

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units				Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
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	CH ₄	ppm	35			35
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E6	CH ₄	ppm	60			60
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E7	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			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
	O ₂	% (v/v)	20.9			20.9
E12	CH ₄	ppm	1250			1250
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E13	CH ₄	ppm	300			300
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units				Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
E14	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
E14 South Left	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
E14 South Right	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
E15	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E15 North	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E16	CH ₄	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	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E18	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E19	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E20	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E20 Left	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E20 Right	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E21	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E21 Left	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E21 Right	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units				Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
E22	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E22 Left	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E22 Right	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E23	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E23 Left	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E23 Right	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E24	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E24 Left	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E24 Right	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E25	CH ₄	ppm	9050			9050
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E26	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E27	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E28	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
E29	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E30	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
E31	CH ₄	ppm	410			410
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
West Car park NE Corner	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units				Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
West Car park Left NE Corner	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
West Car park Right NW Corner	CH ₄	ppm	1150			4000
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
West Car park NW Corner	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
West Car park NW Edge	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Central Light Pole	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Scoreboard light Pole	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Ag pip adj Lodge 9	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			0.0
S1	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
S2	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
S3	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S4	CH ₄	ppm	NM			0
	H ₂ S	ppm	NM			0
	O ₂	% (v/v)	NM			20.9
S5	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S6	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S7	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S8	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S9	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S10	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units				Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
S11	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S12A	CH ₄	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
S13	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S14	CH ₄	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	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			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
S20	CH ₄	ppm	< 20			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			0
	O ₂	% (v/v)	20.9			20.9
S21	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
S22	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units	Date			Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
S23	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
SW Outside reception	CH ₄	ppm	20			20
	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 trampolines	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Store Room 1	CH ₄	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 entrance	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Electrical pit Beach Volleyball	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Dewatering Sump	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Confined Space	CH ₄	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
L1	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L2	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L3	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L4	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L5	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L6	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9

Attachment 4 - TABLE 3: Sub -Surface Structure Emissions

Location	Parameter	Units				Maximum CH ₄ Reading
			22-Apr-13	30/04/2013**	9/05/2013**	
L7	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L8	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L9	CH ₄	ppm	< 20			0
	H ₂ S	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	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L12	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L13	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
L14	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Western Carpark Central Stairs	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Storage Containers western carpark	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
W-Beach Volleyball	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Storage Containers behind lodges	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			20.9
Storage shed southern end track	CH ₄	ppm	< 20			0
	H ₂ S	ppm	0			0
	O ₂	% (v/v)	20.9			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.

* Partial monitoring round completed March 2013

E = Electrical pit S = Stormwater drain

** additional monitoring completed 30/4/13 and 9/5/13 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)	Oxygen - O2	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

Released under the
RTI Act by DETE

Attachment 4 - Table 5: Results 30 April 2013

	E3								Other			Notes
	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)	
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	-	-	100ppm		55ppm	2 hour accumulated reading
1pm	(1) 1200 ppm, (2) ND	20.9 %vol	0 ppm	0 ppm	79.2%	1021 hPa	-	-	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 Waste Landfills, NSW EPA, 1996)

Shading indicates exceedance of trigger level

Bold indicates detection of methane

Attachment 4 - Table 6 :Results 9 May 2013

	E3								Other		Notes
	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)	Maximum ambient reading (methane)	
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

Released under the RTI Act 2010
DETE



Attachment 5: DBYD plans

Released under the
RTI Act by DETE



Caller Details

Contact: Ms Belinda Oberia
Company: GHD
Address: 145 Ann St
BRISBANE QLD 4000

Caller Id: 1157153
Mobile: Not Supplied
Email: belinda.oberia@ghd.com
Phone: 0415996433
Fax: Not Supplied

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.



User Reference: RBay Super Sports 41263147
Working on Behalf of: Other
Enquiry Date: 01/05/2013
Start Date: 06/05/2013
End Date: 06/05/2013
Address: Morala Av
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.

Notes/Description of Works:

Services survey, no intrusive works on this date

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 (Old)	0736645400	NOTIFIED
28875148	Telstra QLD, South East	1800653935	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGET EnerGISe DBYD map, then ENERGET shall be contacted immediately.

For Emergency Situations
Please call 13 19 62



**EnerGISe
DBYD**

Date: 01 May 13 Time: 16.52.02
Requested By: DBYD

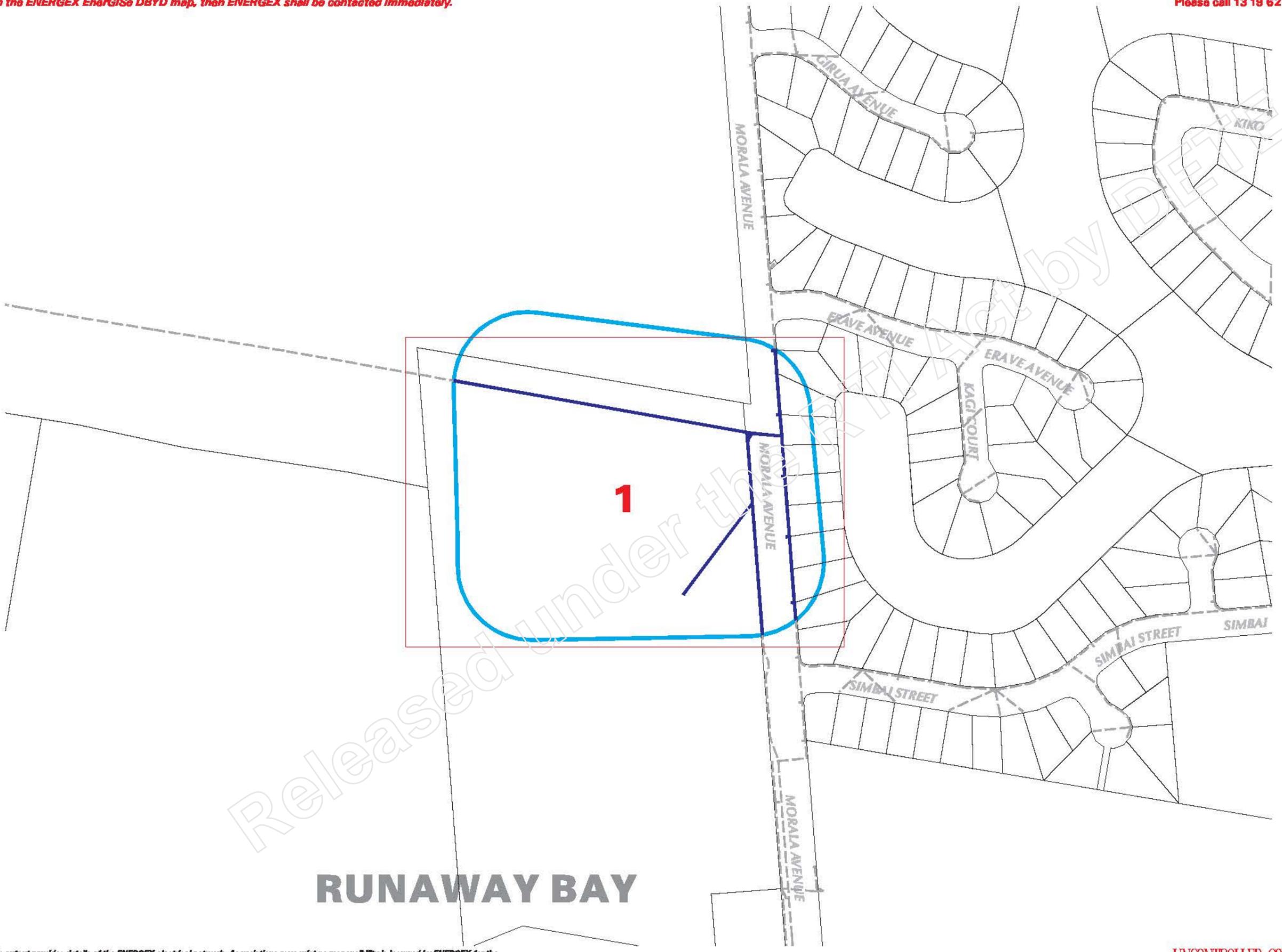
NOT TO SCALE



Enquiry No: 28876147

KEY MAP

 Enquiry Area



RUNAWAY BAY

LOCALITY DIAGRAM



RUNAWAY BAY

This output provides details of the ENERGET electrical network. As variations may exist no responsibility is incurred by ENERGET for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY

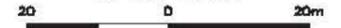
All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGET EnerGISe DBYD map, then ENERGET shall be contacted immediately.

For Emergency Situations
Please call 13 19 62



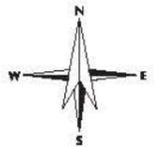
Date: 01 May 13 Time: 16.52.17
Requested By: DBYD

SCALE 1:1000

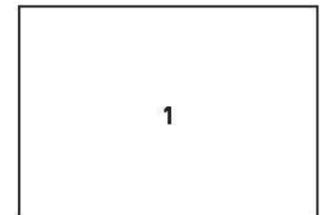


Enquiry No: 28875147
STRIP No: 1

- Ground Transformer
- Cubicle Transformer
- Ring Main Unit
- Metering Unit
- Link Pillar
- Service Pillar
- Junction Pillar
- Pit
- Cable Joint
- Cable Termination
- Cable Marker
- Street Light Pole
- Earth
- Works Order Polygon
- Cable Voltage Less Than 33kV
- Cable Voltage 33kV or Higher
- Direct-Lay Cable
- Conduit
- Multi-Section Duct
- Trench
- Cable Tray
- Tunnel



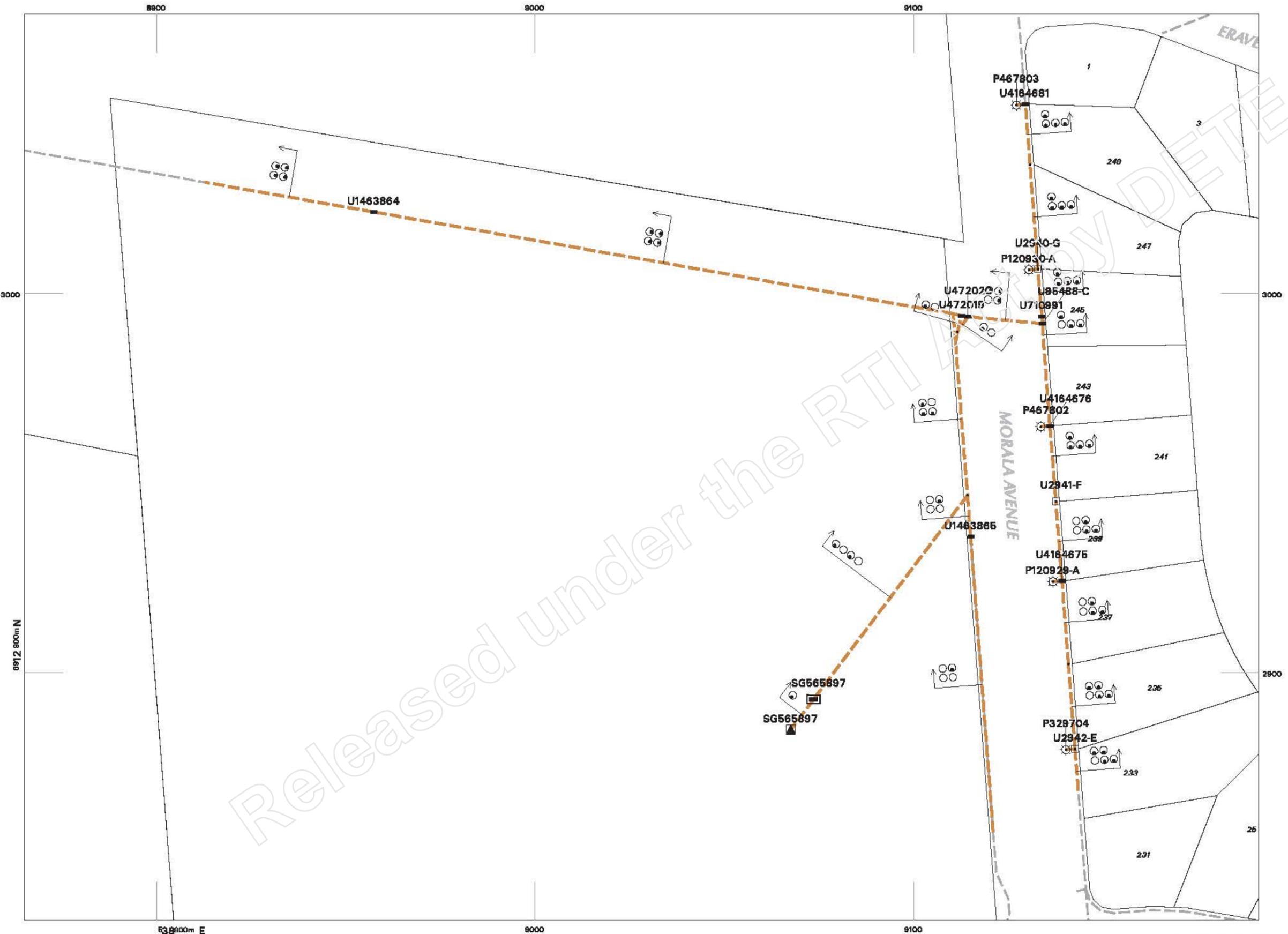
INDEX TO SHEETS



LOCALITY DIAGRAM



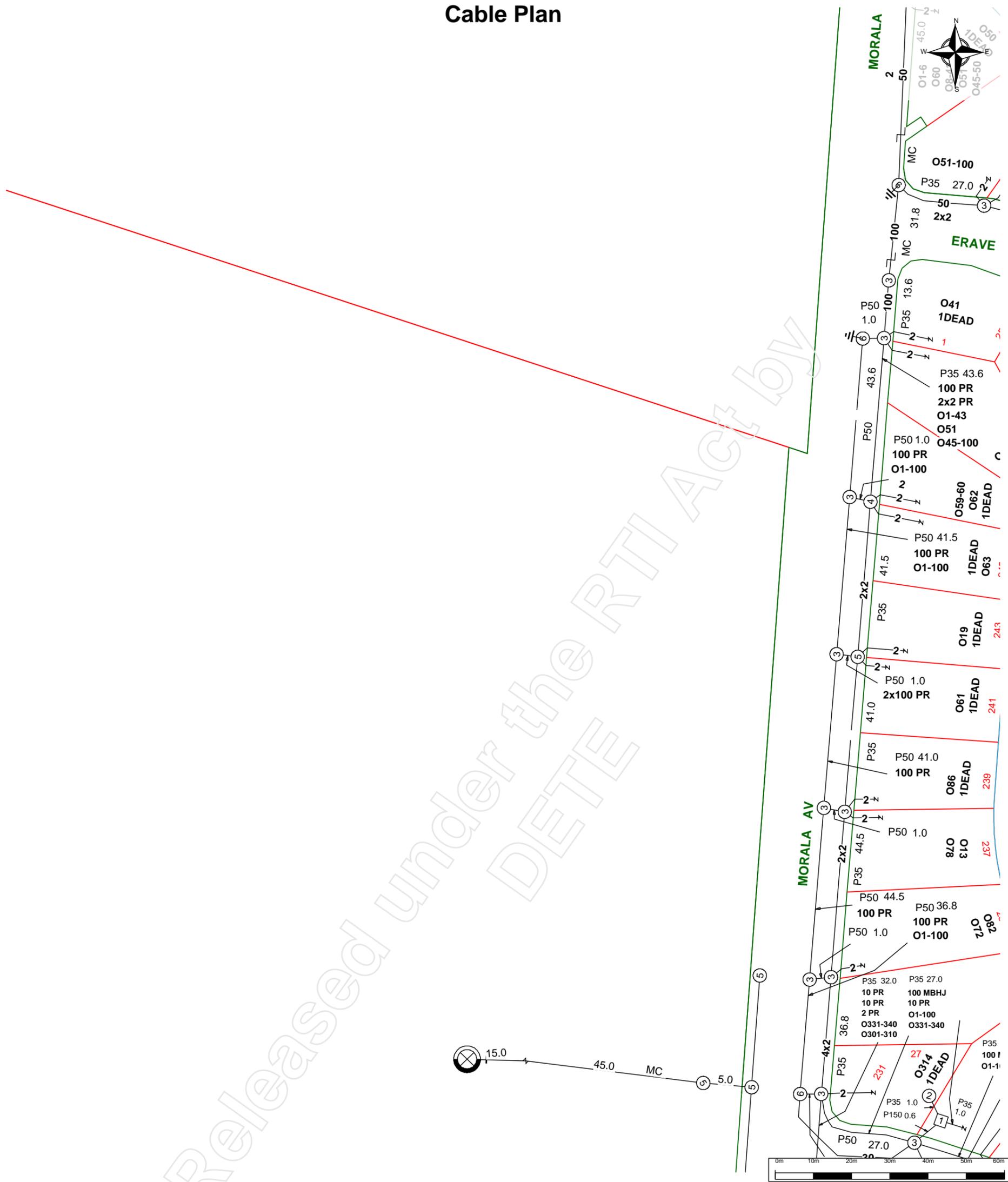
RUNAWAY BAY



This output provides details of the ENERGET electrical network. As variations may exist no responsibility is incurred by ENERGET for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY

Cable Plan



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

Sequence Number: 28892639

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.

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

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

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

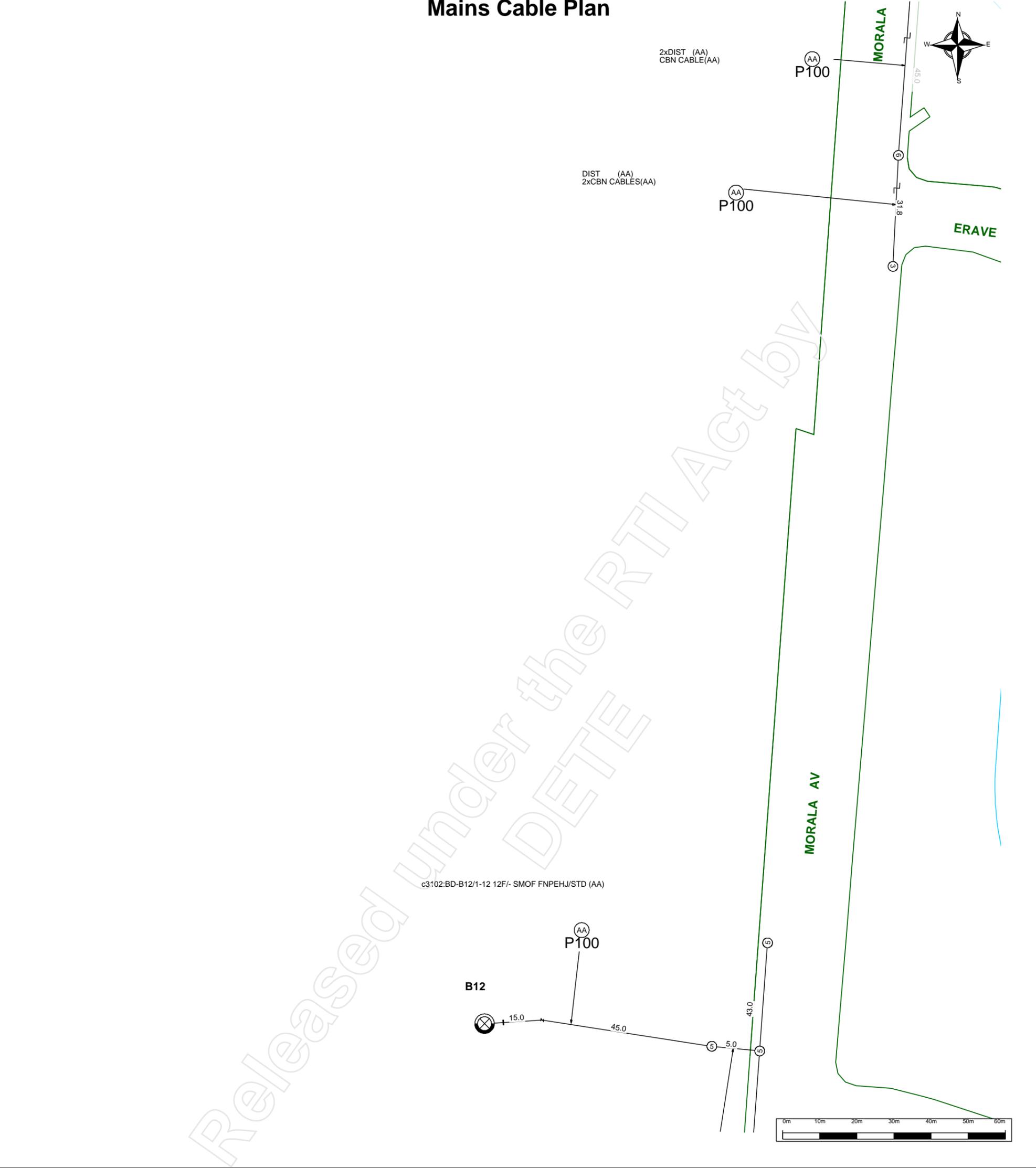
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths 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.

Mains Cable Plan



	<p>For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)</p>	<p>Sequence Number: 28892639</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p>		<p>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.</p>
<p>Generated On 02/05/2013 17:04:24</p>		

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"

Released under the
RTI Act by DEFE



Memorandum

23 May 2013

To	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 monitoring 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.

41/26317/448440

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



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



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 volley 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;



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 sewer 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:

Belinda Oberia
Environmental Scientist
(07) 3316 3954

GHD Pty Ltd

Approved for Issue

Adam Major
Senior Environmental Engineer
(07) 3316 3587

GHD Pty Ltd



Memorandum

27 May 2013

To	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 E3 and the buildings and underground service pits nearby to E3 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.

41/26317/448548

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



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.



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.



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

Released under the
RTI Act by DETE



Memorandum

27 May 2013

To	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.



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:

Belinda Oberia
Environmental Scientist
(07) 3316 3954

GHD Pty Ltd.

Approved for Issue

Adam Major
Senior Environmental Engineer
(07) 3316 3587

GHD Pty Ltd

DET Maintenance assessment - Workplace health and safety tasks



FORM

A

PAGE 1

COMPLEX NAME: RUNAWAY BAY SPORTS/LEADERSHIP EXCELLENCE COMPLEX

COMPLEX WIC: 53755

CLIENT REPRESENTATIVE: FRANK BEESON

DATE: 17/01/2013

QBUILD REPRESENTATIVE: GARY DAVIES

TIME: 3:30PM

MMF PRIORITY RANKING 1 RISK - TO BE ACTIONED URGENTLY

P1

This list identifies urgent Workplace Health & Safety risks requiring action. The "option" identified may be only one of many possible solutions to the immediate WH&S issue identified. The Principal as Site Manager may choose another method, but it is a DET requirement that the identified risk is removed.

**P2
required**

BLDG	REF No	ELEMENT CODE	DEFECT DETAILS & TASK SUMMARY	RISK	SCOPE OF WORKS	Y / N
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 - L1	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	NO
025	1	716	WASTE TOP MISSING - GIRLS SHOWERS	WPHS RISK	SUPPLY & FIT NEW WASTE TOP	NO
026	1	402	VARIOUS UNEVEN PAVING AROUND BUILDING	TRIP HAZARD	RELAY PAVING FLUSH WITH PATH	NO
026	2	716	4 X WASTE TOPS MISSING - SHOWERS	WPHS RISK	SUPPLY & FIT NEW WASTE TOPS	NO
026	3	1010	SMOKE ALARM MISSING - ROOM 4	FIRE FISK	REPLACE SMOKE ALARM	NO
026	4	502	MALE TOILET PARTITION COMING AWAY FROM WALL/BACKET	FALL RISK	CLOSE OFF TOILETS OR RESECURE PARTITION TO WALL	NO

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 TOILETS 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	REFIT TREAD	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

CLIENT REPRESENTATIVE - NAME & SIGNATURE

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 the date listed above.
 Note: A signed copy is to be returned to your local DET Regional Facilities Manager within the 30 day period.

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@roofandbuilding.com.au
ABN 83 009 721 742



RWS/eg
QUOTE NO. 15215

12 August 2011

EMAIL TO: megan.vanwanrooy@detq.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 & MORAJA 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 ongoing 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>
	<u>\$13,607.00</u>

Quotation 2 – Access equipment

	\$1,200.00
PLUS 10% GST	<u>\$ 120.00</u>
	<u>\$1,320.00</u>

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 lap 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	<u>\$ 843.00</u>
	<u>\$9,273.00</u>

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 exceeding 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>
	<u>\$8,932.00</u>

NOTES APPLICABLE TO OUR SUBMISSION

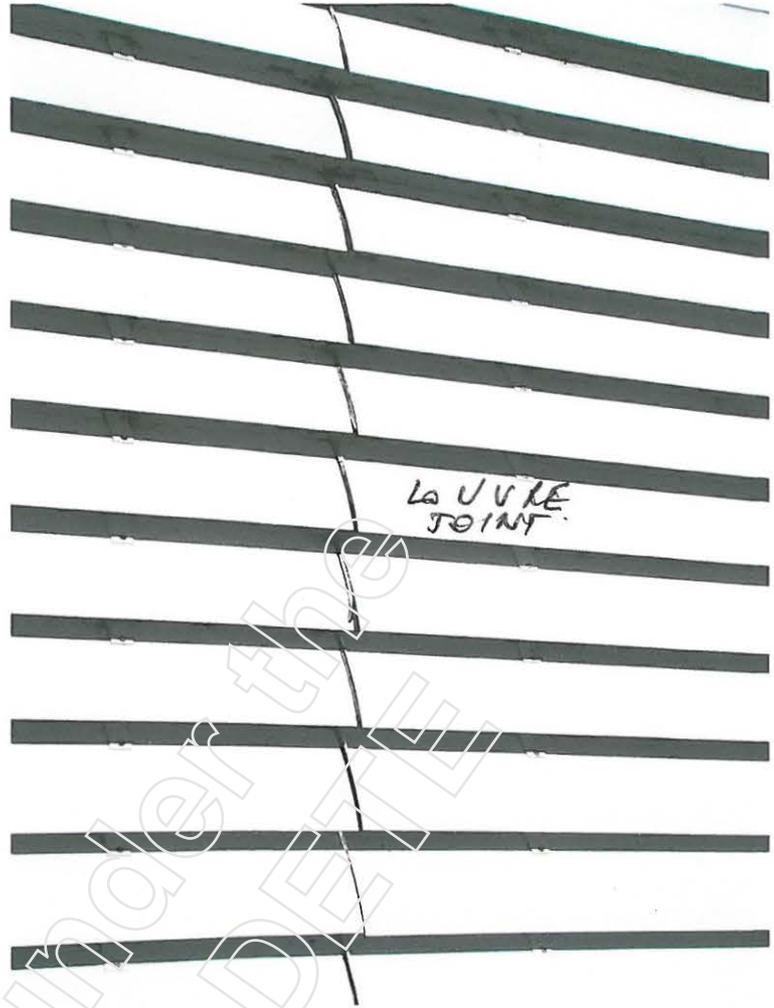
1. All work in normal weekday working hours 7.00am to 3.30pm.
2. Access to the areas is via ladders tied off, except for the access to the box gutter to the Sports Hall which will involve a small scissor lift.
3. Continuous access to the areas is required.
4. Whilst working adjacent the perimeter of 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



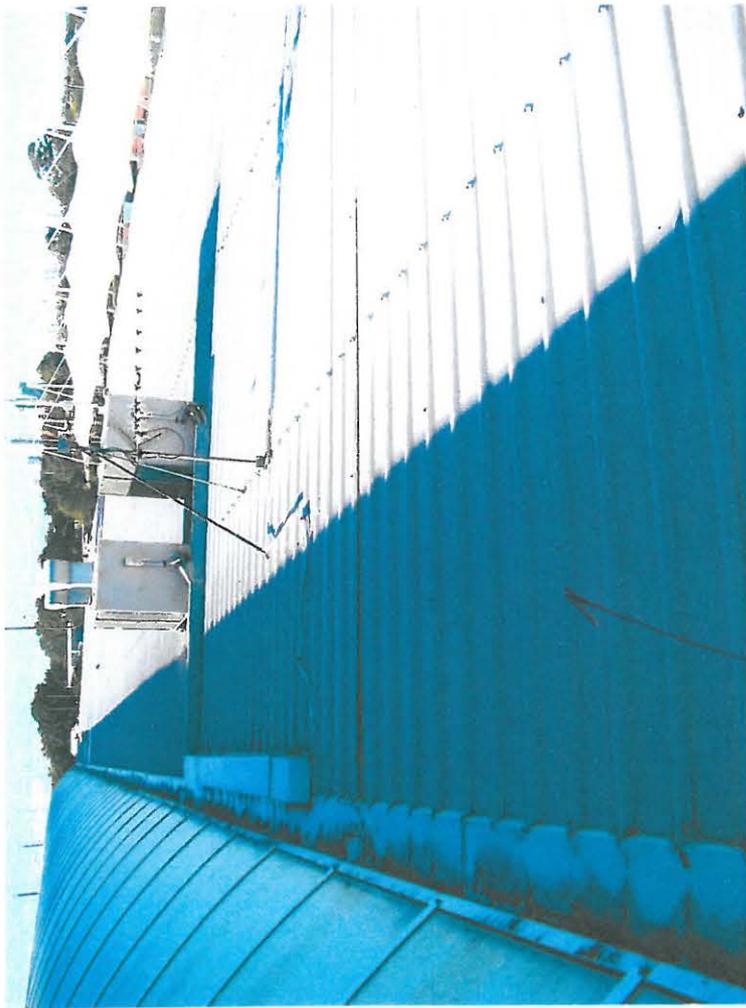


DINING HALL OVERVIEW



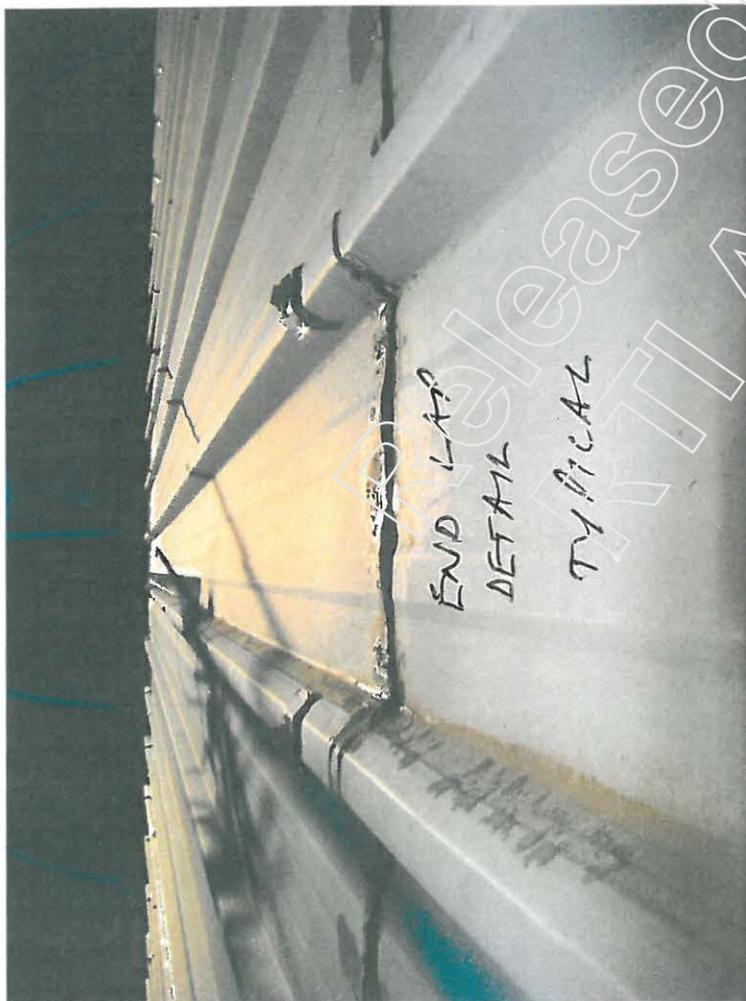
DETAIL AT
END LAP
JOINT

NOTE BUILD UP
BLOCKING WATER
FLOW FROM
SIDE LAP



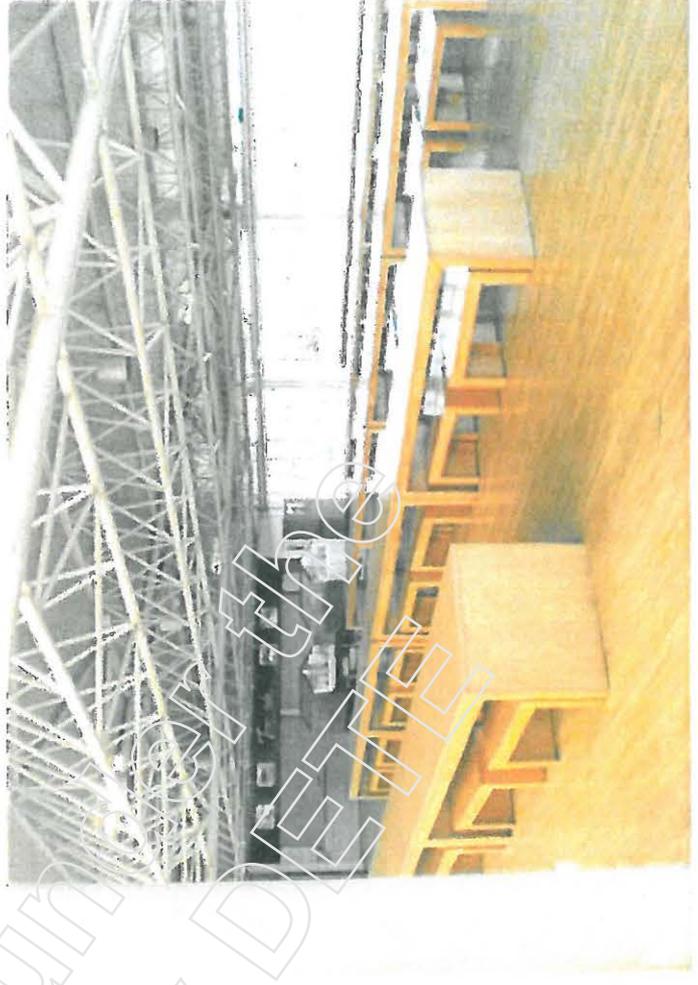
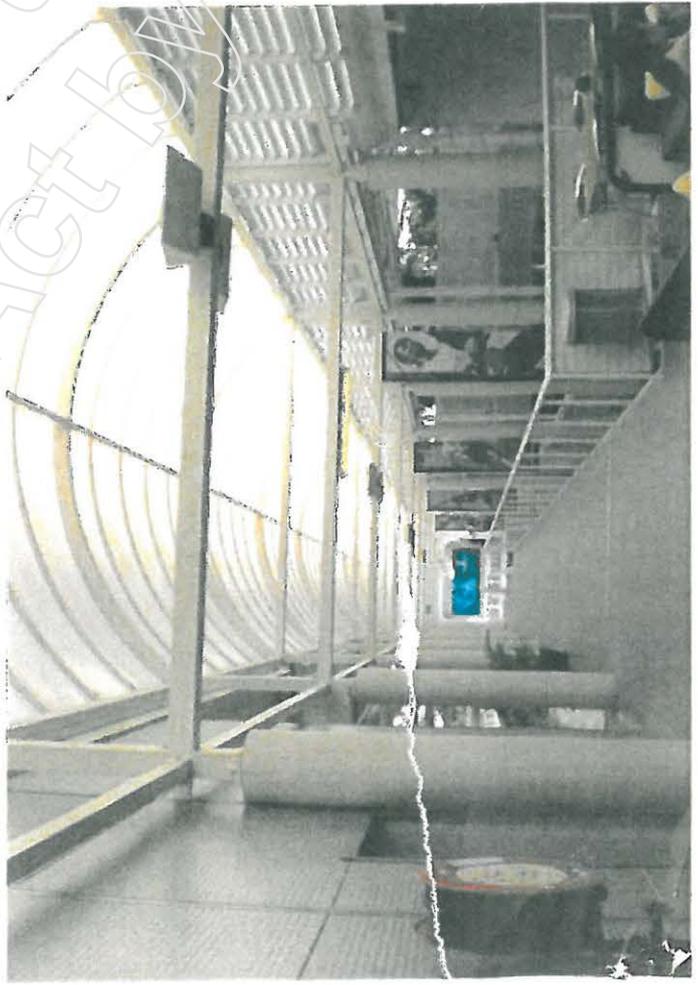
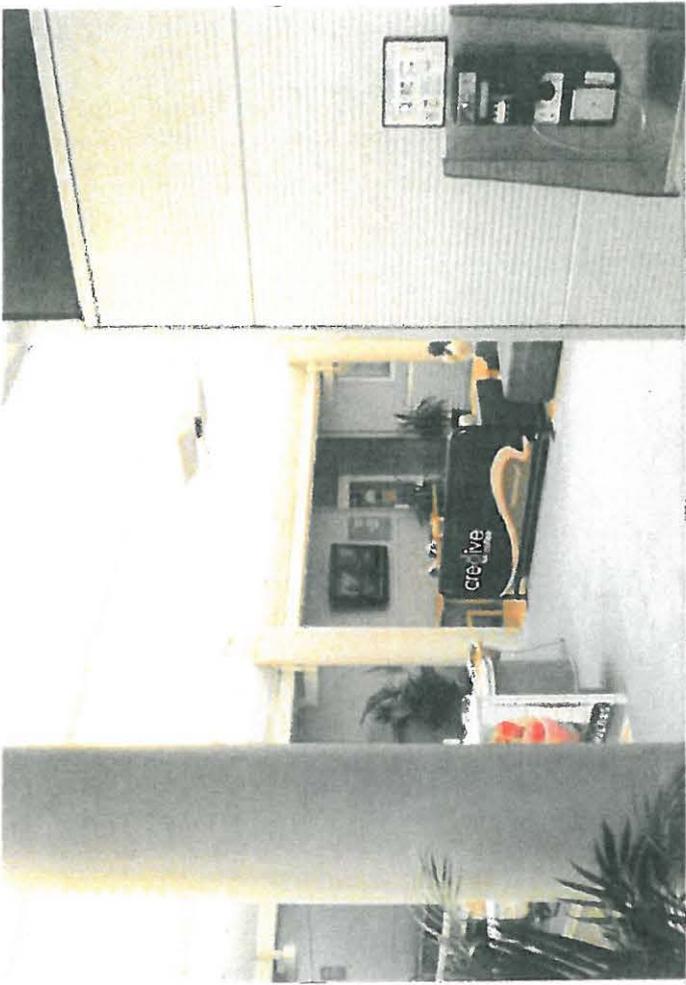
OVERVIEW

DINING HALL



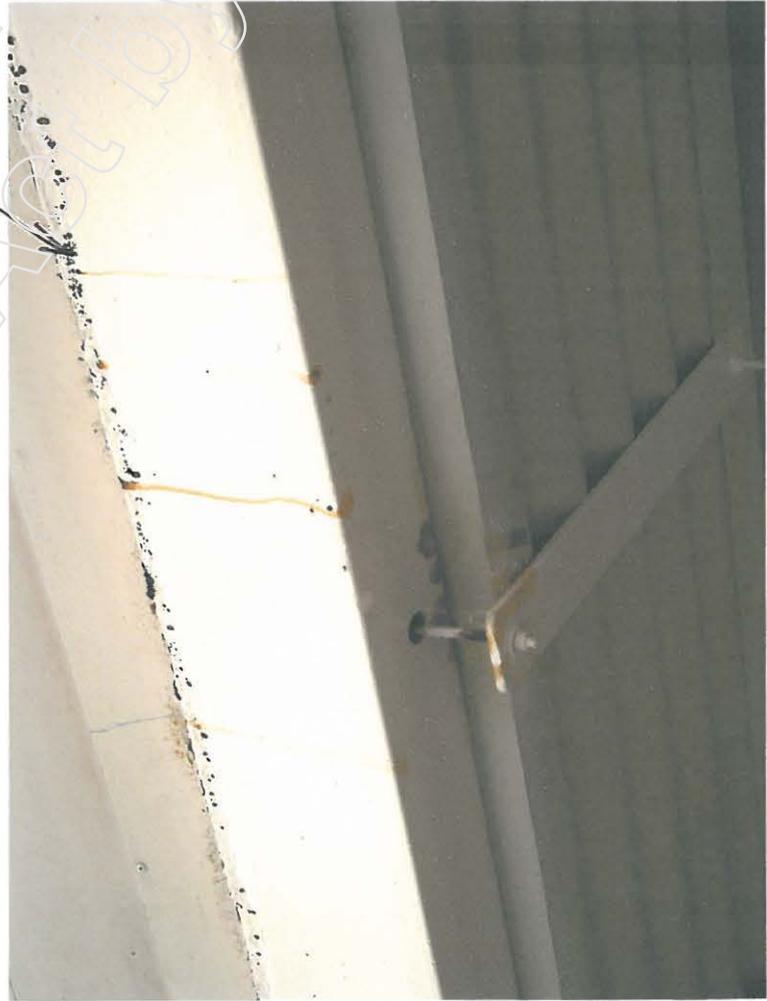
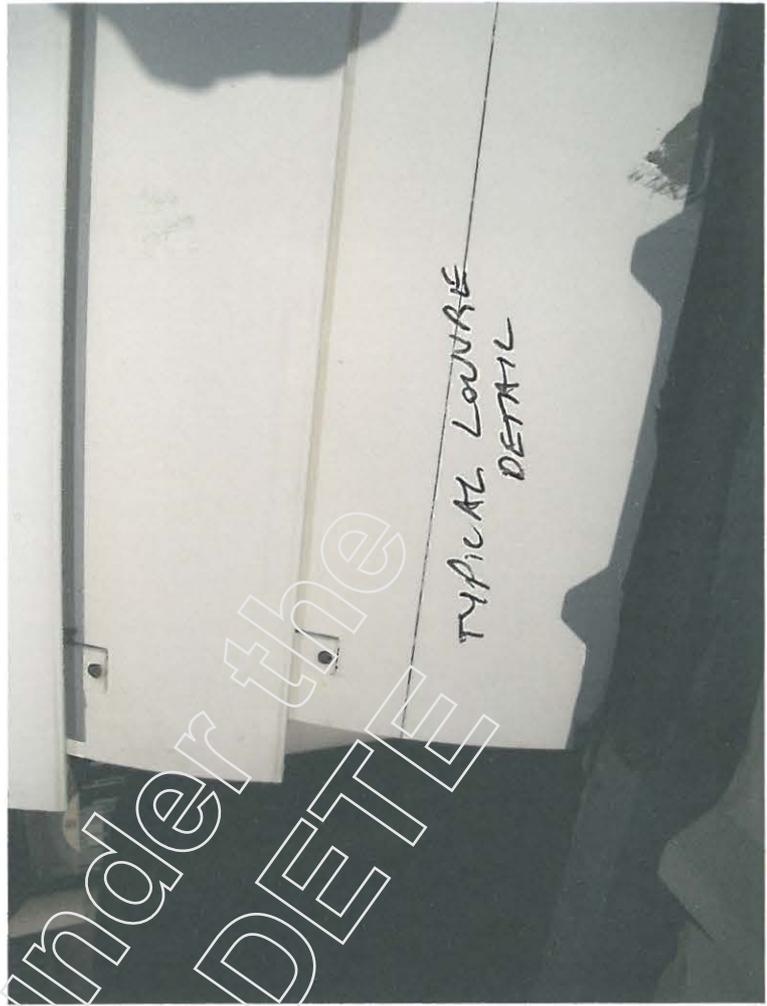
END LAP?
DETAIL
TYPICAL

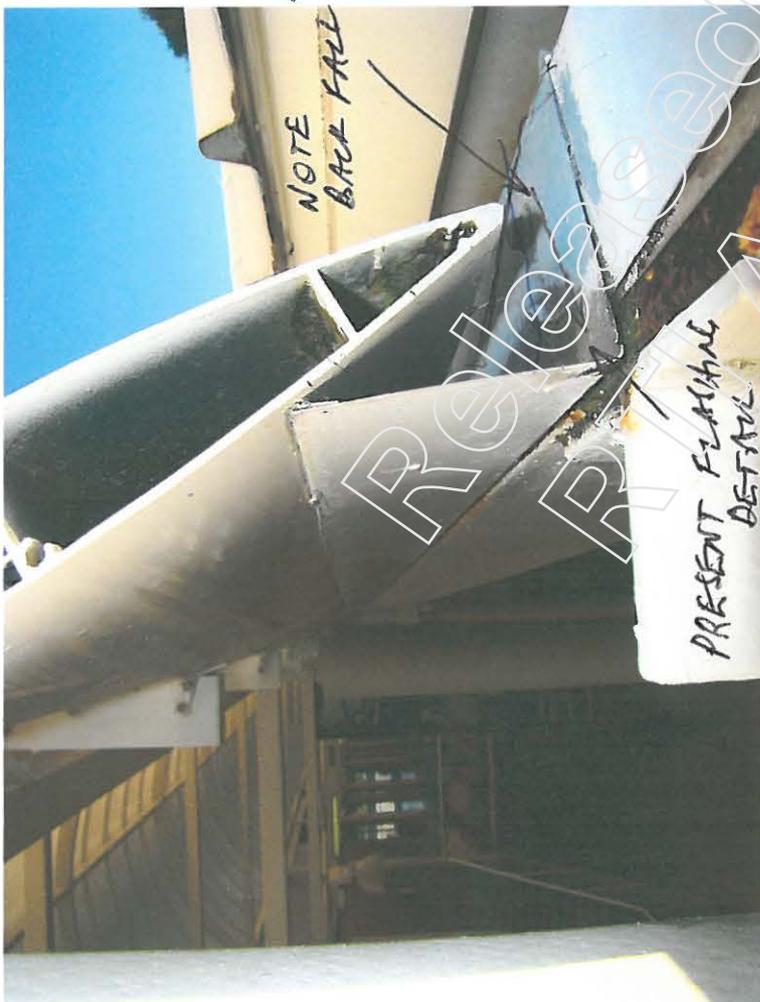




OVERVIEW

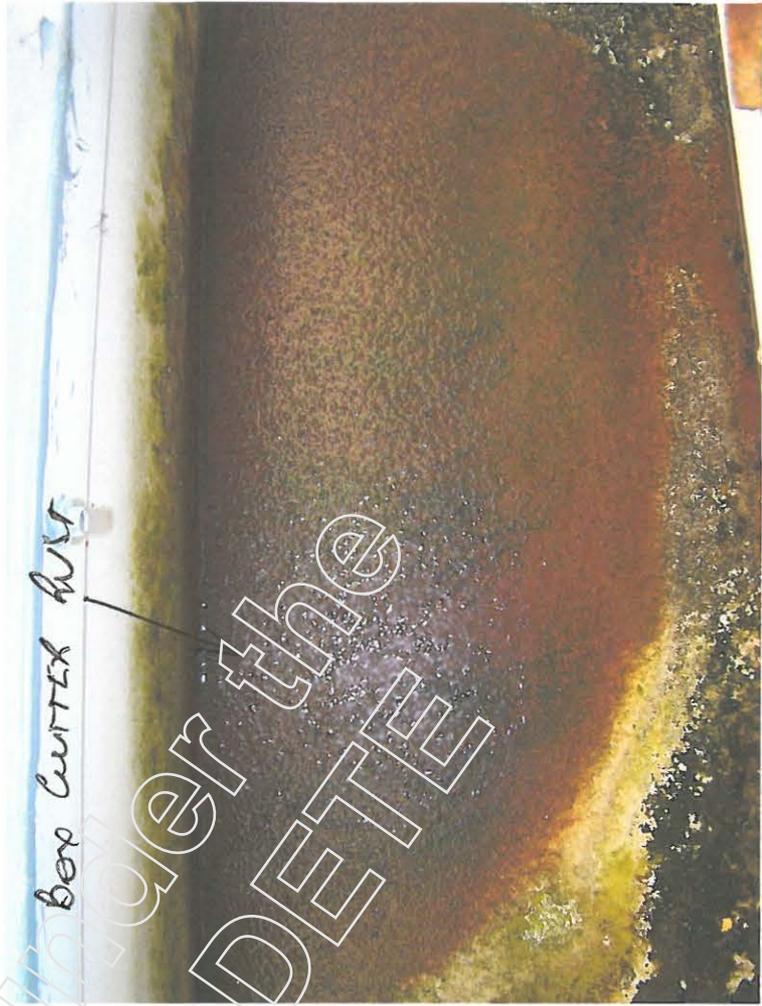




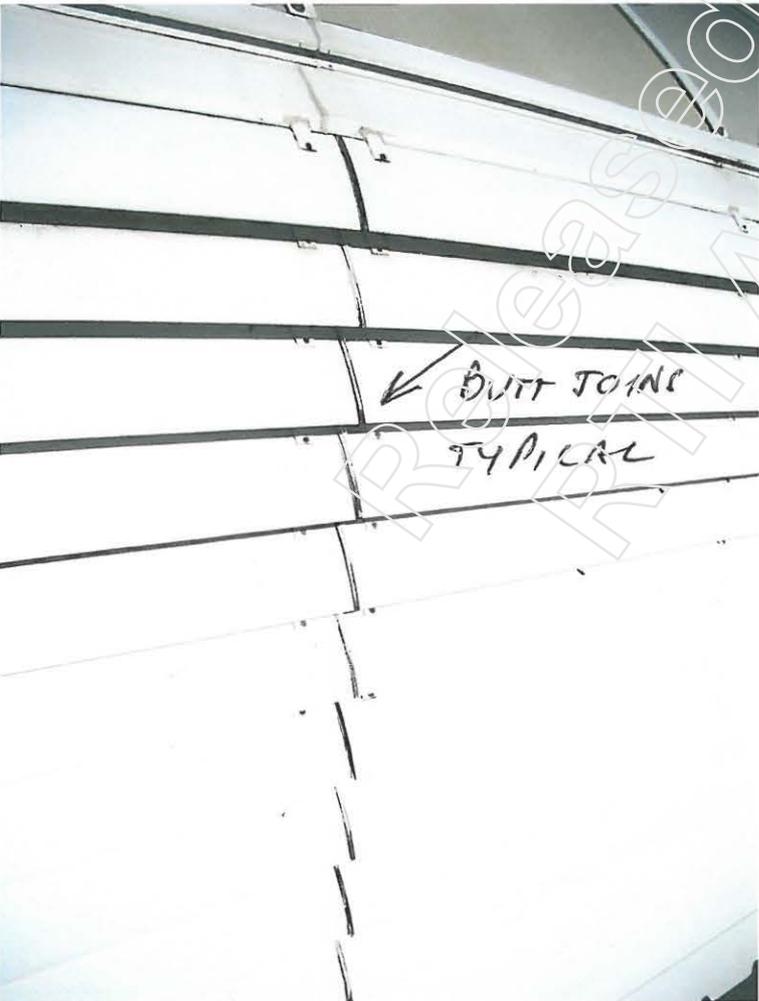




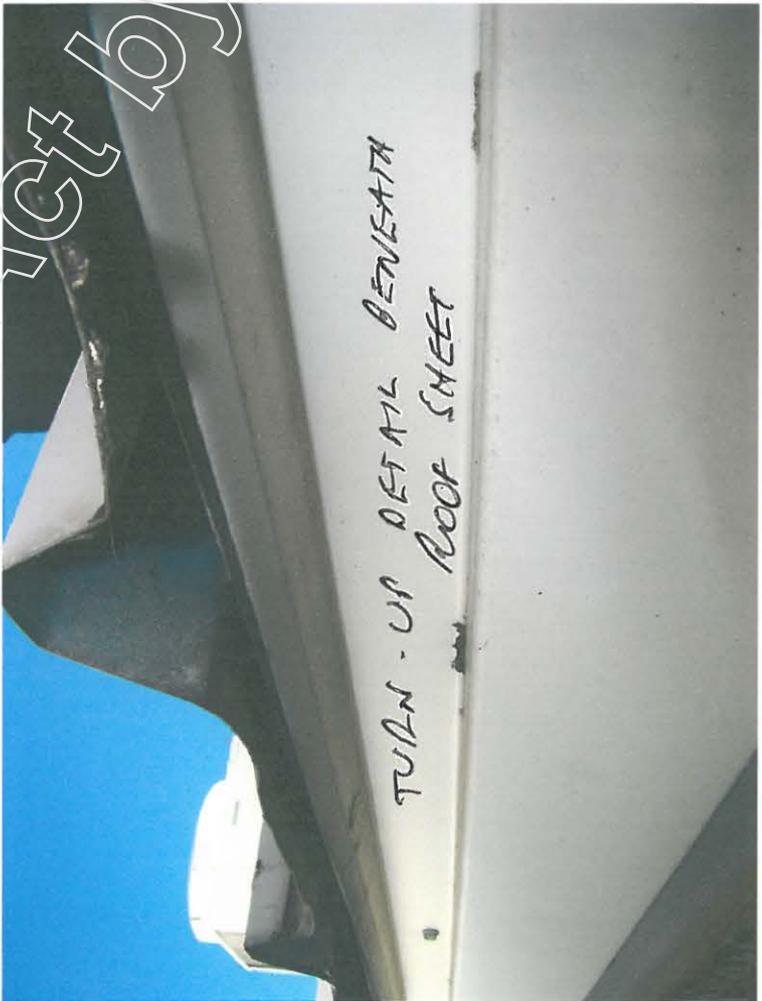
TYPICAL SUMP DETAIL



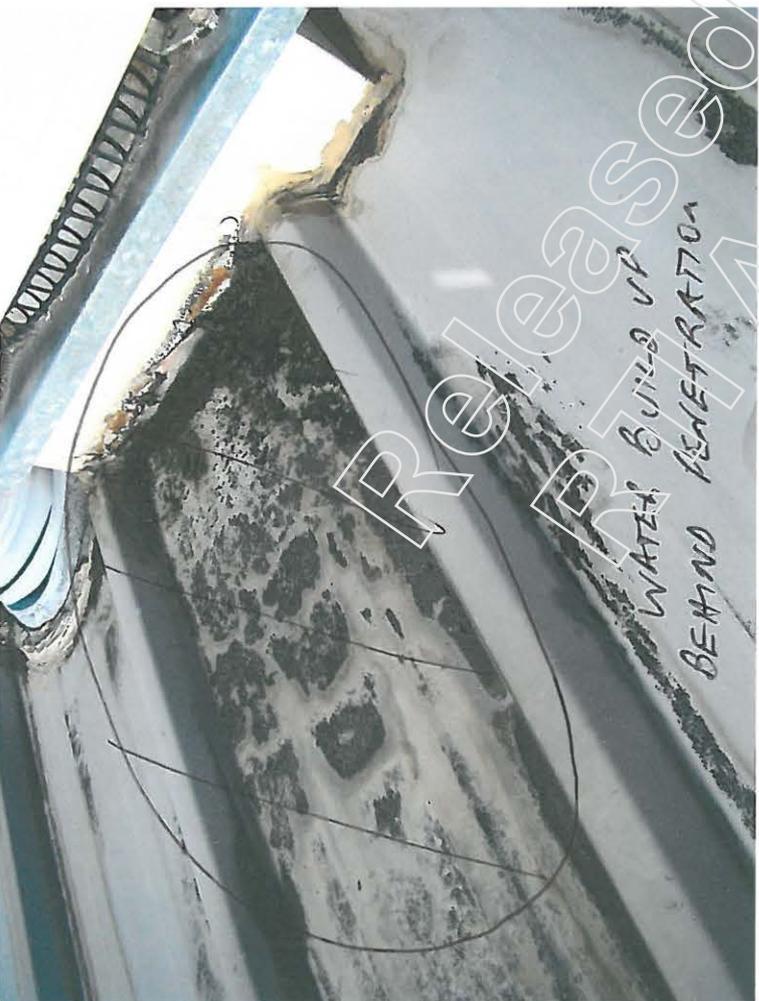
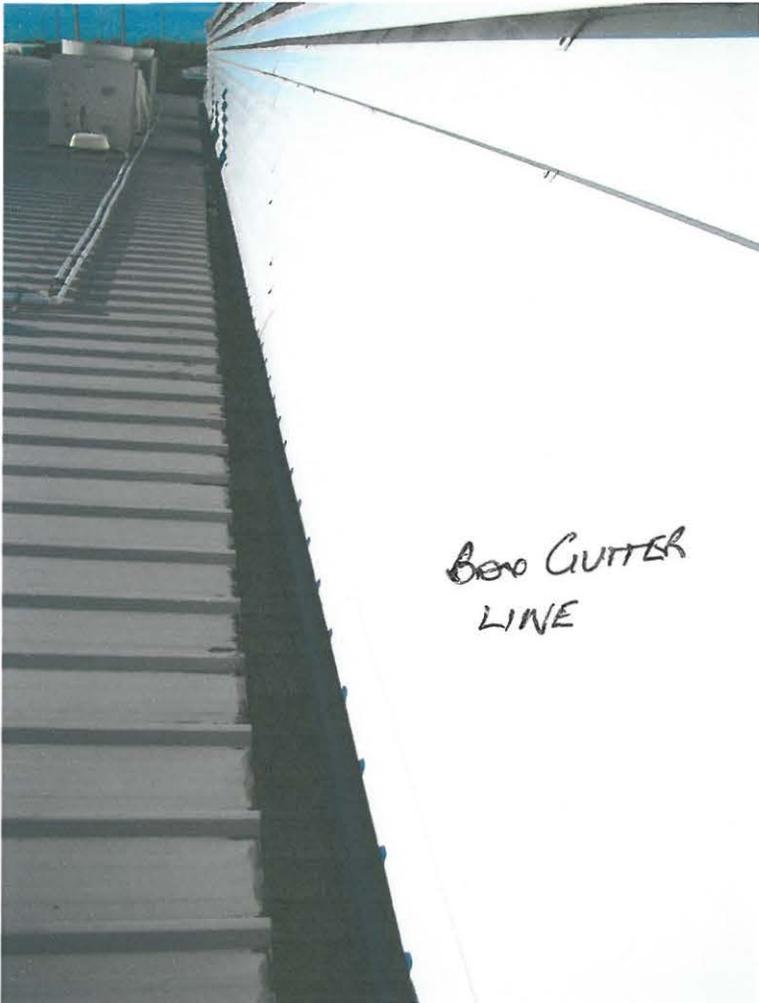
Box cutter cut

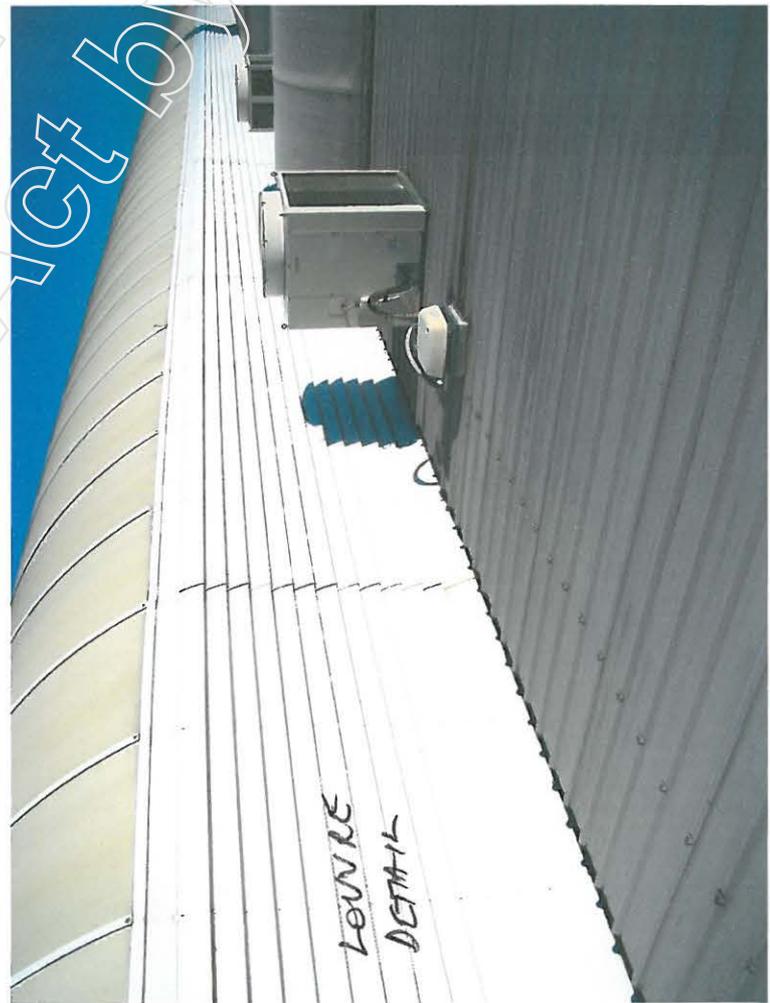


BUTT JOINS
TYPICAL



TURN-UP DETAIL BENEATH
ROOF SHEET





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
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	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.
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	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/AMENITIES	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	
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	23/08/2011	Peter Connors	53755005	DT310	2	Door rotten and failed.	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/AMENITIES	23/08/2011	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 SHOPS/AMENITIES	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
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	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.
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	23/08/2011	Peter Connors	53755005	DT504	2	Toilet partitions flimsy and failing.	Replace/upgr ade toilet partitions.	Repiace 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/AMENITIES	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/AMENITIES	23/08/2011	Peter Connors	53755005	DT601	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		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	23/08/2011	Peter Connors	53755005	DT601	2	Internal paint work worn and diapidated	Internal repaint.	Full internal repaint to ground floor Titans gym area, approx 600sqm.	\$12,000		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	23/08/2011	Peter Connors	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/AMENITIES	23/08/2011	Peter Connors	53755005	DT602	1	Nails protruding from floor.	Remove nails.	Nails protruding from floor accommodation offices. Trip hazard. Remove nails.	\$0		

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
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	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 310 sqm.	\$17,050		
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	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/AMENITIES	23/08/2011	Peter Connors	53755005	DT810	1	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/AMENITIES	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/AMENITIES	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		Convert area under stands to storage only.
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	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 gym area.	\$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
RUNAWAY BAY SPORT&LDR /SHIP EXC COM QB005	EQ034 DINING HALL/WORK SHOPS/AMENITIES	23/08/2011	Peter Connors	53755005	DT1303	2	No ventilation to occupied space.	Install A/C and fresh air supply.	Titans gym area, install wall mounted under ceiling cassette, A/C units and fresh air supply fans to achieve approx 60KW of cooling.	\$45,000		

Released under the RTI Act 2009
 DELETED

Condition Assessment Tasks List

CADD Task ID	Request No.	Client Project	Phase	Location	County	Division	Sub-Division	Room Name	Room Number	Equipment	Asset ID	WIC No.	Class Ref	Assessment Code	Element Group	Element Code	Element Description	Element Code	Element Description	Element Code	Element Description	Task Summary	Task Description	Task Description Summary	Scope of Work	Category of Task	Estimate Cost	Assessment Start/End	Task Start/End	Notes	CADD Task ID
1000009103		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- DMEDS ACO VALUE 13000	1000011893	3CE0RUMM11111	3379389	345-7193-39	23092011	ESTR	External Structures	DT106	Outbuildings / Decks	87	2	2- DET PZN, No Further Investigation Required	Timber Jetty Mills	Demolish redundant timber Jetty Mills	Demolish redundant timber Jetty Mills. Reinstall pool fence after	BUSA	\$7,000.00	Feb 2012			100009103	
1000009104		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- FENCING	1000011893	3CE0RUMM11112	3379390	345-7193-39	23092011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	79	2	2- DET PZN, No Further Investigation Required	Anti personal boundary fence	Replace steel boundary fence	Replace steel and barbed wire boundary fence with anti personal boundary fence	BUSA	\$90,000.00	Aug 2012			100009104	
1000009107		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- FENCING	1000011893	3CE0RUMM11112	3379390	345-7193-39	23092011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	79	2	2- DET PZN, No Further Investigation Required	Stainless steel access gates	Install stainless steel access gates	Install stainless steel access gates and upgrade to electric locking system	BUSA	\$24,000.00	Oct 2011			100009107	
1000009108		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- FENCING	1000011893	3CE0RUMM11112	3379390	345-7193-39	23092011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	88	2	2- DET PZN, No Further Investigation Required	Fencing installed at lockers	Install aluminium fencing at lockers	Investigate and install upgraded fencing system at accommodation lockers	OSPCO	\$48,000.00	Aug 2012			100009108	
1000009109		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- FENCING	1000011893	3CE0RUMM11112	3379390	345-7193-39	23092011	ESTR	External Structures	DT105	Fenced Courts	87	2	2- DET PZN, No Further Investigation Required	Mesh track fence failed	Replace on track fencing and install	Replace on track fencing and install mesh track fence	OSPCO	\$78,000.00	Feb 2012			100009109	
1000009106		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- GRASS & LANDSCAPING	1000011894	3CE0RUMM11118	3379389	345-7193-39	23092011	SMP	Site Improvements	DT208	Landscaping & Gardens	43	2	2- DET PZN, No Further Investigation Required	No inspection on external field	Investigate external recreation system	Investigate and install recycled material recreation system on external play field. Contact to installing 100% recycled rubber mulch	OSPCO	\$90,000.00	Aug 2012			100009106	
1000009101		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- GRASS & LANDSCAPING	1000011894	3CE0RUMM11118	3379389	345-7193-39	23092011	SMP	Site Improvements	DT208	Landscaping & Gardens	87	2	2- DET PZN, No Further Investigation Required	Maintained trees near trackway	Remove and replant trees	Remove and replant trees	USP	\$20,000.00	Feb 2012			100009101	
1000009102		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- GRASS & LANDSCAPING	1000011894	3CE0RUMM11118	3379389	345-7193-39	23092011	SMP	Site Improvements	DT210	Demol	87	2	2- DET PZN, No Further Investigation Required	No EPA approval to backwash into lake	Seek council approval for EPA approval to backwash into lake	Seek council approval for EPA approval to backwash into lake	ENVP		Feb 2012			100009102	
1000009103		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT706	Sanitary Drainage System	95	2	2- DET PZN, No Further Investigation Required	HDV sewer system not connected	HDV sewer system not connected	HDV sewer system not connected	BUSA	\$2,100.00	Aug 2012			100009103	
1000009104		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT706	Sanitary Drainage System	79	2	2- DET PZN, No Further Investigation Required	Air con drains - blockages not connected	Air con drains - blockages not connected	Air con drains - blockages not connected	BUSA	\$4,000.00	Aug 2012			100009104	
1000009105		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT708	Water Supply System	79	2	2- DET PZN, No Further Investigation Required	Water supply system not connected	Investigate and repair water supply system	Investigate and repair water supply system	ENVP	\$30,000.00	Feb 2012			100009105	
1000009106		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT709	Water Supply System	87	2	2- DET PZN, No Further Investigation Required	Water supply system not connected	Investigate and repair water supply system	Investigate and repair water supply system	BUSA	\$14,000.00	Feb 2012			100009106	
1000009107		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	88	2	2- DET PZN, No Further Investigation Required	Filter sand / media replacement	Replace filter sand to 50m pool	Replace sand and inspect filter	OSPCO	\$7,000.00	Nov 2011			100009107	
1000009108		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	79	2	2- DET PZN, No Further Investigation Required	Filter sand / media replacement	Replace filter sand to 50m pool	Replace sand and inspect filter	OSPCO	\$3,000.00	Feb 2012			100009108	
1000009109		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	88	2	2- DET PZN, No Further Investigation Required	Filter sand / media replacement	Replace filter sand to 50m pool	Replace sand and inspect filter	OSPCO	\$90,000.00	Feb 2012			100009109	
1000009110		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	88	2	2- DET PZN, No Further Investigation Required	Filter sand / media replacement	Replace filter sand to 50m pool	Replace sand and inspect filter	OSPCO	\$8,000.00	Nov 2011			100009110	
1000009111		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	OSPCO	\$300,000.00	Aug 2012			100009111	
1000009112		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	OSPCO	\$300,000.00	Aug 2012			100009112	
1000009113		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	BUSA	\$20,000.00	Oct 2011			100009113	
1000009114		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	BUSA	\$200,000.00	Aug 2012			100009114	
1000009115		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	BUSA	\$100,000.00	Aug 2012			100009115	
1000009116		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	BUSA	\$100,000.00	Feb 2012			100009116	
1000009117		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- LAUNDERING SERVICES	1000011894	3CE0RUMM22558	3379389	345-7193-39	23092011	ELEC	Electrical Services	DT207	Electrical Services	88	2	2- DET PZN, No Further Investigation Required	Lighting system not connected	Install lighting system	Install lighting system	BUSA	\$120,000.00	Feb 2012			100009117	
1000009118		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- WATER TANKS	1000011894	3CE0RUMM45558	3379389	345-7193-39	23092011	HYDR	Hydraulic Services	DT711	Water Features & Tanks	87	2	2- DET PZN, No Further Investigation Required	Water features not connected	Investigate and repair water features	Investigate and repair water features	BUSA	\$8,000.00	Nov 2011			100009118	
1000009119		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- POLE LIGHTING & SERVICE	1000011894	3CE0RUMM45558	3379389	345-7193-39	23092011	FIRE	Fire Protection Systems	DT106	Alarm Systems	87	2	2- DET PZN, No Further Investigation Required	No alarm system	Install alarm system	Install alarm system	BUSA	\$300,000.00	Aug 2012			100009119	
1000009120		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- POLE LIGHTING & SERVICE	1000011894	3CE0RUMM45558	3379389	345-7193-39	23092011	SAFE	Security & Safety Systems	DT101	Access Control Systems	87	2	2- DET PZN, No Further Investigation Required	Access control system not connected	Investigate and repair access control system	Investigate and repair access control system	BUSA	\$190,000.00	Feb 2012			100009120	
1000009121		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- POLE LIGHTING & SERVICE	1000011894	3CE0RUMM45558	3379389	345-7193-39	23092011	SAFE	Security & Safety Systems	DT101	Access Control Systems	87	2	2- DET PZN, No Further Investigation Required	Access control system not connected	Investigate and repair access control system	Investigate and repair access control system	BUSA	\$100,000.00	Aug 2012			100009121	
1000009122		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	1000011894	3CE0RUMM50998	3379389	345-7193-39	23092011	SMP	Site Improvements	DT201	Roads & Carports	79	2	2- DET PZN, No Further Investigation Required	Carport damaged and broken	Replace broken carport	Replace broken carport	BUSA	\$20,000.00	Feb 2012			100009122	
1000009123		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	1000011894	3CE0RUMM50998	3379389	345-7193-39	23092011	SMP	Site Improvements	DT201	Roads & Carports	85	2	2- DET PZN, No Further Investigation Required	Carport damaged and broken	Replace broken carport	Replace broken carport	BUSA	\$1,000.00	Nov 2011			100009123	
1000009124		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	1000011894	3CE0RUMM50998	3379389	345-7193-39	23092011	SMP	Site Improvements	DT202	Footpaths & Trails	87	2	2- DET PZN, No Further Investigation Required	Timber footpath at end of deck	Replace timber footpath	Replace timber footpath	BUSA	\$8,000.00	Feb 2012			100009124	
1000009125		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	1000011894	3CE0RUMM50998	3379389	345-7193-39	23092011	SMP	Site Improvements	DT203	Hard Surfaced Areas	87	2	2- DET PZN, No Further Investigation Required	Hard surfaced area failed	Resurface and upgrade hard surfaced area	Resurface and upgrade hard surfaced area	BUSA	\$999,999.99	Feb 2013			100009125	
1000009126		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	1000011894	3CE0RUMM50998	3379389	345-7193-39	23092011	SMP	Site Improvements	DT203	Hard Surfaced Areas	79	2	2- DET PZN, No Further Investigation Required	Hard surfaced area failed	Resurface and upgrade hard surfaced area	Resurface and upgrade hard surfaced area	BUSA	\$999,999.99	Feb 2013			100009126	
1000009127		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	1000011894	3CE0RUMM50998	3379389	345-7193-39	23092011	SMP	Site Improvements	DT203	Hard Surfaced Areas	87	2	2- DET PZN, No Further Investigation Required	Hard surfaced area failed	Resurface and upgrade hard surfaced area	Resurface and upgrade hard surfaced area	BUSA	\$14,000.00	Feb 2012			100009127	
1000009128		2011-2012	South Coast	Education	OH	South East	BROADWATER	RUNWAY BAY SPORTSLODGE/SPR EXEC COM	EOB9-NO REF- ROAD & PATHWAYS	100001189																					

Condition Assessment Tasks List

Task ID	Year	Location	Room	Room Name	Room Type	Room No.	Room Area	Room Volume	Room Level	Room Description	Room Status	Room Notes	Room Comments	Room Action	Room Cost	Room Date	Room Status							
1000009271	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018941	348-7192-000	348-7192-000	20092011	FURN	Furniture & Fixtures	DT121	Flood Furniture	82	2	2 - DET P2X, No Further Investigation Required	Amalgamates shower cubicles follow.	Repairs and upgrade partitions.	BUSA	\$14,000.00	Aug 2012	10092011
1000009272	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018942	348-7192-000	348-7192-000	20092011	FFN	External Finishes	DT491	External Paintwork	75	2	2 - DET P2X, No Further Investigation Required	External paintwork worn and soiled.	Full external repaint.	BEFO	\$6,720.00	Feb 2012	10092011
1000009273	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018943	348-7192-000	348-7192-000	20092011	IFAB	Internal Fabric	DT054	Internal Doors (including the doors)	82	2	2 - DET P2X, No Further Investigation Required	Door closers missing and failing.	Maintenance and repairs.	BUSA	\$990.00	Nov 2011	10092011
1000009274	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018944	348-7192-000	348-7192-000	20092011	IFN	Internal Finishes	DT061	Internal Paintwork	86	2	2 - DET P2X, No Further Investigation Required	Internal paintwork worn.	Full internal repaint.	BEFO	\$7,200.00	Aug 2012	10092011
1000009275	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018945	348-7192-000	348-7192-000	20092011	IFN	Internal Finishes	DT062	Internal Floor Finishes	82	2	2 - DET P2X, No Further Investigation Required	Carpet worn and stained.	Repairs carpet to bedrooms.	BUSA	\$10,340.00	Aug 2012	10092011
1000009276	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018946	348-7192-000	348-7192-000	20092011	ELEC	Electrical Services	DT069	General Lighting	88	2	2 - DET P2X, No Further Investigation Required	Flourescent bulbs failed.	Install LED downlights.	OPCO	\$3,500.00	Nov 2011	10092011
1000009277	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018947	348-7192-000	348-7192-000	20092011	ELEC	Electrical Services	DT015	Waters / Fans Unchecked	82	2	2 - DET P2X, No Further Investigation Required	Cultrix fans removed.	Install and mounted fans.	BUSA	\$4,000.00	Nov 2011	10092011
1000009278	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08023 - E0008 LOOGE 6-STUDENT ACCOM	10000018948	348-7192-000	348-7192-000	20092011	FURN	Furniture & Fixtures	DT121	Flood Furniture	82	2	2 - DET P2X, No Further Investigation Required	Amalgamates shower cub. No bath.	Repairs and upgrade partitions.	BUSA	\$14,000.00	Feb 2012	10092011
1000009279	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018949	348-7192-000	348-7192-000	20092011	FFN	External Finishes	DT491	External Paintwork	75	2	2 - DET P2X, No Further Investigation Required	External paintwork worn and soiled.	Full external repaint.	BEFO	\$6,720.00	Feb 2012	10092011
1000009280	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018950	348-7192-000	348-7192-000	20092011	IFAB	Internal Fabric	DT054	Internal Doors (including the doors)	82	2	2 - DET P2X, No Further Investigation Required	Door closers missing and failing.	Maintenance and repairs.	BUSA	\$990.00	Nov 2011	10092011
1000009281	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018951	348-7192-000	348-7192-000	20092011	IFN	Internal Finishes	DT061	Internal Paintwork	86	2	2 - DET P2X, No Further Investigation Required	Internal paintwork worn.	Full internal repaint.	BEFO	\$7,200.00	Aug 2012	10092011
1000009282	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018952	348-7192-000	348-7192-000	20092011	IFN	Internal Finishes	DT062	Internal Floor Finishes	82	2	2 - DET P2X, No Further Investigation Required	Carpet worn and stained.	Repairs carpet to bedrooms.	BUSA	\$10,340.00	Aug 2012	10092011
1000009283	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018953	348-7192-000	348-7192-000	20092011	ELEC	Electrical Services	DT069	General Lighting	88	2	2 - DET P2X, No Further Investigation Required	Flourescent bulbs failed.	Install LED downlights.	OPCO	\$3,500.00	Nov 2011	10092011
1000009284	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018954	348-7192-000	348-7192-000	20092011	ELEC	Electrical Services	DT015	Waters / Fans Unchecked	82	2	2 - DET P2X, No Further Investigation Required	Cultrix fans removed.	Install and mounted fans.	BUSA	\$4,000.00	Nov 2011	10092011
1000009285	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08024 - E0007 LOOGE 7-STUDENT ACCOM	10000018955	348-7192-000	348-7192-000	20092011	FURN	Furniture & Fixtures	DT121	Flood Furniture	82	2	2 - DET P2X, No Further Investigation Required	Amalgamates shower cub. No bath.	Repairs and upgrade partitions.	BUSA	\$14,000.00	Feb 2012	10092011
1000009286	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08025 - E0009 LOOGE 9-STUDENT ACCOM	10000018956	348-7192-000	348-7192-000	20092011	FFN	External Finishes	DT491	External Paintwork	75	2	2 - DET P2X, No Further Investigation Required	External paintwork worn and soiled.	Full external repaint.	BEFO	\$6,720.00	Feb 2012	10092011
1000009287	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08025 - E0009 LOOGE 9-STUDENT ACCOM	10000018957	348-7192-000	348-7192-000	20092011	IFAB	Internal Fabric	DT054	Internal Doors (including the doors)	82	2	2 - DET P2X, No Further Investigation Required	Door closers missing and failing.	Maintenance and repairs.	BUSA	\$990.00	Nov 2011	10092011
1000009288	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08025 - E0009 LOOGE 9-STUDENT ACCOM	10000018958	348-7192-000	348-7192-000	20092011	IFN	Internal Finishes	DT061	Internal Paintwork	86	2	2 - DET P2X, No Further Investigation Required	Internal paintwork worn.	Full internal repaint.	BEFO	\$7,200.00	Aug 2012	10092011
1000009289	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08025 - E0009 LOOGE 9-STUDENT ACCOM	10000018959	348-7192-000	348-7192-000	20092011	IFN	Internal Finishes	DT062	Internal Floor Finishes	82	2	2 - DET P2X, No Further Investigation Required	Carpet worn and stained.	Repairs carpet to bedrooms.	BUSA	\$10,340.00	Aug 2012	10092011
1000009290	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08025 - E0009 LOOGE 9-STUDENT ACCOM	10000018960	348-7192-000	348-7192-000	20092011	ELEC	Electrical Services	DT069	General Lighting	88	2	2 - DET P2X, No Further Investigation Required	Flourescent bulbs failed.	Install LED downlights.	OPCO	\$3,500.00	Nov 2011	10092011
1000009291	2011-2012	South Coast	Education OH	South East	BROADWATER	RUNAWAY BAY SPONTRALDOSHSP EXG COM	08025 - E0009 LOOGE 9-STUDENT ACCOM	10000018961	348-7192-000	348-7192-000	20092011	ELEC	Electrical Services	DT015	Waters / Fans Unchecked	82	2	2 - DET P2X, No Further Investigation Required	Cultrix fans removed.	Install and mounted fans.	BUSA	\$4,000.00	Nov 2011	10092011

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.qld.gov.au/qbuildportal/](https://secure.qbuild.qld.gov.au/qbuildportal/)

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

Version 2 - May 2011

© State of Queensland (Department of Public Works) 2011

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

Released under the RTI Act by
DETE

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.

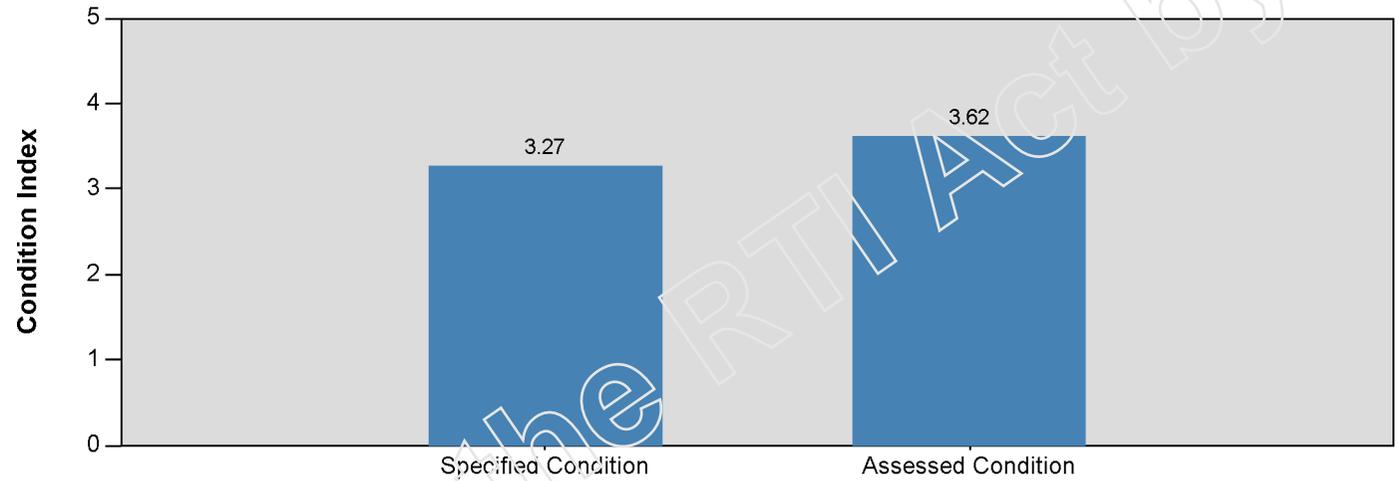
Quality Assurance

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

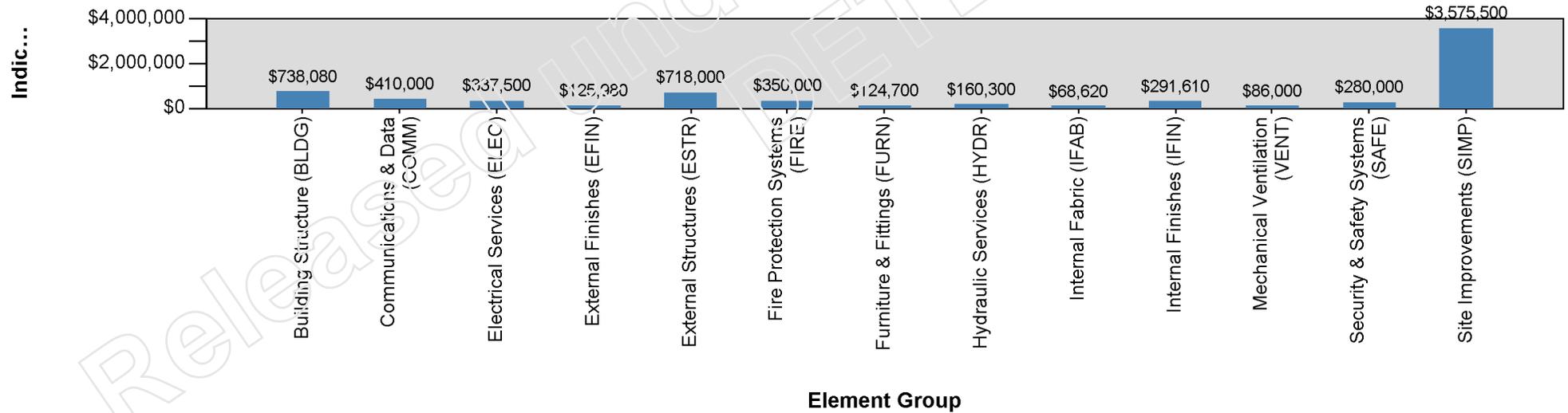
Overall Maintenance Condition



Legend

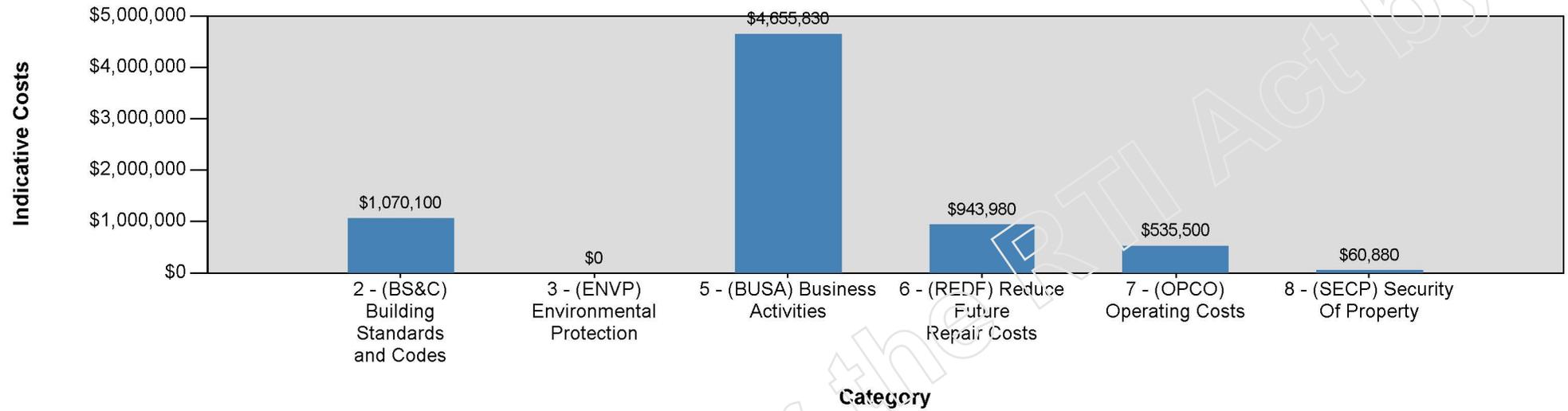
- 5 - Well exceeds client-specified condition
- 4 - Exceeds client-specified condition
- 3 - Generally satisfies client-specified condition
- 2 - Below client-specified condition
- 1 - Well below client-specified condition

Indicative Condition-Based Maintenance Costs By Element

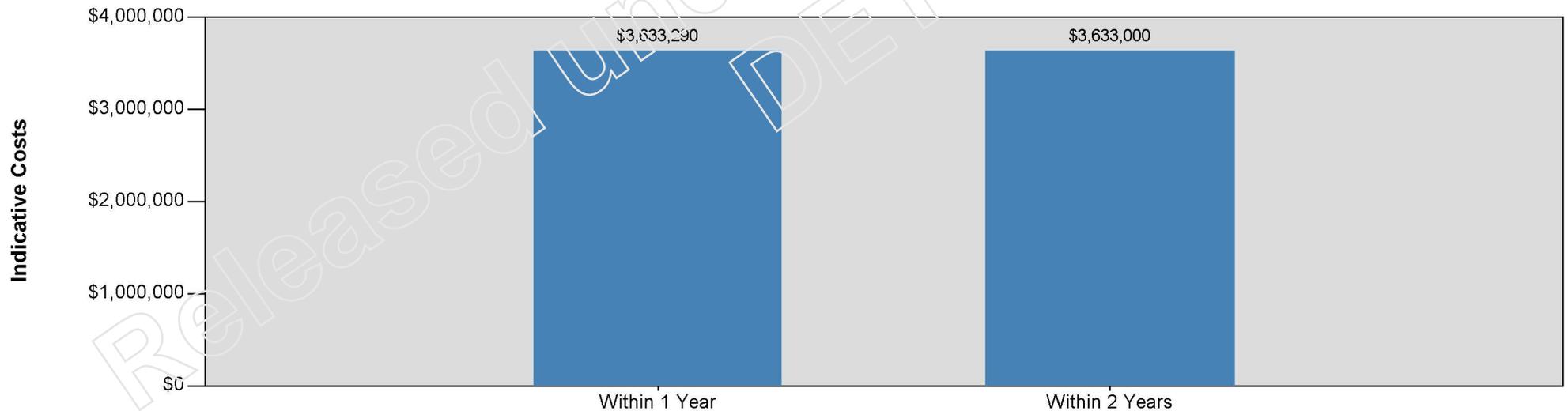


MAINTENANCE SCORECARD cont

Indicative Condition-Based Maintenance Costs By Category



Forecast - Indicative Condition-Based Maintenance Costs



ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition
A = Assessed Condition

	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		VENT	
	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	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								
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			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																
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			4.0	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 6 - 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		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		VENT			
	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A		
QB029 - EQ011 SHED 2 - GROUNDS (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										
QB030 - EQ012 SHED 3 - STORAGE (LODGE)			3.0	4.0			3.0	4.0															3.0	4.0										
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)			3.0	4.0			3.0	3.5																										
QB032 - EQ030 SWITCH ROOM (ENERGEX)			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										
QB033 - EQ041 SHED 5 - STORAGE			3.0	4.0			3.0	4.0															3.0	4.0										
QB034 - EQ043 SHADE STRUCTURE 5			3.0	4.0			3.0	4.0																										
QB035 - EQ044 COVERED AREA - SPORTS 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										
QB036 - EQ027 COVERED LINKS			3.0	3.4			3.0	2.3	3.7	3.7													3.0	3.0										
QB037 - EQ047 SHED 7 - PLANT (LODGE)			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										
QB039 - EQ049 SHED 9 - PLANT (LODGE)			3.0	3.4			3.0	3.0	3.8	3.8									3.5	3.8	3.0	3.0	3.0	3.0										
QB040 - EQ050 SHED 10 - PLANT (LODGE)			3.0	3.5			3.0	3.0	3.8	3.8									3.5	3.8	3.0	3.0	3.0	3.0										
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)			3.0	4.0			3.0	3.5																										
QB042 - EQ042 SHADE STRUCTURE 4			3.0	4.0			3.0	4.0																										
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000											3.0	2.0																						
EQI94 - NO REF - FENCING											3.0	2.0																						
EQI95 - NO REF - GRASS & LANDSCAPING																												3.0	2.0					
EQI96 - NO REF - UNDERGROUND SERVICES				3.5	2.5			4.0	3.0										3.7	3.0														
EQI97 - NO REF - WATER TANKS																			3.0	2.0														
EQI98 - NO REF - POLE LIGHTING & SERVICE												4.0	2.0													3.5	2.5							
EQR99 - NO REF - ROADS & PATHWAYS																													3.0	3.0				
EQS99 - NO REF - PLAYGROUND EQUIPMENT											3.0	2.0																	3.0	2.0				

Released under the DEFE Act 2011

Condition (S / A)	Condition Standard Description
a blank entry	Not Applicable. This element was not assessed as it is not relevant 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

Released under the RTI Act by
DETE

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	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	53755I94	34S-7192-I94		3.00	2.00	4	\$211,000.00
EQI95 - NO REF - GRASS & LANDSCAPING	53755I95	34S-7192-I95		3.00	2.00	3	\$110,000.00
EQI96 - NO REF - UNDERGROUND SERVICES	53755I96	34S-7192-I96		3.71	2.86	13	\$826,100.00
EQI97 - NO REF - WATER TANKS	53755I97	34S-7192-I97		3.00	2.00	1	\$6,000.00
EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98	34S-7192-I98		3.67	2.33	3	\$630,000.00
EQR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99		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

Released under the DEFE

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.

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)	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 hot 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 life span.	Remove and replace vinyl flooring system in commercial kitchen (approximately 200sqm).	BUSA	2	82	\$35,250.00	
100000069228	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	
100000069231	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	

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)	Comments
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 unsafe 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	
100000069272	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	
100000069276	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	
100000069284	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	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)	Comments
100000069288	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (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	
100000069292	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	
100000069296	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	
100000069300	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	
100000069304	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (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	
100000069310	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	
100000069313	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Nov 2011	Paving uneven at lodge 1.	Re-level, re-lay and finish, approximately 20sqm of concrete paving.	BUSA	2	82	\$2,000.00	
100000069188	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	
100000069189	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	
100000069309	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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069311	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	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.	REDF	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.	OPCO	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.
100000069263	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (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.
100000069271	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.
100000069295	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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069303	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (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.
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 banded 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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
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 spitting.	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.	Instal 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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069290	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	
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	53755I94 (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 or 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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069166	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (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	53755I96 (n/a)	COMM	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	53755I98 (n/a)	SAFE	2A	Feb 2012	Electrical door locking system failing.	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.	Replace 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	Artificial grass east of 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 re-hang 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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069234	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 all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	2	75	\$6,720.00	
100000069275	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	
100000069283	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	
100000069291	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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069299	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (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	
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 toilet 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	53755199 (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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069169	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	HYDR	2	Feb 2012	Pumps inefficient and failing.	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	EOS99 - 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 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	
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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
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	Paintwork worn and failing.	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	\$50,000.00	Convert area under stands to storage only.

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)	Comments
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	
100000069254	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)	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	
100000069278	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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069286	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	
100000069178	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 and 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	53755599 (n/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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000069245	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Pre-paint maintenance. Full internal repaint to all previously painted surface and washed surface. including re-surface 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 system 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	
100000069236	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 re-surface and seal of internal stairs and decking.	REDF	2	66	\$7,500.00	
100000069253	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFIN	2	Aug 2012	Internal paintwork worn.	Pre-paint 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	

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)	Comments
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 re- surface 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 re- surface 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 re- surface 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 re- surface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	
100000069293	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 re- surface and seal of internal stairs and decking.	REDF	2	66	\$7,200.00	

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)	Comments
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	Paintwork marked and dirty.	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 pre-paint maintenance.	BUSA	2	65	\$8,200.00	
100000069207	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Aug 2012	Toilet partitions flimsy and failing.	Replace 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 approximately 320sqm of cushioned sheet vinyl and carpet flooring throughout building.	BUSA	2	65	\$32,000.00	
100000069240	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	Door and cabinetry edging failing.	Repairs to edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	
100000069273	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	FURN	2	Aug 2012	Door and cabinetry edging failing.	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	Door and cabinetry edging 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	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets.	BUSA	2	65	\$500.00	

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)	Comments
100000069305	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)	COMM	2	Aug 2012	Electronic score board failed.	Replace or repair electronic score/message boards and all connected control systems.	BUSA	2	65	\$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	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	BLDG	2	Aug 2012	Roof system failed.	Replace approximately 320sqm of roof and ceiling 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 nth/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	Stadium artificial surface failing.	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)	Comments
100000069202	OB005 - 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.

Total

\$7,266,290.00

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
BLDG	Roofing	\$738,080.00
COMM	External Communications & Data Distribution	\$410,000.00
EFIN	External Painting	\$125,980.00
ELEC	External Electrical Reticulation	\$337,500.00
ESTR	Outbuildings / Sheds	\$718,000.00
FIRE	Fire Alarm Systems (external)	\$350,000.00
FURN	Fixed Furniture	\$124,700.00
HYDR	Sanitary Drainage System	\$160,300.00
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 SUMMARY

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 RATING SUMMARY

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
100000069172	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96	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
100000069211	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	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/AMENITIES	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/COVID AR	53755011	n/a	1		DT309 - External Stairs, Balconies & Verandahs	Loose step to grandstand bottom tread. Trip hazard. Secure step tread.	No
100000069230	QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVID AR	53755011	n/a	1		DT602 - Internal Floor Finishes	Cracked coping 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

Released under the RTI Act 1992
DETE

MINOR MAINTENANCE TASKS

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Indicative Cost (GST Excl)	Comments
No Tasks									

Released under the RTI Act 101
DETE

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								

Released under the RTI Act by DEFE

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/](https://secure.qbuild.qld.gov.au/qbuildportal/)

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

Version 2 - May 2011

© State of Queensland (Department of Public Works) 2011

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.

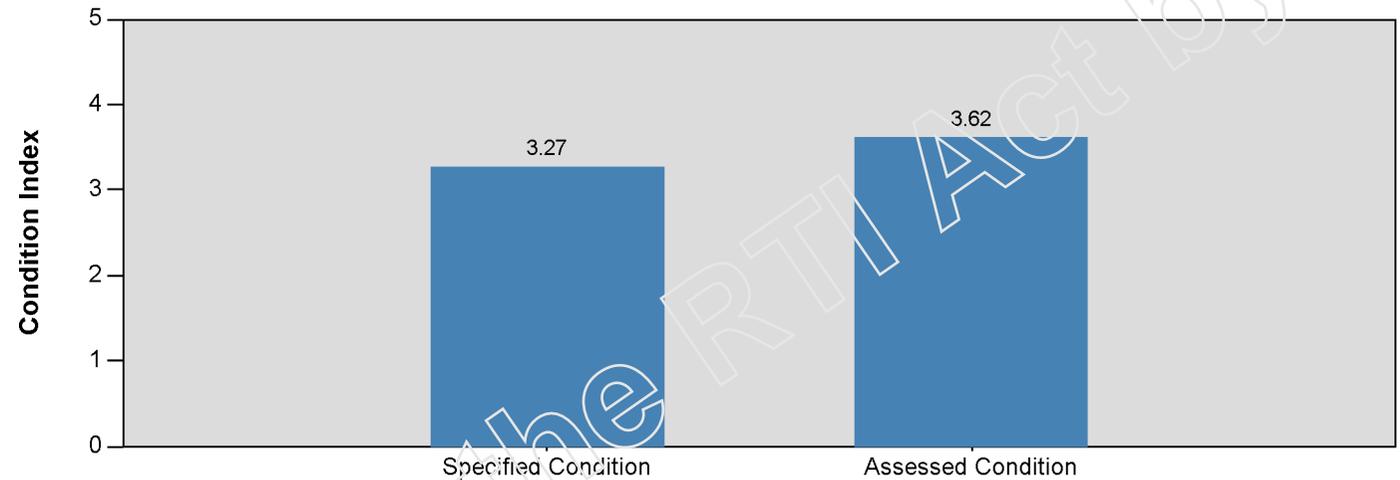
Should you require further advice, please contact your QBuild Regional Office Maintenance Manager.

MAINTENANCE SCORECARD

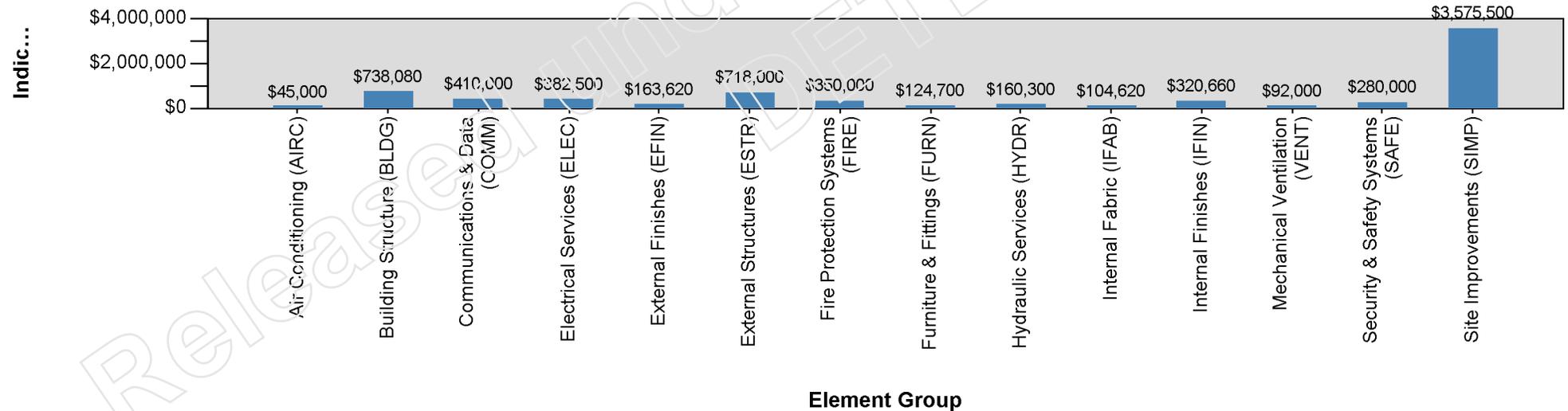
Overall Maintenance Condition

Legend

- 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

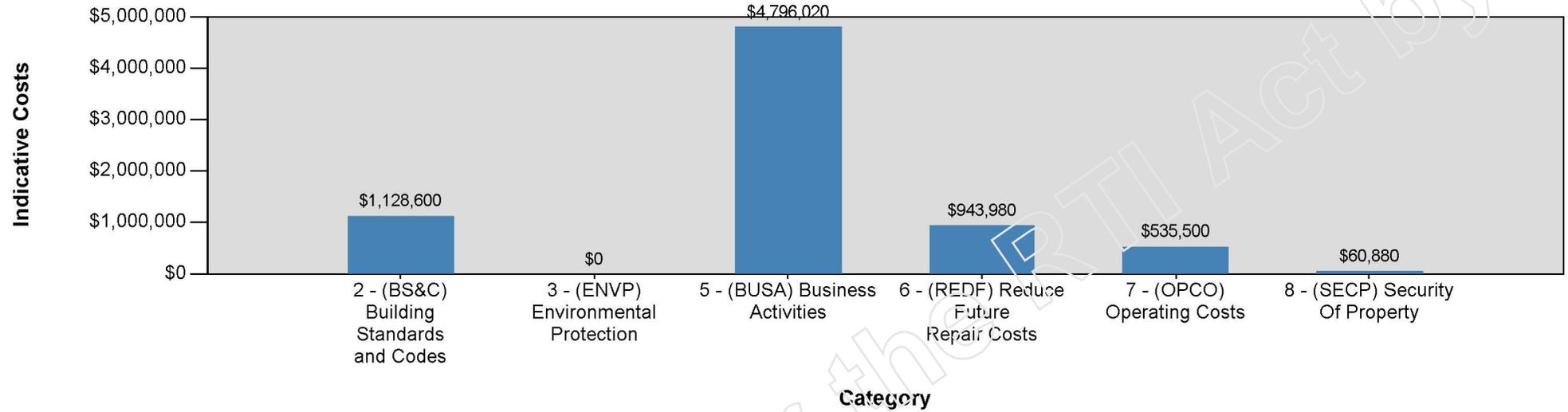


Indicative Condition-Based Maintenance Costs By Element

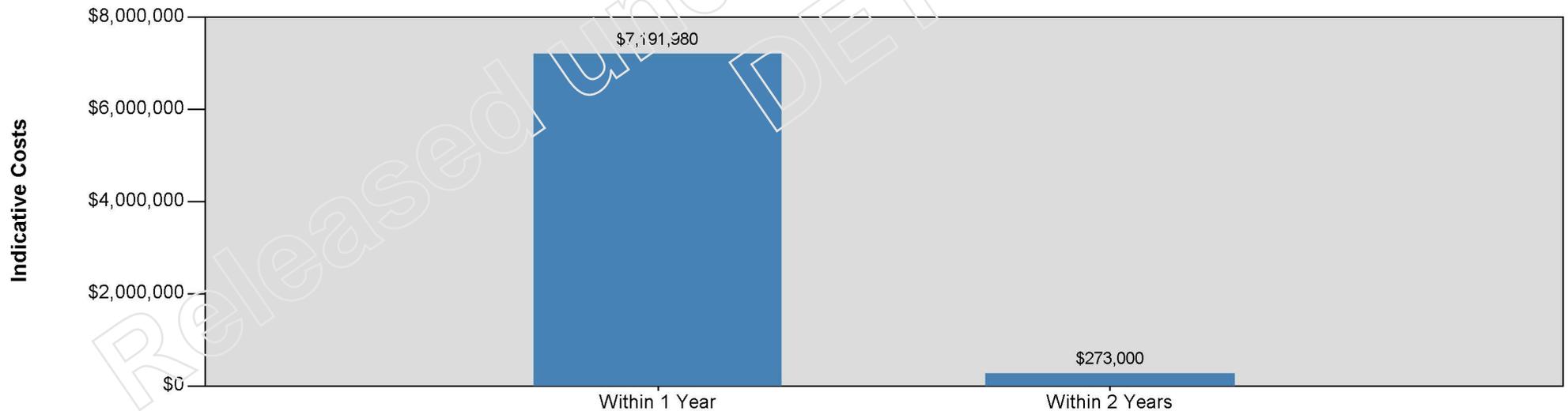


MAINTENANCE SCORECARD cont

Indicative Condition-Based Maintenance Costs By Category



Forecast - Indicative Condition-Based Maintenance Costs



ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition
A = Assessed Condition

	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		VENT	
	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	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								
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			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																
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			4.0	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 6 - 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		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		VENT				
	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A			
QB029 - EQ011 SHED 2 - GROUNDS (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											
QB030 - EQ012 SHED 3 - STORAGE (LODGE)			3.0	4.0			3.0	4.0															3.0	4.0											
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)			3.0	4.0			3.0	3.5																											
QB032 - EQ030 SWITCH ROOM (ENERGEX)			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											
QB033 - EQ041 SHED 5 - STORAGE			3.0	4.0			3.0	4.0															3.0	4.0											
QB034 - EQ043 SHADE STRUCTURE 5			3.0	4.0			3.0	4.0																											
QB035 - EQ044 COVERED AREA - SPORTS 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											
QB036 - EQ027 COVERED LINKS			3.0	3.4			3.0	2.3	3.7	3.7													3.0	3.0											
QB037 - EQ047 SHED 7 - PLANT (LODGE)			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											
QB039 - EQ049 SHED 9 - PLANT (LODGE)			3.0	3.4			3.0	3.0	3.8	3.8									3.5	3.8	3.0	3.0	3.0	3.0											
QB040 - EQ050 SHED 10 - PLANT (LODGE)			3.0	3.5			3.0	3.0	3.8	3.8									3.5	3.8	3.0	3.0	3.0	3.0											
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)			3.0	4.0			3.0	3.5																											
QB042 - EQ042 SHADE STRUCTURE 4			3.0	4.0			3.0	4.0																											
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000											3.0	2.0																							
EQI94 - NO REF - FENCING											3.0	2.0																							
EQI95 - NO REF - GRASS & LANDSCAPING																															3.0	2.0			
EQI96 - NO REF - UNDERGROUND SERVICES					3.5	2.5			4.0	3.0									3.7	3.0															
EQI97 - NO REF - WATER TANKS																			3.0	2.0															
EQI98 - NO REF - POLE LIGHTING & SERVICE									4.0	3.0			4.0	2.0													3.5	2.5							
EQR99 - NO REF - ROADS & PATHWAYS																																3.0	3.0		
EQS99 - NO REF - PLAYGROUND EQUIPMENT											3.0	2.0																			3.0	2.0			

Released under the Official Information Act 2009

Condition (S / A)	Condition Standard Description
a blank entry	Not Applicable. This element was not assessed as it is not relevant 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

Released under the RTI Act by
DETE

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	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	53755I94	34S-7192-I94		3.00	2.00	4	\$211,000.00
EQI95 - NO REF - GRASS & LANDSCAPING	53755I95	34S-7192-I95		3.00	2.00	3	\$110,000.00
EQI96 - NO REF - UNDERGROUND SERVICES	53755I96	34S-7192-I96		3.71	2.86	13	\$826,100.00
EQI97 - NO REF - WATER TANKS	53755I97	34S-7192-I97		3.00	2.00	1	\$6,000.00
EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98	34S-7192-I98		3.75	2.50	4	\$675,000.00
EQR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99		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

Released under the DEFE

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.

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)	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 hot 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 life span.	Remove and replace vinyl flooring system in commercial kitchen (approximately 200sqm).	BUSA	2	82	\$35,250.00	
100000069228	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	
100000069231	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	