

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	

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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	

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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.

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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	
100000124180	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2	Nov 2011	Kitchen supply air duct, occupied space.	Kitchen supply air duct in occupied space. Divert kitchen supply air intake to an area external to Titans gym area.	BS&C	2	65	\$6,000.00	
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	

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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	
100000069212	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	HYDR	2	Dec 2011	Tapware and wastes failed.	Replace four (4) commercial hob spouts and tapware. Replace six (6) 50mm CP brass plug and wastes. Replace one (1) missing trigger flea hose assembly.	BUSA	2	82	\$3,200.00	
100000069232	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Dec 2011	Artificial grass and run off area failed	Replace 300sqm of artificial grass at track edge seating and run off area.	BUSA	2	82	\$15,000.00	
100000069233	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Dec 2011	Grandstand vinyl roof dirty.	Clean grandstand high level vinyl roof.	OPCO	2	43	\$8,000.00	
100000069201	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	FURN	2	Feb 2012	Timber work brittle and failing.	Sauna in male amenities area failed brittle and splitting.	BUSA	2	82	\$20,000.00	
100000069209	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal paintwork worn and damaged.	Repaint all previously painted wall and door surfaces to level 1, amenities, kitchen and offices up to 2.4m height.	BUSA	2	82	\$8,600.00	
100000124178	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal paint work worn and dilapidated	Full internal repaint to ground floor Titans gym area, approx 600sqm.	BUSA	2	82	\$12,000.00	
100000124179	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal floor finish failed.	Titans gym area, repalce existing flooring finishes with Category A dual bond carpet, approx 310 sqm.	BUSA	2	82	\$17,050.00	
100000069214	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	VENT	2A	Feb 2012	No ventilation system in kitchen.	Install cooling vent system in commercial kitchen area.	BS&C	2	82	\$30,000.00	
100000124181	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	AIRC	2	Feb 2012	No ventilation to occupied space.	Titans gym area, install wall mounted under ceiling cassette, A/C units and fresh air supply fans to achieve approx 60KW of cooling.	BS&C	2	82	\$45,000.00	

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100000124182	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck of buildings 019 and 018 (Approximately 34sqm). SMIP	BUSA	2	82	\$3,740.00	
100000124183	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between 021 and 020 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
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	
100000124184	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between 022 and 021 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
100000124185	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between buildings 023 and 022 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
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	
100000124606	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install shade sail to common deck between building 024 and 025 (approximately 48sqm).	BUSA	2	82	\$5,280.00	

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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	
100000124186	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between buildings 025 and 026 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
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	

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100000069162	EQI95 - NO REF - GRASS & LANDSCAPING	53755195 (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.
100000069166	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Feb 2012	Water shut-offs not identified.	Engage QBuild to investigate and locate all water and fire isolation valves. Install as required up to three (3) inground valves and supply marked up block plan.	BS&C	2	82	\$14,000.00	
100000069176	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	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	53755198 (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	

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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.
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	

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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	
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	Peplace 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	
100000124177	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Feb 2012	Changed usage of area.	Install approx 40Lm of partition wall to partition off gym from conferencing areas.	BUSA	2	70	\$36,000.00	
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	

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100000069175	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	COMM	2	Feb 2012	Track control booth controls failed.	Track and field booth controls and services failed. Upgrade all track and field control booth controls and service.	BUSA	2	70	\$40,000.00	
100000069181	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Curbing disrupted and broken.	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	2	70	\$20,000.00	
100000069168	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (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.	OPCC	2	68	\$3,000.00	
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	
100000124176	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	EFIN	2	Feb 2012	No weather cover over entry.	Instal framing and Colorbond roof over entry doorway.	BS&C	2	65	\$7,500.00	
100000069190	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Pavers disrupted and failing.	Replace/relay 100sqm of concrete paving at north end of 50m swimming pool.	BUSA	2	65	\$8,500.00	
100000069194	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	SIMP	2	Feb 2012	Retaining edge aged, and splitting.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	BUSA	2	65	\$26,000.00	
100000069241	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle 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
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	
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	

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
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.
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	

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
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	
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	

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
100000069193	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (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	
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	53755I94 (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	
100000074026	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98 (n/a)	ELEC	2	Aug 2012	Track and field lighting failing.	Track and field pole lighting is at the end of it's service life. Replace the internal controls, switching gear and cabling. Replace and upgrade existing six (6) lights to long-life high energy efficient units.	BUSA	2	70	\$45,000.00	
100000069158	EQI94 - NO REF - FENCING	53755I94 (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	

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
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.	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	
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	

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
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	
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	

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
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	
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	EIQ196 - 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	EIQ196 - 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	

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
100000069160	EQI95 - NO REF - GRASS & LANDSCAPING	53755I95 (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	
100000069202	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Aug 2013	Roofing system failed.	Roof replacement required to access and repair structural steel and remove inbuilt defects to roof and ceiling structure.	REDF	2	50	\$273,000.00	Leaks, short sheets, poorly lapped and structural rust.

Total

\$7,464,980.00

Released under DELETED

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
AIRC	Split & Packaged DX Systems	\$45,000.00
BLDG	Roofing	\$738,080.00
COMM	External Communications & Data Distribution	\$410,000.00
EFIN	External Building Finishes (excluding Paint)	\$163,620.00
ELEC	External Electrical Reticulation	\$382,500.00
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	\$104,620.00
IFIN	Internal Painting	\$320,660.00
SAFE	Access Control System (external)	\$280,000.00
SIMP	Landscaping & Gardening	\$3,575,500.00
VENT	Exhaust Ventilation Systems	\$92,000.00
TOTAL		\$7,464,980.00

CATEGORY SUMMARY

Category	Category Description	Indicative Cost (GST Exclusive)
BS&C	2 - (BS&C) Building Standards and Codes	\$1,128,600.00
BUSA	5 - (BUSA) Business Activities	\$4,796,020.00
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		\$7,464,980.00

MMF PRIORITY RATING SUMMARY

MMF Priority	MMF Priority Description	Indicative Cost (GST Exclusive)
2	2 - Important (Reduce costly future repairs)	\$7,464,980.00
TOTAL		\$7,464,980.00

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

Released under the RTI Act by DE TE

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 10/11
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

RUNAWAY BAY SPORT&LDR/SHIP EXC COM - Condition Assessment Tasks List

CADC Task ID	Eligible Work Program Review No	Client Program Priority	Financial Year	QBuild Region	Customer Region	Customer Region	State/Electorate	Site Name	Building Name	Equipment Number	Plant No	WIC No	Client Ref	Assessment Date	Element Group Code	Element Group Description	Element Code	Element Description	Main Task	MF Priorit	Task Type Description	Task Summary	Task Description Summary	Scope of Work	Category of Task	Indicative Cost	Recommend Month/Year	Indicative Cost	Indicative Cost	PI Ref No	Annual Plan No	Notes	CADC Load Date		
10000009155			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQB9 - NO REF - SHEDS ACC VALUE<10000	10000118833	SCEORUNAI M11111	5375589	345-7192-899	23/08/2011	ESTR	External Structures	DT104	Outbuildings / Sheds	82	2	2 - DET P2a, No Further Investigation Required	Timber jetty falling	Demolish redundant timber jetty to dam. Reinstall pool fence after demolition.	Demolish redundant timber jetty to dam. Reinstall pool fence after demolition.	BUSA	\$7,000	Feb 2012						3/04/2012		
10000009156			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI4 - NO REF - FENCING	10000118833	SCEORUNAI M11112	5375594	345-7192-894	23/08/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	70	2	2 - DET P2a, No Further Investigation Required	Anti personal boundary fence falling	Replace west boundary fence	Replace west chain and barbed wire boundary fence with anti-personal style metal picket fence	SECP	\$56,000	Aug 2012							3/04/2012	
10000009157			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI4 - NO REF - FENCING	10000118833	SCEORUNAI M11112	5375594	345-7192-894	23/08/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	70	2	2 - DET P2a, No Further Investigation Required	Sliding access gate failed	Repair gate and install automation	Repair bus access gate west and upgrade to electric drive remote access system	BUSA	\$26,000	Oct 2011							3/04/2012	
10000009158			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI4 - NO REF - FENCING	10000118833	SCEORUNAI M11112	5375594	345-7192-894	23/08/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	88	2	2 - DET P2a, No Further Investigation Required	Fencing required at lodges	Install upgraded fencing at lodges	Investigate and install upgraded fencing system at accommodation lodges	OPJO	\$48,000	Aug 2012							3/04/2012	
10000009159			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI4 - NO REF - FENCING	10000118833	SCEORUNAI M11112	5375594	345-7192-894	23/08/2011	ESTR	External Structures	DT103	Fenced Courts	82	2	2 - DET P2a, No Further Investigation Required	Main track fence failed	Replace on track fencing	Remove and replace, approximately 500m of on track fencing east. Remove seating if it was on track and install barrier of fencing. Approximate 200m of fencing in total	BUSA	\$78,000	Feb 2012							3/04/2012	
10000009160			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - GRASS & LANDSCAPING	10000118841	SCEORUNAI M11115	5375595	345-7192-895	23/08/2011	SMP	Site Improvements	DT208	Landscaping & Gardening	43	2	2 - DET P2a, No Further Investigation Required	No irrigation on hot wet field	Investigate and install irrigation system	Investigate and install irrigation system to hot wet field	OPCO	\$80,000	Aug 2012							3/04/2012	
10000009161			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - GRASS & LANDSCAPING	10000118841	SCEORUNAI M11115	5375595	345-7192-895	23/08/2011	SMP	Site Improvements	DT208	Landscaping & Gardening	42	2	2 - DET P2a, No Further Investigation Required	Matured trees, now in garden building	Remove and replant trees	Trees matured to a height causing damage and maintenance issues. Remove and replant trees around buildings and structures and program replanting of appropriate species	BUSA	\$30,000	Feb 2012							3/04/2012	
10000009162			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - GRASS & LANDSCAPING	10000118841	SCEORUNAI M11115	5375595	345-7192-895	23/08/2011	SMP	Site Improvements	DT210	Dams	47	2	2 - DET P2a, No Further Investigation Required	No CPA approval to backwash into dam	Seek correct licence and EPA approval	Seek correct licence and EPA approval	ENVP		Feb 2012							3/04/2012	
10000009163			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	85	2	2 - DET P2a, No Further Investigation Required	HWU sewer connection missing	Install connection point to sewer	Install sewer connection point for hot water units at lodge 1 and lodge 2	B58C	\$2,100	Aug 2012								3/04/2012
10000009164			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	70	2	2 - DET P2a, No Further Investigation Required	Air con drains at lodges not connected	Connect all AC condensate drains	Connect all AC condensate drains at lodges to sewer or stormwater	B58C	\$4,000	Apr 2012								3/04/2012
10000009165			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT706	Water Supply System	75	2	2 - DET P2a, No Further Investigation Required	Water service under main track area	Investigate and repair water service	Water main under main track area failed and isolated. Investigate and repair failed water main	REDF	\$30,000	Feb 2012								3/04/2012
10000009166			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT708	Water Supply System	17	2	2 - DET P2a, No Further Investigation Required	Water at sports field side-lined	Audit site and install valves	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	B58C	\$14,000	Feb 2012								3/04/2012
10000009167			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	88	2	2 - DET P2a, No Further Investigation Required	Filter sand requires replacement	Replace filter sand to 50m pool	Filter sand normal 8 yearly interval sand replacement overdue. Replace sand and inspect filter vessels	OPCO	\$7,000	Nov 2011								3/04/2012
10000009168			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	87	2	2 - DET P2a, No Further Investigation Required	No energy control on pool system	Install VSD's and pool controls	Install energy efficient variable speed drive and control system to 25m pool filtration system	OPCO	\$3,000	Feb 2012								3/04/2012
10000009169			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	88	2	2 - DET P2a, No Further Investigation Required	Pumps inefficient and failing	Install new pumps and VSD's	Install new pumps and motors including energy efficient variable speed drives and control system to 50m pool filtration system.	OPCO	\$80,000	Feb 2012								3/04/2012
10000009170			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	88	2	2 - DET P2a, No Further Investigation Required	PVC chlorine line failed	Replace UPVC chlorine line	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bonded holding tank and chlorine decanting point at 25m plant room	OPCO	\$6,000	Nov 2011								3/04/2012
10000009171			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	ELEC	Electrical Services	DT801	External Electrical Retention	88	2	2 - DET P2a, No Further Investigation Required	No energy control system	Audit and upgrade	Audit site lighting, power and gas system. Implement upgrade and retro fit program of energy efficient lighting, fitting, system and controls.	OPCO	\$250,000	Aug 2012								3/04/2012
10000009172			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	ELEC	Electrical Services	DT801	External Electrical Retention	88	2	1 - DET P1a, No P2 Required	Exposed wiring on track lighting pole. Electrical hazard. Frank advised 24/8/2011	Repair wiring	Exposed wiring on track lighting pole. Electrical hazard. Frank advised 24/8/2011	OPCO									3/04/2012	
10000009173			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	ELEC	Electrical Services	DT802	External Power (Solar)	82	2	2 - DET P2a, No Further Investigation Required	Wind turbines failed and redundant	Remove/demolish wind turbines	Failed and redundant wind turbines require removal and disposal	BUSA	\$20,000	Oct 2011								3/04/2012
10000009174			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	COMM	Communications & Data	DT900	External Communication & Data Distribution	85	3	2 - DET P2a, No Further Investigation Required	Electronic score board failed	Repair/replace electronic score boards	Replace or repair electronic score/message boards and all connected control systems	BUSA	\$250,000	Aug 2012								3/04/2012
10000009175			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	COMM	Communications & Data	DT903	Intercom / Paging / Call Systems (external)	70	2	2 - DET P2a, No Further Investigation Required	Track control booth controls failed	Upgrade track and field booth controls	Track and field booth controls and services failed. Upgrade all track and field control booth controls and services	BUSA	\$40,000	Feb 2012								3/04/2012
10000009176			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - UNDERGROUND SERVICES	10000118842	SCEORUNAI M22258	5375596	345-7192-896	23/08/2011	COMM	Communications & Data	DT903	Intercom / Paging / Call Systems (external)	82	2	2 - DET P2a, No Further Investigation Required	No emergency PA system	Install emergency PA system	Investigate and install correct emergency PA system across site and buildings.	B58C	\$120,000	Feb 2012								3/04/2012
10000009177			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQI9 - NO REF - WATER TANKS	10000118842	SCEORUNAI M55458	5375597	345-7192-897	23/08/2011	HYDR	Hydraulic Services	DT711	Water Features & Fountains (external)	85	2	2 - DET P2a, No Further Investigation Required	Water feature cracked and leaking	Repair and refurbish water feature	Specialist contractor to investigate and repair atrium water feature to water tight operational condition	BUSA	\$6,000	Nov 2011								3/04/2012

RUNAWAY BAY SPORT&LDR/SHIP EXC COM - Condition Assessment Tasks List

Asset ID	Year	Region	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	BLDG	Building Structure	DT306	Columns & Beams	75	2	2 - DET P2s, No Further Investigation Required	Steelwork failing due to rust	Repair structural steel	Repair failed structural steel member at north aspect of steel building framework	REDF	\$15,000	Feb 2012	Barricade & Scaffold		3/04/2012
10000008205	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	BLDG	Building Structure	DT310	External Doors (excluding Fire Doors)	82	2	2 - DET P2s, No Further Investigation Required	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 glass system.	SECP	\$880	Oct 2011			3/04/2012
10000008206	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	50	2	2 - DET P2s, No Further Investigation Required	Doors failing	Replace double doors to cleaners room under stands area	Replace double doors to cleaners room under stands area	REDF	\$1,800	Aug 2012			3/04/2012
10000008207	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	85	2	2 - DET P2s, No Further Investigation Required	Toilet partitions flimsy and failing	Replace/upgrade toilet partitions	Replace and upgrade toilet partitions to male and female change room s	BUSA	\$18,700	Aug 2012			3/04/2012
10000008208	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	66	2	2 - DET P2s, No Further Investigation Required	Steel framework starting to rust	Treat rust and repaint	Treat rust and paint all internal steel framework to level 1	REDF	\$20,000	Aug 2012	Barricade & Scaffold		3/04/2012
10000008209	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	82	2	2 - DET P2s, No Further Investigation Required	Internal paintwork worn and damaged	Repaint internal walls and doors	Repaint all previously painted wall and floor surfaces to level 1. Jan-rooms, kitchen, and offices up to 2.4m height.	BUSA	\$8,600	Feb 2012			3/04/2012
10000008210	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2s, No Further Investigation Required	Flooring at end of life span	Replace vinyl flooring system	Remove and replace vinyl flooring system in commercial kitchen (approx. 200sqm)	BUSA	\$35,250	Nov 2011			3/04/2012
10000008211	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes			1 - DET P1s, No P2 Required	Nails protruding from floor	Remove nails	Nails protruding from floor, accommodation offices. Trip hazard. Remove nails	BUSA	\$3,200	Dec 2011			3/04/2012
10000008212	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	HYDR	Hydraulic Services	DT722	General Plumbing & Piping (Internal)	82	2	2 - DET P2s, No Further Investigation Required	Tapware and wastes failed	Replace all sink tapware and wastes	Replace four (4) commercial hob spoons and tapware. Replace six (6) 50mm CP brass plug and waste. Replace one (1) missing trigger flex hose assembly.	BUSA	\$3,200	Dec 2011			3/04/2012
10000008213	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	ELEC	Electrical Services	DT810	General Power			1 - DET P1s, No P2 Required	Exposed wiring at junction box	Engage electrician to rectify	Engage electrician to rectify. Electrical hazard. Engage electrician to rectify.	BUSA	\$3,200	Dec 2011			3/04/2012
10000008214	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems	62	2	2 - DET P2s, No Further Investigation Required	No ventilation system in kitchen	Install cooling vent system	Install cooling vent system in commercial kitchen area	BUSA	\$30,000	Feb 2012			3/04/2012
10000008215	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000016622	SCEQRUNA BU11115	53755005	345-7192-034	23/08/2011	VENT	Mechanical Ventilation	DT1211	Supply Ventilation Systems	12	2	2 - DET P2s, No Further Investigation Required	Workshop and staff area substandard	Construct purpose built maintenance shed	Investigate and upgrade to appropriate maintenance storage and lunch facility. Inductive basic cost only.	BUSA	\$50,000	Aug 2012			3/04/2012
10000008216	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB006 - EQ028 SPORTS MEDICINE	10000016623	SCEQRUNA BU11116	53755006	345-7192-028	23/08/2011	BLDG	Building Structure	DT307	Roofing	50	2	2 - DET P2s, No Further Investigation Required	Roof system failed	Replace failed roofing system	Replace approximately 320sqm of roof and ceiling system and treat rust on structural steel work	REDF	\$70,000	Aug 2012			3/04/2012
10000008217	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB006 - EQ028 SPORTS MEDICINE	10000016623	SCEQRUNA BU11116	53755006	345-7192-028	23/08/2011	IFIN	Internal Finishes	DT672	Internal Floor Finishes	65	2	2 - DET P2s, No Further Investigation Required	Internal flooring worn	Replace flooring throughout	Replace approximately 320sqm of cushioned sheet vinyl and carpet flooring throughout building	BUSA	\$32,000	Aug 2012			3/04/2012
10000008218	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB006 - EQ028 SPORTS MEDICINE	10000016623	SCEQRUNA BU11116	53755006	345-7192-028	23/08/2011	FURN	Furniture & Fixings	DT1701	Fixed Furniture	70	2	2 - DET P2s, No Further Investigation Required	Vanity unit carters failed	Replace vanity unit	Replace vanity unit in toilet vanity area	BUSA	\$2,200	Feb 2012			3/04/2012
10000008219	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	BLDG	Building Structure	DT305	Windows			1 - DET P1s, No P2 Required	Corroded overhead grill drooping rust	Remove grill ASAP	Severely corroded overhead grill drooping rust. Fall hazard/Eye injury hazard. Remove grill ASAP	BUSA	\$3,200	Feb 2012			3/04/2012
10000008220	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	BLDG	Building Structure	DT306	Columns & Beams	75	2	2 - DET P2s, No Further Investigation Required	Structural steel column bases failed	Repair structural steel columns	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	\$65,000	Apr 2012			3/04/2012
10000008221	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	IFAB	Internal Fabric	DT502	Internal Rail Systems	65	2	2 - DET P2s, No Further Investigation Required	Steel stair stringers and rail failed	Replace steel stair stringers and rail	Replace steel stair stringers and railing to the mezzanine level	BUSA	\$5,200	Apr 2012			3/04/2012
10000008222	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	75	2	2 - DET P2s, No Further Investigation Required	Door jamb failed due to rust	Replace door jambs	Replace six (6) metal door jambs, paint and re-hang doors	REDF	\$6,600	Feb 2012			3/04/2012
10000008223	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	HYDR	Hydraulic Services	DT721	Hot Water Units	75	2	2 - DET P2s, No Further Investigation Required	Hot water unit rusted out	Replace hot water unit	Replace one (1) 31.5L Rheem storage hot water unit	REDF	\$1,800	Oct 2011			3/04/2012
10000008224	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems	82	2	2 - DET P2s, No Further Investigation Required	Exhaust fan assembly failed due to rust	Replace exhaust fan assembly	Replace roof top exhaust fan assembly and steel safety grill	BUSA	\$6,000	Sep 2011	00701		3/04/2012
10000008225	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000016624	SCEQRUNA BU11117	53755007	345-7192-021	23/08/2011	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems			1 - DET P1s, No P2 Required	Exhaust fan corroded and unsound	Isolate/remove/replace exhaust fan	Exhaust fan installation corroded and electrically unsound. Electrical and collapse risk. Isolate/remove/replace exhaust fan.	BUSA	\$3,200	Feb 2012			3/04/2012
10000008228	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB010 - EQ022 SWIMMING POOL 50M	10000016626	SCEQRUNA BU11120	53755010	345-7192-022	23/08/2011	BLDG	Building Structure	DT312	Swimming Pool Shell	66	2	2 - DET P2s, No Further Investigation Required	Below pool observation deck room	Investigate and seal leak to room	Investigate and seal leaks to pool observation deck room	REDF	\$20,000	Feb 2012			3/04/2012
10000008227	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB010 - EQ022 SWIMMING POOL 50M	10000016626	SCEQRUNA BU11120	53755010	345-7192-022	23/08/2011	BLDG	Building Structure	DT312	Swimming Pool Shell	75	2	2 - DET P2s, No Further Investigation Required	Balance tank failed and leaking water	Reline or rebuild balance tank	50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block construction sounded and failed	REDF	\$250,000	Feb 2012			3/04/2012
10000008228	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB010 - EQ022 SWIMMING POOL 50M	10000016626	SCEQRUNA BU11120	53755010	345-7192-022	23/08/2011	HYDR	Hydraulic Services	DT715	Internal Pumps	82	2	2 - DET P2s, No Further Investigation Required	Sump pump failed	Replace sump pump	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	BUSA	\$3,200	Nov 2011			3/04/2012
10000008229	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB011 - EQ023 POOL AMENITIES/GRANDSTAND OVD AR	10000016630	SCEQRUNA BU11121	53755011	345-7192-023	23/08/2011	BLDG	Building Structure	DT306	External Stairs, Balconies & Verandahs			1 - DET P1s, No P2 Required	Loose step to grandstand bottom tread	Secure step tread	Loose step to grandstand bottom tread. Trip hazard. Secure step tread	BUSA	\$3,200	Nov 2011			3/04/2012
10000008230	2011 - 2012	South Coast	Education Qld	South East	BROADWATER	Runaway Bay Sport&LDR/Ship Exc Com	QB011 - EQ023 POOL AMENITIES/GRANDSTAND OVD AR	10000016630	SCEQRUNA BU11121	53755011	345-7192-023	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes			1 - DET P1s, No P2 Required	Cracked coping tiles at kiosk	Replace tiles	Cracked coping tiles at kiosk east gateway. Trip hazard. Replace tiles.	BUSA	\$3,200	Nov 2011			3/04/2012

RUNAWAY BAY SPORT&LDR/SHIP EXC COM - Condition Assessment Tasks List

Item ID	Year	Region	Education Level	Location	Building Name	Room No.	Room Description	Assessment No.	Assessor	Assessment Date	Category	Code	Priority	Task Description	Notes	Estimate	Start Date	End Date	Status									
10000069256	2011-2012	South Coast	Education Old	South East	BROADWATER	QB020 - E0003 LODGE 3 - STUDENT ACCOMM	100000118630	SCEORUNA BU111130	53755020	348-7192-003	23/08/2011	ELEC	Electrical Services	DT800	General Lighting	88	2	2 - DET P2's, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500	Nov 2011			Unsafe, hot, not energy efficient	3/04/2012
10000069257	2011-2012	South Coast	Education Old	South East	BROADWATER	QB020 - E0003 LODGE 3 - STUDENT ACCOMM	100000118630	SCEORUNA BU111130	53755020	348-7192-004	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	\$4,000	Nov 2011				3/04/2012
10000069258	2011-2012	South Coast	Education Old	South East	BROADWATER	QB020 - E0003 LODGE 3 - STUDENT ACCOMM	100000118630	SCEORUNA BU111130	53755020	348-7192-003	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2 - DET P2's, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repairs to edge stripping to kitchen doors and cabinets.	BUSA	\$500	Aug 2012				3/04/2012
10000069259	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2's, No Further Investigation Required	External paintwork worn and oxidised	Full external repaint	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	\$6,720	Feb 2012				3/04/2012
10000069260	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (including fire doors)	82	2	2 - DET P2's, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	\$390	Nov 2011				3/04/2012
10000069261	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	66	2	2 - DET P2's, No Further Investigation Required	Internal paintwork worn	Full internal repaint	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	\$7,200	Aug 2012				3/04/2012
10000069262	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet in lodge bedroom and accommodation areas (approximately 180sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	\$10,340	Aug 2012				3/04/2012
10000069263	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	ELEC	Electrical Services	DT800	General Lighting	88	2	2 - DET P2's, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500	Nov 2011			Unsafe, hot, not energy efficient	3/04/2012
10000069264	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	\$4,000	Nov 2011				3/04/2012
10000069265	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2 - DET P2's, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repairs to edge stripping to kitchen doors and cabinets.	BUSA	\$500	Aug 2012				3/04/2012
10000069266	2011-2012	South Coast	Education Old	South East	BROADWATER	QB021 - E0004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEORUNA BU111131	53755021	348-7192-004	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Amelities shower cubicles failing	Replace and upgrade partitions	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system falling and damaging ceilings.	BUSA	\$14,000	Feb 2012				3/04/2012
10000069267	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2's, No Further Investigation Required	External paintwork worn and oxidised	Full external repaint	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	\$6,720	Feb 2012				3/04/2012
10000069268	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (including fire doors)	82	2	2 - DET P2's, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	\$880	Nov 2011				3/04/2012
10000069269	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	66	2	2 - DET P2's, No Further Investigation Required	Internal paintwork worn	Full internal repaint	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	\$7,200	Aug 2012				3/04/2012
10000069270	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet in lodge bedroom and accommodation areas (approximately 180sqm). Replace carpet with commercial grade sheet vinyl.	BUSA	\$10,340	Aug 2012				3/04/2012
10000069271	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	ELEC	Electrical Services	DT800	General Lighting	88	2	2 - DET P2's, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500	Nov 2011			Unsafe, hot, not energy efficient	3/04/2012
10000069272	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	\$4,000	Nov 2011				3/04/2012
10000069273	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2 - DET P2's, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repairs to edge stripping to kitchen doors and cabinets.	BUSA	\$500	Aug 2012				3/04/2012
10000069274	2011-2012	South Coast	Education Old	South East	BROADWATER	QB022 - E0005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEORUNA BU111132	53755022	348-7192-005	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Amelities shower cubicles failing	Replace and upgrade partitions	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system falling and damaging ceilings.	BUSA	\$14,000	Apr 2012				3/04/2012
10000069275	2011-2012	South Coast	Education Old	South East	BROADWATER	QB023 - E0006 LODGE 6 - STUDENT ACCOMM	100000118642	SCEORUNA BU111133	53755023	348-7192-006	23/08/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2's, No Further Investigation Required	External paintwork worn and oxidised	Full external repaint	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm).	REDF	\$6,720	Feb 2012				3/04/2012
10000069276	2011-2012	South Coast	Education Old	South East	BROADWATER	QB023 - E0006 LODGE 6 - STUDENT ACCOMM	100000118642	SCEORUNA BU111133	53755023	348-7192-006	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (including fire doors)	82	2	2 - DET P2's, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors.	BUSA	\$880	Nov 2011				3/04/2012
10000069277	2011-2012	South Coast	Education Old	South East	BROADWATER	QB023 - E0006 LODGE 6 - STUDENT ACCOMM	100000118642	SCEORUNA BU111133	53755023	348-7192-006	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	66	2	2 - DET P2's, No Further Investigation Required	Internal paintwork worn	Full internal repaint	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	\$7,200	Aug 2012				3/04/2012

RUNAWAY BAY SPORT&LDR/SHIP EXC COM - Condition Assessment Tasks List

Task ID	Year	Region	Education	Location	Activity	Task Description	Reference	Priority	Category	Code	Value	Start	End	Notes	Completion														
100000069300	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	82	2	2 - DET P2a, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found pneumatic door closers to lodge doors	BUSA	\$880	Nov 2011			3/04/2012	
100000069301	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	86	2	2 - DET P2a, No Further Investigation Required	Internal paintwork worn	Full internal repaint	Prepaint maintenance. Full internal repaint to all previously painted surface and washed surface including re-surface and seal of internal stairs and decking	REDF	\$7,500	Aug 2012			3/04/2012	
100000069302	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2a, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 150sqm). Replace carpet with commercial grade shear vinyl.	BUSA	\$10,400	Apr 2011			3/04/2012	
100000069303	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	ELEC	Electrical Services	DT800	General Lighting	68	2	2 - DET P2a, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCC	\$3,500	Nov 2011		Unsafe, hot, not energy efficient	3/04/2012	
100000069304	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2a, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install 12x12 wall mounted fans to replace un-safe ceiling fans in lodge accommodation rooms.	BUSA	\$4,000	Nov 2011			3/04/2012	
100000069305	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	85	2	2 - DET P2a, No Further Investigation Required	Door and cabinetry edging failing	Re-align edging and doors	Re-align edging to kitchen doors and cabinets.	BUSA	\$500	Aug 2012			3/04/2012	
100000069306	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000118645	SCEQRUNA BU111138	53755026	348-7192-009	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2a, No Further Investigation Required	Amenities shower cubicles failing	Repair and upgrade partitions	Re-align edge striping to kitchen doors and cabinets.	BUSA	\$14,000	Apr 2012			3/04/2012	
100000069307	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB025 - EQ044 COVERED AREA - SPORTS WALK	10000118654	SCEQRUNA BU111145	53755035	348-7192-044	23/08/2011	BLDG	Building Structure	DT304	Roofing	75	2	2 - DET P2a, No Further Investigation Required	Flashing and box gutters failing	Replace box gutters and flashing	Replace guttering and failed flashing system with new stainless steel box gutter and sump system (approximately 20sqm).	REDF	\$16,000	Feb 2012		Barricade & Scaffold	25m of 2 storey scaffold required	3/04/2012
100000069308	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB025 - EQ044 COVERED AREA - SPORTS WALK	10000118654	SCEQRUNA BU111145	53755035	348-7192-044	23/08/2011	BLDG	Building Structure	DT306	Columns / Beams	76	2	2 - DET P2a, No Further Investigation Required	Replace steelwork	Replace and paint steelwork	Steelwork at eastern box gutter area rust severe and propagating to surrounding areas. Replace and paint rust effected steelwork supporting box guttering	REDF	\$16,000	Feb 2012		Barricade & Scaffold		3/04/2012
100000069309	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	BLDG	Building Structure	DT334	Roofing	75	2	2 - DET P2a, No Further Investigation Required	Run-off damaging lodges and footings	Install diversion flashing	Run-off damaging lodge buildings. Fabricate and install diversion flashing to correct of lodge buildings	REDF	\$2,700	Nov 2011			3/04/2012	
100000069310	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs	82	2	2 - DET P2a, No Further Investigation Required	Stair treads worn and damaged	Roll all step treads	Maintenance roll of all step treads to connecting decks and landing at lodges (approximately 160 treads)	BUSA	\$3,000	Nov 2011			3/04/2012	
100000069311	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	EPIN	External Finishes	DT401	External Painting	75	2	2 - DET P2a, No Further Investigation Required	Locking and tread worn and damaged	Clean and seal all decking and treads	Pressure clean all step treads and timber decking to connecting decks and landings at lodge areas. Treat and seal all decking and step treads	REDF	\$6,500	Nov 2011			3/04/2012	
100000069312	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	EPIN	External Finishes	DT401	External Painting	75	2	2 - DET P2a, No Further Investigation Required	Plasterwork worn and falling	Repaint covered linkway & deck structure	Repaint 150m of covered linkway and all connecting landing and deck areas to 9 lodges.	REDF	\$17,000	Apr 2012			3/04/2012	
100000069313	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	EPIN	External Finishes	DT402	External Floor Finishes	82	2	2 - DET P2a, No Further Investigation Required	Paving uneven at lodge 1	Re-lay paving	Re-level, re-lay and hanceh approximately 20sqm of concrete paving	BUSA	\$2,000	Nov 2011			3/04/2012	
100000069314	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	1000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	EPIN	External Finishes	DT403	External Building Finishes (excluding Painting)	70	2	2 - DET P2a, No Further Investigation Required	Shade covers missing	Replace shade covers to common decks	Replace two (2) shade covers to common decks at linkways lodge area (approximately 72sqm)	BUSA	\$7,000	Feb 2012			3/04/2012	
100000069315	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes		1	1 - DET P1a, No P2 Required	Twisted deck board, Lvl 1 - Unit 9	Replace 1 board	Twisted deck board, Lvl 1 - Unit 9 Trip hazard. Replace 1 board					3/04/2012		
100000069316	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755036	348-7192-027	23/08/2011	IFIN	Internal Finishes	DT601	Internal Floor Finishes		1	1 - DET P1a, No P2 Required	Broken tiles at ground floor, side door unit 9. Cut and trip hazard	Replace tiles	Broken tiles at ground floor, side door unit 9. Cut and trip hazard. Replace tiles						3/04/2012	
100000069317	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB027 - EQ047 SHED 7 - PLANT & JCC	10000118624	SCEQRUNA BU111587	53755037	348-7192-047	23/08/2011	EPIN	External Finishes	DT402	External Floor Finishes		1	1 - DET P1a, No P2 Required	Minor grout and cracked tiles	Grout and fill damage	Minor grout and cracked tiles to sports walk. Trip hazard. Grout and fill damage.							3/04/2012
100000069318	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB027 - EQ047 SHED 7 - PLANT & JCC	10000118624	SCEQRUNA BU111587	53755037	348-7192-047	23/08/2011	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs		1	1 - DET P1a, No P2 Required	Rotten treads, landing stairs unit 9	Roll and treat treads	Rotten treads, landing stairs unit 9. Trip hazard. Roll and treat treads							3/04/2012
10000074026	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	EQ026 - NO REF - POLE LIGHTING & SERVICE	10000018644	SCEQRUNA M22966	53755086	345-7192-068	23/08/2011	ELEC	Electrical Services	DT604	Electrical Lighting	70	2	2 - DET P2a, No Further Investigation Required	Track and field lighting failing	Upgrade track and field pole lighting	Track and field pole lighting is at the end of its service life. Replace the internal controls, switching gear and cabling. Replace and upgrade existing six (6) lights to long-life high energy efficient units	BUSA	\$45,000	Aug 2012			3/04/2012	
100000124176	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000018622	SCEQRUNA BU111115	53755005	345-7192-034	23/08/2011	EPIN	External Finishes	DT403	External Building Finishes (excluding Painting)	85	2	2 - DET P2a, No Further Investigation Required	No weather cover over entry	Install sun hood to shed over entry	Install framing and Colorbond roof over entry doorway	B&C	\$7,500	Feb 2012			3/04/2012	
100000124177	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000018622	SCEQRUNA BU111115	53755005	345-7192-034	23/08/2011	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	70	2	2 - DET P2a, No Further Investigation Required	Changed usage of area	Install partitions to mixed use areas	Install approx 40m of partition wall to partition off gym from conferencing area	BUSA	\$38,000	Feb 2012			3/04/2012	
100000124178	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000018622	SCEQRUNA BU111115	53755005	345-7192-034	23/08/2011	IFIN	Internal Finishes	DT601	Internal Painting	82	2	2 - DET P2a, No Further Investigation Required	Internal paint work worn and discoloured	Internal repaint	Full internal repaint to ground floor Titans gym area, approx 600sqm	BUSA	\$12,000	Feb 2012			3/04/2012	
100000124179	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000018622	SCEQRUNA BU111115	53755005	345-7192-034	23/08/2011	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2a, No Further Investigation Required	Internal floor finish failed	Replace internal floor finishes	Titans gym area, replace existing flooring finishes with Category A dual bond carpet, approx 310 sqm	BUSA	\$17,050	Feb 2012			3/04/2012	
100000124180	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB005 - EQ034 DINING HALLWORKSHOPS/AMENITIES	10000018622	SCEQRUNA BU111115	53755005	345-7192-034	23/08/2011	VENT	Mechanical Ventilation	DT1211	Supply Ventilation Systems	85	2	2 - DET P2a, No Further Investigation Required	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	B&C	\$6,000	Nov 2011			3/04/2012	

RUNAWAY BAY SPORT&LDR/SHIP EXC COM - Condition Assessment Tasks List

ID	Year	Region	Division	Sub-Division	Location	Project Name	Task ID	Task Description	Priority	Start Date	End Date	Status	Notes	Cost	Completion Date														
10000124181	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	100000118622	SCEQRUNA BU111119	53755005	348-7192-034	23/08/2011	AIRC	Air Conditioning	DT1303	Split & Packaged DX Systems	82	2	2 - DET P2x, No Further Investigation Required	No ventilation to occupied space	Install A/C and fresh air supply	Trans gym area, install wall mounted under ceiling cassette, A/C units and fresh air supply fans to achieve approx 80KW of cooling	BUSA	\$45,000	Feb 2012				30/4/2012
10000124182	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	100000118638	SCEQRUNA BU111129	53755019	348-7192-002	23/08/2011	EFIN	External Finishes	DT405	External Building Finishes (excluding Paint)	82	2	2 - DET P2x, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck of buildings 019 and 018 (Approximately 34sqm). SMP	BUSA	\$3,740	Feb 2012				30/4/2012
10000124183	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	100000118640	SCEQRUNA BU111131	53755021	348-7192-004	23/08/2011	EFIN	External Finishes	DT405	External Building Finishes (excluding Paint)	82	2	2 - DET P2x, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between 021 and 020 (Approximately 48sqm). SMP	BUSA	\$5,280	Feb 2012				30/4/2012
10000124184	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	100000118641	SCEQRUNA BU111132	53755022	348-7192-005	23/08/2011	EFIN	External Finishes	DT405	External Building Finishes (excluding Paint)	82	2	2 - DET P2x, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between 022 and 021 (Approximately 48sqm). SMP	BUSA	\$5,280	Feb 2012				30/4/2012
10000124185	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	100000118642	SCEQRUNA BU111133	53755023	348-7192-006	23/08/2011	EFIN	External Finishes	DT405	External Building Finishes (excluding Paint)	82	2	2 - DET P2x, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between 023 and 022 (Approximately 48sqm). SMP	BUSA	\$5,280	Feb 2012				30/4/2012
10000124186	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	100000118645	SCEQRUNA BU111139	53755026	348-7192-009	23/08/2011	EFIN	External Finishes	DT405	External Building Finishes (excluding Paint)	82	2	2 - DET P2x, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between 026 and 025 (Approximately 48sqm). SMP	BUSA	\$5,280	Feb 2012				30/4/2012
10000124809	2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORT&LDR/SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	100000118643	SCEQRUNA BU111134	53755024	348-7192-007	23/08/2011	EFIN	External Finishes	DT405	External Building Finishes (excluding Paint)	82	2	2 - DET P2x, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install shade sail to common deck between building 024 and 023 (Approximately 48sqm). SMP	BUSA	\$5,280	Feb 2012				30/4/2012

Released under the DELETED

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/)

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Version 2 - May 2011

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4. Condition-Based Maintenance - Summary by Buildings
5. Condition-Based Maintenance Tasks
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7. Minor Maintenance Tasks
8. Non-Maintenance Tasks

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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.

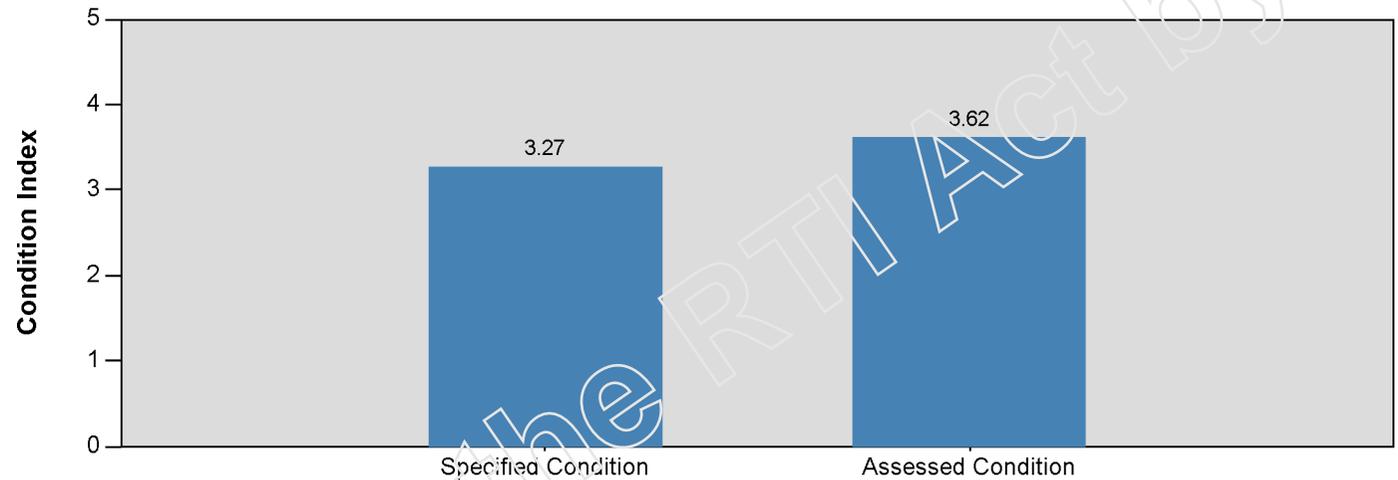
Should you require further advice, please contact your QBuild Regional Office Maintenance Manager.

MAINTENANCE SCORECARD

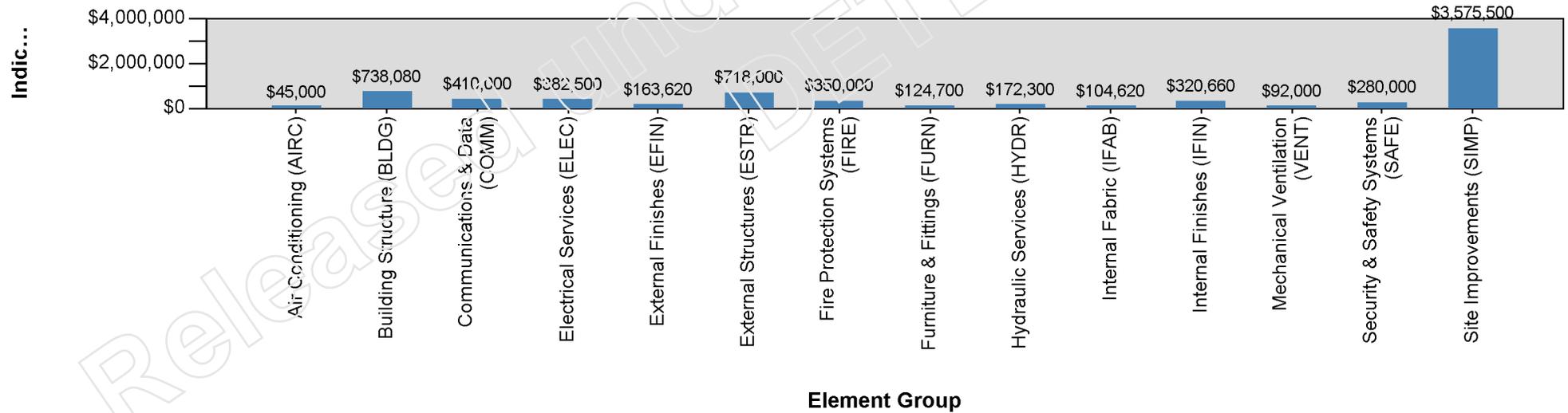
Overall Maintenance Condition

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

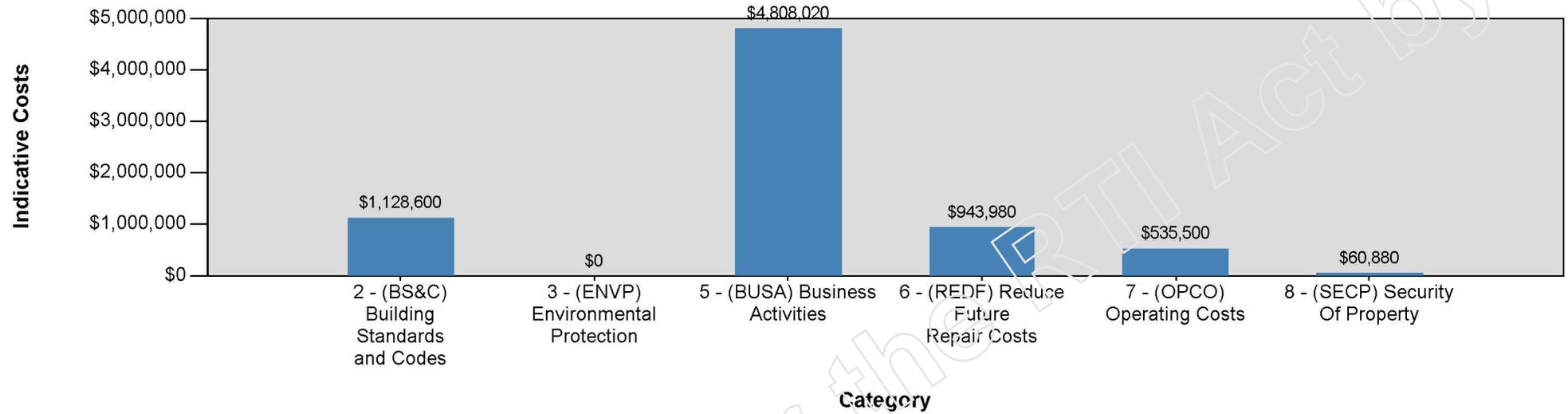


Indicative Condition-Based Maintenance Costs By Element

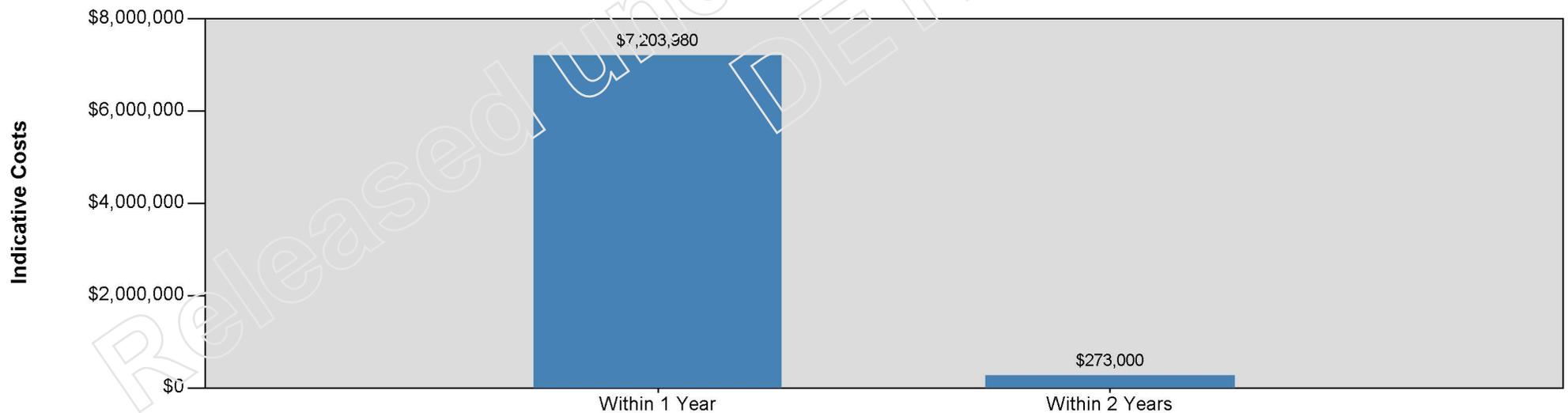


MAINTENANCE SCORECARD cont

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	3.9	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

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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		3.32	3.99	1	\$12,000.00
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			164	\$7,476,980.00

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	Sliding access gate failed.	Repair bus access gate west and upgrade to electric drive remote access system.	BUSA	2	70	\$25,000.00	
100000128741	QB011 - EQ023 POOL-AMENITIES/GRANDS TAND/COVD AR	53755011 (n/a)	HYDR	2	Nov 2011	Heat exchangers corroded and leaking.	Replace heat exchanger and heat tiles. Ensure maintenance items are serviced. Raypack pool heater servicing 50m pool. Gas heater 2004 MG - 12 years old. (SMIP)	BUSA	1	94	\$12,000.00	Information supplied by Frank.
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	

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
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	
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	

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
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	
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 hannah 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	

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
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	
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.

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
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.
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 bunded holding tank and chlorine decanting point at 25m plant room.	OPCO	2	68	\$6,000.00	
100000069187	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Nov 2011	Line marking faded and failed.	Remark and repaint all line marking and hazard marking to all carparks and hardstanding areas across site and all carpark areas.	OPCO	2	68	\$22,000.00	
100000069203	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Nov 2011	Rusted column bases.	Column bases in kitchen area at level 1 restaurant are severely surface rust effected. Sand blast and epoxy coat at time of flooring replacement.	BUSA	2	65	\$6,500.00	
100000124180	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2	Nov 2011	Kitchen supply air duct, occupied space.	Kitchen supply air duct in occupied space. Divert kitchen supply air intake to an area external to Titans gym area.	BS&C	2	65	\$6,000.00	

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
100000069177	EQ197 - 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	
100000069212	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	HYDR	2	Dec 2011	Tapware and wastes failed.	Replace four (4) commercial hob spouts and tapware. Replace six (6) 50mm CP brass plug and wastes. Replace one (1) missing trigger flea hose assembly.	BUSA	2	82	\$3,200.00	
100000069232	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Dec 2011	Artificial grass and run off area failed	Replace 300sqm of artificial grass at track edge seating and run off area.	BUSA	2	82	\$15,000.00	
100000069233	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Dec 2011	Grandstand vinyl roof dirty	Clean grandstand high level vinyl roof.	OPCO	2	43	\$8,000.00	
100000069201	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	FURN	2	Feb 2012	Timber work brittle and failing.	Sauna in male amenities area failed brittle and splitting.	BUSA	2	82	\$20,000.00	
100000069209	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal paintwork worn and damaged.	Repaint all previously painted wall and door surfaces to level 1, amenities, kitchen and offices up to 2.4m height.	BUSA	2	82	\$8,600.00	
100000124178	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal paint work worn and dilapidated	Full internal repaint to ground floor Titans gym area, approx 600sqm.	BUSA	2	82	\$12,000.00	
100000124179	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Feb 2012	Internal floor finish failed.	Titans gym area, repalce existing flooring finishes with Category A dual bond carpet, approx 310 sqm.	BUSA	2	82	\$17,050.00	

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
100000069214	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2A	Feb 2012	No ventilation system in kitchen.	Install cooling vent system in commercial kitchen area.	BS&C	2	82	\$30,000.00	
100000124181	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	AIRC	2	Feb 2012	No ventilation to occupied space.	Titans gym area, install wall mounted under ceiling cassette, A/C units and fresh air supply fans to achieve approx 60KW of cooling.	BS&C	2	82	\$45,000.00	
100000124182	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck of buildings 019 and 018 (Approximately 34sqm). SMIP	BUSA	2	82	\$3,740.00	
100000124183	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between 021 and 020 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
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	
100000124184	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between 022 and 021 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
100000124185	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between buildings 023 and 022 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
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	

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100000124606	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install shade sail to common deck between building 024 and 025 (approximately 48sqm).	BUSA	2	82	\$5,280.00	
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	
100000124186	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	EFIN	2	Feb 2012	Shade covers missing on common decks.	Supply and install vinyl shade sail to common deck between buildings 025 and 026 (Approximately 48sqm). SMIP	BUSA	2	82	\$5,280.00	
100000069155	EOB99 - 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	

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100000069162	EQI95 - NO REF - GRASS & LANDSCAPING	53755195 (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.
100000069166	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Feb 2012	Water shut-offs not identified.	Engage QBuild to investigate and locate all water and fire isolation valves. Install as required up to three (3) inground valves and supply marked up block plan.	BS&C	2	82	\$14,000.00	
100000069176	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	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	53755198 (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	

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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.
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	

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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	
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	Peplace 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	EQ196 - 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	
100000124177	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Feb 2012	Changed usage of area.	Install approx 40Lm of partition wall to partition off gym from conferencing areas.	BUSA	2	70	\$36,000.00	
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	

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100000069175	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	COMM	2	Feb 2012	Track control booth controls failed.	Track and field booth controls and services failed. Upgrade all track and field control booth controls and service.	BUSA	2	70	\$40,000.00	
100000069181	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Curbing disrupted and broken.	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	2	70	\$20,000.00	
100000069168	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (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.	OPCC	2	68	\$3,000.00	
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	
100000124176	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	EFIN	2	Feb 2012	No weather cover over entry.	Instal framing and Colorbond roof over entry doorway.	BS&C	2	65	\$7,500.00	
100000069190	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Feb 2012	Pavers disrupted and failing.	Replace/relay 100sqm of concrete paving at north end of 50m swimming pool.	BUSA	2	65	\$8,500.00	
100000069194	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	SIMP	2	Feb 2012	Retaining edge aged, and splitting.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	BUSA	2	65	\$26,000.00	
100000069241	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	2	Apr 2012	Amenities shower cubicles failing.	Replace toilet cubicle 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	

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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	
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	

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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.
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	

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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	
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	

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100000069193	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (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	
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	53755I94 (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	
100000074026	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98 (n/a)	ELEC	2	Aug 2012	Track and field lighting failing.	Track and field pole lighting is at the end of it's service life. Replace the internal controls, switching gear and cabling. Replace and upgrade existing six (6) lights to long-life high energy efficient units.	BUSA	2	70	\$45,000.00	
100000069158	EQI94 - NO REF - FENCING	53755I94 (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	

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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.	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	
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	

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
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	
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	

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
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	
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	EIQ196 - 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	EIQ196 - 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	

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
100000069160	EQI95 - NO REF - GRASS & LANDSCAPING	53755I95 (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	
100000069202	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Aug 2013	Roofing system failed.	Roof replacement required to access and repair structural steel and remove inbuilt defects to roof and ceiling structure.	REDF	2	50	\$273,000.00	Leaks, short sheets, poorly lapped and structural rust.

Total

\$7,476,980.00

Released under DELETED

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
AIRC	Split & Packaged DX Systems	\$45,000.00
BLDG	Roofing	\$738,080.00
COMM	External Communications & Data Distribution	\$410,000.00
EFIN	External Building Finishes (excluding Paint)	\$163,620.00
ELEC	External Electrical Reticulation	\$382,500.00
ESTR	Outbuildings / Sheds	\$718,000.00
FIRE	Fire Alarm Systems (external)	\$350,000.00
FURN	Fixed Furniture	\$124,700.00
HYDR	Sanitary Drainage System	\$172,300.00
IFAB	Ceilings	\$104,620.00
IFIN	Internal Painting	\$320,660.00
SAFE	Access Control System (external)	\$280,000.00
SIMP	Landscaping & Gardening	\$3,575,500.00
VENT	Exhaust Ventilation Systems	\$92,000.00
TOTAL		\$7,476,980.00

CATEGORY SUMMARY

Category	Category Description	Indicative Cost (GST Exclusive)
BS&C	2 - (BS&C) Building Standards and Codes	\$1,128,600.00
BUSA	5 - (BUSA) Business Activities	\$4,808,020.00
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		\$7,476,980.00

MMF PRIORITY RATING SUMMARY

MMF Priority	MMF Priority Description	Indicative Cost (GST Exclusive)
1	1 - Essential (WH&S or serious disruptions)	\$12,000.00
2	2 - Important (Reduce costly future repairs)	\$7,464,980.00
TOTAL		\$7,476,980.00

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

Released under the RTI Act 2010
 DETE

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 10/11
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

Condition Assessment Tasks List

CADC Task ID	Client Work Request No	Client Program Priority	Financial Year	Client Region	Customer	Customer Region	State Economic	Site Name	Building Name	Equipment Number	Plant No	WIC No	Client Ref	Assessm In Date	Element Group Code	Element Group Description	Element Code	Element Code Description	Maintenm Ranking	NIMP P/Rng Rating	Task Type Description	Task Summary	Task Description Summary	Scope of Work	Category of Task	Indicative Cost	Recommende G Month/year	Indicative Cost Includes	Indicative Risk Class	PI Reference Only	Approved Work Priority	Notes	CADC Load Date			
10000098155			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - SHEDS ACC VALUE > \$1000	10000018633	SCQRUNA IM11111	5375589	345-7192-899	23/09/2011	ESTR	External Structures	DT104	Outbuildings / Sheds	82	2	2 - DET P2's, No Further Investigation Required	Timber jetty falling	Demolish redundant timber jetty to dam. Reinstall pool fence after demolition.	Demolish redundant timber jetty to dam. Reinstall pool fence after demolition.	Remove and replace approximately 1500sqm of track fencing east. Remove existing at west on track and install barrier or fencing. Approximately 300sqm of fencing in total.	BUSA	\$7,000	Feb 2012							10/05/2012	
10000098156			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FENCING	10000018633	SCQRUNA IM11112	5375594	345-7192-894	23/09/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	70	2	2 - DET P2's, No Further Investigation Required	Anti personal boundary fence falling	Replace west boundary fence falling	Replace west boundary fence with anti-personal style metal picket fence.	Repair bus access gate west and upgrade to electric drive remote access barrier.	BUSA	\$80,000	Aug 2012							10/05/2012	
10000098157			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FENCING	10000018633	SCQRUNA IM11112	5375594	345-7192-894	23/09/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	70	2	2 - DET P2's, No Further Investigation Required	Sliding access gate failed	Repair gate and install automation.	Repair gate and install automation.	Investigate and install upgraded fencing system at accommodation lodges.	BUSA	\$25,000	Oct 2011							10/05/2012	
10000098158			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FENCING	10000018633	SCQRUNA IM11112	5375594	345-7192-894	23/09/2011	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	68	2	2 - DET P2's, No Further Investigation Required	Fencing required at lodges	Install upgraded fencing at lodges.	Investigate and install upgraded fencing system at accommodation lodges.	UPCO	\$48,000	Jul 2012							10/05/2012		
10000098159			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FENCING	10000018633	SCQRUNA IM11112	5375594	345-7192-894	23/09/2011	ESTR	External Structures	DT103	Fenced Courts	82	2	2 - DET P2's, No Further Investigation Required	Main track fence failed	Replace on track fence and seating	Remove existing at west on track and install barrier or fencing. Approximately 300sqm of fencing in total.	BUSA	\$79,700	Feb 2012							10/05/2012		
10000098160			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - GRASS & LANDSCAPING	10000018641	SCQRUNA IM11115	5375595	345-7192-894	23/09/2011	SMP	Site Improvements	DT208	Landscaping & Gardening	43	2	2A - DET P2's, Further Investigation Required	No irrigation on rth/west	Investigate/install irrigation system	Investigate and install recycled water irrigation system to rth/west play field. Connect to existing "captive recycled water" system.	UPCO	\$80,000	Aug 2012							10/05/2012		
10000098161			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - GRASS & LANDSCAPING	10000018641	SCQRUNA IM11115	5375595	345-7192-895	23/09/2011	SMP	Site Improvements	DT208	Landscaping & Gardening	82	2	2 - DET P2's, No Further Investigation Required	Matured trees now impacting building	Remove and plant trees	Investigate and install recycled water irrigation system to rth/west play field. Connect to existing "captive recycled water" system.	BUSA	\$30,000	Feb 2012							10/05/2012		
10000098162			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - GRASS & LANDSCAPING	10000018641	SCQRUNA IM11115	5375595	345-7192-895	23/09/2011	SMP	Site Improvements	DT210	Dams	82	2	2 - DET P2's, No Further Investigation Required	No EPA approval to backwash	Seek EPA approval to backwash into dam	Investigate and install recycled water irrigation system to rth/west play field. Connect to existing "captive recycled water" system.	ENVP		Feb 2012						Dam overflows into environmental reserve	10/05/2012		
10000098163			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	65	2	2 - DET P2's, No Further Investigation Required	HMU sewer connection missing	Install connection point to sewer	Install sewer connection point for hot water units at lodge 1 and lodge 2.	BSSC	\$2,100	Aug 2012								10/05/2012	
10000098164			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	70	2	2 - DET P2's, No Further Investigation Required	Air cut drains - 4 lodges not connected	Connect all A/C condensate drains at lodges to sewer or stormwater	Water new under main track area failed and isolated. Investigate and repair failed water main.	BSSC	\$4,000	Apr 2012								10/05/2012	
10000098165			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT708	Water Supply System (retention)	75	2	2 - DET P2's, No Further Investigation Required	Water supply under main track area failed	Investigate and repair water service	Investigate and repair water service	REPF	\$30,000	Feb 2012								10/05/2012	
10000098166			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT708	Water Supply System (retention)	82	2	2 - DET P2's, No Further Investigation Required	Water services not diversified	Audit site and install valves	Investigate and repair water service	BSSC	\$14,000	Feb 2012								10/05/2012	
10000098167			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	1 - DET P2's, No Further Investigation Required	Filter sand requires replacement	Replace filter sand to 50m pool	Filter sand normal 6 yearly interval sand replacement required. Replace sand and inspect filter weekly.	OPCD	\$7,000	Nov 2011								10/05/2012	
10000098168			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigation Required	No energy control on pool system	Install VSD's and controls	Install energy efficient variable speed drive and control system to 25m pool filtration system.	OPCD	\$3,000	Feb 2012								10/05/2012	
10000098169			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigation Required	Pumps inefficient and noisy	Install new pumps and VSD's	Install new pumps and motors, including energy efficient variable speed drives and control system to 50m pool filtration system.	OPCD	\$80,000	Feb 2012								10/05/2012	
10000098170			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigation Required	PVC chlorine line failed	Replace UPVC chlorine line	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install tandem holding tank and chlorine decanting point at 25m plant room.	OPCD	\$6,000	Nov 2011								10/05/2012	
10000098171			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	ELC	Electrical Services	DT911	External Electrical Recirculation	58	2	2 - DET P2's, No Further Investigation Required	No energy control system	Audit and upgrade	Audit site lighting, power and gas system. Implement upgrade and retro fit program of energy efficient lighting, wiring system and controls.	OPCD	\$250,000	Aug 2012								10/05/2012	
10000098172			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	ELC	Electrical Services	DT901	External Electrical Recirculation	61	2	1 - DET P1's, No Further Investigation Required	Exposed wiring on track lighting pole	Repair wiring	Exposed wiring on track lighting pole. Electrical hazard. Frank advised 24/09/2011.											10/05/2012	
10000098173			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	ELC	Electrical Services	DT902	External Power (site)	17	2	2 - DET P2's, No Further Investigation Required	Wind turbines failed and redundant	Remove/demolish wind turbines	Failed and redundant wind turbines require removal and disposal.	BUSA	\$20,000	Oct 2011									10/05/2012
10000098174			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	COMM	Communications & Data Distribution	DT901	External Power (site)	15	2	2 - DET P2's, No Further Investigation Required	Electronic score board failed	Replace/repair electronic score boards	Replace or repair electronic scoreboard boards and all connected control systems.	BUSA	\$250,000	Aug 2012									10/05/2012
10000098175			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	COMM	Communications & Data Distribution	DT903	Intercom / Paging / Call Systems (ext. only)	70	2	2 - DET P2's, No Further Investigation Required	Track control booth controls failed	Upgrade track and field both controls	Track and field both controls and services failed. Upgrade all track and field control both controls and services. Investigate and install correct emergency PA system across site and buildings.	BUSA	\$40,000	Feb 2012									10/05/2012
10000098176			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - UNDERGROUND SERVICES	10000018642	SCQRUNA IM22558	5375596	345-7192-898	23/09/2011	COMM	Communications & Data Distribution	DT903	Intercom / Paging / Call Systems (ext. only)	82	2	2A - DET P2's, Further Investigation Required	No emergency PA system	Install emergency PA system	Specialist contractor to investigate and repair stadium water feature to water lights operational condition.	BSSC	\$120,000	Feb 2012									10/05/2012
10000098177			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ097 - NO REF - WATER FEATURES	1000011893-2	SCQRUNA IM24589	5375597	345-7192-897	23/09/2011	HYDR	Hydraulic Services	DT711	Water Features & Fountains (external)	65	2	2 - DET P2's, No Further Investigation Required	Water feature cracked and leaking	Repair and refurbish water feature	Repair and refurbish water feature to water lights operational condition.	BUSA	\$6,000	Nov 2011									10/05/2012
10000098178			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FIRE ALARMS & SERVICE	10000018644	SCQRUNA IM22996	5375598	345-7192-898	23/09/2011	FIRE	Fire Protection Systems	DT1005	Fire Alarm Systems (external)	82	2	2 - DET P2's, No Further Investigation Required	No addressable emergency system	Audit/upgrade fire 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.	BSSC	\$350,000	Aug 2012									10/05/2012
10000098179			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FIRE ALARMS & SERVICE	10000018644	SCQRUNA IM22996	5375598	345-7192-898	23/09/2011	SAFE	Security & Safety Systems	DT1101	Access Control System (external)	82	2	2A - DET P2's, Further Investigation Required	Electrical door locking system failing	Investigate/upgrade door locking system	High failure rate and loss of cards to old analogue card driven door locking system. Investigate and upgrade accommodation unit locking system.	BUSA	\$180,000	Feb 2012								Arrow electronic door system - "Fail"	10/05/2012
10000098180			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - FIRE ALARMS & SERVICE	10000018644	SCQRUNA IM22996	5375598	345-7192-898	23/09/2011	SAFE	Security & Safety Systems	DT1102	Door (elect. Operated)	82	2	2 - DET P2's, No Further Investigation Required	Key system old and failing	Install new key system to all doors	Install new keypad access system throughout all doors in facility.	BUSA	\$100,000	Aug 2012									10/05/2012
10000098181			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - ROADS & PATHWAYS	10000018646	SCQRUNA IM55888	5375599	345-7192-899	23/09/2011	SMP	Site Improvements	DT201	Roads & Carparks	70	2	2 - DET P2's, No Further Investigation Required	Curbing disrupted and curbing	Replace broken concrete curbing	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	\$20,000	Feb 2012									10/05/2012
10000098182			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - ROADS & PATHWAYS	10000018646	SCQRUNA IM55888	5375599	345-7192-899	23/09/2011	SMP	Site Improvements	DT201	Roads & Carparks	65	2	2 - DET P2's, No Further Investigation Required	Minor potholes in front carpark	Fill and seal minor potholes to front carpark area	Fill and seal minor potholes to front carpark area.	BUSA	\$1,000	Nov 2011									10/05/2012
10000098183			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - ROADS & PATHWAYS	10000018646	SCQRUNA IM55888	5375599	345-7192-899	23/09/2011	SMP	Site Improvements	DT202	Footpaths & Trails	82	2	2 - DET P2's, No Further Investigation Required	Timber boardwalk at end of boardwalk	Replace treated pine boardwalk	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	\$8,500	Feb 2012								Rotten, failed and at end of expected life	10/05/2012
10000098184			2011 - 2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SH/SP EXC COM	EQ098 - NO REF - ROADS & PATHWAYS	10000018646	SCQRUNA IM55888																									

Condition Assessment Tasks List

Task ID	Year	Region	Education	Level	Location	Facility	Room	Code	Assessment	Priority	Category	Sub-Category	Item	Condition	Findings	Recommendations	Cost	Start	End	Status						
1000009222	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08007 - E001 POOL COMPLEX (DOM POOL)	10000116024	SCERUNJA BU11117	345-7192-01	23/09/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	75	2	2 - DET P2's, No Further Investigation Required	Door jamb failed due to rust	Replace door jambs	Replace six (6) metal door jambs, paint and refinish doors	REDF	\$8,000	Feb 2012		10/05/2012
1000009223	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08007 - E001 POOL COMPLEX (DOM POOL)	10000116024	SCERUNJA BU11117	345-7192-02	23/09/2011	HYDR	Hydraulic Services	DT721	Hot Water Units	75	2	2 - DET P2's, No Further Investigation Required	Hot water unit rusted out	Replace hot water unit	Replace one (1) 315L Rheem storage hot water unit	REDF	\$1,800	Oct 2011		10/05/2012
1000009224	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08007 - E001 POOL COMPLEX (DOM POOL)	10000116024	SCERUNJA BU11117	345-7192-03	23/09/2011	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems	82	2	2 - DET P2's, No Further Investigation Required	Exhaust fan assembly failed due to rust	Replace exhaust fan assembly	Replace roof top exhaust fan assembly and steel safety grill	BUSA	\$6,000	Sep 2011	007/1	10/05/2012
1000009225	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08007 - E0021 POOL COMPLEX (DOM POOL)	10000116024	SCERUNJA BU11117	345-7192-021	23/09/2011	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems	82	2	1A - DET P1's, P2 Required	Exhaust fan corroded and unbound	Isolate/remove/replace exhaust fan	Exhaust fan installation corroded and electrically unbound. Electrical and collapse risk. Isolate/remove/replace exhaust fan	REDF	\$20,000	Feb 2012		10/05/2012
1000009226	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08010 - E0022 SWIMMING POOL, 50M	10000116026	SCERUNJA BU11120	345-7192-022	23/09/2011	BLDG	Building Structure	DT312	Swimming Pool Shell	66	2	2 - DET P2's, No Further Investigation Required	Below pool observation deck flooding	Investigate and seal leak to room	Investigate and seal leaks to pool observation deck room	REDF	\$20,000	Feb 2012		10/05/2012
1000009227	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08010 - E0022 SWIMMING POOL, 50M	10000116026	SCERUNJA BU11120	345-7192-022	23/09/2011	BLDG	Building Structure	DT312	Swimming Pool Shell	75	2	2 - DET P2's, No Further Investigation Required	Balance tank failed and leaking water	Re-line or rebuild balance tank	Balance tank requires re-lining or rebuilding by expert specialist pool contractor. Better block construction required. Below-slab observation deck sump pump is in a failed condition. Replace sump pump	REDF	\$250,000	Nov 2012		10/05/2012
1000009228	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08010 - E0022 SWIMMING POOL, 50M	10000116026	SCERUNJA BU11120	345-7192-022	23/09/2011	HYDR	Hydraulic Services	DT715	Internal Pumps	82	2	2 - DET P2's, No Further Investigation Required	Sump pump failed	Replace sump pump	Below-slab observation deck sump pump is in a failed condition. Replace sump pump	BUSA	\$3,200	Nov 2011		10/05/2012
1000009229	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08011 - E0023 POOL-AMENITIES/GRANDSTAND ACCOM	10000116030	SCERUNJA BU11121	345-7192-023	23/09/2011	BLDG	Building Structure	DT306	External Stairs, Balconies & Verandahs	82	2	1 - DET P1's, No P2 Required	Loose step to grandstand bottom tread	Secure step tread	Loose step to grandstand bottom tread. Secure step to tread	REDF	\$1,000	Nov 2011		10/05/2012
1000009230	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08011 - E0023 POOL-AMENITIES/GRANDSTAND ACCOM	10000116030	SCERUNJA BU11121	345-7192-023	23/09/2011	BLDG	Building Structure	DT306	External Stairs, Balconies & Verandahs	82	2	1 - DET P1's, No P2 Required	Cracked coping tiles at lock	Replace tiles	Crack in coping tiles at lock east door, by Trip, via tiles	REDF	\$1,000	Nov 2011		10/05/2012
1000009231	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0025 SHADE STRUCTURE 2 - GRANDSTAND	10000116035	SCERUNJA BU11126	345-7192-025	23/09/2011	EFIN	External Finishes	DT401	External Painting	82	2	2 - DET P2's, No Further Investigation Required	Grandstand panwork worn and oxidized	Re-paint grandstand	Re-paint all grandstand panwork, walls and previously painted external surfaces	BUSA	\$10,000	Nov 2011		10/05/2012
1000009232	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0025 SHADE STRUCTURE 2 - GRANDSTAND	10000116035	SCERUNJA BU11126	345-7192-025	23/09/2011	EFIN	External Finishes	DT402	External Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Artificial grass and run off areas failed	Replace artificial grass	Replace 300sqm of artificial grass at track edge, east of area	BUSA	\$15,000	Dec 2011		10/05/2012
1000009233	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0025 SHADE STRUCTURE 2 - GRANDSTAND	10000116035	SCERUNJA BU11126	345-7192-025	23/09/2011	EFIN	External Finishes	DT403	External Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Grandstand vinyl roof dirty	Re-paint grandstand vinyl roof	Re-paint grandstand high level vinyl roof. Full paint maintenance and repair of all previously painted surfaces	OPCDO	\$8,000	Dec 2011		10/05/2012
1000009234	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2's, No Further Investigation Required	External panwork worn and oxidized	Full external repaint	Re-paint panwork and repair of all previously painted surfaces including varnished timber columns	REDF	\$6,720	Feb 2012		10/05/2012
1000009235	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	82	2	2 - DET P2's, No Further Investigation Required	Door closers missing and failed	Maintenance and repairs	Repair and replace as found pneumatic door closers to lodge doors	BUSA	\$800	Nov 2011		10/05/2012
1000009236	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	IFIN	Internal Finishes	DT801	Internal Painting	66	2	2 - DET P2's, No Further Investigation Required	Internal panwork worn	Full internal repaint	Pre-paint maintenance. Full internal repair to all previously painted surface and washed surface, including re-surface and seal of internal stairs and ceilings	REDF	\$7,500	Aug 2012		10/05/2012
1000009237	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	IFIN	Internal Finishes	DT802	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet flooring to lodge bedroom and accommodation areas approximately 100sqm. Replace carpet with commercial grade sheet vinyl	BUSA	\$10,340	Aug 2012		10/05/2012
1000009238	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08018 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	ELEC	Electrical Services	DT809	General Lighting	66	2	2 - DET P1's, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient downlights for reading at bed head to replace old failing light fixtures	OPCDO	\$3,500	Nov 2011		10/05/2012
1000009239	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08018 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	ELEC	Electrical Services	DT815	Heating / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight (8) wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms	BUSA	\$4,000	Nov 2011		10/05/2012
1000009240	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08018 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	FURN	Furniture & Fittings	DT171	Fitted Furniture	66	2	2 - DET P2's, No Further Investigation Required	Floor and cabinetry edging failed	Repairs to edging and doors	Repair edge striping to kitchen doors and cabinets	BUSA	\$500	Aug 2012		10/05/2012
1000009241	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	FURN	Furniture & Fittings	DT171	Fitted Furniture	82	2	2 - DET P2's, No Further Investigation Required	Amenity shower cubicles failing	Replace and upgrade cubicle partitions	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	\$14,000	Apr 2012		10/05/2012
1000009242	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2's, No Further Investigation Required	External panwork worn and oxidized	Full external repaint	Pre-paint maintenance and repair of all previously painted surface including varnished timber columns	REDF	\$6,720	Feb 2012		10/05/2012
1000009243	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	82	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles failing	Replace and upgrade cubicle partitions	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	\$14,000	Apr 2012		10/05/2012
1000009244	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	72	2	2 - DET P2's, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found pneumatic door closers to lodge doors	BUSA	\$800	Nov 2011		10/05/2012
1000009245	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	IFIN	Internal Finishes	DT801	Internal Painting	70	2	2 - DET P2's, No Further Investigation Required	Internal panwork worn	Full internal repaint	Pre-paint maintenance. Full internal repair to all previously painted surface and washed surface, including re-surface and seal of internal stairs and ceilings	BUSA	\$7,500	Aug 2012		10/05/2012
1000009246	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	IFIN	Internal Finishes	DT802	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 100sqm). Replace carpet with commercial grade sheet vinyl	BUSA	\$10,340	Aug 2012		10/05/2012
1000009247	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	ELEC	Electrical Services	DT809	General Lighting	66	2	2 - DET P2's, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures	OPCDO	\$3,500	Nov 2011		10/05/2012
1000009248	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08019 - E0002 LODGE 2 - STUDENT ACCOMM	10000116038	SCERUNJA BU11129	345-7192-002	23/09/2011	ELEC	Electrical Services	DT815	Heating / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms	BUSA	\$4,000	Nov 2011		10/05/2012
1000009249	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08016 - E0001 LODGE 1 - STUDENT ACCOMM	10000116037	SCERUNJA BU11128	345-7192-001	23/09/2011	FURN	Furniture & Fittings	DT170	Fixed Furniture	65	2	2 - DET P2's, No Further Investigation Required	Floor and cabinetry edging failed	Repairs to edging and doors	Repair edge striping to kitchen doors and cabinets	BUSA	\$500	Aug 2012		10/05/2012
1000009250	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08020 - E0003 LODGE 3 - STUDENT ACCOMM	10000116039	SCERUNJA BU11130	345-7192-003	23/09/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2's, No Further Investigation Required	External panwork worn and oxidized	Full external repaint	Pre-paint maintenance and repair of all previously painted surfaces including varnished timber columns (approximately 250sqm)	REDF	\$6,720	Feb 2012		10/05/2012
1000009251	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08020 - E0003 LODGE 3 - STUDENT ACCOMM	10000116039	SCERUNJA BU11130	345-7192-003	23/09/2011	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	82	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles failing	Replace and upgrade partitions	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	\$14,000	Apr 2012		10/05/2012
1000009252	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08020 - E0003 LODGE 3 - STUDENT ACCOMM	10000116039	SCERUNJA BU11130	345-7192-003	23/09/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	82	2	2 - DET P2's, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found pneumatic door closers to lodge doors	BUSA	\$800	Nov 2011		10/05/2012
1000009253	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08020 - E0003 LODGE 3 - STUDENT ACCOMM	10000116039	SCERUNJA BU11130	345-7192-003	23/09/2011	IFIN	Internal Finishes	DT801	Internal Painting	66	2	2 - DET P2's, No Further Investigation Required	Internal panwork worn	Full internal repaint	Pre-paint maintenance. Full internal repair to all previously painted surface and washed surface, including re-surface and seal of internal stairs and ceilings	REDF	\$7,500	Aug 2012		10/05/2012
1000009254	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	08020 - E0003 LODGE 3 - STUDENT ACCOMM	10000116039	SCERUNJA BU11130	345-7192-003	23/09/2011	IFIN	Internal Finishes	DT802	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet flooring to lodge bedroom and accommodation areas (approximately 100sqm). Replace carpet with commercial grade sheet vinyl	BUSA	\$10,340	Aug 2012		10/05/2012

Condition Assessment Tasks List

Task ID	Year	Region	Education Level	Location	Facility Name	Room/Type	Code	Agency	Task Description	Priority	Start Date	End Date	Category	Sub-Category	Item	Quantity	Unit	Cost	Frequency	Notes	Status	Completion Date			
1000009255	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB200 - E0003 LODGE 3 - STUDENT ACCOMM	10000116939	SCSORUNA BU111130	53755020	346-7192-003	23/08/2011	IFIN	Internal Finishes	DT802	Internal Floor Finishes	68	2	1 - DET P1s, No P2 Required	Twisted deck board, Lvl 1, Unit 1	Replace 1 board	Twisted deck board to Unit 1, level 1. T/B hazard. Replace 1 board	10/05/2012		
1000009256	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB200 - E0003 LODGE 3 - STUDENT ACCOMM	10000116939	SCSORUNA BU111130	53755020	346-7192-003	23/08/2011	ELEC	Electrical Services	DT809	General Lighting	68	2	2 - DET P2s, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures	OPCO \$3,500 Nov 2011	Unsafe, hot, not energy efficient	10/05/2012
1000009257	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB200 - E0003 LODGE 3 - STUDENT ACCOMM	10000116939	SCSORUNA BU111130	53755020	346-7192-003	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2s, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms	BUSA \$4,000 Nov 2011		10/05/2012
1000009258	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB200 - E0003 LODGE 3 - STUDENT ACCOMM	10000116939	SCSORUNA BU111130	53755020	346-7192-003	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2 - DET P2s, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repairs to edge stripping to kitchen doors and cabinets	BUSA \$500 Apr 2011		10/05/2012
1000009259	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	IFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2s, No Further Investigation Required	External paintwork worn and oxidized	Full external repaint	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm)	REFP \$6,720 Feb 2012		10/05/2012
1000009260	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	82	2	2 - DET P2s, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors	BUSA \$680 Nov 2011		10/05/2012
1000009261	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	IFIN	Internal Finishes	DT901	Internal Painting	66	2	2 - DET P2s, No Further Investigation Required	Internal paintwork worn	Full internal repaint	Pre-paint maintenance. Full internal repaint to all previously painted surface and washed surface, including re-surface and seal of internal stairs and decking	REFP \$7,200 Aug 2012		10/05/2012
1000009262	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	IFIN	Internal Finishes	DT902	Internal Floor Finishes	82	2	2 - DET P2s, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet to bedrooms	BUSA \$10,340 Aug 2012		10/05/2012
1000009263	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	ELEC	Electrical Services	DT809	General Lighting	66	2	2 - DET P2s, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures	OPCO \$3,500 Nov 2011	Unsafe, hot, not energy efficient	10/05/2012
1000009264	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2s, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms	BUSA \$4,000 Nov 2011		10/05/2012
1000009265	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	70	2	2 - DET P2s, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repairs to edge stripping to kitchen doors and cabinets	BUSA \$500 Aug 2012		10/05/2012
1000009266	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB201 - E0004 LODGE 4 - STUDENT ACCOMM	10000116940	SCSORUNA BU111131	53755021	346-7192-004	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2s, No Further Investigation Required	Amenities shower cubicles failing	Replace and upgrade partitions	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 \$14,000 Feb 2012		10/05/2012
1000009267	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	IFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2s, No Further Investigation Required	External paintwork worn and oxidized	Full external repaint	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm)	REFP \$6,720 Feb 2012		10/05/2012
1000009268	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	82	2	2 - DET P2s, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors	BUSA \$680 Nov 2011		10/05/2012
1000009269	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	IFIN	Internal Finishes	DT901	Internal Painting	66	2	2 - DET P2s, No Further Investigation Required	Internal paintwork worn	Full internal repaint	Pre-paint maintenance. Full internal repaint to all previously painted surface and washed surface, including re-surface and seal of internal stairs and decking	REFP \$7,200 Aug 2012		10/05/2012
1000009270	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	IFIN	Internal Finishes	DT902	Internal Floor Finishes	82	2	2 - DET P2s, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet to bedrooms	BUSA \$10,340 Aug 2012		10/05/2012
1000009271	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	ELEC	Electrical Services	DT809	General Lighting	66	2	2 - DET P2s, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures	OPCO \$3,500 Nov 2011	Unsafe, hot, not energy efficient	10/05/2012
1000009272	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2s, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms	BUSA \$4,000 Nov 2011		10/05/2012
1000009273	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2 - DET P2s, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repairs to edge stripping to kitchen doors and cabinets	BUSA \$500 Aug 2012		10/05/2012
1000009274	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB202 - E0005 LODGE 5 - STUDENT ACCOMM	10000116941	SCSORUNA BU111132	53755022	346-7192-005	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2s, No Further Investigation Required	Amenities shower cubicles failing	Replace and upgrade partitions	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 \$14,000 Apr 2012		10/05/2012
1000009275	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	IFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2s, No Further Investigation Required	External paintwork worn and oxidized	Full external repaint	Pre-paint maintenance and re-paint of all previously painted surfaces including varnished timber columns (approximately 250sqm)	REFP \$6,720 Feb 2012		10/05/2012
1000009276	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	82	2	2 - DET P2s, No Further Investigation Required	Door closers missing and failing	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors	BUSA \$680 Nov 2011		10/05/2012
1000009277	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	IFIN	Internal Finishes	DT901	Internal Painting	66	2	2 - DET P2s, No Further Investigation Required	Internal paintwork worn	Full internal repaint	Pre-paint maintenance. Full internal repaint to all previously painted surface and washed surface, including re-surface and seal of internal stairs and decking	REFP \$7,200 Aug 2012		10/05/2012
1000009278	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	IFIN	Internal Finishes	DT902	Internal Floor Finishes	82	2	2 - DET P2s, No Further Investigation Required	Carpet worn and stained	Replace carpet to bedrooms	Replace carpet to bedrooms	BUSA \$10,340 Aug 2012		10/05/2012
1000009279	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	ELEC	Electrical Services	DT809	General Lighting	66	2	2 - DET P2s, No Further Investigation Required	Reading lights failed	Install LED downlights	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures	OPCO \$3,500 Nov 2011	Unsafe, hot, not energy efficient	10/05/2012
1000009280	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2s, No Further Investigation Required	Ceiling fans removed	Install wall mounted fans	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms	BUSA \$4,000 Nov 2011		10/05/2012
1000009281	2011-2012	South Coast	Education Old	South East	BROADWATER	RUNAWAY BAY SPORTS/DR/SHIP EXC COM	QB203 - E0006 LODGE 6 - STUDENT ACCOMM	10000116942	SCSORUNA BU111133	53755023	346-7192-006	23/08/2011	FURN	Furniture & Fittings	DT1701	Fixed Furniture	50	2	2 - DET P2s, No Further Investigation Required	Door and cabinetry edging failing	Repairs to edging and doors	Repair edge stripping to kitchen doors and cabinets	REFP \$500 Aug 2012		10/05/2012

Condition Assessment Tasks List

ID	Year	Region	Division	Location	Category	Code	Area	Priority	Estimate	Start	End	Work Type	Notes	Responsible	Cost	Start Date	Completion	Remarks									
1000009207	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E004 COVERED AREA - SPORTS WALK	10000118654	SCEQRUNA BU111146	53755028	345-7192-044	23/09/2011	BLDG	Building Structure	DT304	Roofing	75	2	2 - DET P2a, No Further Investigation Required	Flashing and box guttering failed	Replace box gutters and flashing	Replace guttering and failed flashing system with new stainless steel box gutter and sump system (approximately 30m)	REDF	\$16,000	Feb 2012	Barricade- Scaffolding	2m of 2 storey scaffolds required	10/05/2012
1000009208	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E004 COVERED AREA - SPORTS WALK	10000118654	SCEQRUNA BU111146	53755028	345-7192-044	23/09/2011	BLDG	Building Structure	DT306	Columns & Beams	75	2	2 - DET P2a, No Further Investigation Required	Replace steelwork	Replace and paint steelwork	Steelwork at eastern box gutter area rusting. Rust severe and propagating to surrounding areas. Replace and paint rust affected steelwork supporting box guttering	REDF	\$16,000	Feb 2012	Barricade- Scaffolding		10/05/2012
1000009209	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	BLDG	Building Structure	DT304	Roofing	75	2	2 - DET P2a, No Further Investigation Required	Run-off damaging lodges	Install diversion flashing	Sat cover runoff damaging lodge buildings. Fabricate and install diversion flashing to corners of lodge buildings	REDF	\$2,700	Nov 2011			10/05/2012
1000009210	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs	82	2	2 - DET P2a, No Further Investigation Required	Step treads worn and damaged	Roll all step treads	Maintenance roll of all step treads to connecting decks and landing at lodges (approximately 160 treads)	BUSA	\$3,000	Nov 2011			10/05/2012
1000009211	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2a, No Further Investigation Required	Decking and tread worn and damaged	Clean and seal all decking and treads	Pressure clean all step treads and timber decking to connecting deck and landings at lodge areas. Treat and seal all decking at 2 step treads	REDF	\$1,500	Nov 2011			10/05/2012
1000009212	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	EFIN	External Finishes	DT401	External Painting	75	2	2 - DET P2a, No Further Investigation Required	Paintwork worn and failing	Repaint covered linkway & deck structure	Repaint 15.1m of covered linkway and all on-site, landing, and deck areas to a lodge	REDF	\$17,000	Apr 2012			10/05/2012
1000009213	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	EFIN	External Finishes	DT402	External Floor Finishes	82	2	2 - DET P2a, No Further Investigation Required	Paving uneven at lodge 1	Relay paving	Relay two (2) shade covers to common decks at linkway lodge area (approx. 17.23m)	BUSA	\$2,000	Nov 2011			10/05/2012
1000009214	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	EFIN	External Finishes	DT403	Internal Floor Finishes	70	2	2 - DET P2a, No Further Investigation Required	Shade covers missing	Replace shade covers to common decks	Relay two (2) shade covers to common decks at linkway lodge area (approx. 17.23m)	BUSA	\$7,000	Feb 2012			10/05/2012
1000009215	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	IFIN	Internal Finishes	DT402	Internal Floor Finishes	1	1	1 - DET P1a, No P2 Required	Twisted deck board, Lvl 1 - Unit 9 Trip Hazard	Replace 1 board	Twisted deck board, Lvl 1 - Unit 9 Trip Hazard	BUSA	\$100				10/05/2012
1000009216	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8036 - E0027 COVERED LINKS	10000118655	SCEQRUNA BU111146	53755028	345-7192-027	23/09/2011	IFIN	Internal Finishes	DT402	Internal Floor Finishes	1	1	1 - DET P1a, No P2 Required	Broken tile at ground floor, side door unit 9	Cut and trip hazard. Replace tile	Broken tile at ground floor, side door unit 9	BUSA	\$100				10/05/2012
1000009217	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8037 - E0047 SHED 7 - PLANT (WOOD)	10000118634	SCEQRUNA BU115987	53755028	348-7192-047	23/09/2011	EFIN	External Finishes	DT402	Internal Floor Finishes	1	1	1 - DET P1a, No P2 Required	Minor grout and cracked tiles	Grout and tile damage	Minor grout and cracked tiles to sports walk. Trip hazard. Grout and fill floor	BUSA	\$100				10/05/2012
1000009218	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8038 - E0049 SHED 9 - PLANT (WOOD)	10000118638	SCEQRUNA BU156689	53755028	348-7192-049	23/09/2011	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs	1	1	1 - DET P1a, No P2 Required	Rotten treads, landing stairs unit 9	Roll and treat treads	Rotten treads, landing stairs unit 9	BUSA	\$100				10/05/2012
10000074026	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8038 - NO REF - POLE LIGHTING & SERVICE	10000118644	SCEQRUNA BU122999	53755988	345-7192-098	23/09/2011	ELEC	Electrical Services	DT804	External Lighting	70	2	2 - DET P2a, No Further Investigation Required	Track and field lighting is at the end of its service life	Upgrade track and field pole lighting	Track and field lighting is at the end of its service life. Replace the internal controls, switching gear and cabling. Replace and upgrade existing 60 lights to long-life high energy efficient units	BUSA	\$45,000	Aug 2012			10/05/2012
10000012476	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E0034 DINING HALLWORKSHOPS/AMENITIES	10000118622	SCEQRUNA BU111115	53755005	345-7192-034	23/09/2011	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	66	2	2 - DET P2a, No Further Investigation Required	No weather cover over entry	Install sun hood to set down area	Install framing and Colorbond roof over entry doorway	B&B	\$7,500	Feb 2012			10/05/2012
10000012477	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E0034 DINING HALLWORKSHOPS/AMENITIES	10000118622	SCEQRUNA BU111115	53755005	345-7192-034	23/09/2011	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Rooms	70	2	2 - DET P2a, No Further Investigation Required	Changed usage of area	Install partitions to mixed use areas	Install approx 40m of partition wall to partition off gym from conferencing areas	BUSA	\$36,000	Feb 2012			10/05/2012
10000012478	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E0034 DINING HALLWORKSHOPS/AMENITIES	10000118622	SCEQRUNA BU111115	53755005	345-7192-034	23/09/2011	IFIN	Internal Finishes	DT801	Internal Painting	82	2	2 - DET P2a, No Further Investigation Required	Internal paint work worn and discoloured	Internal repaint	Full internal repaint to ground floor Tams gym area, approx 300sqm	BUSA	\$12,000	Feb 2012			10/05/2012
10000012479	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E0034 DINING HALLWORKSHOPS/AMENITIES	10000118622	SCEQRUNA BU111115	53755005	345-7192-034	23/09/2011	IFIN	Internal Finishes	DT802	Internal Floor Finishes	82	2	2 - DET P2a, No Further Investigation Required	Internal floor finish failed	Replace internal floor finishes	Replace internal floor finishes with Category A dual bond carpet, approx 310 sqm	BUSA	\$17,050	Feb 2012			10/05/2012
10000012480	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E0034 DINING HALLWORKSHOPS/AMENITIES	10000118622	SCEQRUNA BU111115	53755005	345-7192-034	23/09/2011	VENT	Mechanical Ventilation	DT1111	Supply Vents on System	66	2	2 - DET P2a, No Further Investigation Required	Kitchen supply air duct, occupied space	Duct supply air intake	Attach supply air duct in occupied space. Duct kitchen supply air intake to an area external to Tams gym area	B&B	\$6,000	Nov 2011			10/05/2012
10000012481	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8035 - E0034 DINING HALLWORKSHOPS/AMENITIES	10000118622	SCEQRUNA BU111115	53755005	345-7192-034	23/09/2011	AIRC	Air Conditioning	DT1303	Split & Packaged DX Systems	82	2	2 - DET P2a, No Further Investigation Required	No water damage occurred	Install A/C and fresh air supply	Trans gym area, install wall mounted under ceiling cassette, A/C units and fresh air supply fans to achieve approx 60000 of outside	B&B	\$45,000	Feb 2012			10/05/2012
10000012482	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8019 - E0002 LODGE 2 - STUDENT ACCOMM	10000118638	SCEQRUNA BU111129	53755019	348-7192-002	23/09/2011	EFIN	External Finishes (excluding Paint)	DT403	External Building Finishes (excluding Paint)	81	2	2 - DET P2a, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between Q21 and Q18 (Approximately 34sqm). S&P	BUSA	\$3,740	Feb 2012			10/05/2012
10000012483	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8021 - E0004 LODGE 4 - STUDENT ACCOMM	10000118640	SCEQRUNA BU111131	53755021	348-7192-074	23/09/2011	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	81	2	2 - DET P2a, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between Q21 and Q20 (Approximately 48sqm). S&P	BUSA	\$5,280	Feb 2012			10/05/2012
10000012484	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8022 - E0005 LODGE 5 - STUDENT ACCOMM	10000118641	SCEQRUNA BU111132	53755022	347-7192-076	23/09/2011	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	81	2	2 - DET P2a, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between Q21 and Q21 (Approximately 48sqm). S&P	BUSA	\$5,280	Feb 2012			10/05/2012
10000012485	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8023 - E0006 LODGE 6 - STUDENT ACCOMM	10000118642	SCEQRUNA BU111133	53755023	348-7192-008	23/09/2011	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	82	2	2 - DET P2a, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between Q22 and Q22 (Approximately 48sqm). S&P	BUSA	\$5,280	Feb 2012			10/05/2012
10000012486	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8025 - E0009 LODGE 9 - STUDENT ACCOMM	10000118644	SCEQRUNA BU111135	53755028	348-7192-009	23/09/2011	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	82	2	2 - DET P2a, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install vinyl shade sail to common deck between Q24 and Q24 (Approximately 48sqm). S&P	BUSA	\$5,280	Feb 2012			10/05/2012
10000012496	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8074 - E0027 LODGE 7 - STUDENT ACCOMM	10000118643	SCEQRUNA BU111134	53755024	348-7192-027	23/09/2011	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	82	2	2 - DET P2a, No Further Investigation Required	Shade covers missing on common decks	Install shade covers to common decks	Supply and install shade sail to common deck between building Q24 and Q24 (Approximately 48sqm)	BUSA	\$5,280	Feb 2012			10/05/2012
100000126741	2011-2012	South Coast	Education Old	South East	BROADWATER	Q8071 - E0029 POOL - AMENITIES/RECREATION/STAFF COMMON	10000118680	SCEQRUNA BU111521	53755011	348-7192-029	23/09/2011	HYDR	Hydraulic Services	DT727	Heat Exchangers	84	1	2 - DET P2a, No Further Investigation Required	Heat exchangers corroded and leaking	Replace heat exchanger and heat lines	Replace heat exchanger and heat lines	BUSA	\$12,000	Nov 2011		Information supplied by Frank	10/05/2012

Maintenance Assessment Report

of

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

Completed

18/01/2013

Prepared By

QBUILD SOUTH COAST REGIONAL OFFICE

for

Education

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

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7. Minor Maintenance Tasks
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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.

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.

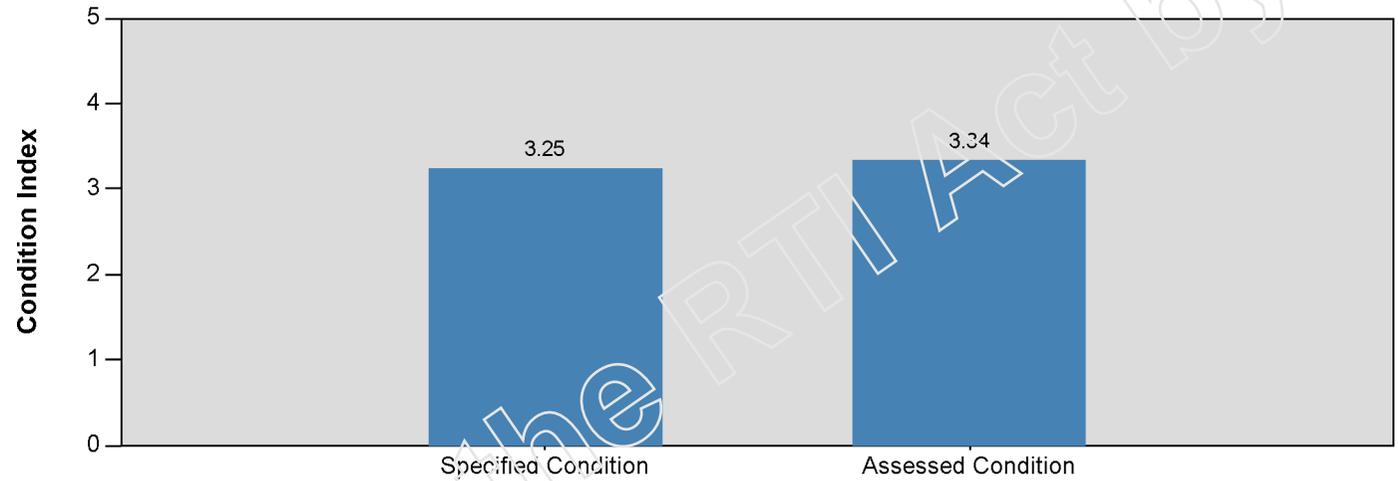
Quality Assurance

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

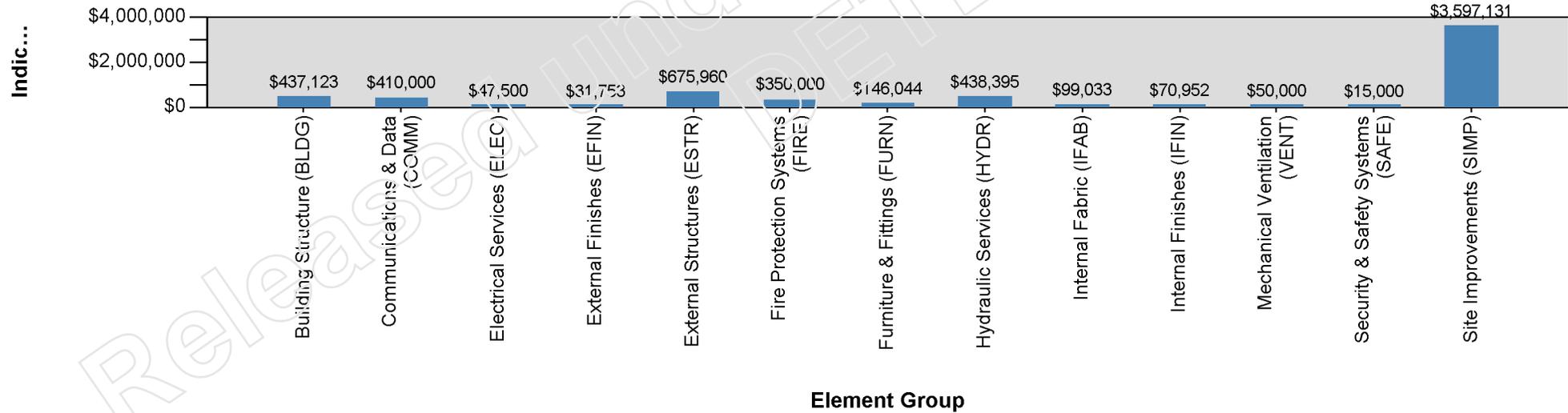
Overall Maintenance Condition



Legend

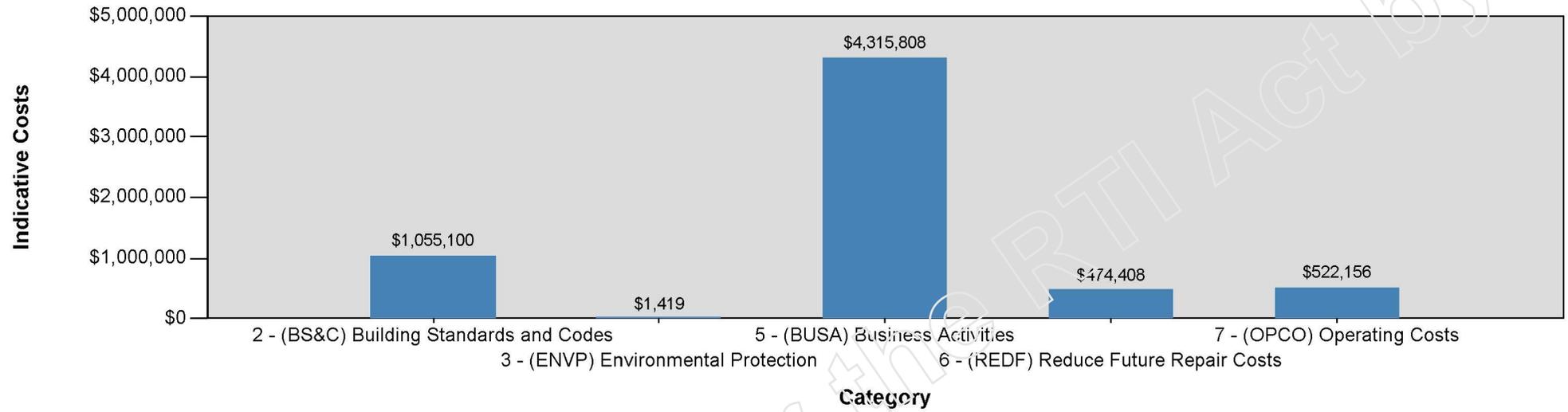
- 5 - Well exceeds client-specified condition
- 4 - Exceeds client-specified condition
- 3 - Generally satisfies client-specified condition
- 2 - Below client-specified condition
- 1 - Well below client-specified condition

Indicative Condition-Based Maintenance Costs By Element

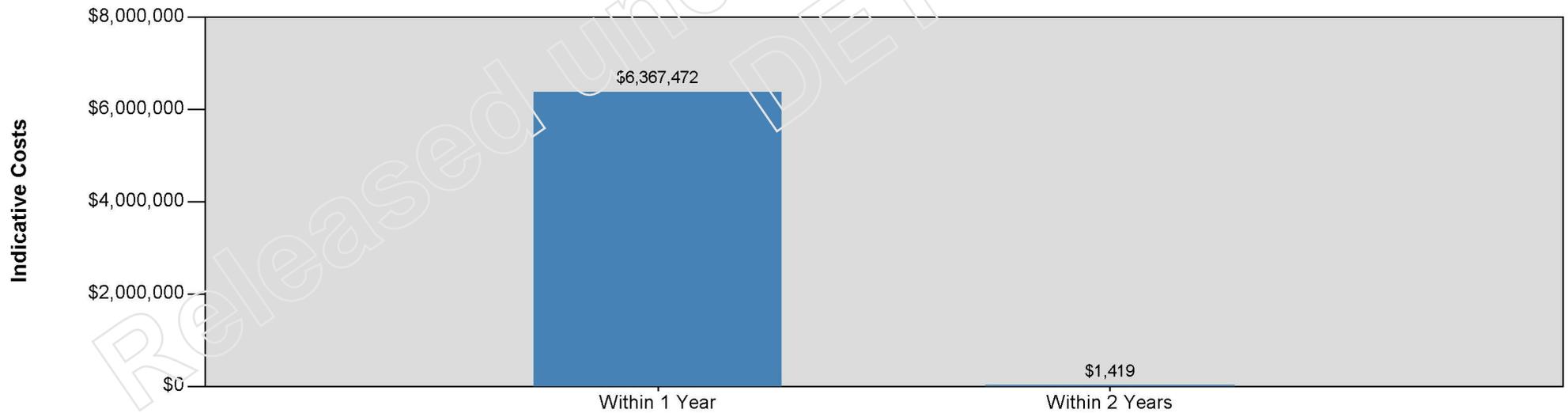


MAINTENANCE SCORECARD cont

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		TRAN		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	S	A
QB001 - EQ033 ADMINISTRATION	3.3	3.3	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	2.0
QB002 - EQ032 OFFICES	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.7	3.7			4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0										
QB003 - EQ029 SHADE STRUCTURE 1 - GYM			3.0	3.0			3.0	3.0	3.7	3.7					3.0	3.0							3.0	3.0										
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	3.0
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	3.3	3.3	3.0	3.0	3.3	3.3	3.0	3.0	3.7	3.7			4.0	4.0	3.5	3.5	4.0	4.0	3.6	3.6	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0					3.0	3.0
QB006 - EQ028 SPORTS MEDICINE	3.3	3.3	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0			3.5	3.5	3.0	3.0	3.0	3.0										
QB007 - EQ021 POOL COMPLEX (20M POOL)			3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0					4.0	4.0	3.0	3.0		
QB009 - EQ045 POOL - RECEPTION			3.0	3.0	3.0	3.0	3.0	3.0	3.7	3.7											3.0	3.0	3.0	3.0										
QB010 - EQ022 SWIMMING POOL 50M			3.0	3.0			3.0	3.0																										
QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVD AR			3.0	3.0			3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	3.0
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP			3.0	3.0			3.0	3.0	3.7	3.7													3.0	3.0										
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND			3.0	3.0			3.0	3.0	3.7	3.7					3.0	3.0							3.0	3.0										
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8					3.0	3.0			3.5	3.5	3.0	3.0	3.0	3.0										
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	3.5	2.3	3.0	4.0	4.0	4.0	3.0	4.0	3.7	3.7			4.0	4.0	3.0	3.0			3.5	3.5	3.0	4.0	3.0	4.0			3.5	4.0					3.0	3.5
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	3.5	4.0	3.0	4.0	4.0	4.0	3.0	4.0	3.7	3.8			4.0	4.0	3.0	3.0			3.5	4.0	3.0	3.8	3.0	4.0			4.0	4.0					3.0	4.0
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM			3.0	3.0	3.5	3.5	3.0	3.7	3.7	3.7			4.0	4.0	3.0	3.0			3.8	3.8	3.0	3.8	3.0	4.0									3.0	3.0
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	4.0	4.0	3.0	3.7	3.7	3.7			4.0	4.0	3.0	3.0			3.5	3.5	3.0	3.8	3.0	4.0									3.0	3.0
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	3.5	3.5	3.0	3.0	4.0	4.0	3.0	3.7	3.7	3.7			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	3.0
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	3.5	3.5	3.0	3.0	4.0	4.0	3.0	3.7	3.7	3.7			4.0	4.0	3.0	2.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	3.0
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	3.5	3.5	3.0	3.0	4.0	4.0	3.0	4.0	3.7	3.7			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.3									3.0	3.0
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	3.5	3.5	3.0	3.0	4.0	4.0	3.0	3.7	3.7	3.7			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	3.0
QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	3.5	3.5	3.0	3.0	4.0	4.0	3.0	3.3	3.7	3.7			4.0	4.0	3.0	3.0			3.6	3.6	3.0	3.0	3.0	3.0									3.0	3.0
QB027 - EQ046 SHED 6 - PLANT (LODGE)			3.0	3.8			3.0	3.7	3.7	3.7									3.7	3.7	3.0	3.0	3.0	3.0										
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.7	3.7			4.0	4.0	3.0	3.0			3.5	3.5	3.0	3.0	3.0	3.0										

S = Specified Condition
A = Assessed Condition

	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		TRAN		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	S	A				
QB029 - EQ011 SHED 2 - GROUNDS (LODGE)			3.0	3.0			3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0							3.0	3.0														
QB030 - EQ012 SHED 3 - STORAGE (LODGE)			3.0	3.0			3.0	3.0	3.7	3.7			4.0	4.0	3.0	3.0							3.0	3.0														
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)			3.0	3.0			3.0	3.0					4.0	4.0									3.0	3.0														
QB032 - EQ030 SWITCH ROOM (ENERGEX)			3.0	3.0			3.0	3.0	3.8	3.8			4.0	4.0	3.0	3.0							3.0	3.0														
QB033 - EQ041 SHED 5 - STORAGE			3.0	3.0			3.0	3.0															3.0	3.0														
QB034 - EQ043 SHADE STRUCTURE 5			3.0	3.0			3.0	3.0															3.0	3.0														
QB035 - EQ044 COVERED AREA - SPORTS WALK			3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8					3.0	3.0					3.0	3.0	3.0	3.0														
QB036 - EQ027 COVERED LINKS			3.0	3.0			3.0	3.0	3.0	3.0																												
QB037 - EQ047 SHED 7 - PLANT (LODGE)			3.0	3.0			3.0	3.3	3.7	3.7									3.7	3.7	3.0	3.0	3.0	3.0														
QB038 - EQ048 SHED 8 - PLANT (LODGE)			3.0	3.0			3.0	3.5	3.0	3.0									3.5	3.5			3.0	3.0														
QB039 - EQ049 SHED 9 - PLANT (LODGE)			3.0	3.0			3.0	3.0	3.8	3.8				3.5	3.5			3.5	3.6	3.0	3.0	3.0	3.0															
QB040 - EQ050 SHED 10 - PLANT (LODGE)			3.0	3.0			3.0	3.3	3.7	3.7				3.0	3.0			3.8	3.8				3.0	3.0														
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)			3.0	3.0			3.0	3.0															3.0	3.0														
QB042 - EQ042 SHADE STRUCTURE 4			3.0	3.0			3.0	3.0															3.0	3.0														
QB044 - QB051 SHADE STRUCTURE 8 - RECEPTION			3.0	4.0			3.0	4.0	3.5	4.0																												
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000											3.0	3.0																							3.0	3.0		
EQI94 - NO REF - FENCING											3.0	3.0																								3.0	3.0	
EQI95 - NO REF - GRASS & LANDSCAPING																																					3.0	3.0
EQI96 - NO REF - UNDERGROUND SERVICES					3.5	3.5			4.0	4.0										3.6	3.6															3.0	3.0	
EQI97 - NO REF - WATER TANKS																				3.0	3.0															3.0	3.0	
EQI98 - NO REF - POLE LIGHTING & SERVICE					4.0	4.0			4.0	4.0	4.0	4.0	3.5	3.5					3.5	3.3							3.5	3.5										
EQI99 - NO REF - SHADE SAILS & COVERS											3.0	3.0																									3.0	3.0
EQR99 - NO REF - ROADS & PATHWAYS																																					3.1	3.1
EQS99 - NO REF - PLAYGROUND EQUIPMENT											3.0	2.8																									3.0	3.0

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
TRAN	Transportation
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	3.25	3.22	3	\$12,260.00
QB002 - EQ032 OFFICES	53755002	34S-7192-032	100	3.29	3.29	0	\$0.00
QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003	34S-7192-029		3.15	3.15	1	\$3,000.00
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004	34S-7192-031	1,080	3.28	3.28	9	\$64,309.00
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	34S-7192-034	2,730	3.38	3.38	13	\$132,883.00
QB006 - EQ028 SPORTS MEDICINE	53755006	34S-7192-028	220	3.29	3.29	1	\$70,000.00
QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007	34S-7192-021	320	3.32	3.32	4	\$57,833.00
QB009 - EQ045 POOL - RECEPTION	53755009	34S-7192-045	15	3.11	3.11	0	\$0.00
QB010 - EQ022 SWIMMING POOL 50M	53755010	34S-7192-022	1,300	3.00	3.00	3	\$271,656.00
QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVD AR	53755011	34S-7192-023		3.24	3.24	1	\$1,419.00
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP	53755012	34S-7192-038	80	3.22	3.22	0	\$0.00
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016	34S-7192-035	840	3.13	3.13	3	\$26,334.00
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	53755017	34S-7192-037	112	3.22	3.22	0	\$0.00
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018	34B-7192-001	196	3.27	3.74	3	\$19,362.00
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019	34B-7192-002	196	3.28	3.92	3	\$21,500.00
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020	34B-7192-003	196	3.26	3.50	4	\$19,728.00
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021	34B-7192-004	196	3.24	3.47	4	\$23,793.00
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022	34B-7192-005	196	3.28	3.33	4	\$23,943.00
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023	34B-7192-006		3.28	3.31	5	\$31,089.00
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024	34B-7192-007	196	3.29	3.37	5	\$27,893.00
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025	34B-7192-008	196	3.28	3.33	5	\$27,793.00
QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	34B-7192-009	196	3.28	3.31	7	\$34,905.00
QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027	34B-7192-046	8	3.24	3.59	2	\$5,000.00
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	53755028	34S-7192-010	72	3.26	3.26	0	\$0.00
QB029 - EQ011 SHED 2 - GROUNDS (LODGE)	53755029	34S-7192-011	36	3.24	3.24	0	\$0.00
QB030 - EQ012 SHED 3 - STORAGE (LODGE)	53755030	34S-7192-012	18	3.19	3.19	0	\$0.00
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)	53755031	34S-7192-014	169	3.13	3.13	0	\$0.00
QB032 - EQ030 SWITCH ROOM (ENERGEX)	53755032	34S-7192-030	40	3.27	3.27	0	\$0.00
QB033 - EQ041 SHED 5 - STORAGE	53755033	34S-7192-041	78	3.00	3.00	0	\$0.00
QB034 - EQ043 SHADE STRUCTURE 5	53755034	34S-7192-043	169	3.00	3.00	0	\$0.00
QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035	34S-7192-044	737	3.13	3.13	1	\$16,000.00

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	3.00	3.00	1	\$2,000.00
QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	34B-7192-047	8	3.24	3.29	0	\$0.00
QB038 - EQ048 SHED 8 - PLANT LODGE)	53755038	34B-7192-048	8	3.14	3.21	0	\$0.00
QB039 - EQ049 SHED 9 - PLANT (LODGE)	53755039	34B-7192-049	8	3.33	3.33	0	\$0.00
QB040 - EQ050 SHED 10 - PLANT (LODGE)	53755040	34B-7192-050	8	3.29	3.35	0	\$0.00
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)	53755041	34S-7192-015	169	3.00	3.00	0	\$0.00
QB042 - EQ042 SHADE STRUCTURE 4	53755042	34S-7192-042	169	3.00	3.00	0	\$0.00
QB044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53755044	34S-7192-051	236	3.13	4.00	0	\$0.00
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000	53755B99	34S-7192-B99		3.00	3.00	1	\$7,000.00
EQI94 - NO REF - FENCING	53755I94	34S-7192-I94		3.00	3.00	4	\$153,960.00
EQI95 - NO REF - GRASS & LANDSCAPING	53755I95	34S-7192-I95		3.00	3.00	2	\$110,000.00
EQI96 - NO REF - UNDERGROUND SERVICES	53755I96	34S-7192-I96		3.58	3.58	12	\$838,100.00
EQI97 - NO REF - WATER TANKS	53755I97	34S-7192-I97		3.00	3.00	0	\$0.00
EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98	34S-7192-I98		3.73	3.67	2	\$365,000.00
EQI99 - NO REF - SHADE SAILS & COVERS	53755I99	34S-7192-I99		3.00	3.00	0	\$0.00
EQR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99		3.14	3.14	13	\$3,461,131.00
EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99	34S-7192-S99		3.00	2.86	3	\$541,000.00
Totals			11,128			119	\$6,368,891.00

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
100000190373	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2A	Apr 2013	Structural movement on concrete beam.	Engage structural engineer to inspect and provide written report on beam movement.	BUSA	2	87	\$1,419.00	
100000190376	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2A	Apr 2013	Steel framework starting to rust.	Engage structural engineer to inspect and provide written report and costings.	BUSA	2	87	\$2,129.00	Report only.
100000190417	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	HYDR	2	Apr 2013	Shower tray cracked Level 1 Amenities.	Remove old cracked shower tray and replace with new tray. This price includes removal of shower screen tray and replacement of same.	BUSA	2	82	\$1,862.00	
100000190361	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	EFIN	2A	Jul 2013	Various ext building fabrics rusting.	Engage engineer to investigate and provide written report on rusting external building fabrics.	BUSA	2	87	\$1,419.00	
100000190371	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	FURN	2	Jul 2013	Timber work brittle and failing.	Sauna in Male and Female Amenities area failed, brittle and splitting.	BUSA	2	87	\$20,000.00	
100000190360	QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003 (n/a)	BLDG	2	Jul 2013	The beams and post showing signs of rust	Grind back and treat with rust preventative system and repaint to match.	BUSA	2	82	\$3,000.00	
100000190369	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Jul 2013	Cafe Servery area vinyl aged and worn.	Remove and replace vinyl floor in Cafe Servery area. Approx. 20 sqm.	BUSA	2	82	\$1,732.00	
100000190375	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Jul 2013	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	82	\$6,500.00	

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
100000190377	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Jul 2013	Steelwork failing due to rust.	Repair failed structural steel member at north apex of steel building framework.	BUSA	2	82	\$15,000.00	
100000190382	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Jul 2013	Internal paintwork worn and damaged.	Repaint all previously painted wall and door surfaces to level 1, amenities, kitchen and offices up to 2.4 m high excluding ceilings and Storeroom near Toilets. Approx. 247 sqm.	BUSA	2	82	\$2,491.00	
100000190383	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Jul 2013	Flooring at end of life span.	Remove and replace vinyl flooring system in commercial kitchen (approximately 300 sqm).	BUSA	2	82	\$25,968.00	
100000190384	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Jul 2013	Carpet worn and marked.	Remove and replace carpet to accommodation and Group Sales/Finance Offices with Category A broadloom. Approx. 94 sqm.	BUSA	2	82	\$3,957.00	
100000190387	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	HYDR	2	Jul 2013	Sump pump failed.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	BUSA	2	82	\$3,200.00	
100000190390	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	HYDR	2	Jul 2013	Tapware and wastes failed.	Replace four (4) commercial hob spouts and tapware. Replace six (6) 50mm CP brass plug and wastes.	BUSA	2	82	\$3,200.00	
100000190392	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2	Jul 2013	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.
100000190406	QB011 - EQ023 POOL- AMENITIES/GRANDS TAND/COVD AR	53755011 (n/a)	BLDG	2A	Jul 2013	Columns and cross members rusted.	Engage qualified person to inspect and advise on best solutions to prevent further damage to structure. Handrails also need attention. Provide written report with costing.	BUSA	2	82	\$1,419.00	

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
100000190412	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Jul 2013	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	
100000190420	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	2	Jul 2013	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	
100000190421	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	2	Jul 2013	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	
100000190425	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Repair kickboard. Possible 2 pack finish.	BUSA	2	82	\$4,000.00	Cabinet maker will need to take doors away inc gable end.
100000190427	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFAB	2	Jul 2013	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	
100000190431	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repairs to edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Possible 2 pack finish.	BUSA	2	82	\$1,200.00	Cabinet maker will need to take doors away inc gable ends.
100000190437	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repairs to edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Possible 2 pack finish.	BUSA	2	82	\$1,200.00	Cabinet maker will need to take doors away.

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
100000190438	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	FURN	2	Jul 2013	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	
100000190443	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repairs to edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Touch up paint on bulk head above sink.	BUSA	2	82	\$1,350.00	Cabinet maker will need to take doors away. Gable ends also.
100000190444	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	FURN	2	Jul 2013	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	
100000190448	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	ELEC	2	Jul 2013	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000190450	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	FURN	2	Jul 2013	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	
100000190453	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	ELEC	2	Jul 2013	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000190454	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone kick on cupboard base also needs replacing.	BUSA	2	82	\$1,300.00	Cabinet maker will need to take doors away and gables.

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
100000190456	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FURN	2	Jul 2013	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	
100000190460	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	ELEC	2	Jul 2013	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000190461	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone.	BUSA	2	82	\$1,200.00	Cabinet maker will need to take doors and gables away.
100000190463	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	FURN	2	Jul 2013	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	
100000190472	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	ELEC	2	Jul 2013	Ceiling fans removed.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	82	\$4,000.00	
100000190475	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	FURN	2	Jul 2013	Door and cabinetry edging failing.	Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone, end gables included.	BUSA	2	82	\$1,200.00	Cabinet maker will need to take doors away from site.
100000190476	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	FURN	2	Jul 2013	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	
100000190477	QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027 (n/a)	BLDG	2	Jul 2013	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	

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
100000190478	OB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027 (n/a)	EFIN	2	Jul 2013	Paving uneven at lodge 1.	Re-level, re-lay and hannah approximately 20sqm of concrete paving.	BUSA	2	82	\$2,000.00	
100000190312	EOB99 - NO REF - SHEDS ACQ VALUE<\$10000	53755B99 (n/a)	ESTR	2	Jul 2013	Timber jetty failing.	Demolish redundant timber jetty to dam. Reinstate pool fence after demolition.	BUSA	2	82	\$7,000.00	
100000190316	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Jul 2013	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	
100000190317	EQI95 - NO REF - GRASS & LANDSCAPING	53755195 (n/a)	SIMP	2	Jul 2013	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	
100000190322	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	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	
100000190325	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	Filter sand requires replacement.	Filter sand normal 8 yearly interval sand replacement overdue. Replace sand and inspect filter vessels. As per attached quote.	BUSA	2	82	\$39,000.00	
100000190331	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	COMM	2A	Jul 2013	No emergency PA system.	Investigate and install correct emergency PA system across site and buildings.	BS&C	2	82	\$120,000.00	

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
100000190333	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98 (n/a)	FIRE	2	Jul 2013	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	
100000190341	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2013	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).	BUJA	2	82	\$14,000.00	
100000190342	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 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
100000190348	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2013	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	
100000190349	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2013	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	
100000190354	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR	2	Jul 2013	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.
100000190403	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2	Jul 2013	Balance tank leaking water.	Engage pool expert (QBuild Brisbane City) to investigate and provide written report with costings on repairs or replacement.	OPCO	2	79	\$1,656.00	

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
100000190404	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2	Jul 2013	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	
100000190479	QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035 (n/a)	BLDG	2	Jul 2013	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	
100000190323	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	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	
100000190357	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Jul 2013	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	
100000190481	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Jul 2013	Paving uneven at lodge 1.	Re-level, re-lay and harrch approximately 20sqm of concrete paving.	BUSA	2	70	\$2,000.00	
100000190320	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	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	
100000190332	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	COMM	2	Jul 2013	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	
100000190338	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2013	Curbing disrupted and broken.	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	2	70	\$20,000.00	
100000190343	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 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
100000190418	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	ELEC	2	Jul 2013	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.
100000190424	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	ELEC	2	Jul 2013	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.
100000190430	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	ELEC	2	Jul 2013	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.
100000190435	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	ELEC	2	Jul 2013	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.
100000190442	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	ELEC	2	Jul 2013	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.
100000190447	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	ELEC	2	Jul 2013	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.
100000190452	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	ELEC	2	Jul 2013	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.
100000190459	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	ELEC	2	Jul 2013	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.
100000190471	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	ELEC	2	Jul 2013	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
100000190315	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Jul 2013	Fencing required at lodges.	Investigate and install upgraded fencing system at accommodation lodges.	OPCO	2	68	\$48,000.00	
100000190324	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	PVC chlorine line failed.	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bunded holding tank and chlorine decanting point at 25m plant room.	OPCO	2	68	\$6,000.00	
100000190326	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	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	
100000190327	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	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	
100000190328	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	No energy control on pool system.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	OPCO	2	68	\$250,000.00	
100000190340	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2013	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	
100000190405	OB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2	Jul 2013	Below pool observation deck flooding.	Investigate and seal leaks to pool observation deck room.	REDF	2	66	\$20,000.00	
100000190314	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Jul 2013	Sliding access gate failed.	Repair bus access gate west and upgrade to electric drive remote access system.	REDF	2	66	\$25,000.00	
100000190365	OB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Jul 2013	Internal paintwork aged and worn.	Full internal repaint to Men's and Ladies toilets, Spa and Spa Hall area covering approx. 325 sqm x 2 coats including prepaint maintenance to Ground Floor.	BUSA	2	65	\$3,225.00	

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
100000190366	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Jul 2013	Paintwork marked and dirty.	Repaint walls, doors columns and beams to ground floor office foyer area.	BUSA	2	65	\$6,500.00	
100000190367	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Jul 2013	Paintwork worn.	Full internal repaint of ground floor amenities areas including all pre-paint maintenance.	BUSA	2	65	\$8,200.00	
100000190380	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005 (n/a)	IFAB	2	Jul 2013	Toilet partitions flimsy and failing.	Replace and upgrade toilet partitions to male and female change rooms.	BUSA	2	65	\$16,000.00	
100000190398	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	2	Jul 2013	Steel stair stringers and rail failed.	Replace steel stair stringers and railing to the mezzanine floor.	BUSA	2	65	\$5,200.00	
100000190411	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Jul 2013	Grandstand paintwork worn and failed.	Repaint all grandstand flooring, besse: block walls only covering approx. 695 sqm using a high quality paving paint. Prepaint maintenance of \$200 allowed.	BUSA	2	65	\$7,150.00	
100000190469	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFIN	2	Jul 2013	Strip vinyl flooring.	Remove and replace approx. 59 sqm of vinyl flooring to Kitchen, Hallway and Laundry.	BUSA	2	65	\$5,200.00	
100000190474	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	FURN	2	Jul 2013	Laundry cabinet water damaged.	Replace 1-8 m of laundry cabinets. Make good wall areas affected by work.	BUSA	2	65	\$1,912.00	
100000190321	EIQ196 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2013	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	
100000190330	EIQ196 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	COMM	2	Jul 2013	Electronic score board failed.	Replace or repair electronic score/message boards and all connected control systems.	BUSA	2	65	\$250,000.00	
100000190350	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2013	Pavers disrupted and failing.	Replace/relay 100sqm of concrete paving at north end of 50m swimming pool.	BUSA	2	65	\$8,500.00	
100000190355	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	SIMP	2	Jul 2013	Retaining edge aged, and splitting.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	BUSA	2	65	\$26,000.00	

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
100000190381	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Jul 2013	Doors failing.	Replace double doors to cleaners room under stands area.	REDF	2	50	\$1,600.00	Craftwood doors expanding due to moisture.
100000190394	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	BLDG	2	Jul 2013	Roof system failed.	Replace approximately 320sqm of roof and ceiling system and treat rust on structural steel work.	REDF	2	50	\$70,000.00	
100000190313	EQ194 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Jul 2013	Anti personal boundary fence failing.	Repair west chain and barbed wire boundary fence and retention loose sections where necessary.	REDF	2	50	\$2,960.00	
100000190318	EQ195 - NO REF - GRASS & LANDSCAPING	53755195 (n/a)	SIMP	2	Jul 2013	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	
100000190432	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	IFAB	2	Sep 2013	Toilet partitions aged/damaged doors.	Remove 4 toilet partitions and doors that are water damaged in both Male and Female Toilets and replace with new ruvex saniboard toilet partitions and doors including all new hardware.	BUSA	2	82	\$5,093.00	
100000190399	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	2	Sep 2013	Door jamb failed due to rust.	Repair six (6) metal door jambs, paint and re-hang doors. Cut 200 mm of bottom of jambs and weld in new section.	BUSA	2	65	\$3,600.00	
100000190449	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	FURN	2	Nov 2013	Kitchen cupboards badly water damaged.	Remove approx. 4.4 lm of water damaged kitchen joinery and replace with new and make good all disturbed areas.	BUSA	2	70	\$4,496.00	
100000190353	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR	2A	Jan 2014	Track, field, ring main, boards aged.	Engage track and field expert, engineer and architect to redesign Control Room, lighting system, underground ring main, track and field and terrace seating area to a professional sport standard.	BS&C	2	87	\$15,000.00	

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
100000190362	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	2	Jan 2014	Men's Showers/Toilet partitions damaged.	Replace shower and toilet partitions with nuvex saniboard thermo plastic toilet partitions. 7 partitions. 10 front panels. 8 doors.	BUSA	2	82	\$9,581.00	
100000190363	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	2	Jan 2014	Ladies Showers/Toilet partitions damaged	Replace shower and toilet partitions with nuvex saniboard thermo plastic toilet partitions. 10 sets.	BUSA	2	82	\$11,852.00	
100000190439	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	IFAB	2	Jan 2014	Amenities shower cubicles/doors damaged.	Replace toilet cubicle partition systems and doors 4 to Level 1 Shower/Toilets with new nuvex saniboard partitions and doors including new hardware.	BUSA	2	82	\$5,093.00	
100000190401	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	HYDR	2	Jan 2014	Badly rusted 315 ltr HWS.	Remove badly rusted 215 ltr HWS from Plant Room and replace with new to Aust. Standards.	BUSA	2	70	\$2,033.00	
100000190455	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FURN	2	Jan 2014	Amenities shower cubicles/doors damaged.	Replace toilet cubicle partition and doors x4 to both Level 1 Shower/Toilets with new nuvex saniboard partitions and doors including new hardware.	BUSA	2	70	\$5,093.00	
100000190462	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	FURN	2	Jan 2014	Amenities shower cubicles/doors damaged.	Replace toilet cubicle partition and doors x 4 to both Level 1 Shower/Toilets with new nuvex saniboard partitions and doors including new hardware.	BUSA	2	70	\$5,093.00	
100000190467	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFAB	2	Jan 2014	Amenities/Showers are water damaged	Remove 4 water damaged partitions and doors to Level 1 Shower/Toilets and replace with new nuvex saniboard partitions and doors including new hardware.	BUSA	2	70	\$5,093.00	

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
100000190426	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFAB	2	Jan 2014	Damaged cubicle doors/loose partitions.	Engage a carpenter to cut approx. 100 mm from bottom of cubicle doors 4 and fit aluminium C channel to bottom of door by using silicone and screws. Also refit all loose toilet cubicle partitions back to wall.	REDF	2	66	\$1,028.00	
100000190356	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Jan 2014	Internal paintwork is aged and marked.	Internal repaint to all plaster walls and ceilings covering approx. 345 sqm excluding high format ceiling, steel structural members, Plant Room and metal clad walls. 2 courts including mezzanine offices \$500 pre paint maintenance allowed.	BUSA	2	65	\$3,950.00	
100000190358	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Jan 2014	Vinyl flooring worn.	Replace 44 sqm of imitation timber vinyl floor to reception area.	BUSA	2	65	\$3,810.00	
100000190364	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	2	Jan 2014	Door jambs rusted out at base.	Rear access door jambs to spa area rusted out at base area. Repair metal door jambs by cutting approx 200 - 300 mm of rusted base from door jamb and fitting new piece and paint to match. 2 doors. 1 ent. to Male to be replaced.	BUSA	2	65	\$1,800.00	
100000190413	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Jan 2014	Grandstand vinyl roof dirty.	Clean grandstand high level vinyl roof. By using cherry picker.	BUSA	2	65	\$4,184.00	
100000190445	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	IFAB	2	Jan 2014	Cubicle partitions/doors water damaged	Replace toilet cubicle partition and doors x4 to both Level 1 Shower/Toilets with new nuvex saniboard partitions and doors including new hardware.	BUSA	2	65	\$5,093.00	
100000190335	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	SAFE	2	Jan 2014	Key system old and failing.	Install new keyed alike system throughout all doors in facility.	BUSA	2	65	\$15,000.00	

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
100000190336	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jan 2014	Line marking faded and failed.	Remark and repaint all line marking and hazard marking to all car parks and hard standing areas across site and all car park areas. Approx. 1,910 lms.	BUSA	2	65	\$6,721.00	
100000190339	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jan 2014	Timber boardwalk at end of lifespan.	Replace approximately 65 sqm of treated pine timber boardwalk leading from east car park to lodges. Price is to replace with concrete so no future repairs to a timber path.	BUSA	2	65	\$7,800.00	
100000190345	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jan 2014	Tiles cracked and broken at entry fence.	Remove and replace cracked and damage sandstone tiles at east of admin bldg 001 at fence entry covering. Approx. 10 sqm.	BUSA	2	65	\$1,630.00	
100000190346	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jan 2014	Paving at east of Admin uneven.	Remove existing pavers and replace with concrete slab. Approx. 25 sqm in area	BUSA	2	65	\$4,160.00	
100000190396	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	BLDG	2	Jan 2014	Structural steel column bases are rusted	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structural steel frame work and refit glass panels to match existing. As per quote from Sports Centre.	REDF	2	50	\$47,000.00	
100000190347	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jan 2014	Pavers sunken and uneven.	Replace 65 sqm of concrete paving at the northwest end of 50 m swimming pool with new 100 mm concrete.	REDF	2	50	\$10,820.00	
100000190386	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	May 2014	Workshop and staff area substandard.	Engage an architect to design purpose build shed or building to suit grounds person needs.	ENVP	2	70	\$1,419.00	

Total

\$6,368,891.00

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
BLDG	Columns & Beams	\$437,123.00
COMM	External Communications & Data Distribution	\$410,000.00
EFIN	External Building Finishes (excluding Paint)	\$31,753.00
ELEC	General Lighting	\$47,500.00
ESTR	Outbuildings / Sheds	\$675,960.00
FIRE	Fire Alarm Systems (external)	\$350,000.00
FURN	Fixed Furniture	\$146,044.00
HYDR	Sanitary Drainage System	\$438,395.00
IFAB	Internal Walls / Partitions / Risers	\$99,033.00
IFIN	Internal Painting	\$70,952.00
SAFE	Doors, gates, etc (Electric Operated) (ext)	\$15,000.00
SIMP	Landscaping & Gardening	\$3,597,131.00
VENT	Supply Ventilation Systems	\$50,000.00
TOTAL		\$6,368,891.00

CATEGORY SUMMARY

Category	Category Description	Indicative Cost (GST Exclusive)
BS&C	2 - (BS&C) Building Standards and Codes	\$1,055,100.00
BUSA	5 - (BUSA) Business Activities	\$4,315,808.00
ENVP	3 - (ENVP) Environmental Protection	\$1,419.00
OPCO	7 - (OPCO) Operating Costs	\$522,156.00
REDF	6 - (REDF) Reduce Future Repair Costs	\$474,408.00
TOTAL		\$6,368,891.00

MMF PRIORITY RATING SUMMARY

MMF Priority	MMF Priority Description	Indicative Cost (GST Exclusive)
2	2 - Important (Reduce costly future repairs)	\$6,368,891.00
TOTAL		\$6,368,891.00

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

Released under the RTI Act by DE TE

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
100000190344	EQR99 - NO REF - ROADS & PATHWAYS	53755R99	n/a	1	000/01	DT204 - Paved Areas	Sunken pavers at southeast end around server lid. Trip hazard. Relay paving flush with existing pavers.	No
100000190368	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004	n/a	1	004/02	DT602 - Internal Floor Finishes	Cracked tiles 6 floor Ladies Toilets. trip hazard/cuts. Replace tiles/patch mortar.	No
100000190370	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004	n/a	1	004/01	DT1207 - Roof Ventilators	Ceiling vent falling from Office ceiling. WPHS. Refit ceiling vent.	No
100000190388	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	n/a	1	005/02	DT716 - Sanitary Plumbing	2 cracked basins in Male Toilets under grand stand adjacent to Staff Office. Cuts risk. Replace basins.	No
100000190391	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	n/a	1	005/01	DT810 - General Power	Exposed wiring in junction box to left side of DB2 in Kitchen. Electrocutation risk. Fit cover to junction box.	No
100000190407	QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVID AR	53755011	n/a	1	011/02	DT309 - External Stairs, Balconies & Verandahs	Loose bottom tread at eastern end. Tripping/fall risk. Refit tread.	No
100000190408	QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVID AR	53755011	n/a	1	011/03	DT402 - External Floor Finishes	Cracked tiles to entry of kiosk east end. Trip/cut risk. New tiles.	No
100000190409	QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVID AR	53755011	n/a	1	011/04	DT402 - External Floor Finishes	Loose copang paver entry of kiosk east end. Trip/fall risk. Refit paver.	No
100000190410	QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVID AR	53755011	n/a	1	011/01	DT809 - General Lighting	Fluoro light hanging off ceiling in Male Toilets, Changeroom and Disabled Toilet. Electrocutation risk. Refit fluoros.	No
100000190416	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018	n/a	1A	018/01	DT716 - Sanitary Plumbing	Cracked shower tray Male Showers Level 1. Cuts risk. Block off shower.	Yes
100000190429	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020	n/a	1	020/01	DT809 - General Lighting	Light switch loose Male Toilets. Elec. risk. Refit light switch Male Toilets.	No
100000190434	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021	n/a	1	021/01	DT602 - Internal Floor Finishes	Various loose floor boards Level 1. Trip hazard. Renail floor boards.	No