest	Education Old	South Cent	BROADWATER	SPORTALDRISHIP EXC COM	EOISE - NO REF - POLE LIGHTING & SERVICE	100000116844	SCEOR, WANCE YOU	53755199	345-7102-	23/09/2011	FIRE	Fire Protection Systems	01/105	(a. Vernel)	82	_2_	Investigation Required	evelen.	roten.		BSAC	\$350,000.00	Aug 2012	+	+-	+			1699/2011
			1						1 /	$\langle \cdot \rangle$						1							High failure rate and loss of cards to old analogue card driven door		1		1					
100000089179		2011 - 2	112 South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRIGHIP EXC COM	EGINE - NO REF - POLE LIGHTING & SERVICE	1000011884	SCE YRUNAIM22: 166	53755199	345-7192-	23/09/2011	SAFE	Security & Selety Dystern	DT1101	As 'eas Contr' dystem (est, 198)	92	,	2A - DET P2's, Further Investigation Required	Electrical door locking system falling.	Investigate/upgrade door locking	upgrade accommodation unit locking system	BUSA	\$180,000.00	Feb 2012					Arrow electronic door system -	1609/2011
1000000089180	2.0	2011 - 2	212 South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM RUNAWAY BAY SPORTALDRISHIP EXC COM	EGING - NO REF - POLE LIGHTING & SERVICE	100000116.4	SCE YOUNGER 199	53755/99	345-7192- 199	23/08/2011	SAFE	Security & Sefety System	DT1102	(ext. red) Doors, pales, etc (Dectric Operated) (ext)	62	2	Investigation Required 2 - DET P2's, No Further Investigation Required	Key system old and falling.	Install new key system to all door	High feature rate and loss of cards to did analogue card driven door locking system. Investigate and upgrade accommodation until tocking system. Install new laryed allie system. Proundred of doors in facility. Ramove and replace feated concrete curring system at southern driveway to west car perfor.	BUSA	\$100,000.00	Aug 2012						16/09/2011
								/												2 - DET PZ's, No Further			Remove and replace failed concrete curbing system at southern drivewer to went con-									
100000009181	983	2011 - 2	212 South Coest	Education Old	South East	BROADWATER	SPORTSLDR/SHIP EXC COM RUNAWAY BAY	EORDS - NO REF - ROAL S & PATHWAYS EORDS - NO REF - > DADL & PATHWAYS	1000-2011 245	SCEORUNAMISSIONE	53756R99	R99 345-7192-	23/06/2011	SIMP	Ste Improvements	DT201	Roads & Carperts	70	2	2 - DET P2's, No Further Investigation Required 2 - DET P2's, No Further Investigation Required	Curbino disructed and broken.	Reclace broken concrete curbins Fill and seel pothole to bitumen ceroerk	Fill and seel minor potholes to from carpert area.	BUSA	\$20,000.00	Feb 2012	+-	+	+	_		16/09/2011
100000009182	(2)	2011 - 2	212 South Count	Education Old	South East	BROADWATER			7,000,1984	SCEORUNAIMSSSMM	52755R99		23/08/2011	SIMP	Ste Improvements	DT201	Roads & Carperts	95	2	MATANON MATANO	Minor potholes in front carpert.	concert	Replace approximately 100sqm of	BUSA	\$1,000.00	Nov 2011	+-	+-	_			16/09/2011
100000009183		2011 - 2	212 South Count	Education Old	South Cent	BROADWATER	RUNAWAY BAY SPORTSLOR/DHP EXC COM	OR99 - NO REF - ROADS &	100000119846	SCEORUNAIMSSSMM	53755899	345-7192- R99	23/08/2011	SIMP	Site Improvements	01202	Footoethe & Trefs	62	2	2 - DET P2's, No Further Investigation Required	Timber boardwalk at and of Mesoan.	Replace treated pine boardwalk	Replace approximately 100sqm of treated pine timber boardwalk leading from sext carperk to lodges.	BUSA	\$8,500,00	Feb 2012					Rotten, failed and at end of expected life.	1909(2017
	55							1907	1							T							Artificial gross playing surface at	T								T
1 1							I = (O,		1					1									Artificial grass playing surface at main stadium area failing and unless. Artificial playing surface is main stadium. Current standards and required impact ratings replace stadium charited surface. Stanties has been been as for a surface.	4	1				1			1
100000000184		2011-2	212 South Coast	Education Old	South East	BROADWATER	SPORTS OR SHIP DIG FOM	PATHON S	100000116846	SCEGRUNAMSSORE	53755899	345-7192- R99	23/09/2011	SIMP	Site Improvements	DT203	Hard Surfaced Arees	92	2	2 - DET P2's, No Further Investigation Required	Dachum artificial surface, fallino.	Resurface and upgrade main field surface	d and required impact ratings - replace stadium playfield surface.	BUSA		Feb 2013					Uneven suniten in areas, holding water not draining to sunoff	1609(201)
	100						SPOT / BLD SHIP THE COM					345-7192- R99								2 - DET P2's, No Further	Running track surface worm and	Resurface and upgrade running	Running track at end of expected service life spen Replace and									
100000009185	337	2011-2	112 South Coest	Education Old	South Eart	BROADW JER	THE THE OCCOM	PADIMAYS	100000116846	DCEORUNA/MSSSMM	53755899	R99	23/08/2011	SIMP	Site improvements	DT203	Herd Surfaced Arees	70	2	Investoration Recuired	helino.	trick.	Replace statem comment surrounds Flurning heat at end of expected service life spen. Replace and uponede numino track surfaces. Artificial grass at outdoor exercise area and trampoline yard is in poor condition. Releval and replace artificial grass (approximately s. 400/sport).	BUSA	***************************************	Feb 2013	+	+	_			1609/2011
						1/1/	SPUNISLOR HIP EXC COM	EGREE - NO REF - ROADS &				345-7192- R99								2 - DET P2's, No Further			condition. Relevel and replace artificial grass (approximately									
100000009186	933	2011 - 2	212 South Coest	Education Old	South East	ROAD VATE	SPUNISLOBY HIP EXC COM	PATHWAYS	100000116846	SCEORUNA/M555888	53755899	R99	23/08/2011	SIMP	Site Improvements	DT203	Hard Surfaced Arees	62	2	Investoation Required	Artificial crass east of own felled.	Relevel and reciscs ertificial cres		BUSA	\$14,000.00	Feb 2012	+	+	+	_		1609/2011
				1	10	3///	RINAWAY RAV	EORSO - NO REF - ROADS &		1	1	Mr. 7100			1			1		2 - DET P2's, No Further	Ye.	Repaid and most connect to	Remark and repeint all line marking and heared marking to all carperis and hearbearding areas across shauld all carperis areas. Remove and replace crecked and damages and storough a season of carriers and storough and carriers and storough and and the season of admin today 001. Balley and replaced Toloron of	1			1	1				1
100000009187	889	2011 - 2	212 South Com	Edw 4m Old	awa.	SOND WILL	RUNAWAY BAY SPORTALDRISHIP EXC COM	PAIHMATA	100000116846	SCEORUNA/M555888	53755899	345-7192- R99	23/09/2011	SIMP	Site Improvements	01203	Hard Surfaced Arees		2	IIII III III III III III III III III I	Line merting feded and falled.	meting.	and all carpert erees. Remove and replace crecked and	OPCO	\$22,000.00	Nov 2011	+-	+	+	-		16/09/2011
1000000089188		2011-2	212 "48 500"	E Vento Old	S00.74	P COADWATER	RUNAWAY BAY SPORTSLDR/SHIP EXC COM	EGREE - NO REF - ROADS & PATHWAYS	100000116846	SCEORUNA/M555899	53755R99	345-7192- R99	23/09/2011	SIMP	Site Improvements	DT204	Pered Arees	62	2	2 - DET P2's, No Further Investigation Required	Pering thes crecked and broken.	Remove and replace cracked pering ties.	damage sandstone pevers at east of admin bids 001.	BUSA	\$2,000.00	Nov 2011						16/09/2017
			1	XI		1		EORSO - NO REF - ROADS &				ME7100								2 - DET PZ's, No Further			Relay and re-level 30sqm of concrete paving and path transition east of admin and child care bidge									
100000069169		2011 - 2	212 Sou Coest	Education City	South East	BROADWATER	RUNAWAY BAY SPORTALDRIGHIP EXC COM	PATHWAYS	100000116846	SCEORUNAMSSSEE	53755R99	345-7192- R99	23/09/2011	SIMP	Site improvements	DT204	Perred Arress	12	_ 2	Investigation Required	Pening at east of Admin uneven.	Relevand re-level payers.		BUSA	\$3,500,00	Nov 2011	+	+-	00001	-		1609/2011
1000000089190	8	2011 - 2	DI2 South Con 1	Education City	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	EGRES - NO REF - ROADS & PATHWAYS	100000116846	SCEORUNAMOSSEES	53755R99	345-7192- R99	23/08/2011	SIMP	Site improvements	DT204	Pered Arees	- 65	2	2 - DET P2's, No Further Investigation Required	Person disrupted and falling.	Replace parent.	Replace/heley 100sgm of concrete paving at north and of 50m swimming pool.	BUSA	\$8,500.00	Feb 2012						1509(201)
							RUNAWAY BAY	EORSO - NO REF - ROADS &				Ma 2000											Period path to east of admin uneven and disrupted. Trip Hazen Highlight veltor until replaced.									
	533	2011 - 2	512 South Count	F'anton Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRASHIP EXC COM	PATHWAYS EORIG - NO REF - ROADS &	100000116846	SCEORUNAIM656899	53755899	345-7192- R99 345-7192- R99	23/09/2011	SIMP	Site improvements	DT204	Pered Areas	-		1A - DET P1's, P2 Recoiled	Pered ceth sest of admin uneven.	Hohlight vallow until recisced.	Uneven and disrupted. Trip Hazen Highlight vellow until replaced. Broken pewer at bits rack adjacent reception. Trip hazend. Highlight	-	1		+	+	+-	-		1509/2011
100000000191							RUNAWAY BAY SPORTAL DRIBHIP EXC. COM														Broken pever at bike rack adj											

							2																										
					Conditio	n Assessr	nent Task	s List																							≤ 11		
								RUNAWAY BAY SPORTAL DRICHIP EXC COM	EOS99 - NO REF -				M5-7192								2. DET P7s No Europe	Terraced seating & retaining	Investigate retuild of terreced	Terraced seating is non compliant with current building and access standards. Seating heights and access inappropriate. Retaining and III subsiding. Demolish and	•						1		
100000009193	_		2011 - 2012	South Coest	Education Old	South East	BROADWATER	S. Carrier Street	PLAYGROUND EQUIPMENT	100000116847	SCEORUNAIM225897	53755399	345-7192- 399	23/08/2011	ESTR	External Structures	DT107	Outdoor Furniture (Fixed)	82	2	Investigation Required	substandard	344072.	install one feb seeting.	BSAC	\$500,000,00	Aug 2012	_		\rightarrow	-	setting at west of main track and field stadium.	16/09/2011
100000069194		4.50	2011 - 2012	South Cosst	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	EGS99 - NO REF - PLAYGROUND EQUIPMENT	100000116847	SCEORUNAIM225887	53755399	345-7192- 599	23/08/2011	SIMP	Site Improvements	01205	Retaining Wells	- 05	2	2 - DET P2's, No Further Investigation Required	Retaining edge aged, and splitting.	Reciece timber retaining edge.	Replace retaining to beach volley ball area. Replanish sand to beach playing zone.	BUSA	\$24,000.00	Feb 2012	1		-			15/09/2011
								RUNAWAY BAY													2 - DET PZ's, No Further			Repairt all previously painted surfaces to ground floor and level				1		7		1	
100000069195		Audio A	2011 - 2012	South Coest	Education Old	South East	BROADWATER	SPORTALDRISHIP EXC COM	OB001 - EO033 ADMINISTRATION	100000118614	SCEORUNABU111111	53755001	345-7192- 033	23/09/2011	IFIN	Internal Finishes	DT601	Internel Painting	70	2	Investoation Recurred	Internal paintwork wom and demaced.	Receint internal painted surfaces.	including all pre-cent metrorance	BUSA	\$4,500,00	A 7012		l i		\vdash		1909/2011
100000000196			2011 - 2012	South Coast	Education Old	South Feet	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB001 - EO033 ADMINISTRATION	100000116614	SCEORUNABU111111	53755001	345-7192-	23/06/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes		2	2 - DET P2's, No Further Investigation Required	Virvi Rooring worm.	Recisce virul flooring to reception.	Replace 50egm of imitation timber virul floor to reception area.	BUSA	\$7,500,00	10022				\vdash		16/09/2011
								RUNAWAY BAY	OB004 - E0031 CHILD CARE/COFFEE SHOPIAMENITIES				345-7102-				T				2 - DET P2's, No Further			Repair 2sqm of demaged ceiling a ground floor male urinal area.	-	******	New 2011					(16092011
100000009197			2011 - 2012	South Coast	Education Old	South East	BROADWATER	SPORTAL DRISHIP EXC COM	SHOPIAMENITIES	100000116618	SCEORUNABU111114	53795004	031	23/09/2011	IFAD	Internal Fathric	DTS01	Cellings			Investoation Records	Demede to celling.	Receir Comment Connect Common.	Rear eccess door jerries to see	1	1		7					
								RUNAWAY BAY	GB004 - ED031 CHILD CARE/COFFEE			1	345-7192- 031					Internal Doors (excluding			2 - DET P2's, No Further			area rusted out at base area. Remove and replace metal door	1 1			ľ .			()		16092011
100000009198	-		2011 - 2012	South Coest	Education Old	South East	BROADWATER	SPORTAL DRISHIP EXC COM	SHOP/MENTIES GB004 - EQ031 CHILD CARECOFFEE	100000116618	SCEORUNABU111114	53755004	345-7192-	23/09/2011	IFAB	Internal Fabric	DTSO4	fre doors)	- 00	-2	2 - DET P2's, No Further	Door lembs rusted out at bess.	Repeirt well and doors, ground	Repairt walls, doors columns and beams to ground floor office fover		\$2,000 to	_				\neg		100002011
100000009199			2011 - 2012	South Count	Education Old	South East	BROADWATER	SPORTALDRISHIP EXC COM	SHOPIAMENTIES 08004 - E0031 CHILD	100000116616	SCEORUNABU111114	53755004	001	25/09/2011	IFIN	Internal Finishes	OTeo1	Internal Painting	- 05	2	Investigation Required	Paintwork marked and dirty.	foor.	Full into mel receipt of ground floor	BUSA	A8007	Aug 2012	-			$\overline{}$		1559/2011
1000000000200			2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDROHIP EXC COM	CARE/COFFEE SHOPIMENITIES	100000116619	SCEORUNABU111114	53755004	345-7192- 031	23/08/2011	IEIN	Internal Finishes	DT601	Internal Painting	- 65	2	2 - DET P2's, No Further Investoation Recuired 2 - DET P2's, No Further	Paintwork worn.	Receipt to fet amerities	mention were including all pre-	BUSA	\$8,200.00	Aug 2012				-		1609/2011
100000009201			2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	CARECOFFEE	100000118616	SCEORUNABU111114	53755004	345-7192- 031	23/08/2011	FURN	Furniture & Fillings	DT1701	Fixed Fumbure	62	2	2 - DET P2's, No Further Investigation Required	Timber work brittle and falling.	Refre seuns Irr', coort.	Sa, w in mak amendes area falls brills, and softs, V.	NIZA .	\$20,000,00	Feb 2012				\vdash		15/09/2011
								RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES				345-7192- 034								2 - DET P2's, No Further			Roof rs, Nacemen, required to access a of repair a Nactural steel and remove, inbuilt de Nacts to roof							()	Leaks, short sheets, poorly	1
100000049202			2011 - 2012	South Count	Education Old	South East	BROADWATER	SPORTAL DRIGHIP EXC COM	HALLWORKSHOPS/MENTIES	100000116622	SCEQRUNABU111115	53755005	034	23/09/2011	BLDG	Building Structure	DT304	Roofing	50	2	Investigation Required	Roofing system felled.	Recie VIV	Column bases of littchen one at	REDF	\$273,000.00	Aug 2013					leoped and structural rust.	16/08/2011
1								A PANNEY NAV					N= 7100								2. DET 92's No Surber			Column bases littchen we st level 1 restaurent va er ereily unface nust effects Send blest a disposy cost at time of flooring							()	i .	
100000069202			2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OBDOS - EGOSA DINING HALLWORKSHOPSIAMENITIES	100000116622	SCEORUNABU111115	53755005	345-7192- 034	23/08/2011	BLDG	Building Streeture	07306	Columns & Beams	- 65	2	2 - DET P2's, No Further Investigation Required	Runted column hassa.	Tend by st and soony cost.	Rens ' felled structural steel	BUSA	\$4,500,00	Nov 2011	00000000			\vdash		16/09/2011
100000069204		CONTRACTOR A	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB005 - E0034 DINING HALLWORKSHOPS/AMENITIES	100000118622	SCEORUNABU111115	53755005	345-7192- 034	23/09/2011	BLDG	Building Structure	07306	Columns & Beams	75	2	2 - DET P2's, No Further Investigation Regulard	Steelwork fellow, due to s. vs.	Repr / Noucheral steel.	nv ober at north apex of steel uselfding framework.	REDF	\$15,000.00	Feb 2012	Barricades- Scaffolding			-	<u> </u>	16/09/2011
												1								1				Southern access door to undercro failed due to rust. Replace one (1)	of C						1 1	í	1 1
								RUNAWAY BAY	08006 - E0034 DINING HALLWORKSHOPS/AMENITIES				345-7192- 034					External Doors (excluding Fire Doors)			2 - DET P2's, No Further			access door reusing all locks and door furniture. Repairt with 3 cost							()	ĺ	
100000009205	_		2011 - 2012	South Coest	Education Old	South East	BROADWATER	SPORTAL DR/SHIP EXC COM		100000116622	SCEQRUNABU111115	63756006	345-7192-	23/08/2011	BLDG	Bulding Structure	DT310	Fire Doors)	82	2	2 - DET P2's, No Further	Door rotten and falled.	Replace and paint door.	Gloss system.	SECP	\$890.00	Oct 2011					Craftwood doors expanding	16/09/2011
1000000000200			2011 - 2012	South Count	Education Old	South East	BROADWATER	SPORTAL DRIGHIP EXC COM	G8005 - E0034 DINING HALLWORKSHOPS/AMENITIES	100000118622	SCEORUNABU111115	53755005	934	23/09/2011	IFAB	Internal Fabric	01504	fire doors)	- 60	2	Investigation Regular'	David Vote	COST.	room under stands area.	REDF	\$1,600.00	Aug 2012				\vdash	due to moisture.	1609(2011
100000009207			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	08005 - E0034 DINING HALLWORKSHOPS/AMENITIES	100000118622	SCEORUNABU111116	53755005	345-7192- 034	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	95	L	2 - DET PZ's, No Fu her Investigation Regain d	Transfer on terms and before	Replace/upgrade tollet partitions.	Replace and upgrade tollet partitions to male and female change rooms.	BUSA	\$16,000.00	Aug 2012						16/09/2011
100000008208			2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	G8006 - EG034 DINING HALLANGRESHOPS/AMENITIES	100000118622	SCEORUNABU111115	53756005	345-7192- 034	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	- 00		r_estortion h_rains	Dies' harmer onto starting to nest.	Treet not end repeint.	Treet rust and point all internal stee framework on level 1. Reneint all proviously pointed well	REDF	\$30,000.00	Aug 2012	Scaffolding			\vdash		16/09/2011
								RUNAWAY BAY	QB005 - EQ034 DINING				345-7192- 034								12 DET PZ), No Fun w	late and paintwork worm and		and door surfaces to level 1, amendies, latchen and offices up t							1 1	1	
100000008209			2011 - 2012	South Coest	Education Old	South East	BROADWATER	SPORTSLDRIGHIP EXC COM	HALLWORKSHOPS/AMENITIES	100000116622	SCEORUNABU111115	53755005		23/08/2011	IFIN	Internal Fixishes	DT601	Internel Painting	- 92	1	In estigation & valued	demeced.	Receirt internel wells and doors.	Remove and replace viryl flooring	BUSA	\$8,600.00	Feb 2012	 		-	\vdash		16/09/2011
100000009210			2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLDRIGHIP EXC COM	GB005 - EQ034 DINING HALLAWORKSHOPS/AMENITIES	100000116622	SCEORUNABU111115	53755005	345-7192- 034	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes	- 2	-	Invests, vion Recein, 4	Flooring at end of life spen.	Replace virul flooring system.	system in commercial letchen (accommetally 200 com). Nails protrucing from floor	BUSA	\$35,250.00	Nov 2011				\vdash		16/09/2011
1000000000211			2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLDRISHIP EXC COM	OB005 - EQ034 DINING HALLAWORKSHOPSIAMENITIES	100000116622	SCEORUNABU111115	53755005	345-7192- 034	23/08/2011	IFIN	Internal Finishes	DT902	Internal Floor Finishes	1		1 - VI P' s. No P2 Required	Neite protocting from floor.	Remove nells.	accommodation offices. Trip hezerd. Remove nells.								1	16/09/2011
												T								Γ				Designs from (4) commercial bob.								1	
								RUNAWAY BAY SPORTALDRISHIP EXC COM	OB005 - E0034 DINING HALLWORKSHOPSIAMENITIES				345-7192-					General Yumbing &			2 - DET P2's, No Further	.	Replace of sink terrors and	spouts and tapwere. Replace str (6) 50mm CP bress plug and wester. Replace one (1) missing							1 1	1	
10000009212	_		2011 - 2012	South Coest	Education Old	South East	BROADWATER			100000119622	SCEORUNABU111115	53755005		23/09/2011	HYDR	Hydraulic Senices	01720	Plosterott sterned	82	2	Investoration Recurred	In years and weaters failed.	wester.	trioger fee hose essentify. Exposed wiring at jurction box littchen. Electrical hazard. Engage	BUSA	\$3,200,00	Dec 2011	-			\vdash		16/09/2011
100000009213			2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB005 - E0034 DINING HALLWORKSHOPSIAMENITIES	100000118622	SCEORUNABU111115	53755005	345-7192- 034	23/08/2011	ELEC	Dectrición (es	07:10	Consult ver			2A - DET P1's N - 2 Reports	Exposed wiring at junction box	Engage electrician to rectify.	latchen. Electrical hazard. Engag- electrician to rectify. Install cooling vent system in	*						<u></u>		16/09/2011
100000009214			2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRIGHIP EXC COM	OB005 - ECOSA DINING HALLWORKSHOPS/AMENITIES	100000118622	SCEORUNABU111115	53755005	345-7192- 034	23/08/2011	VENT	Mechan el Venta fon	01 121	Dry and	62	2	Investing on R. sured	No veriff on system in bitchen.	Install cooling yest system.	commercial liftchen area.	BSAC	\$30,000.00	Feb 2012		-		\vdash		16/09/2011
							BROADWATER	RUNAWAY BAY SPORTSLOR/SHIP EXC COM	OBDOS - ECOSA DINING HALLWORKSHOPS/AMENITIES		SCEON NAMED 11115		345-7192- 034		Lene		1		_		2 - DET >2's. No Fu her inc adoption Requires	Workshop and - ah wee	Construct purpose built maintenance shed	appropriate maintenance storage and lunch facility. Indicative basic cost only.		550 mm m	4				1 '	Convert area under stands to storage only.	
10000000216			2011 - 2012	South Coast	Education Old	South Eart	BROADWATER	SPORTELDIUSHIP EXC COM	HALLWORKSHOPSIAMENITIES	100000118622	SCEORUNABUTTITIS	53755000		230002011	VENT	Mr chancel Vandaton	1702	Joseph Vr. deton Systems	- 62	1	Im abotton Repures	160009	memerance steed			\$50,000,00	AM ZVIZ					storages prov.	19608201
1000000009216			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLDR/SHIP EXC COM	OB006 - E0028 SPORTS MEDICINE	100000110623	SCEORUNABU111116	53755000	345-7192- 029	23/08/2011	2'00	Midne Toutier	67304	Roofing	L 20	,	2 - DET 12's, No Further restlost, it Required	Roof F seem felled.	Reciece felled roofing system.	roof and ceiling system and treat rust on structural steel work.	REDF	\$70,000.00	Aug 2012						16/09/2011
									OB006 - EQ028 SPORTS								N				2 - 06 " P2's, N. Futher			Replace approximately 320sqm o	of						1	1	
100000000217			2011 - 2012	South Comet	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLOR/SHIP EXC COM RUNAWAY BAY		100000110623	SCEORUNABU111116	53755008	345-7192- 029 345-7192-	23/09/201	D.M	terral : "then	DT602	Internal Floor Finish A		2	Imestica for Resa red 2 - DET P. 's. No Fu her	Internal Sporing worm.	Replace Sporting throughout.	cushioned sheet viryl and carpet flooring throughout building. Replace vanity unit in tollet vanity	BUSA	\$32,000,00	Aug 2012				\vdash		1609/2011
1000000089218	_		2011 - 2012	South Coest	Education Old	South East	BROADWATER	SPORTALDR/SHIP EXC COM	QB006 - E0026 SPORTS MEDICINE	100000116623	SCEORUNABU111116	53755006	074	23.79/2011	PURN	Fum Ves & Fillings	DT170	Fixed Furniture	1-2	22	Investorion Sept ed	Venity unit certess failed.	Reciece vents unit.	m.	BUSA	\$2,200.00	Feb 2012				\vdash		1609/2011
			2011 2011		F4111011 014		BROADWATER	RUNAWAY BAY SPORTSLOR/SHIP EXC COM	OB007 - E0021 POOL COMPLEX		SCEORUNABU111117	53° 400.	345-7192- 021	2,98201				luna.			DET P1's, No P2 Recorded	Corroded overhead grill dropping	Remove orll ASAP.	Severely corroded overhed grill dropping rust. Fall hazard/Tye intervinepard, Remove grill ASAP	,								160000011
100000000219		0.375	av11-av12	Joseph Comm	Cook mon Cro	- CONT. CHIL	UNUNUMATER .	DESCRIPTION OF EAC COM	10007000	1,0000110024	SALESMUNICOUNTERING	1 200	1	1	1.00	STATE OF STATE OF	100	-			1		The state of the s	Specialist contractor received to									The same of the sa
													1	1			1	1 . / /	1			_	1	dismentie glazing penels and engineer new footing and steel							1 /	1	
100000009220		9280532	2011 - 2012	South Coast	Education Old	South East	BROADWATER	SPORTALDRISHIP EXC COM	08007 - E0021 POOL COMPLEX (20M POOL)		SCEO UNABU 11117		345-7192 021 345-7192-	23/08/2011	BLDG	Building Structure		Charms & Dearns	N	2	2 - DET P2's, No Further Investigation Required 2 - DET P2's, No Further	Structural steel column bases felled.	Receiv structural steel columns.	work to repair structural steel fram work and install cathodic protection Reviews steel steel attempts and	n REDF	\$65,000.00	Apr 2012	-	-			-	16092011
100000009221	-			South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXIC COM RUNAWAY BAY	08007 - E0021 POOL COMPLEX (20M POOL) 08007 - E0021 POOL COMPLEX (20M POOL)	100000110024	DE CONTRABULLE 17			23/09/2011	IFAB	Internal Fabric	OTS.	Inte. of Stains Intern. Doors (seclador) fire doo. 10	- 00	1	2 - DET P2's, No Further	Steel star stricers and rel falled	mil.	Replace steel stair stringers and railing to the megganine floor. Replace six (6) metal door jumbs, paint and re-hang doors.	BUSA	\$6,200,00	Apr 2012 Feb 2012	_			\vdash		1609/2011
100000009222	_		2011 - 2012	South Coest	Education Old	South East	BROADWATER	SPORTALDR/SHIP EXC COM RUNAWAY BAY	GROOT - EGG21 POOL COMPLEX	10000011662	SCF_RUNA_*11117	53755007	345-7192-	23/09/2011	IFAB	Internel Fabric	DISO	fre don "	75	1	2 - DET P2's, No Further	Door lemb felled due to rust.	Replace door lambs.	Replace one (1) 315LI Rheem		\$1,000,00		_				No electrical integrity due to	1609/2011

Condition Assessment Tasks List

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				Conditio	on Assess	ment Task	s List																								
1000000#8774							RUNAWAY BAY SPORTAL DRUNHP EXC COM	OB022 - ECOOS LODGE 5 -				348-7192- 006								2 - DET P2's, No Further			Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system falling and damaging callings.				<		4		
						January 151			100000116941	SCEGRONABUTTT32	53759022	348-7192-	23/08/2011	FURN	Fumbure & Fillings	071	01 Flood Furniture	92	_ 2	2 - DET P2's, No Further	Amenities shower cubicles falling.	Replace and upprade partitions.	Pre-paint maintenance and re-pain of all previously painted surfaces including variabled timber column (approximately 250epm).	BUSA	\$14,000.00	Aer 2012	5		4		1609(2011
100000089275		2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRASHIP EXC COM	OB023 - E0008 LODGE 6 - STUDENT ACCOMM	100000118642	SCEORUNABU111133	53755023	000	23/08/2011	CFIN	External Finishes	.074	Distance Painting	75	-2	investigation Required 2 - DET P2's, No Further	coded.	Full external repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	REOF	\$6,720,00	Feb 2012					1609(2011
100000009276		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	GB023 - ECODG LODGE 6 - STUDENT ACCOMM	100000116642	SCEORUNABU111133	53755023	348-7192- 006	23/08/2011	IFAB	Internel Febric	OTS	of fre doors)	62	2	Investoston Required	Door closers missing and falling.	Maintenance and receirs.	Prepaint maintenance. Full interna	BUSA	\$890,00	10000		1			16/09/2011
				54	Sup Sur	RECAGNATES	RUNAWAY BAY SPORTAL DRISHIP EXC COM	GB025 - EG006 LODGE 6 -	10000110042	SCEOBINANIH 11133	53756023	34B-7192- 006	23/08/2011	IFIN	Internal Finishes	оте	21 Internal Painting		2	2 - DET P2's, No Further Investigation Required	Internal paintwork worn.	Full internal repaint.	Prepaint maintenance. Full Interne repaint to all previously painted surface and weshed surface, including re-surface and seal of internal stairs and decking.	YES:	\$7 ₊ 77,00	Aug 2012	<i>V</i>				1609(2011
100000000000000000000000000000000000000						- Instruction in the second																	Replace carpet flooring to lodge bedroom and accommodation are-re (approximately 160-cyrr). Cap. to carpet with commercial grade - heat viryl.								
100000009279		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	GB025 - EG000 LODGE 6 - STUDENT ACCOMM	100000116642	SCEORUNABU111133	53755023	34B-7192- 006	23/08/2011	JEIN	Internet Finishes	DTE	22 Internal Floor Finishes	62		2 - DET P2's, No Further Investigation Required	Carpet wom and stained.	Replace carried to bestroom	i stall twee visit (20) LEO energy et sient doe 1 lights for reading at bed 'sed to n. siece falling light finture.	BUS'	\$10,340,00	Aug 2012			-		1609/2011
100000009279		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	OB025 - ECCOS LODGE 6 - STUDENT ACCOMM	100000110042	SCEORUNABU111133	53755023	348-7192- 006	23/08/2011	ELEC	Dectrical Services	DIE	09 General Lighting	60	2	2 - DET P2's, No Further Investigation Required	Reeding lights failed.	Irestall LFT; downloads.	bed 'sed to is, 'see falling light fluture.' Install eigh.' sed mos, 'sed fans to replace unis, 's ceiling 'ans in lodg accommodals, 's rooms.	CrCO	\$3,500,00	Nov 2011		-	 U	Inselfe, hot, not energy ifficient.	16092011
100000000200		2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLOR/SHIP EXC COM	OB023 - ECCOM LODGE 6 - STUDENT ACCOMM	100000118842	SCEORUNABUI11133	63795023	348-7192- 009	23/08/2011	ELEC	Dectrical Services	рте	15 Heaters / Farm (Unducted)	82		2 - DET P2's, No Further Investigation Regulard	Celling ferm removed.	Intel well mounted fem.	Repair edge strip; * y to littchen come and cabinets	BUSA	\$4,000,00	Nov 2011	-	-	 		16092011
100000009281		2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLOR/SHIP EXC COM	OB025 - EQ000 LODGE 6 - STUDENT ACCOUNT	100000110842	SCEORUNABU111133	53795023	348-7192- 006	23/08/2011	FURN	Fumiline & Fillings	OT1	01 Fixed Fumbure	50	-2	2 - DET P2's, No Further Investigation Regulard	Door and cabboth, edoing Ir . o.	Receir to edotos and doors.		REDF	3500,00	Aug 2012			_		16/09/2011
							RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB023 - ECCOS LODGE 6 - STUDENT ACCOMM				348-7192- 006								2 - DET PZ's, No Futber			Rep: to tolet cubicle partition or arms and shower cubicles to evel 1 amenities areas. Cubicle becoming structurally unsound. Shower wests system falling and damaging cellings.								
10000000202		2011 - 2012	south Coast	Education Old	South East	BROADWATER	SHORT BLORISHIP EXC COM	DI UDENT ACCOMM	100000116642	5-40KM48U111135	53/95023	008	2309/2011	FURN	rumbre & Fillings	OTI	VI (FIRES FURNISHE	-	Ť	Investoration Resource	Amenties shower cub. les fails	DOMESTIC STATES	Pre-paint maintenance and re-pain of all previously painted surfaces including variabled tribber column (approximately 250-am).	4	315,300,30	740 2012					1999(2011
100000009293		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	08024 - E0007 LODGE 7 - STUDENT ACCOMM	100000110643	SCEORUNABUIIIIM	53755024	34B-7192- 007	23/08/2011	EFIN	External Finishes	DT4	01 Externel Painting	75	_2_	2 - DET P2's, No Fure a Investigation Regular J	Extern, 'paintwork worn and 'defend.	Full external receipt.	including variabled timber column (approximately 250 agm). Repair and replace as found, presumatic door closers to lodge doors.	REDF	\$4,720.00	Feb 2012		\vdash	 -		16/09/2011
1000000000284		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALOR/SHIP EXC COM	GB024 - E0007 LODGE 7 - STUDENT ACCOMM	100000110943	SCEQRUNABU111134	53755024	348-7192- 007	23/08/2011	IFAB	Internal Fabric	OTS	Internal Doors (excluding 04 fire doors)	62		2- DET P2's, No Fu ther In addression 2 tourns 1	Door closer , missing and felling.	Maintenance and receirs.		BUSA	\$890.00	Nov 2011		\vdash	 		16/09/2011
																							Prepaint maintenance. Full interne repaint to all previously painted surface and weshed surface, including re-surface and seal of internal stairs and decking.	1							
1000000000285		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRICHIP EXC COM	G8024 - EC007 LODGE 7 - STUDENT ACCOMM	100000110943	SCEORUNABU111134	53755024	348-7192- 007	23/08/2011	IFIN	Internal Finishes	DIS	01 Internal Paintino	*	2	2 - LITT PZ's, No Turther Imass, atton Recus vd	Internet paintwork worn.	Full internal repairs.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 100-cm). Replace carpet with commercial grade sheet vinyt.	REDF	\$7,200.00	Aug 2012					16/09/2011
1000000009200		2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRIGHIP EXC COM	OB024 - EQ007 LODGE 7 - STUDENT ACCOMM	100000110943	SCEORUNABU111134	53755024	348-7192- 007	23/09/2011	IFIN	Internal Finishes	DIE	02 Internel Ca Finish	82	1	2 - DET P2's, No Further investigation Required	Carpet worn and stained.	Replace carried to bedrooms.	areas (approximately 160sqm). Replace carpet with commercial grade sheet viryl.	BUSA	\$10,340.00	Aug 2012					16/09/2011
100000049297		2011 - 2012	South Count	Education Chil	2mm Earl	RECARWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	OB024 - EO007 LODGE 7 - STUDENT ACCOMM	100000118843	SCEOPINABILITIES	53755034	348-7102- 007	23092011	EI EC	Darwin Sankas	077	09 General Light vs		,	2 - DET PZ's, No Further Investigation Require	Description (a)	Install I ED downloads	Install twenty eight (20) LED energ efficient down lights for reading at bed head to replace falling light findures.	0800	53.500.00	New 2011				Jinsele, hot, not energy	16/09/2011
100000000299		2011 - 2012	South Coast	Education Old	South Fast	BROADWATER	RUNAWAY BAY SPORTALDRISHIP EXC COM	OB024 - EQ007 LODGE 7 - STUDENT ACCOMM	100000116643	SCEORUNABUITITM	53755024	348-7192- 007	23/08/2011	ELEC	Dartica Services		is Praymon (share)		,	2- DET "2"s, to Furth.	Celler are removed	Install well mounted farm.	Install eight well mounted fems to replace unsafe celling fems in lodg accommodation rooms.	BUSA	\$4,000,00	New 2011					1609/2011
100000008289		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDRIGHIP EXC COM	OB024 - EQ007 LODGE 7 - STUDENT ACCOMM	100000119943	SCEQRUNABU111134	53755024	348-7192- 007	23/08/2011	FURN	Ev. And Films	Z	101 Tand Furram	65		2 - DET 12 to No Fu ther Invacation Requires	Door and springers a taken failure.	Receirs to edoing and doors.	Repair edge stripping to latchen doors and cabinets.	BUSA	\$800.00	Aug 2012					16092011
																ΛL							Replace toilet cubicle parition systems and shower cubicles to level 1 emerities areas. Cubicle becoming structurally unsound. Shower waste system falling and demaging ceilings.								
100000089290		2011 - 2012	South Count	Education Old	South East	BROADWATER	SPORTALDR/SHIP EXC.COM	OB024 - EQ007 LODGE 7 - STUDENT ACCOMM	100000116643	SCEQRUNABUI11134	53755024	348-7192- 007	202X 811 -	FURN	Fun. Vos & Fillings	- 1011	101 Fixed Furniture	-	2	2 - NET P2's, No Further Inves, resion R. rained	Amenities shower cubicles felling.	Recisce and upprede partitions.		BUSA	\$14,000,00	Feb 2012		\vdash			15/09/2011
1000000000291		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	OB025 - EGGGB LODGE 8 - STUDENT ACCOMM	100000110044	SCEORUNABU111135	53755025	MB7(13)	23/192011	EFIN	Edn. of Frinders	DIS	01 External Painting	-0),	2 - DET P2 \ No Fr der Investigation Pr wind	External paintwork worn and condition.	Full external receipt.	Pre-paint maintenance and re-pain of all previously painted surfaces including vernished limber column Repair and replace as found, preumatic door closers to lodge doors.	n. REDF	\$6,720.00	Feb 2012					16092011
100000008292		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB025 - EGOOD LODGE B - STUDENT ACCOMM	100000110044	SCEORUNABU111135	5 (9602)	348-7:12- 009	23,78(201)	- 10	Internal Fathric	10-	Internal Doors (ekuding	1	-	- DET PZ's, No Further mestication Recuired	Door closers missing and falling.	Meintenance and receirs.		BUSA	\$890.00	Nov 2011					16092011
							RUNAWAY BAY SPORTALDRISHP EXC COM	OB025 - EQ000 LODGE 8 - STUDENT ACCOMM				348-7102- 008					1			2 - DET PZ's, No Further			Prepaint maintenance. Full internations to all previously painted surface and washed surface. Including re-surface and seel of internal stains and decting.								
10000009293		2011 - 2012	South Count	Education Old	South East	BROADWATER	SPORTALDRISHIP EXC COM	STUDENT ACCOMM	100000110044	SCESSE WAUTE 136	63796025		23/98/2011	IFIN	Internal Finishes	DTS	71 Int. val Painton		-	Investoation Required	Internel paintwork worn.	Full Internal regains.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 150'sgm). Replace carpet with commercial grade sheet viryl.	REDF	\$7,200,00	Aug 2012					1809/2011
100000089294		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTSLOR/SHIP EXC COM	GB025 - ECODO LODGE 8 - STUDENT ACCOMM	10000-1004	SCEC-GWARUT 137	33795025	348-7192- 009	23/08/2011	IFIN	Internal Finishes	DTS	02 Inten V Goor Finishes	62	2	2 - DET P2's, No Further Investosion Recurred	Cercet worn and stained.	Replace carpet to bedrooms.		BUSA	\$10,340.00	Aug 2012	-				16/08/2011
100000069295		2011 - 2012	South Coest	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB025 - ECOOR LODGE -	100%/11%	ICEGRUNABUTTTIS	53755025	348-7192- 009	23/09/2011	EFEC	Decirical Services	DTS	09 General Lighting	68	2	2 - DET P2's, No Further Investigation Regulard	Reading lights felled.	Install LED downlights.	Install brenty eight (20) LED ener efficient down lights for reeding at bed heed to replace falling light fotures.	OPCO	\$3,500,00	Nov 2011			·	Josefe, hot, not energy efficient.	16/99/2011
100000069296		2011 - 2012	South Count	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTALDR/SHIP EXC COM	O'ADS - CARRO LODGE 8 -	100000119544	SCEORUNABU111136	53755025	348-7192- 009	23/08/2011	ELEC	Electrical Services	DTE	15 Heaters / Fams (Unducted	62	2	2 - DET P2's, No Further Investigation Regulard	Celling fern removed.	Install wall mounted fans.	Install eight wall mounted fans to replace unsafe calling fans in lodg accommodation rooms.	BUSA	\$4,000,00	Nov 2011					15/99/2011
100000089297		2011 - 2012	South Count	Education Old	South East	BROADWATER	SPORTALDRISHP LAC COM	C 1025 - ECOSO LOCOT 8 -	100000110044	SCEORUNABU111135	53755025	348-7192- 008	23/08/2011	FURN	Furniture & Fillings	DT1	Flored Furniture	65	2	2 - DET P2's, No Further Investigation Regulard	Door and cabinetry edoing falling.	Receivs to edoing and doors.	Repair edge shipping to kitchen doors and cabinets. Replace tollet cubicle partition	BUSA	\$500.00	Aug 2012	-				16/09/2011
							L-691					348-7192-								2 - DET PZ's, No Further			Replace tollet cubicle partition systems and shower cubicles to level 1 amentipes areas. Cubicle becoming structurally unround. Shower weste system falling and demaging ceilings.								
100000009290		2011 - 2012	South Count	Education Old	South East	BROADWATE	SPORTAL PRISHE EXC JOM	STUDE ACCOMM	100000110044	SCEORUNABUIIII35	53755025	000	23/08/2011	FURN	Furniture & Fillings	DT1	101 Fixed Furniture	62	2	Investoration Received	Amendies shower cubicles feling.	Reviews and uponede pertitions.			\$14,000.00	Feb 2012					19992011
100000009299		2011 - 2012	South Count	Education Old	South Cent	BEOL TWATER	PORTS DRISH P EXC COM	GROZE - EDGOS LODGE 9 - STUDENT ACCOMM	100000116645	SCEORUNABU111136	53756020	348-7192- 009	23/08/2011	EFIN	External Finishes	DT	01 External Painting	75	,	2 - DET P2's, No Further Investigation Regulard	External pointwork worm and oxidized.	Full external receint.	Pre-paint maintenance and re-pair of all previously painted surfaces including varnished timber column (approximately 250sqm).	REDF	\$6,720.00	Feb 2012					1609/2011
100000000000	75) 18 (19)	2011 - 2012	South Count	Education Old	Ser in	BRC VOWAL R	SPORTAL DRISHIP EXC COM	GB028 - E0009 LODGE 9 - STUDENT ACCOMM	100000116645	SCEORUNABU111136	53756026	348-7192- 009	23/09/2011	IFAB	Internal Fabric	DTT	Internal Doors (excluding 04 fire doors)	92	2	2 - DET P2's, No Further Investigation Required	Door closers missing and felling.	Maintenance and repairs.	Repair and replace as found, presumatic door closers to lodge doors.	BUSA	\$890.00	Nov 2011					16092011
						もと																	Prepaint maintenance. Full internations to all previously painted surface and weathed surface. Including re-surface and seel of internal stains and decting.	-							
100000000001		2011 - 2012	Jam Co W	Cascally 1 Old	-elm	BROADWATER	RUNAWAY BAY SPORTSL DRISHIP EXC COM	GROZE - EGODE LODGE 9 - STUDENT ACCOMM	100000118845	SCEORUNABU111139	53755026	348-7192- 009	23/09/2011	IFIN	Internal Finishes	PT	01 Internal Painting	90	,	2 - DET P2's, No Further Investigation Regulard	Internal paintwork worm.	Full internal receint.	Replace carpet flooring to lodge	REDF	\$7,500.00	Aug 2012	-	\vdash			1609/2011
1000000000000		2011 - 2012	South Com.	Education Old	Som Eest	BROADWATER	RUNAWAY BAY SPORTAL DRISHIP EXC COM	GB026 - EQ009 LODGE 9 - STUDENT ACCOMM	100000116645	SCEORUNABUTTTIM	52755026	348-7192- 009	23/08/2011	IFIN	Internal Finishes	рт	02 Internal Floor Finishes	62	2	2 - DET P2's, No Further Investigation Regulard	Carpet wom and stained.	Recisco carpet to bedrooms	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sgm), Replace carpet with commercial grade sheet vinyt,	BUSA	\$10,340.00	Aug 2012					1509/2011
1000000000000		2011 - 2012	Sup Com	Education Char	San Feet	BROADWATE	RUNAWAY BAY SPORTALDRISHIP EXC COM	OB026 - ECCOS LODGE 9 - STUDENT ACCOMM		ec.com.pu-		348-7192-								2 - DET P2's, No Further			Install twenty eight (28) LEO energe efficient down lights for reading at bed head to replace falling light flutures.	ar .						Unselfe, hot, not energy	
10000000004		2011 - 2012	South Comm	Cores or	Som Cont	BROACHAN	RUNAWAY BAY SPORTAL DRISHIP EXC COM	OBO26 - EOCOS LODGE 9 - STUDENT ACCOMM	100000116645	SCEORUNABUIIIIM	53755026	34B-7192-	23/08/2011	ELEC	Electrical Services	OTI	00 General Lighting	00	2	Investigation Required 2 - DET P2's, No Further	Reading lights felled.	Install LED downlights.	Install eight well mounted fans to replace unsafe ceiling fans in lodg accommodation rooms.	OPCO	\$3,500,00	Nov 2011		\vdash	-	Johns.	16/09/2011
1 568000000		2011 - 2012	LUCKE COM	LEGICIEN OIL	COOM CASE	BROMEWATER	TOPORTELDINGHIP EXC COM	Las UDENT ACCOMM	1 100000110045	LSCEORUNABUITITIM	1 53755026	009	23/09/2011	ELEC	Dectrical Services	l or	15 Theaters / Farm (Unducted	1 92	1_2_	I Investigation Required	I Celling fam removed.	I install well mounted form.		BUSA	1 \$4,000,00	Nov 2011					19992011

Condition Assessment Tasks List

100000069306	2011 - 2	212 South Coest	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTALDR/SHIP EXC COM	GB026 - EG009 LODGE 9 - STUDENT ACCOMM	100000116645	SCEORUNABU111138	52755026	348-7192- 009	23/09/2011	FURN	Furniture & Fittings	071	101 Fixed Furniture		2 - DET PZ's, No Further Investigation Required	Door and cabinetry eduino felling	Receips to edoing and doors.	Repair edge stripping to latchen doors and cabinets.	NUSA	\$500.00	Aug 2012				工厂		16000011
100000040304	2011-2	212 South Coest	Education Old	South East	BROADWATE	RLINAWAY BAY SPORTALDRISHIP EXC COM	GB026 - E0009 LODGE 9 - STUDENT ACCOMM	100000116645	SCEORUNABU111136	52755026	34B-7192- 009	23/08/2011	FURN	Furniture & Fillings	DT1	01 Ford Further	62	2 - DET P2's, No Further Investoation Recuted	Amenties shower cubicles falling	g. Replace and uppraide partitions.	Replace tollet cubicle partition systems and shower cubicles to level 1 amenibes areas. Cubicle becoming structurally unsound. Shower weste system falling and demaging ceilings.	BUSA	\$14,000.00	Apr 2012						1609(201)
100000000007	2011 - 21	112 South Coest	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTALDRIGHIP EXC COM	GB035 - EQ044 COVERED AREA	100000118854	SCEORUNABU111145	53755035	345-7192- 044	23/08/2011	BLDG	Building Structure	013	H. Roofing	75	2 - DET P2's, No Further Investigation Regulard	Fleshing and box authering felled.	Replace box outliers and firshing	Replace guitering and failed fleshing system with new stainless steel box guiter and sump system (accrosimately 30 cm)		\$16,000.00	Feb 2012	Barn vedes- C affolding		K		25m of 2 storey scalloid required.	16/09/2011
100000000000	2011 - 20	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTAL DRIGHIP EXC COM	GB035 - EQ044 COVERED AREA	100000110054	SCEORUNABU111145	53755035	345-7192- 044	23/08/2011	BLDG	Building Streeture	DTS	M Column & Bearm	75	2 - DET P2's, No Further 2 Investigation Required	Replace steelers's	Replace and paint steel-ork.	Steelwork at eastern box gutter area rusting. Rust severe and propagating to surrounding areas. Replace and point rust effected steelmont succontino box culterino	REDF	\$10,000/0	Feb 2012	B. wicades Dis Totalina					16092011
100000008309	2011-20	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTALDRYDHP EXC COM	08036 - E0027 COVERED LINKS	100000116655	SCEORUNABU111148	53756036	345-7192- 027	23/08/2011	BLDG	Building Shucture	013	H Reafter	76	2 - DET P2's, No Further 2 Investigation Regulard	Run off damaging lodges and feetings.	Install diversion fleshing.	Sall cover runoff demeging lodge buildings. Fabricate and install diversion fleshing to corners of lodge buildings.	REDF	\$2,700.00	No. 2011						1609/2011
1000000009310	2011 - 20	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTALDRIGHIP EXC COM	G8036 - EG027 COVERED LINKS	100000118655	SCEORUNABU111148	53755036	345-7192- 027	23/08/2011	BLDG	Bullding Stockers	DTS	External Stains, Balconies & Verandahs	62	2 - DET P2's, No Further 2 Investigation Required	Step breeds worn and demeced.	Roll of step treads.	Maintenance roll of all step treads to connecting decks and landing at lodges (approximately 160 treads) Provine clean all step treads and	1 000	\$3,000.00	Nov 2011	1_	-	-	$\perp \perp \mid$		18592011
100000000011	2011 - 21	12 South Count	Education Old	South East	BROADWAYE	RUNAWAY BAY SPORTALDR/SHIP EXC COM	OB036 - E0027 COVERED LINKS	100000116655	SCEORUNABU111148	53755036	345-7192- 027	23/08/2011	EFIN	External Finishes	DT4	21 Externel Painting	75	2 - DET P2's, No Further 2 Investigation Required	Decking and treed worn and democed.	Clean and seel all decising and breaks.	ambs: decling to connecting deck and lan. Ings at lodge area. Treat and seal. It decling and step 1 Year.	REDI	\$4,500.00	Nov 2011						15/09/2011
10000000012	2011 - 21	112 South Count	Education Old	South East	BROADWATE		OB036 - E0027 COVERED LINKS	100000119655	SCEORUNABU111146	53755036		23/09/2011	EFIN	External Firmhen	DT4	21 External Painting	75	2 - DET P2's, No Further 2 Investigation Required	Paintent wom and falling.	Repairt corved Intervey 4 deck	Rep. '4 150Ln of covered linkway and all connectin, landing and dec green to, lodges. Re-level, is key and h which	REDF	\$17,000.00	Aer 2012	-	-	-	\vdash		19/09/2011
1000000000013	2011 - 21	12 South Count	Education Old	South East	BROADWATE	R SPORTSLORISHIP EXC COM	OB036 - E0027 COVERED LINKS	100000116655	SCEORUNABU111146	53755036	345-7192- 027	23/08/2011	EFIN	Edernal Firehes	014	22 External Floor Finishes	92	2 - DET P2's, No Further 2 Investigation Required	Perins uneven at lodge 1.	Reterente.	approximate, 20sqm (*concrete pering.	BUSA	\$2,000,00	Nov 2011	-	-	-	\vdash		1609/2011
100000000014	2011 - 21	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTSLOR/SHIP EXC COM	OB036 - E0027 COVERED LINES	100000118855	SCEORUNABU111148	53755036	345-7192- 027	23/08/2011	EFIN	External Finishes	DIA	External Building Finishes (excluding Paint)	70	2 - DET P2's, No Further 2 Investigation Required	Shada covana rijalina	Repla s shede covers to co. you	Replace him (2) shude covers to c. mmon decks at Interest lodge are. (approximately 72spm).	BUSA	\$7,000.00	Feb 2012						16/09/2011
100000009315	2011-2	112 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTALOR/SHIP EXC COM	OB036 - EG027 COVERED LINKS	100000110055	SCEORUNABU111146	53755036		23/08/2011	IFIN	Internal Finishes	pre	12 Internal Floor Finishes		1 - DET P1's, No P2 Reques	Twinted deck b wed Lin 1 - Line 6	Rep' se 1 board.	Trusted deck board, Lvf 1 - Unit 9. (no hazard, Replace 1 board, Broken tiles et ground foor, side		4							1909(2011
1000000000116	2011 - 2	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTSLDR/SHIP EXC COM	OB036 - E0027 COVERED LINKS	100000110055	SCEORUNABU111146	53755036	345-7192- 027	23/08/2011	IFIN	Internal Finishes	рте	22 Internet Floor Finishes		1 - DET P1's, No P2 Require	d Broken thes at side o, or unit 0	Recon. Sea	door unit 9. Cut and trip hazard. Replace tiles.		4		_			↓ —'		16092011
100000099317	2011 - 2	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTSLDR/SHIP EXC COM	08037 - E0047 SHED 7 - PLANT (LODGE)	100000110034	SCEQRUNABU115897	53755037	348-7192- 047	23/08/2011	EFIN	External Finishes	DT4	22 External Floor Finishes	\vdash	1 - DET P1's, No P2 Recuire	d Minor arout and cracked th	Grout and III demens.	sports walk. Trip hazard. Grout and fill democe.	_	4					 '		1609(2011
100000009318	2011-2	12 South Count	Education Old	South East	BROADWATE	RUNAWAY BAY SPORTAL DRISHIP EXC COM	OB039 - EO049 SHED 9 - PLANT (LODGE)	100000116836	SCEORUNABUSSANIA	53755039	348-7192- 049	23/99/2011	8100	Building Structure	or:	External Stairs, Balconies & Verandaha		1 - DET P1's, No P2 F equite	Rotten, reads, lending stairs unt	dof and treat treads.	Rotten treads, landing stairs unit 9 Trio hazerd. Roll and treat treads.									1609/2011



Maintenance Assessment Report

of

RUNAWAY BAY SPORT&LDR/SHIP EXC COM

Completed

23/08/2011

Prepared By

QBUILD SOUTH COAST REGIONAL OFFICE

for

Education Qld

Additional Information Available via the Internet

QBuild Client Access Point (Work Completed/Budget Position): https://secure.qbuild.gld.gov.au/qbuildportal/

QBuild Region Contact Details: http://www.qbuild.qld.gov.au/00_utilities/contact_info.asp

Version 2 - May 2011
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Contents

- 1. Important Notice
- 2. Maintenance Scorecard
- 3. Assessed Condition Summary Building by Element
- 4. Condition-Based Maintenance Summary by Buildings
- 5. Condition-Based Maintenance Tasks
- 6. Health and Safety Maintenance Tasks
- 7. Minor Maintenance Tasks
- 8. Non-Maintenance Tasks

Important Notice

This Maintenance Assessment Report (MAR) has been prepared by QBuild, a business unit of the Department of Public Works, Queensland Government on behalf of Education Qld.

IMPORTANT INFORMATION - The Task ID number must be quoted to QBuild on all work nominated from this Condition Assessment.

Intellectual Property and Copyright

All intellectual property rights in connection with the Condition Assessment Data Collection (CADC) application utilised to prepare this report remain the property of the State of Queensland (Department of Public Works). All data collection forms are copyrighted.

Assessment Scope Limitations

Unless stated otherwise, the assessment is limited to an evaluation of a facility's maintenance needs, through inspection of the physical condition of building-related assets and a review of available historical maintenance records. Although some obvious safety issues and statutory non-compliances may be identified during the assessment it is not a formal compliance inspection, audit or survey relating to health and safety, building codes & regulations, fire safety, or any other fitness-for-purpose issues.

The findings of this report are based principally on the visual inspection of buildings and building-related assets by tradespeople who are competent within their field of expertise. Unless otherwise noted in the report, it must be assumed that professional engineering or other technical advice has not been sought in the formulation of findings and recommendations.

Concealed services eg. underground or within building cavities, are generally not inspected unless actual or probable failures are evident. No inference as to their condition should therefore be drawn by their exclusion from this report.

Disclaimer

Any advice provided by QBuild in this report is solely from a maintenance management perspective and should not be construed as a substitute for professional legal, engineering or risk management advice. Whilst every care has been taken to ensure the contents of this report are complete and accurate, the State of Queensland and its officers, employees and agents disclaim all responsibility and all liability (including, without limitation, liability in negligence) for all expenses, losses, damages and costs which any person may incur as a result of the information in this report being inaccurate or incomplete in any way for any reason.

Costs and Prices

Unless noted otherwise in this report, all costs and prices shown are indicative only, and are not to be considered as quotations or detailed cost estimates. Some costs are developed using standard 'unit rates' and 'locality indexes' based on current published industry cost data where available. Taken into consideration are mark-ups, loading and/or fees, and a GST component (of 10%)

Additional disbursement costs (eg. travel and overnight accommodation) associated with performing works at remote locations are not included in the cost provided for each task. This may result in substantial cost increases to original estimates at the time of final quoting, depending on the volume, timing and value of individual tasks selected.

Quality Assurance

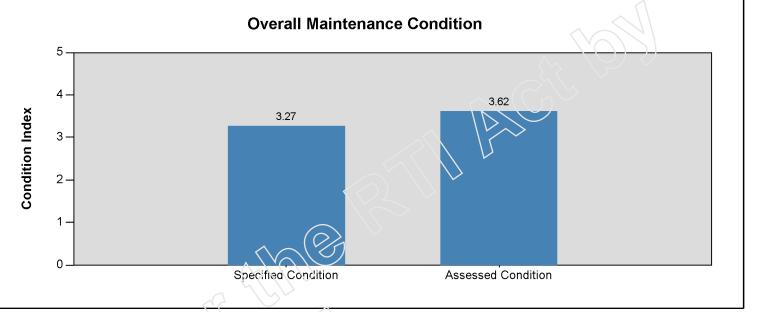
The contents of this report have been quality checked by the QBuild Regional Office Maintenance Manager, and are authorised for release.

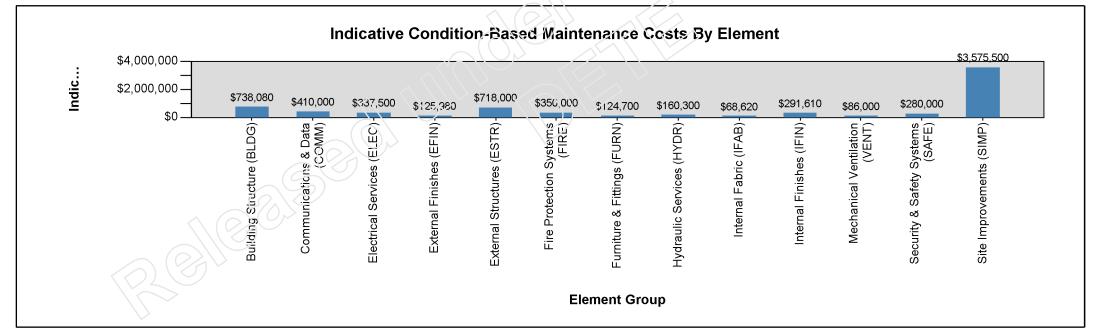
Should you require further advice, please contact your QBuild Regional Office Maintenance Manager.

MAINTENANCE SCORECARD

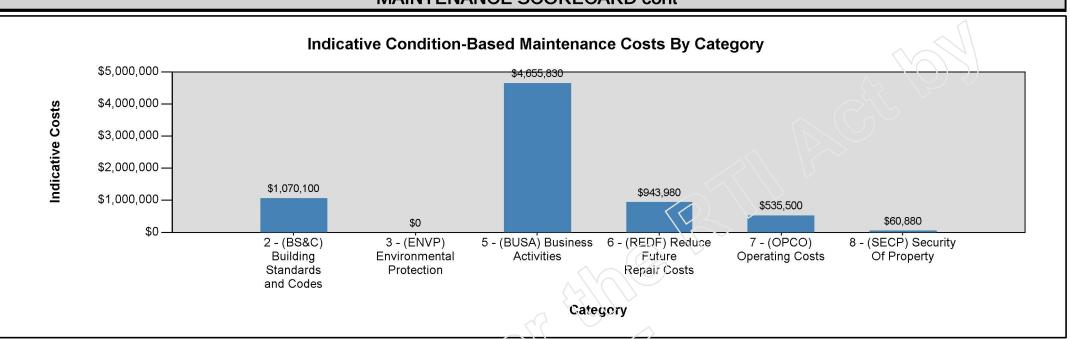


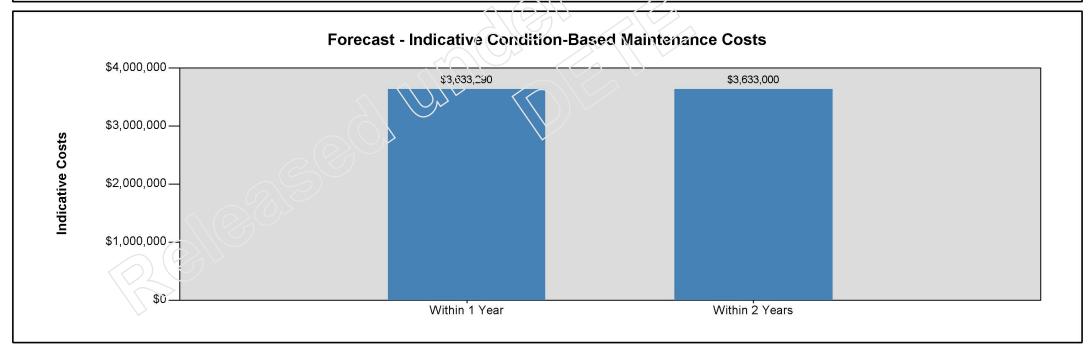
- 5 Well exceeds client-specified condition
- 4 Exceeds client-specified condition
- 3 Generally satisfies client-specified condition
- 2 Below client-specified condition
- 1 Well below client-specified condition











ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition	AIRC	BL	.DG	CO	MM	EF	IN	ELI	EC_	ESTR	FI	RE	FU	RN	GASS	HY	DR	IF.	AB	IF	IN	REFR	S	4FE	SIMP	VENT
A = Assessed Condition	S A	S	Α	S	Α	S	Α	S	Α	S A	S	Α	S	Α	S A	s	Α	S	Α	S	Α	S A	s	Α	S A	(S A
QB001 - EQ033 ADMINISTRATION	3.3 4.0	3.0	4.0	3.3	3.3	3.0	3.0	3.8	3.8		4.0	4.0	3.0	4.0		3.5	3.8	3.0	4.0	3.0	3.3					
QB002 - EQ032 OFFICES		3.0	4.0	3.3	3.3	3.0	4.0	3.8	4.0		4.0	4.0	3.0	4.0		3.6	4.0	3.0	4.0	3.0	3.7					
QB003 - EQ029 SHADE STRUCTURE 1 - GYM		3.0	3.8	3.3	3.3	3.0	4.0	3.6	3.8				3.0	3.0		3.5	3.8	3.0	3.5	3.0	3.0		<u>.</u>			
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	3.0 3.5	2.9	3.9	3.3	3.3	3.0	4.0	3.7	3.8		4.0	4.0	3.5	4.0		3.6	4.0	3.0	4.0	3.0	3.7		4.0	4.0		3.0 4.0
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	3.0 3.0	3.0	3.8	3.3	4.0	3.0	4.0	3.7	3.7		4.0	4.0	3.5	4.0		3.4	3.6	3.0	4.0	3.0	3.3	4.0 4.	0 4.0	4.0		3.0 1.7
QB006 - EQ028 SPORTS MEDICINE	3.0 4.0	3.0	3.7	3.3	4.0	3.0	3.7	3.7	4.0	6	4.0	4.0	3.0	2.0		3.5	4.0	3.0	4.0	3.0	3.3				·	
QB007 - EQ021 POOL COMPLEX (20M POOL)		3.0	3.6			3.0	3.0	3.8	4.0				3.0	4.0	4.0 4.0	3.6	3.4	3.0	3.5	3.0	4.0		4.0	4.0		3.0 1.0
QB009 - EQ045 POOL - RECEPTION		3.0	4.0	3.3	3.3	3.0	4.0	3.8	4.0				3.0	4.0				3.0	4.0	3.0	4.0					
QB010 - EQ022 SWIMMING POOL 50M		3.0	3.6			3.0	4.0	3.8	4.0				3.0	4.0		3.7	3.8			3.0	4.0					
QB011 - EQ023 POOL- AMENITIES/GRANDSTAND/COVD AR		3.0	4.0	3.3	4.0	3.0	4.0	3.7	4.0		4.0	4.0	3.5	4.0		3.7	4.0	3.0	4.0	3.0	4.0					3.0 4.0
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP		3.0	4.0			3.0	3.0						3.0	3.0	121											
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND		3.0	4.0	3.3	3.3	3.0	2.3	3.8	3.8		4.0	40	3.0	3.0		3.5	3.5	3.0	3.0	3.0	3.0					
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	3.0 4.0	3.0	4.0	3.3	3.3	3.0	4.0	3.6	3.8		4.0	4.0	3.0	4.0		3.6	3.8	3.0	4.0	3.0	4.0					
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	3.0	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB026 - EQ009 LODGE 9-) STUDENT ACCOMM	3.0 3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.6	3.6		4.0	4.0	3.5	3.5		3.7	3.7	3.0	3.5	3.0	2.7		4.0	4.0		
QB027 - EQ046 SHED & -PLANT (LODGE)		3.0	3.5			3.0	3.0	3.8	3.8							3.3	3.7	3.0	3.0	3.0	3.0					
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	3.0 3.0	3.0	4.0			3.0	3.5	3.8	3.8							3.7	3.7	3.0	4.0	3.0	4.0					

S = Specified Condition	AIRC	BLI	DG	СОММ	EF	IN	ELE	.C	ESTR	FIR	E	FURN	GASS	HY	DR_	IF#	NB 	IF	IN	REF	·R	SAF	E	SIMP	VEN
	S A	S	Α	S A	S	Α	S	Α	S A	S	Α	S A	S A	S	Α	S	Α	S	Α	S	Α	S	A	S A	S
8029 - EQ011 SHED 2 -		3.0	4.0		3.0	4.0	3.8	3.8		4.0	4.0			3.5	3.5			3.0	4.0				Т		
ROUNDS (LODGE) 8030 - EQ012 SHED 3 - STORAGE		2.0	4.0		3.0	4.0		\dashv			\dashv							3.0	4.0		\dashv		\dashv		
DDGE)		3.0	4.0		3.0	4.0		_			_			_				3.0	4.0		_		\dashv		
3031 - EQ014 SHADE RUCTURE 6 (VOLLEYBALL)		3.0	4.0		3.0	3.5																			//(
3032 - EQ030 SWITCH ROOM NERGEX)		3.0	4.0		3.0	4.0	3.8	4.0		4.0	4.0	3.0 4.0		3.5	3.5	3.0	4.0	3.0	4.0					£ ?	
3033 - EQ041 SHED 5 - STORAGE		3.0	4.0		3.0	4.0		\neg			\neg							3.0	4.0		寸		7		
034 - EQ043 SHADE RUCTURE 5		3.0	4.0		3.0	4.0																	7		
3035 - EQ044 COVERED AREA -		3.0	3.7	4.0 4.0	3.0	4.0	3.8	4.0		4.0	4.0	3.0 4.0		3.5	4.0	3.0	4.0	3.0	4.0			5			
3036 - EQ027 COVERED LINKS		3.0	3.4		3.0	2.3	3.7	3.7										3.0	3 0						
3037 - EQ047 SHED 7 - PLANT DDGE)		3.0	3.5		3.0	3.0	3.8	3.8					4.0 4.0	3.5	3.8	3.0	3.0	3.0	3.0	1					
8039 - EQ049 SHED 9 - PLANT DDGE)		3.0	3.4		3.0	3.0	3.8	3.8						3.5	3.8	3.0	3.0	3.0	3.0						
3040 - EQ050 SHED 10 - PLANT DDGE)		3.0	3.5		3.0	3.0	3.8	3.8						3.5	3.8	3.0	3.0	3.0	3.0						
8041 - EQ015 SHADE RUCTURE 7 (VOLLEYBALL)		3.0	4.0		3.0	3.5							13/1												
042 - EQ042 SHADE RUCTURE 4		3.0	4.0		3.0	4.0						1	77		4										
DB99 - NO REF - SHEDS ACQ LUE<\$10000									3.0 2.0																
2194 - NO REF - FENCING		_						_	3.0 2.0	27/	1	<i>[]</i>									_		4		
NI95 - NO REF - GRASS & NDSCAPING											>													3.0 2.0	
RVICES				3.5 2.5			4.0	3.0						3.7	3.0								\top		
0197 - NO REF - WATER TANKS														3.0	2.0										
2198 - NO REF - POLE LIGHTING SERVICE										4.0	2.0											3.5 2	2.5		
RR99 - NO REF - ROADS &					1	<i>3</i> 7	>	\neg															\neg	3.0 3.0	
S99 - NO REF - PLAYGROUND			(3.0 2.0															3.0 2.0	
		-9/	1																						

Condition (S/A)	Condition Standard Description
a blank entry	Not Applicable. This element was not assessed as it is not relevent to the asset
5.0	Excellent Condition
4.0	Good Condition
3.0	Fair Condition
2.0	Poor Condition
1.0	Very Poor Condition

Element Group	Element Description
AIRC	Air Conditioning
BLDG	Building Structure
COMM	Communications & Data
EFIN	External Finishes
ELEC	Electrical Services
ESTR	External Structures
FIRE	Fire Protection Systems
FURN	Furniture & Fittings
GASS	Gases
HYDR	Hydraulic Services
IFAB	Internal Fabric
IFIN	Internal Finishes
REFR	Refrigeration / Environmental Control
SAFE	Security & Safety Systems
SIMP	Site Improvements
VENT	Mechanical Ventilation

CONE	CONDITION-BASED MAINTENANCE - Summary By Building												
Building Name	WIC Number	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition- Based Tasks	Condition- Based Costs (Indicative) GST Exclusive						
QB001 - EQ033 ADMINISTRATION	53755001	34S-7192-033	260	3.26	3.74	2	\$12,000.00						
QB002 - EQ032 OFFICES	53755002	34S-7192-032	100	3.31	3.91	0	\$0.00						
QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003	34S-7192-029		3.25	3.58	0	\$0.00						
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004	34S-7192-031	1,080	3.28	3.87	5	\$38,000.00						
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	34S-7192-034	2,730	3.33	3.63	12	\$470,030.00						
QB006 - EQ028 SPORTS MEDICINE	53755006	34S-7192-028	220	3.27	3.79	3	\$104,200.00						
QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007	34S-7192-021	320	3.27	3.55	5	\$84,600.00						
QB009 - EQ045 POOL - RECEPTION	53755009	34S-7192-045	15	3.18	3.91	0	\$0.00						
QB010 - EQ022 SWIMMING POOL 50M	53755010	34S-7192-022	1,300	3.32	3.86	3	\$273,200.00						
QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVD AR	53755011	34S-7192-023		3.31	4.00	0	\$0.00						
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP	53755012	34S-7192-038	80	3.00	3.43	0	\$0.00						
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016	34S-7192-035	840	3.26	3.45	3	\$33,000.00						
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	53755017	34S-7192-037	112	3.24	3.88	0	\$0.00						
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018	34B-7192-001	196	3.31	3.47	8	\$47,440.00						
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019	34B-7192-002	196	3.31	3.47	8	\$47,440.00						
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020	34B-7192-003	196	3.31	3.47	8	\$47,440.00						
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021	34B-7192-004	196	3.31	3.50	8	\$47,140.00						
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022	34B-7192-005	196	3.31	3.47	8	\$47,140.00						
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023	34B-7192-006		3.31	3.47	8	\$47,140.00						
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024	34B-7192-007	196	3.31	3.47	8	\$47,140.00						
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025	34B-7192-008	196	3.31	3.47	8	\$47,140.00						
QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	34B-7192-009	196	3.29	3.46	8	\$47,440.00						
QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027	34B-7192-046	8	3.25	3.44	0	\$0.00						
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	53755028	34S-7192-010	72	3.25	3.80	0	\$0.00						
QB029 - EQ011 SHED 2 - GROUNDS (LODGE)	53755029	34S-7192-011	36	3.29	3.88	0	\$0.00						
QB030 - EQ012 SHED 3 - STORAGE (LODGE)	53755030	34S-7192-012	18	3.00	4.00	0	\$0.00						
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)	53755031	34S-7192-014	169	3.00	3.80	0	\$0.00						
QB032 - EQ030 SWITCH ROOM (ENERGEX)	53755032	34S-7192-030	40	3.23	3.95	0	\$0.00						
QB033 - EQ041 SHED 5 - STORAGE	53755033	34S-7192-041	78	3.00	4.00	0	\$0.00						
QB034 - EQ043 SHADE STRUCTURE 5	53755034	34S-7192-043	169	3.00	4.00	0	\$0.00						
QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035	34S-7192-044	737	3.26	3.91	2	\$32,000.00						

Building Name	WIC Number	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition- Based Tasks	Condition- Based Costs (Indicative) GST Exclusive
QB036 - EQ027 COVERED LINKS	53755036	34S-7192-027	570	3.17	3.17	6	\$38,200.00
QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	34B-7192-047	8	3.35	3.50	0	\$0.00
QB039 - EQ049 SHED 9 - PLANT (LODGE)	53755039	34B-7192-049	8	3.28	3.44	\sim 0	\$0.00
QB040 - EQ050 SHED 10 - PLANT (LODGE)	53755040	34B-7192-050	8	3.29	3.47	0	\$0.00
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)	53755041	34S-7192-015	169	3.00	3.80	0	\$0.00
QB042 - EQ042 SHADE STRUCTURE 4	53755042	34S-7192-042	169	3.00	4.00	0	\$0.00
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000	53755B99	34S-7192-B99		3.00	2.00	1	\$7,000.00
EQI94 - NO REF - FENCING	53755194	34S-7192-I94		3.00	2.00	4	\$211,000.00
EQI95 - NO REF - GRASS & LANDSCAPING	53755195	34S-7192-I95		3.00	2.00	3	\$110,000.00
EQI96 - NO REF - UNDERGROUND SERVICES	53755196	34S-7192-I96	1	3.71	2.86	13	\$826,100.00
EQI97 - NO REF - WATER TANKS	53755197	34S-7192-I97		3.00	2.00	1	\$6,000.00
EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198	34S-7192-I98		3.67	2.33	3	\$630,000.00
EQR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99	10/3	3.00	3.00	10	\$3,439,500.00
EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99	34S-7192-S99		3.00	2.00	2	\$526,000.00
Totals			10,834			150	\$7,266,290.00

CONDITION-BASED MAINTENANCE TASKS

Please ensure that quotes for the selected work are received a month before the anticipated commencement. The Month Year is the recommended time to complete this maintenance. Preventative and Service Maintenance tasks are not shown in this report!

IMPORTANT INFORMATION - The Task ID number must be quoted to QBuild on all work nominated from this Condition Assessment.

		WIC No	Element	Task	Month				MMF	\$core 99 =	Indicative Cost	
Task ID	Building Name	(Client Ref)	Group	Type	Year	Task Description	Scope Of Work	Category	Priority	worst	(GST Excl)	Comments
100000069224	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	VENT	2	Sep 2011	Exhaust fan assembly failed due to rust.	Replace roof top exhaust fan assembly and steel safety grill.	BUSA	2	82	\$6,000.00	
100000069205	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Oct 2011	Door rotten and failed.	Southern access door to undercroft failed due to rust. Replace one (1) access door reusing all locks and door furniture. Repaint with 3 coat gloss system.	SECP	2	82	\$880.00	
100000069173	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	ELEC	2	Oct 2011	Wind turbines failed and redundant.	Failed and redundant wind turbines require removal and disposal.	BUSA	2	82	\$20,000.00	
100000069223	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	HYDR	2	Oct 2011	Hot water unit rusted out.	Replace one (1) 315Lt Rheem storage not water unit.	REDF	2	75	\$1,800.00	No electrical integrity due to rust.
100000069157	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Oct 2011	Slidding access gate failed.	Repair bus access gate west and upgrade to electric drive remote access system.	BUSA	2	70	\$25,000.00	
100000069210	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Nov 2011	Flooring at end of !ife span.	Remove and replace vinyl flooring system in commercial kitchen (approximately 200sqm).	BUSA	2	82	\$35,250.00	
	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	HYDR	2	Nov 2011	Sump pump failed.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	BUSA	2	82	\$3,200.00	
	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Nov 2011	Grandstand paintwork worn and failed.	Repaint all grandstand flooring, walls and previously painted external surfaces.	BUSA	2	82	\$10,000.00	
100000069235	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	

		WIC No	Element	Task	Month				MMF	Score 99 =	Indicative Cost	
Task ID	Building Name	(Client Ref)	Group	Type	Year	Task Description	Scope Of Work	Category	Priority	worst	(GST Excl)	O omments
100000069239	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight (8) wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000069244	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
100000069248	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000069252	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
100000069257	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace urisafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000069260	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
100000069264	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	ELEC	2A	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000069268	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
100000069280	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	

Task ID		WIC No	Element	Task	Month	Tool December	Carra Of Wash		MMF	Score 99 =	Indicative Cost	A
	Building Name QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	(Client Ref) 53755024 (n/a)	Group ELEC	Type 2	Year Nov 2011	Task Description Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	Priority 2	worst 82	(GST Excl) (\$4,000.00	Opmments
00000069292	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
00000069296	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
00000069300	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	
00000069304	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	ELEC	2	Nov 2011	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe celling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
00000069310	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	BLDG	2	Nov 2011	Step treads worn and damaged.	Maintenance roll of all step treads to connecting decks and landing at lodges (approximately 160 treads).	BUSA	2	82	\$3,000.00	
00000069313	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Nov 2011	Paving uneven at lodge 1.	Re-level, re-lay and harinch approximately 20sqm of concrete paving.	BUSA	2	82	\$2,000.00	
00000069188	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Nov 2011	Paving tiles cracked and broken.	Remove and replace cracked and damage sandstone pavers at east of admin bldg 001.	BUSA	2	82	\$2,000.00	
00000069189	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Nov 2011	Paving at east of Admin uneven.	Relay and re-level 30sqm of concrete paving and path transition east of admin and child care bldgs 001 and 002.	BUSA	2	82	\$3,500.00	
00000069309	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	BLDG	2	Nov 2011	Run-off damaging lodges and footings.	Sail cover runoff damaging lodge buildings. Fabricate and install diversion flashing to corners of lodge buildings.	REDF	2	75	\$2,700.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000069311	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN		Nov 2011	Decking and tread worn and damaged.	Pressure clean all step treads and timber decking to connecting deck and landings at lodge area, Treat and seal all decking and step treads.		2	75	\$6,500.00	
100000069238	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient downlights for reading at bed head to replace old failing light fixtures.	OPC0	2	68	\$3,500.00	Unsafe & not energy efficient.
100000069247	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
100000069256	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	ELEC	2	Nov 2011	Reading lights falled.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
100000069279	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
100000069287	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	ELEC	2	Nov 2011	Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	ELEC			Reading lights failed.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	2	68	\$3,500.00	Unsafe, hot, not energy efficient.
100000069167	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Nov 2011	Filter sand requires replacement.	Filter sand normal 8 yearly interval sand replacement overdue. Replace sand and inspect filter vessels.	OPCO	2	68	\$7,000.00	
100000069170	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Nov 2011	PVC chlorine line failed.	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bunded holding tank and chlorine decanting point at 25m plant room.	OPCO	2	68	\$6,000.00	
100000069187	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Nov 2011	Line marking faded and failed.	Remark and repaint all line marking and hazard marking to all carparks and hardstanding areas across site and all carpark areas.	OPCO	2	68	\$22,000.00	
100000069203	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Nov 2011	Rusted column bases.	Column bases in kitchen area at level 1 restaurant are severely surface rust effected. Sand blast and epoxy coat at time of flooring replacement.	BUSA	2	65	\$6,500.00	
100000069177	EQI97 - NO REF - WATER TANKS	53755197 (n/a)	HYDR	2	Nov 2011	Water feature cracked and leaking.	Specialist contractor to investigate and repair atrium water feature to water tight operational condition.	BUSA	2	65	\$6,000.00	
100000069182	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Nov 2011	Minor potholes in front carpark.	Fill and seal minor potholes to front carpark area.	BUSA	2	65	\$1,000.00	
100000069197	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	2	Nov 2011	Damage to ceiling.	Repair 2sqm of damaged ceiling at ground floor male urinal area.	REDF	2	50	\$500.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	S omments
100000069212	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	HYDR	2	Dec 2011	Tapware and wastes failed.	Replace four (4) commercial hob spouts and tapware. Replace six (6) 50mm CP brass plug and wastes. Replace one (1) missing trigger flea hose assembly.	BUSA	2	82	\$3,200.00	
100000069232	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Dec 2011	Artificial grass and run off area failed	Replace 300sqm of artificial grass at track edge seating and run off area.	BUSA	2	82	\$15,000.00	
100000069233	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Dec 2011	Grandstand vinyl roof dirty.	Clean grandstand high level vinyl roof.	OPCO	2	43	\$8,000.00	
100000069201	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	FURN	2	Feb 2012	Timber work brittle and failing.	Sauna in male amenities area failed brittle and splitting	BUSA	2	82	\$20,000.00	
100000069209	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal paintwork worn and damaged	Repaint all previously painted wall and door surfaces to level 1, amenities, kitchen and offices up to 2.4m height.	BUSA	2	82	\$8,600.00	
100000069214	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2A	Feb 2012	No ventilation system in kitchen.	Install cooling vent system in commercial kitchen area.	BS&C	2	82	\$30,000.00	
100000069266	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	FURN	2	Feb 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	
100000069282	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	FURN	2	Feb 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FURN	2	Feb 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	3)
100000069298	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	FURN	2	Feb 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	
100000069155	EQB99 - NO REF - SHEDS ACQ VALUE<\$10000	53755B99 (n/a)	ESTR	2	Feb 2012	Timber jetty failing.	Demolish redundant timber jetty to dam. Reinstate pool fence after demolition.	BUSA	2	82	\$7,000.00	
100000069159	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Feb 2012	Main track fence failed.	Remove and replace approximately 150sqm of on track fencing east. Remove seating at west on track and install barrier fer fencing. Approximately 300sqm of fencing in total	BUSA	2	82	\$78,000.00	
100000069161	EQI95 - NO REF - GRASS & LANDSCAPING	53755I95 (n/a)	SIMP	2	Feb 2012	Matured trees now impacting building.	Trees matured to a height causing damage and maintenance issues. Survey and cull trees around buildings and structures and program replanting of appropriate species.	BUSA	2	82	\$30,000.00	
100000069162	EQI95 - NO REF - GRASS & LANDSCAPING	53755I95 (n/a)	SIMP	2	Feb 2012	No EPA approval to backwash into dam.	Seek correct waste water disposal licence and approvals from EPA and local council to dispose of backwash water in dam that overflows to environmental reserve.	ENVP	2	82	\$0.00	Dam overflows into environmental reserve.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000069166	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Feb 2012	Water shut-offs not identified.	Engage QBuild to investigate and locate all water and fire isolation valves. Install as required up to three (3) inground valves and supply marked up block plan.	BS&C	2	82	\$14,000.00	
100000069176	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	СОММ	2A	Feb 2012	No emergency PA system.	Investigate and install correct emergency PA system across site and buildings.	BS&C	2	82	\$120,000.00	
100000069179	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	SAFE	2A	Feb 2012		High failure rate and loss of cards to old analogue card driven door locking system. Investigate and upgrade accommodation unit locking system.	BUSA	2	82	\$180,000.00	Arrow electronic door system - "Fail".
100000069183	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Timber boardwalk at end of lifespan.	Peplace approximately 100sqm of treated pine timber boardwalk leading from east carpark to lodges.	BUSA	2	82	\$8,500.00	Rotten, failed and at end of expected life.
100000069186	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	gym failed.	Artificial grass at outdoor exercise area and trampoline yard is in poor condition. Relevel and replace artificial grass (approximately 400sqm).	BUSA	2	82	\$14,000.00	
100000069204	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Feb 2012	Steelwork failing due to rust.	Repair failed structural steel member at north apex of steel building framework.	REDF	2	75	\$15,000.00	
100000069222	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	2	Feb 2012	Door jamb failed due to rust.	Replace six (6) metal door jambs, paint and rehang doors.	REDF	2	75	\$6,600.00	
100000069227	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2	Feb 2012	Balance tank failed and leaking water.	50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block construction scoured and failed.	REDF	2	75	\$250,000.00	Polylining system repair failed.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and repaint of all previously painted surfaces. Including varnish timber columns.	REDF	2	75	\$6,720.00	
100000069242	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and repaint of all previously painted surface including varnished timber columns.	REDF	2	75	\$6,720.00	
100000069250	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	
100000069259	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	
100000069267	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of ail previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	
	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	
	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	
	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	EFIN	2	Feb 2012	External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns.	REDF	2	75	\$6,720.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Ø omments
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	EFIN			External paintwork worn and oxidized.	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	Sommens
100000069307	QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035 (n/a)	BLDG	2	Feb 2012	Flashing and box guttering failed.	Replace guttering and failed flashing system with new stainless steel box gutter and sump system (approximately 36sqm)	REDF	2	75	\$16,000.00	25m of 2 storey scaffold required.
100000069308	QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035 (n/a)	BLDG	2	Feb 2012	Replace steelwork.	Steelwork at eastern box gutter area rusting. Rust severe and propagating to surrounding areas. Replace and paint rust effected steelwork supporting box guttering.	REDF	2	75	\$16,000.00	
100000069165	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Feb 2012	Water service under main track failed.	Water main under main track area failed and isolated. Investigate and repair failed water main.	REDF	2	75	\$30,000.00	
100000069218	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	FURN	2	Feb 2012	Vanity unit carlass failed.	Replace vanity unit in toliet vanity area.	BUSA	2	70	\$2,200.00	
100000069314	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Feb 2012	Shade covers missing.	Replace two (2) shade covers to common decks at linkways lodge area (approximately 72sqm).	BUSA	2	70	\$7,000.00	
100000069175	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	COMM	2	Feb 2012	Track control booth controls failed.	Track and field booth controls and services failed. Upgrade all track and field control booth controls and service.	BUSA	2	70	\$40,000.00	
100000069181	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Curbing disrupted and broken.	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	2	70	\$20,000.00	
100000069168	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Feb 2012	No energy control on pool system.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	OPCO	2	68	\$3,000.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR				Install new pumps and motors including energy efficient variable speed drives and control system to 50m pool filtration system.	OPCO	2	68	\$80,000.00	
100000069226	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2	Feb 2012	Below pool observation deck flooding.	Investigate and seal leaks to pool observation deck room.	REDF	2	66	\$20,000.00	
100000069190	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Pavers disrupted and failing.	Replace/relay 100sqm of concrete paving at north end of 50m swimming pool.	BUSA	2	65	\$8,500.00	
100000069194	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	SIMP	2	Feb 2012	Retaining edge aged, and splitting.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	BUSA	2	65	\$26,000.00	
100000069241	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle bartition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	
100000069243	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	
100000069251	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFAB	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000069274	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	FURN	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	
100000069306	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	FURN	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	2	82	\$14,000.00	
100000069220	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	BLDG	2	Apr 2012	Structural steel column bases failed.	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structural steel frame work and install cathodic protection.	REDF	2	75	\$65,000.00	
100000069312	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Apr 2012		Repaint 150Lm of covered linkway and all connecting landing and deck areas to 9 lodges.	REDF	2	75	\$17,000.00	
100000069164	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Apr 2012	Air con drains at lodges not connected.	Connect all AC condensate drains at lodges to sewer or stormwater.	BS&C	2	70	\$4,000.00	
100000069198	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	2	Apr 2012	Door jambs rusted out at base.	Rear access door jambs to spa area rusted out at base area. Remove and replace metal door jambs, repaint and rehang doors.	REDF	2	66	\$2,800.00	
100000069221	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	2	Apr 2012	Steel stair stringers and rail failed.	Replace steel stair stringers and railing to the mezzanine floor.	BUSA	2	65	\$5,200.00	
100000069215	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2	Aug 2012	Workshop and staff area substandard.	Investigate and upgrade to appropriate maintenance storage and lunch facility. Indicative basic cost only.	BS&C	2	82		Convert area under stands to storage only.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)
100000069237	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas approximately 160sqm. Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00
100000069246	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00
	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00
100000069262	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00
100000069270	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	IEIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00
	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00	
100000069294	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00	
100000069302	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFIN	2	Aug 2012	Carpet worn and stained.	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 160sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	2	82	\$10,340.00	
	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	FIRE	2	Aug 2012	No addressable emergency system.	Full audit and upgrade of all buildings to incorporate a fully addressable emergency land fire system. Including survey of accommodation areas alarm system, egress plans.	BS&C	2	82	\$350,000.00	
100000069180	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	SAFE	2	Aug 2012	Key system old and failing.	Install new keyed alike system throughout all doors in facility.	BUSA	2	82	\$100,000.00	
100000069193	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (t:/a)	ESTR	2	Aug 2012	Terraced seating & retaining substandard	Terraced seating is non compliant with current building and access standards. Seating heights and access inappropriate. Retaining and fill subsiding. Demolish and install pre fab seating.	BS&C	2	82	\$500,000.00	Seating at west of main track and field stadium.
100000069195	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn and damaged.	Repaint all previously painted surfaces to ground floor and level 1 including all pre-paint maintenance.	BUSA	2	70	\$4,500.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Somments
	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFIN				Pre-paint maintenance. Full internal repaint to all previously painted surface and washed surface. including resurface and seal of internal stairs and decking.	BUSA	2	70	\$7,500.00	
100000069265	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	FURN	2	Aug 2012	Door and cabinetry edging failing.	Repairs to edge stripping to kitchen doors and cabinets.	BUSA	2	70	\$500.00	
100000069156	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Aug 2012	Anti personal boundary fence failing.	Replace west chain and barbed wire boundary fence with anti-personal style metal picket fence.	SECP	2	70	\$60,000.00	
100000069158	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Aug 2012	Fencing required at lodges.	Investigate and install upgraded fencing system at accommodation lodges.	OPCO	2	68	\$48,000.00	
100000069171	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	ELEC	2	Aug 2012	No energy control system.	Audit site lighting, power and gas system. Implement upgrade and retro fit program of energy efficient fixture, fitting, sytem and controls.	OPCO	2	68	\$250,000.00	
100000069208	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Aug 2012	Steel framework starting to rust.	Treat rust and paint all internal steel framework on level 1.	REDF	2	66	\$30,000.00	
	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Pre-paint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,500.00	
	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,500.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000069261	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	
100000069269	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	
100000069277	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	
100000069285	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	IFIN	2	{Aug 2012	internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	
	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	iFIN	2	Aug 2012	Internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including resurface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000069301	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface. Including re- surface and seal of internal stairs and decking.	REDF	2	66	\$7,500.00	
100000069196	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Aug 2012	Vinyl flooring worn.	Replace 50sqm of imitation timber vinyl floor to reception area.	BUSA	2	65	\$7,500.00	
100000069199	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Aug 2012		Repaint walls, doors columns and beams to ground floor office foyer area.	BUSA	2	65	\$6,500.00	
100000069200	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Aug 2012	Paintwork worn.	Full internal repaint of ground floor amenities areas including all prepaint maintenance.	BUSA	2	65	\$8,200.00	
100000069207	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Aug 2012		Repiace and upgrade toilet partitions to male and female change rooms.	BUSA	2	65	\$16,000.00	
100000069217	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	IFIN	2	Aug 2012	internal flooring worn.	Replace appro/imately 320sqm of cushioned sheet vinyl and carpet flooring throughout building.	BUSA	2	65	\$32,000.00	
	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	2	Aug 2012	Door and cabinetry edging failed.	Repair edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069249	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	FURN	2	Aug 2012	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069258	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	FURN	2	Aug 2012		Repairs to edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069273	QB022 - EQ005	53755022 (n/a)	FURN	2		Door and cahinotry	Repairs to edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069289	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FURN	2	Aug 2012	odging failing	Repair edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069297	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	FURN	2	Aug 2012	edging failing	Repair edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	FURN	2	Aug 2012	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069163	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Aug 2012	HWU sewer connection missing.	Install sewer connection point for hot water units at lodge 1 and lodge 2.	BS&C	2	65	\$2,100.00	
100000069174	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	СОММ	2	Aug 2012	failed.	Replace or repair electronic score/message boards and all connected control systems.	BUSA	2	6 5	\$250,000.00	
100000069206	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Aug 2012	Doors failing.	Replace double doors to cleaners room under stands area.	REDF	2	50	\$1,600.00	Craftwood doors expanding due to moisture.
100000069216	OB004 E0039	53755006 (n/a)	BLDG	2	Aug 2012	Roof system failed.	Replace approximately 320sqm of roof and celling system and treat rust on structural steel work.	REDF	2	50	\$70,000.00	
100000069281	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	FURN	2	Aug 2012	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets.	REDF	2	50	\$500.00	
100000069160	EQI95 - NO REF - GRASS & LANDSCAPING	53755195 (n/a)	SIMP	2A	Aug 2012	No irrigation on inth/wst field.	Investigate and install recycled water irrigation system to nth/wst play field. Connect to existing onsite recycled water system.	OPCO	2	43	\$80,000.00	
100000069184	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2013		Artificial grass playing surface at main stadium area failing and unlevel. Artificial playing surface to main stadium. Current standards and required impact ratings - replace stadium playfield surface.	BUSA	2	82	\$1,360,000.00	Uneven sunken in areas, holding water not draining to runoff
100000069185	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2013	Running track surface worn and failing.	Running track at end of expected service life span. Replace and upgrade running track surfaces.	BUSA	2	70	\$2,000,000.00	

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O pmments
100000069202	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Aug 2013	Roofing system failed.	Roof replacement required to access and repair structural steel and remove inbuilt defects to roof and ceiling structure.	REDF	2	50	\$273,000.00	Leaks, short sheets, poorly lapped and structural rust.
1							Total		^		\$7,266,290.00	

ELEMENT SUMMARY

CATEGORY SUMMARY

MMF PRIORITY RATING SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)	C
BLDG	Roofing	\$738,080.00	В
COMM	External Communications & Data Distribution	\$410,000.00	
EFIN	External Painting	\$125,980.00	Е
ELEC	External Electrical Reticulation	\$337,500.00	E
ESTR	Outbuildings / Sheds	\$718,000.00	C
FIRE	Fire Alarm Systems (external)	\$350,000.00	F
FURN	Fixed Furniture	\$124,700.00	c
HYDR	Sanitary Drainage System	\$160,300.00	- T
IFAB	Ceilings	\$68,620.00	_
IFIN	Internal Painting	\$291,610.00	
SAFE	Access Control System (external)	\$280,000.00	
SIMP	Landscaping & Gardening	\$3,575,500.00	
VENT	Exhaust Ventilation Systems	\$86,000.00	
TOTAL		\$7,266,290.00	

Category	Category Description	Indicative Cost (GST Exclusive)
BS&C	2 - (BS&C) Building Standards and Codes	\$1,070,100 00
BUSA	5 - (BUSA) Business Activities	\$4,655,830.00
ENVP	3 - (ENVP) Environmental Protection	\$0.00
OPCO	7 - (OPCO) Operating Costs	\$535,500.00
REDF	6 - (REDF) Reduce Future Repair Costs	\$943,980.00
SECP	8 - (SECP) Security Of Property	\$60,880.00
TOTAL		\$7,266,290.00

MMF Priority	MMF Priority Description	Indicative Cost (GST Exclusive)
2	2 - Important (Reduce costly future repairs)	\$7,266,290.00
TOTAL		\$7,266,290.00

Task Types 2 = DET P2's, No Further Investigation required 2A = DET P2's, No Further Investigation required

HEALTH AND SAFETY TASKS

This report lists the highest priority maintenance requiring immediate attention!

Action to address the below task/risk/option and to make the site safe is required to be completed within 30 days.

Additional Condition-Based work may be required to restore the site to the specified standard.

Task ID	Building Name	WIC No	Client Reference	Task Type	Reference No (Shown against any required Condition- Based Work)	Element Description	Scope of Work	Additional Condition- Based Maintenance is Required Yes / No
	EQI96 - NO REF - UNDERGROUND SERVICES	53755196	n/a	1		DT801 - External Electrical Reticulation	Exposed wiring on track lighting pole. Electrical hazard. Frank advised 24/8/2011.	No
100000069191	EQR99 - NO REF - ROADS & PATHWAYS	53755R99	n/a	1A		DT204 - Paved Areas	Paved path to east of admin uneven and disrupted. Trip Hazard. Highlight yellow until replaced.	Yes
100000069192	EQR99 - NO REF - ROADS & PATHWAYS	53755R99	n/a	1		DT204 - Paved Areas	Broken paver at bike rack adjacent reception. Trip hazard. Highlight yellow/replace.	No
	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENI TIES	53755005	n/a	1		DT602 - Internal Floor Finishes	Nails protruding from floor accommodation offices. Trip hazard. Remove nails.	No
100000069213	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENI TIES	53755005	n/a	1		DT810 - General Power	Exposed wiring at junction box kitchen. Electrical hazard. Engage electrician to rectify.	No
100000069219	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007	n/a	1		DT305 - Windows	Severely corroded overhed grill dropping rust. Fall hazard/Eye injury hazard. Remove grill ASAP.	No
100000069225	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007	n/a	1A		DT1210 - Exhaust Ventilation Systems	Exhaust fan installation corroded and electrically unsound. Electrical and collapse risk. Isolate/remove/replace exhaust fan.	Yes
100000069229	QB011 - EQ023 POOL- AMENITIES/GRANDSTAND/ COVD AR	53755011	n/a	1		DT309 - External Stairs, Balconies & Verandahs	Loose step to grandstand bottom tread. Trip hazard. Secure step tread.	No
	QB011 - EQ023 POOL- AMENITIES/GRANDSTAND/ COVD AR	53755011	n/a	1		DT602 - Internal Floor Finishes	Cracked copping tiles at kiosk east doorway. Trip hazard. Replace tiles.	No
100000069255	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020	n/a	1		DT602 - Internal Floor Finishes	Twisted deck board to Unit 1, level 1. Trip hazard. Replace 1 board.	No
100000069315	QB036 - EQ027 COVERED LINKS	53755036	n/a	1		DT602 - Internal Floor Finishes	Twisted deck board, Lvl 1 - Unit 9. Trip hazard. Replace 1 board.	No
100000069316	QB036 - EQ027 COVERED LINKS	53755036	n/a	1		DT602 - Internal Floor Finishes	Broken tiles at ground floor, side door unit 9. Cut and trip hazard. Replace tiles.	No
100000069317	QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	n/a	1		DT402 - External Floor Finishes	Minor grout and cracked tiles to sports walk. Trip hazard. Grout and fill damage.	No

Task ID	Building Name	WIC No	Client Reference	Task Type	Reference No (Shown against any required Condition- Based Work)	Element Description	Scope of Work	Additional Condition- Based Maintenance is Required Yes / No
100000069318	QB039 - EQ049 SHED 9 - PLANT (LODGE)	53755039	n/a	1		DT309 - External Stairs, Balconies & Verandahs	Rotten treads, landing stairs unit 9. Trip hazard. Roll and treat treads.	No

Task Types 1 = DET P1's, No P2 Required 1A = DET P1's, P2 Required

RUNAWAY BAY SPORT&LDR/SHIP EXC COM (WIC: 53755)

9	MINOR MAINTENANCE TASKS										
			WIC No	Element	Task				Indicative Cost		
	Task ID	Building Name	(Client Ref)			Task Description	Task Summary	Scope of Work	(GST Excl) Comments		
	No Tasks								, \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		

RUNAWAY BAY SPORT&LDR/SHIP EXC COM (WIC: 53755)

	NON MAINTENANCE TASKS											
Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work Comments					
No Tasks					-		M 19 0					



Maintenance Assessment Report

of

RUNAWAY BAY SPORT&LDR/SHIP EXC COM (SPORTS & MORALA DR RUNAWAY BAY 4216)

Completed

23/08/2011

Prepared By

QBUILD SOUTH COAST REGIONAL OFFICE

for

Education Qld

Additional Information Available via the Internet

QBuild Client Access Point (Work Completed/Budget Position): https://secure.qbuild.qld.gov.au/qbuildportal/
QBuild Region Contact Details: http://www.qbuild.qld.gov.au/00_utilities/contact_info.asp

Version 2 - May 2011
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Contents

- 1. Important Notice
- 2. Maintenance Scorecard
- 3. Assessed Condition Summary Building by Element
- 4. Condition-Based Maintenance Summary by Buildings
- 5. Condition-Based Maintenance Tasks
- 6. Health and Safety Maintenance Tasks
- 7. Minor Maintenance Tasks
- 8. Non-Maintenance Tasks

Important Notice

This Maintenance Assessment Report (MAR) has been prepared by QBuild, a business unit of the Department of Public Works, Queensland Government on behalf of Education Qld.

IMPORTANT INFORMATION - The Task ID number must be quoted to QBuild on all work nominated from this Condition Assessment.

Intellectual Property and Copyright

All intellectual property rights in connection with the Condition Assessment Data Collection (CADC) application utilised to prepare this report remain the property of the State of Queensland (Department of Public Works). All data collection forms are copyrighted.

Assessment Scope Limitations

Unless stated otherwise, the assessment is limited to an evaluation of a facility's maintenance needs, through inspection of the physical condition of building-related assets and a review of available historical maintenance records. Although some obvious safety issues and statutory non-compliances may be identified during the assessment it is not a formal compliance inspection, audit or survey relating to health and safety, building codes & regulations, fire safety, or any other fitness-for-purpose issues.

The findings of this report are based principally on the visual inspection of buildings and building-related assets by tradespeople who are competent within their field of expertise. Unless otherwise noted in the report, it must be assumed that professional engineering or other technical advice has not been sought in the formulation of findings and recommendations.

Concealed services eg. underground or within building cavities, are generally not inspected unless actual or probable failures are evident. No inference as to their condition should therefore be drawn by their exclusion from this report.

Disclaimer

Any advice provided by QBuild in this report is solely from a maintenance management perspective and should not be construed as a substitute for professional legal, engineering or risk management advice. Whilst every care has been taken to ensure the contents of this report are complete and accurate, the State of Queensland and its officers, employees and agents disclaim all responsibility and all liability (including, without limitation, liability in negligence) for all expenses, losses, damages and costs which any person may incur as a result of the information in this report being inaccurate or incomplete in any way for any reason.

Costs and Prices

Unless noted otherwise in this report, all costs and prices shown are indicative only, and are not to be considered as quotations or detailed cost estimates. Some costs are developed using standard 'unit rates' and 'locality indexes' based on current published industry cost data where available. Taken into consideration are mark-ups, loading and/or fees, and a GST component (of 10%)

Additional disbursement costs (eg. travel and overnight accommodation) associated with performing works at remote locations are not included in the cost provided for each task. This may result in substantial cost increases to original estimates at the time of final quoting, depending on the volume, timing and value of individual tasks selected.

Quality Assurance

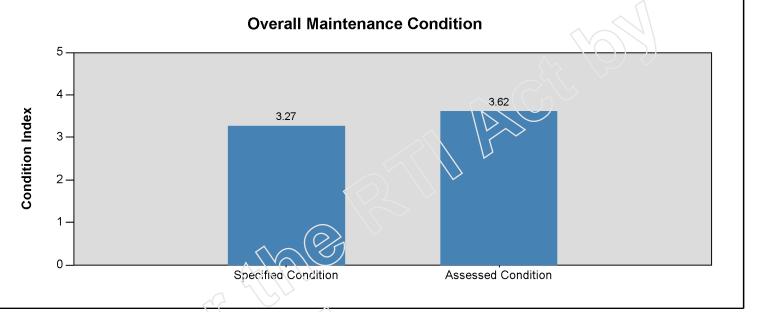
The contents of this report have been quality checked by the QBuild Regional Office Maintenance Manager, and are authorised for release.

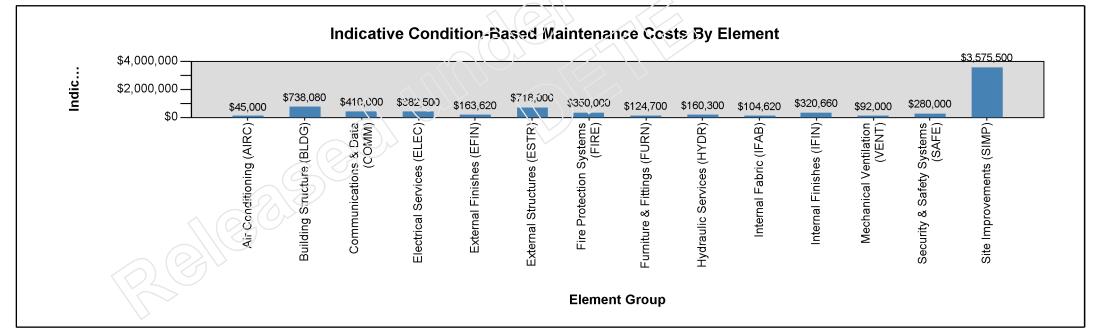
Should you require further advice, please contact your QBuild Regional Office Maintenance Manager.

MAINTENANCE SCORECARD

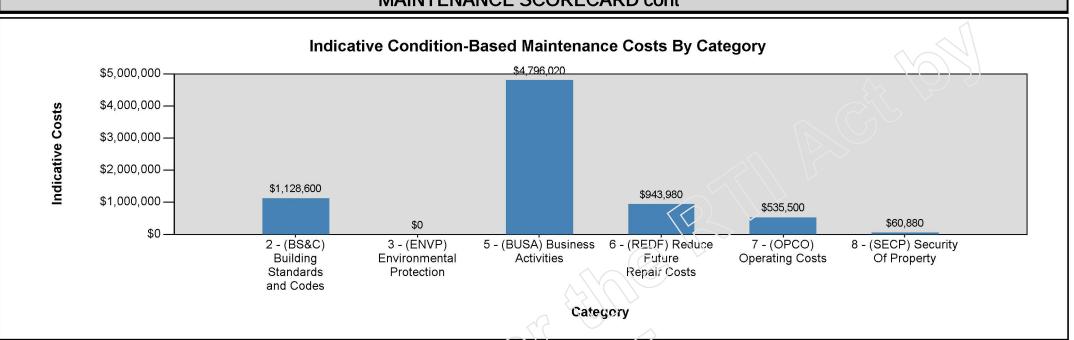


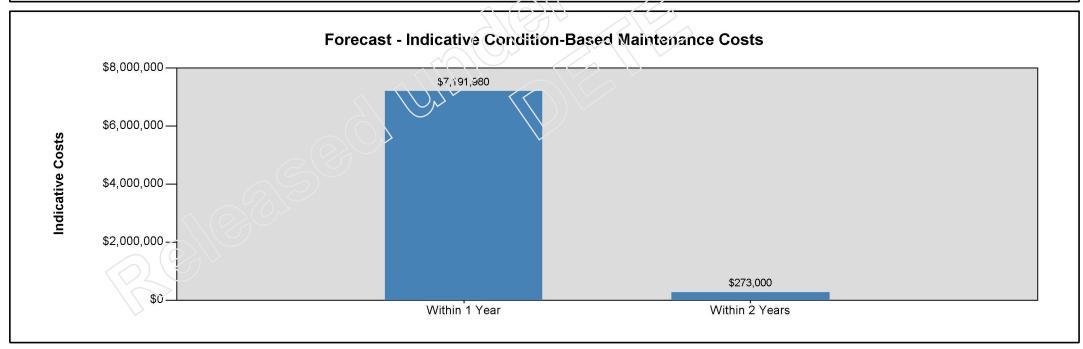
- 5 Well exceeds client-specified condition
- 4 Exceeds client-specified condition
- 3 Generally satisfies client-specified condition
- 2 Below client-specified condition
- 1 Well below client-specified condition











ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition	All	RC	BL	DG	СО	ММ	EF	IN	ELI	EC	ESTR	F	IRE	FU	RN	GA	\SS	HY	DR	IFA	\B	IF	IN	REFR		SAFE	SIMP	VENT
A = Assessed Condition	S	Α	S	Α	s	Α	S	Α	S	Α	S A	S	Α	S	Α	S	Α	S	Α	S	Α	S	Α	S A	•	S A	S A	(E)
QB001 - EQ033 ADMINISTRATION	3.3	4.0	3.0	4.0	3.3	3.3	3.0	3.0	3.8	3.8		4.0	4.0	3.0	4.0			3.5	3.8	3.0	4.0	3.0	3.3					
QB002 - EQ032 OFFICES	_		3.0	4.0	3.3	3.3	3.0	4.0	3.8	4.0		4.0	4.0	3.0	4.0			3.6	4.0	3.0	4.0	3.0	3.7		\perp			15
QB003 - EQ029 SHADE STRUCTURE 1 - GYM	,		3.0	3.8	3.3	3.3	3.0	4.0	3.6	3.8				3.0	3.0			3.5	3.8	3.0	3.5	3.0	3.0		$\frac{1}{\sqrt{2}}$			
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	3.0	3.5	2.9	3.9	3.3	3.3	3.0	4.0	3.7	3.8		4.0	4.0	3.5	4.0			3.6	4.0	3.0	4.0	3.0	3.7		4	.0 4.0		3.0 4.0
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	3.0	3.0	3.0	3.8	3.3	4.0	3.0	4.0	3.7	3.7		4.0	4.0	3.5	4.0			3.4	3.6	3.0	4.0	3.0	3.3	4.0 4.0	0 4	.0 4.0		3.0 1.7
QB006 - EQ028 SPORTS MEDICINE	3.0	4.0	3.0	3.7	3.3	4.0	3.0	3.7	3.7	4.0		4.0	4.0	3.0	2.0			3.5	4.0	3.0	4.0	3.0	3.3					
QB007 - EQ021 POOL COMPLEX (20M POOL)			3.0	3.6			3.0	3.0	3.8	4.0				3.0	4.0	4.0	4.0	3.6	3.4	3.0	3.5	3.0	4.0		4	.0 4.0		3.0 1.0
QB009 - EQ045 POOL - RECEPTION			3.0	4.0	3.3	3.3	3.0	4.0	3.8	4.0				3.0	4.0					3.0	4.0	3.0	4.0		\perp			
QB010 - EQ022 SWIMMING POOL 50M			3.0	3.6			3.0	4.0	3.8	4.0				3.0	4.0			3.7	3.8			3.0	4.0					
QB011 - EQ023 POOL- AMENITIES/GRANDSTAND/COVD AR			3.0	4.0	3.3	4.0	3.0	4.0	3.7	4.0		4.0	4.0	3.5	4.0			3.7	4.0	3.0	4.0	3.0	4.0					3.0 4.0
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP			3.0	4.0			3.0	3.0						3.0	3.0		5											
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND			3.0	4.0	3.3	3.3	3.0	2.3	3.8	3.8		4.0	4.0	3.0	3.0			3.5	3.5	3.0	3.0	3.0	3.0					
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	3.0	4.0	3.0	4.0	3.3	3.3	3.0	4.0	3.6	3.8		4.0	4.0	3.0	4.0			3.6	3.8	3.0	4.0	3.0	4.0					
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.6	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	3.0	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.7	3.7		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB026 - EQ009 LODGE 9-) STUDENT ACCOMM	3.0	3.0	3.0	3.8	3.3	3.3	3.0	2.7	3.6	3.6		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.5	3.0	2.7		4	.0 4.0		
QB027 - EQ046 SHED & -PLANT (LODGE)			3.0	3.5			3.0	3.0	3.8	3.8								3.3	3.7	3.0	3.0	3.0	3.0					
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	3.0	3.0	3.0	4.0			3.0	3.5	3.8	3.8								3.7	3.7	3.0	4.0	3.0	4.0					

S = Specified Condition A = Assessed Condition	AIRC	BLE	G_	COMM	EFIN	E	LEC	ESTR	FIR	Е	FURN	GASS	HY	DR_	IF <i>F</i>	В	IFI	N	REF		SAFE	SIMP	VEN
, i /ioooooa oonahon	S A	S	Α	S A	S A	A S	A	S A	S	Α	S A	S A	S	Α	S	Α	S	Α	S.	A :	S A	S A	S.
B029 - EQ011 SHED 2 - ROUNDS (LODGE)		3.0	4.0		3.0 4	.0 3.	8 3.8		4.0	4.0			3.5	3.5			3.0	4.0					
B030 - EQ012 SHED 3 - STORAGE		2.0	4.0		3.0 4	\uparrow				\dashv							2.0	4.0		+		<u> </u>	
ODGE)		3.0	4.0		3.0 4	.0				_							3.0	4.0		\perp			
B031 - EQ014 SHADE FRUCTURE 6 (VOLLEYBALL)		3.0	4.0		3.0 3	.5																	1
B032 - EQ030 SWITCH ROOM NERGEX)		3.0	4.0		3.0 4	.0 3.	8 4.0		4.0	4.0	3.0 4.0		3.5	3.5	3.0	4.0	3.0	4.0				£ ?	
3033 - EQ041 SHED 5 - STORAGE		3.0	4.0		3.0 4	.0				\dashv							3.0	4.0		\uparrow			>
3034 - EQ043 SHADE RUCTURE 5		3.0	4.0		3.0 4	.0														1			
8035 - EQ044 COVERED AREA - PORTS WALK		3.0	3.7	4.0 4.0	3.0 4	.0 3.	8 4.0		4.0	4.0	3.0 4.0		3.5	4.0	3.0	4.0	3.0	4.0					
3036 - EQ027 COVERED LINKS		3.0	3.4		3.0 2	.3 3.	7 3.7										3.0	3.0					
8037 - EQ047 SHED 7 - PLANT DDGE)		3.0	3.5		3.0 3	.0 3.	8 3.8					4.0 4.0	3.5	3.8	3.0	3.0	3.0	3.0	>				
8039 - EQ049 SHED 9 - PLANT ODGE)		3.0	3.4		3.0 3	.0 3.	8 3.8						3.5	3.8	3.0	3.0	3.0	3.0					
B040 - EQ050 SHED 10 - PLANT ODGE)		3.0	3.5		3.0 3	.0 3.	8 3.8						3.5	3.8	3.0	3.0	3.0	3.0					
3041 - EQ015 SHADE 'RUCTURE 7 (VOLLEYBALL)		3.0	4.0		3.0 3	.5																	
B042 - EQ042 SHADE TRUCTURE 4		3.0	4.0		3.0 4	.0					1	7/7/		a_									
ΩB99 - NO REF - SHEDS ACQ ALUE<\$10000								3.0 2.0															
2194 - NO REF - FENCING								3.0 2.0	27/	1	<i>5)</i> '									_			
2195 - NO REF - GRASS & NDSCAPING									<u> </u>													3.0 2.0	
2196 - NO REF - UNDERGROUND RVICES				3.5 2.5		4.	0 3.0						3.7	3.0									
197 - NO REF - WATER TANKS									<				3.0	2.0									
198 - NO REF - POLE LIGHTING SERVICE						4.	0 3.0		4.0	2.0										3	.5 2.5		
R99 - NO REF - ROADS & THWAYS						M																3.0 3.0	
2S99 - NO REF - PLAYGROUND QUIPMENT			(0					3.0 2.0														3.0 2.0	

Condition (S/A)	Condition Standard Description
a blank entry	Not Applicable. This element was not assessed as it is not relevent to the asset
5.0	Excellent Condition
4.0	Good Condition
3.0	Fair Condition
2.0	Poor Condition
1.0	Very Poor Condition

Element Group	Element Description
AIRC	Air Conditioning
BLDG	Building Structure
COMM	Communications & Data
EFIN	External Finishes
ELEC	Electrical Services
ESTR	External Structures
FIRE	Fire Protection Systems
FURN	Furniture & Fittings
GASS	Gases
HYDR	Hydraulic Services
IFAB	Internal Fabric
IFIN	Internal Finishes
REFR	Refrigeration / Environmental Control
SAFE	Security & Safety Systems
SIMP	Site Improvements
VENT	Mechanical Ventilation

CONDITION-BASED MAINTENANCE - Summary By Building										
Building Name	WIC Number	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition- Based Tasks	Condition- Based Costs (Indicative) GST Exclusive			
QB001 - EQ033 ADMINISTRATION	53755001	34S-7192-033	260	3.26	3.74	2	\$12,000.00			
QB002 - EQ032 OFFICES	53755002	34S-7192-032	100	3.31	3.91	0	\$0.00			
QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003	34S-7192-029		3.25	3,58	0	\$0.00			
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004	34S-7192-031	1,080	3.28	3.87	5	\$38,000.00			
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	34S-7192-034	2,730	3.33	3.63	18	\$593,580.00			
QB006 - EQ028 SPORTS MEDICINE	53755006	34S-7192-028	220	3.27	3.79	3	\$104,200.00			
QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007	34S-7192-021	320	3.27	3.55	5	\$84,600.00			
QB009 - EQ045 POOL - RECEPTION	53755009	34S-7192-045	15	3.18	3.91	0	\$0.00			
QB010 - EQ022 SWIMMING POOL 50M	53755010	34S-7192-022	1,300	3.32	3.86	3	\$273,200.00			
QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVD AR	53755011	34S-7192-023		3.31	4.00	0	\$0.00			
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP	53755012	34S-7192-038	80	3.00	3.43	0	\$0.00			
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016	34S-7192-035	840	3.26	3.45	3	\$33,000.00			
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	53755017	34S-7192-037	112	3.24	3.88	0	\$0.00			
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018	34B-7192-001	196	3.31	3.47	8	\$47,440.00			
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019	34B-7192-002	196	3.31	3.47	9	\$51,180.00			
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020	34B-7192-003	196	3.31	3.47	8	\$47,440.00			
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021	34B-7192-004	196	3.31	3.50	9	\$52,420.00			
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022	34B-7192-005	196	3.31	3.47	9	\$52,420.00			
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023	34B-7192-006		3.31	3.47	9	\$52,420.00			
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024	34B-7192-007	196	3.31	3.47	9	\$52,420.00			
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025	34B-7192-008	196	3.31	3.47	8	\$47,140.00			
QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	34B-7192-009	196	3.29	3.46	9	\$52,720.00			
QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027	34B-7192-046	8	3.25	3.44	0	\$0.00			
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	53755028	34S-7192-010	72	3.25	3.80	0	\$0.00			
QB029 - EQ011 SHED 2 - GROUNDS (LODGE)	53755029	34S-7192-011	36	3.29	3.88	0	\$0.00			
QB030 - EQ012 SHED 3 - STORAGE (LODGE)	53755030	34S-7192-012	18	3.00	4.00	0	\$0.00			
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)	53755031	34S-7192-014	169	3.00	3.80	0	\$0.00			
QB032 - EQ030 SWITCH ROOM (ENERGEX)	53755032	34S-7192-030	40	3.23	3.95	0	\$0.00			
QB033 - EQ041 SHED 5 - STORAGE	53755033	34S-7192-041	78	3.00	4.00	0	\$0.00			
QB034 - EQ043 SHADE STRUCTURE 5	53755034	34S-7192-043	169	3.00	4.00	0	\$0.00			
QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035	34S-7192-044	737	3.26	3.91	2	\$32,000.00			

Building Name	WIC Number	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition- Based Tasks	Condition- Based Costs (Indicative) GST Exclusive
QB036 - EQ027 COVERED LINKS	53755036	34S-7192-027	570	3.17	3.17	6	\$38,200.00
QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	34B-7192-047	8	3.35	3.50	0	\$0.00
QB039 - EQ049 SHED 9 - PLANT (LODGE)	53755039	34B-7192-049	8	3.28	3.44	\sim 0/9/	\$0.00
QB040 - EQ050 SHED 10 - PLANT (LODGE)	53755040	34B-7192-050	8	3.29	3.47	0	\$0.00
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)	53755041	34S-7192-015	169	3.00	3.80	0	\$0.00
QB042 - EQ042 SHADE STRUCTURE 4	53755042	34S-7192-042	169	3.00	4.00	0	\$0.00
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000	53755B99	34S-7192-B99		3.00	2.00	1	\$7,000.00
EQI94 - NO REF - FENCING	53755194	34S-7192-I94		3.00	2.00	4	\$211,000.00
EQI95 - NO REF - GRASS & LANDSCAPING	53755195	34S-7192-I95		3.00	2.00	3	\$110,000.00
EQI96 - NO REF - UNDERGROUND SERVICES	53755196	34S-7192-I96		3.71	2.86	13	\$826,100.00
EQI97 - NO REF - WATER TANKS	53755197	34S-7192-I97		3.00	2.00	1	\$6,000.00
EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198	34S-7192-I98		3.75	2.50	4	\$675,000.00
EQR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99	10/07	3.00	3.00	10	\$3,439,500.00
EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99	34S-7192-S99		3.00	2.00	2	\$526,000.00
Totals		~	10,834			163	\$7,464,980.00

CONDITION-BASED MAINTENANCE TASKS

Please ensure that quotes for the selected work are received a month before the anticipated commencement. The Month Year is the recommended time to complete this maintenance. Preventative and Service Maintenance tasks are not shown in this report!

IMPORTANT INFORMATION - The Task ID number must be quoted to QBuild on all work nominated from this Condition Assessment.

		WIC No	Element	Task	Month				MMF	\$core 99 =	Indicative Cost	
Task ID	Building Name	(Client Ref)	Group	Type	Year		Scope Of Work	Category	Priority	worst	(GST Excl)	Comments
100000069224	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	VENT	2	Sep 2011	Exhaust fan assembly failed due to rust.	Replace roof top exhaust fan assembly and steel safety grill.	BUSA	2	82	\$6,000.00	
100000069205	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Oct 2011		Southern access door to undercroft failed due to rust. Replace one (1) access door reusing all locks and door furniture. Repaint with 3 coat gloss system.	SECP	2	82	\$880.00	
100000069173	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	ELEC	2	Oct 2011	Wind turbines failed and redundant.	Failed and redundant wind turbines require removal and disposal.	BUSA	2	82	\$20,000.00	
100000069223	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	HYDR	2	Oct 2011		Replace one (1) 315Lt Rheern storage not water unit.	REDF	2	75	\$1,800.00	No electrical integrity due to rust.
100000069157	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Oct 2011	failed.	Repair bus access gate west and upgrade to electric drive remote access system.	BUSA	2	70	\$25,000.00	
100000069210	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Nov 2011		Remove and replace vinyl flooring system in commercial kitchen (approximately 200sqm).	BUSA	2	82	\$35,250.00	
	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	HYDR	2	Nov 2011	Sump pump failed.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	BUSA	2	82	\$3,200.00	
	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Nov 2011	Grandstand paintwork worn and failed.	Repaint all grandstand flooring, walls and previously painted external surfaces.	BUSA	2	82	\$10,000.00	
100000069235	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFAB	2	Nov 2011	Door closers missing and failing.	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	2	82	\$880.00	