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
100000190436	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021	n/a	1	021/02	DT1010 - Fire Alarm Systems (internal)	Smoke alarm missing Level 1. Fire risk. Replace smoke alarm.	No
100000190441	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022	n/a	1	022/01	DT809 - General Lighting	Light switch loose Male Toilets. Elec risk. Refit light switch Male Toilets.	No
	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025	n/a	1	025/01	DT716 - Sanitary Plumbing	Waste top missing Girls Showers WPHS. Supply and fit new waste tap.	No
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	n/a	1	026/01	DT402 - External Floor Finishes	Various uneven paving around building. Trip hazard. Relay paving even with path.	No
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	n/a	1	026/04	DT502 - Internal Walls / Partitions / Risers	Male Toilet partition come away from wall and brackets. Fall risk. Close off toilets or resecure to wall.	No
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	n/a	1	026/02	DT716 - Sanitary Plumbing	4 floor waste tops missing to Showers. WPHS. Supply and fit 4 new floor waste tops.	No
	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	n/a	1	026/03	DT1010 - Fire Alarm Systems (internai)	Smoke alarm missing Room 4. Fire risk. Refit smoke alarm.	No
100000190480	QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035	n/a	1	035/01	DT602 - Internal Floor Finishes	Various cracked tiles through walkway. Cut feet/trip hazard. Replace tiles/patch with mortar.	No
100000190482	QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	n/a	1	037/02	DT402 - External Floor Finishes	Raised paving at front of building. Trip hazard. Relay paving flush with path.	No
100000190483	QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	n/a	1	037/01	DT501 - Ceilings	Ceiling coming down. Fall risk. Refit ceiling back.	No
100000190484	QB039 - EQ049 SHED 9 - PLANT (LODGE)	53755039	n/a	1	(139/11)	DT402 - External Floor Finishes	Various loose and uneven paving around building. Trip hazard. Relay paving flush with path.	No

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

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
100000190359	OP001 F0022	53755001 (n/a)	VENT	4	Air curtains at main entry not working.	Refrigeration mechanic to repair.	Engage a refrigeration mechanic to repair if possible and provide price on replacement if needed.	\$780.00	Confinents
100000190372	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	FURN	4A	Play gym to Level 1 Canteen aged.	Engage play equipment specialist.	Engage play technician (Sydney Firm +61299841400) to inspect and provide price on replacing all aged foam padding including plastic sleeve to Play Gyrn.	\$500.00	
100000190374	QB005 - EQ034 DINING HALL/WORKSHOP S/AMENITIES	53755005 (n/a)	BLDG	4A	Roofing system failed.	Roof plumber to inspect and report.	Roof removal required to access for structural engineer to inspect defects to roof and ceiling structure. Roof plumber to inspect and provide written report with costings for roof removal and reinstatement for inspection.	\$600.00	Report only.
100000190378	QB005 - EQ034 DINING HALL/WORKSHOP S/AMENITIES	53755005 (n/a)	BLDG	4	Door to breezeway from Kitchen damaged.	Replace old door with new.	Replace water damaged door with new solid core door and paint to match. Reuse existing door furniture.	\$943.55	
100000190379	QB005 - EQ034 DINING HALL/WORKSHOP S/AMENITIES	53755005 (n/a)	IFAB	4	Water damage to seiling in Male Toilets.	Replace damaged sheeting/paint to match.	Replace approx. 2 sqm of ceiling and paint to match Male Toilet adjacent to Maintenance area under grandstand.	\$600.00	Leak to area has been repaired.
100000190385	QB005 - EQ034 DINING HALL/WORKSHOP S/AMENITIES	53755005 (n/a)	IFIN	4	Bottom of door frames rusted.	Repair door frames.	Cut approx. 200 mm of door jambs and replace with approx. 400 mm sleeve and paint to match Cleaners cupboard adjacent to Maintenance Room under grandstand.	\$600.00	
100000190389	QB005 - EQ034 DINING HALL/WORKSHOP S/AMENITIES	53755005 (n/a)	HYDR	4	Urinal missing in Male Toilet.	Replace urinal.	Replace urinal in Male Toilet under grandstand.	\$1,000.00	
100000190393	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	BLDG	4	Roof system failed/rusted fascia capping	Roof plumber to inspect and report.	Engage roof plumber to inspect and provide written report with costings.	\$600.00	Report only.
100000190395	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	FURN	4	Door and cabinetry edging failing.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets.	\$500.00	
	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	4	Steel stair stringers rusting.	Repair steel stair stringers.	Grind steel stair stringers and coat with rust preventative paint to reduce further costly repairs.	\$500.00	

		WIC No	Floment	Took				Indicative	
Task ID	Building Name	(Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Cost (GST Excl)	Comments
100000190400	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFIN	4	Internal ceilings worn and damaged.	Internal repaint ceilings only 2 coats.	Internal repaint of ceilings only to Male and Female Toilets/Changerooms, Disabled Toilet and Baby Changeroom. Approximate area 50 sqm.	\$744.00	
100000190402	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	VENT	4A	Rusted exhaust grille & cowling on roof.	Inspect and report.	Engage mechanical contractor to inspect and provide written report with costings on exhaust fan grille and cowling. Replacement/repairs due to rust.	\$600.00	Grille rusted badly.
100000190414	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFAB	4	Cubicle doors swollen at base.	Carpenter to repair.	Engage a carpenter to cut approx, 100 mm from bottom of cubicie doors and silicone and screw an aluminium C channel over bottoms of doors. Also rescrew all loose toilet/shower partitions.	\$752.00	
100000190415	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	
100000190419	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	4	Door and cabinetry edging failed.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Possible 2 pack finish.	\$1,000.00	Cabinet maker will need to take doors away inc gable end.
100000190422	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	4	8 age and swollen doors at bottoms.	Cut down doors & fit aluminium C channel	Engage a carpenter to cut approx. 100 - 200 mm from the bottoms of 8 cubicle doors to Toilet/Showers and fit aluminium C channel by screw and silicone.	\$752.00	
100000190423	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found pneumatic door closers to lodge doors.	\$880.00	
100000190428	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	
	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	
100000190440	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	

		WIC No	Element	Task				Indicative Cost	
Task ID	Building Name	(Client Ref)	Group	Type	Task Description	Task Summary	Scope of Work	(GST Excl)	Comments
100000190446	ACCOMM	53755023 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	
100000190451	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00) {)
100000190457	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	
100000190464	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	BLDG	4	Various broken render to external walls.	Plaster up all broken, missing render.	Engage a plasterer to path missing and render to front RH corner at Ground Level and real wall below windows Ground Level.	\$500.00	
100000190468	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFAB	4	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00	
100000190319	EQI95 - NO REF - GRASS & LANDSCAPING	53755195 (n/a)	SIMP	4	No EPA approval to backwash into dam.	Seek correct licence and EPA approval	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.	\$0.00	Dam overflows into environmental reserve.
	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	ELEC	4	Wind turbines failed and redundant.	Remove/demolish wind turbines.	Failed and redundant wind turbines require removal and disposal. Engage contractor to investigate and provide written quote on removal of turbines and disconnection of wiring and make good disturbed site work. 2 turbines.	\$600.00	
100000190334	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	SAFE	4	Electrical door locking system failing.	Investigate/upgrade door locking system.	High failure rate & loss of cards to old analogue card driven door locking system. Investigate & upgrade accommodation unit locking system. Recommend upgrade to coded key pad system to the same as Tallebudgera Rec Camp. Engage lock expert.	\$500.00	Arrow electronic door system. Not working to full capacity.
100000190337	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	4	Minor potholes in front carpark.	Fill and seal pothole to bitumen carpark	Fill and seal minor potholes to front carpark area.	\$1,000.00	

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Indicative Cost (GST Excl)	Comments
100000190351	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR		1800 mm chainwire boundary fence loose.	Carpenter to repair chainwire fence.	Engage a carpenter to retention chainwire fence and repair holes to fence behind buildings 026 and 025.	\$652.00	
100000190352	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR		Bus access gate broke concrete	Engage contractor to repair.	Engage a contractor to remove post and broken concrete to west boundary fence bus gate and pour new concrete and refit existing post to make gate secure and lockable.	\$1,000.00	
						Total		\$22,643.55	

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
SIMP	Dams	\$1,000.00
ELEC	External Power (site)	\$600.00
SAFE	Access Control System (external)	\$500.00
ESTR	Boundary Walls / Fences / Gates	\$1,652.00
VENT	Air Curtains	\$1,380.00
FURN	Fixed Furniture	\$2,000.00
BLDG	Roofing	\$2,643.55
IFAB	Ceilings	\$10,524.00
IFIN	Internal Building Finishes	\$1,344.00
HYDR	Sanitary Plumbing	\$1,000.00
TOTAL		\$22,643.55

Task Types 4 = Minor Maintenance, Not Urgently Required 4A = Minor Maintenance, Urgently Required

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

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

Condition Assessment Tasks List

	Ellipse Client Work Prograi Request / Priorit No		ial QBuil Regio	d Custome n	r Custom Region	er State n Elector:	Site ate Name	Building Name	Equipme Number	nt Plant No	WIC No	Client Ref	Assessment Date	Group	t Element Group Description	Code	Code	Maintena nce Ranking	Priorit	y Descriptio	: Task Summary	Task Description n Summary	o Work	Category of Task	Indicative Cost	nded	e Indicativ Cost a Includes	CostOff	or Reference to (DET Only)	Anticipate d VHS Issue MIL/YY	Notes	CADC Load Date
10000 01903 12		2012 2013	- South Coast	Education	South Ea	BROADV	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM	SHEDS	- \$ 10000011 832	SCEQ RUNA 6 IM111 111	53755B99	34S- 7192- B99	18/01/2013	B ESTR	External Structures	DT104	Outbuilding s / Sheds	82	2	2 - DET P2's, No Further Investigation Required		Demolish redundant timber , jetty,	Demolish redundant timber jetty to dam. Reinstate pool fence after demolition.	BUSA	\$7,000.00	Jul 2013						11/03/2013
10000 01903 13		2012 2013		Education	South Ea		RUNA WAY BAY SPOR T&LDF /SHIP VA EXC COM	R EQ194 -	- 10000011 833	SCEQ RUNA 6 IM111 112	53755194	34S- 7192- 194	18/01/2013	B ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	50	2	2 - DET P2's, No Further Investigation Required	Anti personal boundary fence faiting.	Roplace west boundary ferios.	Repair wast chain and barbed wire boundary fence and retention loose sections where necessary.	REDF	\$2,960.00	Jul 2013						11/03/2013
10000 01903 14		2012 2013	- South	Education		BROADV	RUNA WAY BAY SPOR T&LDF /SHIP VA EXC COM	R EQ194 -		SCEQ RUNA		34S- 7192-		,	External Structures		Boundary Yvalls / Fences / Gates	66	2	2 - DET P2's, No Further Investigetic	Slidding	Repair gat and install automatio	Repair bus access gate west and upgrade to electric te drive	REDF	\$25,000.00							11/03/2013
10000 01903 15		2012 2013		Education	South Ea	BROADV TER	RUNA WAY BAY SPOR T&LDF /SHIP VA EXC COM	R EQ194 -	- 10000011 833	SCEQ RUNA 6 IM111 112	53755194	34S- 7192- 194	18/01/2013	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	58	2	2 - DET F2's, No Fuither investigation Required	Fencing required at lodges.	Install upgraded fencing at lodges.	Investigate and install upgraded fencing system at accommod ation lodges.	OPCO	\$48,000.00	Jul 2013						11/03/2013
							RIPA	C															Remove and replace approximat ely 150sqm of on track fencing east. Remove seating at west on									
10000 01903 16		2012 2013	- South Coast	Education	South Sa	9RC.ADV	1/SHIP	EQ194 -	10000011	SCEQ RUNA 6 IM111 112	53755194	34S- 7192- 194	18/01/2013	B ESTR	External Structures	DT103	Fenced Courts	82	2	2 - DET P2's, No Further Investigation Required	Main track fence failed.		track and install barrier or fencing. n Approximat ely 300sqm id of fencing in total.	BUSA	\$78,000.00	Jul 2013						11/03/2013

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on South		on South	on South	on South
East TER	REO	BRO East TER	BRO East TER	BRO East TER
J _R L	w	W BA SF T8	SF T8	W BA SF T8 /S DADWA EX
JNA AY	JNA AY AY COR NO SLDR UN HIP RO	LDR GF	JNA AY AY POR NG BLDR GF HIP & CC LA DM AF	LDR GF
Q196 -	O REF - NDERG OUND	Q195 - O REF - :RASS ANDSC PING	RASS	Q195 - O REF - :RASS ANDSC PING
842	100000116 842	100005116 341	10000011(841	10000011(841
558	SCEQ RUNA	SCF.Q RUVA 6 M1 1 115	SCEQ RUNA 6 IM111 115	SCEQ RUNA 5 IM111 115
53755196		537551/45	53755195	53755195
196	34S- 7192- 196	34S- 7192- 195	34S- 7192- 5 195	34S- 7192- 195
18/01/2013		18/01/2013	18/01/2013	18/01/2013
HYDR		3 SIMP	3 SIMP	3 SIMP
Hydraulic Services	Lhudan dia	Site Improvements	Site Improvem nts	Site Improvem nts
DT705		, DT210	DT208	9 DT208
Drainage System	Sanitary	Dams	Landscapir g & Gardening	Landscapir g & Gardening
70			43	82
2			2	2
n Required	2 - DET P2's, No Further	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation
lodges not connected.	Air con drains at	No EPA approval to backwash into dam.	No irrigation on nth/wst field.	Matured trees now impacting building.
condensa drains.	Connect a	Seek correct lilicence ar EPA approval.	install	Removo and replai trees.
te stormwater . Install sewer connection	sewer or	Seek correct waste water disposal licence and approvals from EPA and local council to dispose of backwash water in dam that overflows to denvironmental reserve.	Investigate and install recycled water irrigation system to nth/wst play field. Connect to existing e/ onsite recycled water system.	Trees matured to a height causing damage and maintenanc e issues. Survey and cull trees and cull trees and buildings and structures and progrem replanting of appropriate species.
BS&C			ОРСО	BUSA
\$4,000.00			\$80,000.00	\$30,000.00
Jul 2013			Jul 2013	Jul 2013
				>
		Dam overflows into environme ntal reserve.		
11/03/20		11/03/20	11/03/20	11/03/2

10 01: 2	10 01: 2	10 01 2	10 01:
000 903 5	000 903 4	000 903 3	000 903 2
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South	South Coast	South Coast	South Coast
Education	Education	Education	Education
Couth East	South East	South East	South East
BKOADW,	BROADW t TER	BROADW TER	BROADW t TER
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E/Q196 - NO REF - UNDERG ROUND SERVICE S	ROUND	EQI96 - NO REF - UNDERG ROUND	EQI96 - NO REF - UNDERG ROUND SERVICE S
100000116 842	100000116 842		100000116 842
SCEQ RUNA 5 IM222 558	SCEQ. RUNA 8 IM222 558	SCEQ RUNA	SCEQ RUNA 6 IM222 558
53755196	N \	53755196	53755196
34S- 7192- 196	34S- 7192- 196	34S- 7192- 196	34S- 7192- 196
18/01/2013	18/01/2013	18/01/2013	18/01/2013
HYDR	HYDR	HYDR	HYDR
Hydraulic Services	Hydraulic Services	Hydraulic Services	Hydraulic Services
DT714	D17%4	DT708	DT708
Swimming Pool Filtration System	Swin ming Pool Fittration Bystsm	Water Supply System (external)	Water Supply System (external)
82	68	75	82
2	2	Vec	2
2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation n Required	2 - DET P2's, No Further Investigation In Required	2 - DET P2's, No Further Investigation n Required
Filter sand requires replaceme t.	PVC chlorine line failed.	Wats service under mair track failed	Water shut offs not identified.
Replace filter sand to 50m pool.	Replace UPVC chlorine line.	Investigate and repair water service.	- Audit site and install valves.
Filter sand normal 8 yearly interval sand replacemen t overdue. Replace sand and inspect filter vessels. As per attached quote.	Replace failed UPVC 25mm chiorine distribution line from 50m pool plant room to 25m pool plant room or install bunded holding tank and chiorine decanting point at 25m plant room.	Water main under main track area failed and isolated. Investigate and repair failed water main.	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 ploc! plan.
, BUSA	орсо	REDF	PS&C
\$39,000.00	\$6,000.00	\$30,000.00	\$14,000.00
Jul 2013	Jul 2013	Jul 2013	Jul 2013
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11/03/2013	11/03/2013	11/03/2013	11/03/2013

10000 01903 30	10000 01903 29	10000 01903 28	10000 01903 27	1000 0190 26
			0	100 103 5
2013 2012 - 2013	2012 -	2012 - 2013	2012 - 2013	2012 - 2013
	South	South Coast	South Coast	South Coast
		Education	Education	Education
South East		South East	South East	South East
	BROADWA ITER	BROADWA TER	BROADWA TER	BROADWA TER
RUNA WAY BAY SPOR T&LDR /SHIP	SPOR	T&LDR /SHIP	I/SHIP	SPOR T&LDR /SHIP
EQI96 - NO REF - UNDERG ROUND	ECURS - INO REF - UNDERG ROUND SERVICE	EQI96 - NO REF - UNDERG ROUND SERVICE S	ROUND	EQI96 - NO REF - UNDERG ROUND SERVICE S
100000116 842	100000116	100000116 842	100000116 842	100000116 842
SCEQ RUNA	SCEQ RUNA IM222	SCEQ RUNA IM222 558	SCEQ RUNA 5 IM222 558	SCEQ RUNA IM222 558
53755196		53755196	53755196	53755196
34S- 7192- 196	34S-7192-	34S- 7192- 196	34S- 7192- 196	34S- 7192- 196
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
ELEC		HYDR	HYDR	HYDR
Services Communic ations &	Electrical	Hydraulic Services	Hydraulic Services	Hydraulic Services
DT802		DT714	DT714	DT714
External Communic ations & Data	External	Swimming Pool File ation System	Swimming Pool Filtration System	Swimming Pool Filtration System
		68	68	68
2 - DET P2's, No Further Investigatio	4 - Minor Maint, Not Urgently	2 - 02T P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio n Required
Electronic score	Wind turbines failed and	No energy control on pool system.	Pumps inefficient and failing.	No energy control on pool system.
Repair/repl ace electronic score	Remove/de molish wind	Install VSD's and controls.	Install new pumps and VSD's.	Install VSD's and controls.
Replace or repair electronic score/mess age boards and all connected control	Failed and redundant wind turbines require removal and disposal. Engage contractor to investigate and provide written quote on removal of turbines and disconnection of wiring and make good disturbed.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	Install new pumps and motors instuding energy officient variable speed drives and control system to 55m pool effication system.	Install energy efficient variable speed drive and control system to 25m pool filtration system.
		OPCO	OPCO	ОРСО
\$600.00		######################################	\$80,000.00	\$3,000.00
		Jul 2013	Jul 2013	Ju 2013
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2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South	South Coast	South Coast	South Coast
Education	Education	Education	Education
South East	South East	South East	South East
BROADW/	BROADW/ TER	BROADWA	BROADWA TER
RUNA WAY BAY SPOR T&LDR /SHIP COM	RUNA	RUNA WAY BAY SPOR	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
EQI98 - NO REF - POLE LIGHTIN G & SERVICE		EQI96 - NO REF -	EQI96 - NO REF - UNDERG ROUND SERVICE S
100000116	100000116	100000116 842	100000116 842
SCEQ RUNA i iM222 666		SCEQ RUNA IM222 558	SCEQ RUNA IM222 558
53755198		. 53755196	53755196
34S-7192-198	34S- 7192- 198	34S- 7192- 196	34S- 7192- 196
18/01/2013	18/01/2013	18/01/2013	18/01/2013
SAFE	FIRE	сомм	сомм
Security & Safety Systems	Fire Protection Systems	Communic ations & Data	Communic ations & Data
DT1101	DT1005	DT903	DT903
Access Control System (external)	Fire Alarm Systems (external)	Intercom / Paging / Call Systems (external)	Intercom / Paging / Call Systems (external)
	52	70	82
	2	2	2
4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigatic P Required	2 - DET P2's, No Further Investigation Required	2A - DET P2's, Further Investigation Required
Electrical door locking gystem failing,	No addrossah	Track control booth controls failed.	No emergency PA system
Investigate upgrade door locking system.	Audit/upgr de fire emergency system.	Opgrade track and field book controls.	Install emergency PA system
High failure rate & loss of cards to old analogue card driven door locking system. Investigate & upgrade accommod ation unit locking system. Recommen duprade to coded key pad system to the same as 'Tallebudge ra Rec Camp. Engage lock expert.	Full audit and upgrade of all buildings to incorporate a fully addressable emergency and fire system. Including survey of accommod ation areas a alarm system, egress plans.	Track and field booth controls and services failed. Upgrade all track and field control booth controls and service.	Investigate and install correct emergency PA system across site and buildings.
	BS&C	BUSA	BS&C
\$500.00	************	\$40,000.00	********
	Jul 2013	Jul 2013	Jul 2013
		<i>D</i> `	
		,	
Arrow electronic door system. Not working to full capacity.			
11/03/2013	11/03/2013	11/03/2013	11/03/2013

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	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
	South Coast	South Coast	South Coast	South Coast
v =	Education	Education	Education	Education
		South Eas	South Eas	South Eas
	BROADW	BROADW.		BROADW.
RUNA WAY	RUNA WAY BAY SPOR	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	A EXC COM	T&LDR
IEQR29 - NC REF -	EQR99 - NO REF ROADS	EQR99 - NO REF ROADS & PATHWA YS	YS	EQI98 - NO REF POLE LIGHTIN G & SERVICE
	100000116 846	100000116 846	10000011t 846	100000116 844
	SCEQ RUNA IM555 888	SCEQ RUNA 6 IM555 888	SCEQ RUNA 6 IM555 888	SCEQ RUNA 6 IM222 666
	53755R99	53755R99	53755R99	53755198
	34S- 7192- R99	34S- 7192- R99	34S- 7192- R99	34S- 7192- 198
	18/01/2013	18/01/2013	18/01/2013	18/01/2013
	SIMP	SIMP	SIMP	SAFE
	Site In:proveme	Site Improveme nts	Site Improveme nts	Security & Safety Systems
	DT201	DT201	DT201	DT1102
	Roads & Sarparks	Roads & Carparks	Roads & Carparks	Doors, gates, etc (Electric Operated) (ext)
	70		65	65
	2		2	2
	2 - DET P.2's, No Further Investigation Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation n Required	2 - DET P2's, No Further Investigation Required
	Curbing disrupted and broken.	Minor potholes in front carpark.	Line marking fau'ed and fail/ed.	Key syster old and failing.
	Replace broken concrete curbing.	Fill and seal pothole to bitumen carpark	Repaint and mark car park line marking.	Install newn key system to all doors.
Replace approximat ely 65 sqm of treated pine timber boardwalk leading from east car park to lodges. Price is to replace with	Remove and replace failed concrete curbing system at southern driveway to west car parking.	Fill and seal minor potholes to front carpark area.	Remark and repairs all line marking and learnd inarding to all car standing areas access site and all car park areas. Approx. 1,910 lms.	Install new keyed alike system throughout all doors in facility.
	BUSA		BUSA	BUSA
	\$20,000.00	\$1,000.00	\$6,721.00	\$15,000.00
	Jul 2013		Jan 2014	Jan 2014
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	11/03/201	11/03/2013	11/03/201:	11/03/201

10000 01903 43	10000 01903 42	10000 01903 41	10000 01903 40
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education
South East	South East	South Eas	South East
BF OADW	BROADW t TER	BROADW TER	BROADW.
RUNA WAY BAY SPOR TELDR //EHIP AJEXO	TRIDE	RUNA WAY BAY SPOR T&LDR T&LDR A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
EUR99 - NO REF FOALS & PATHWA	18	EQR99 - NO REF ROADS & PATHWA YS	EQR99 - NO REF - ROADS & PATHWA YS
100000111	100000111 846	10000011 846	10000011t
SCEQ RUNA IM555 888	SCEQ RUNA 8 IM5 35 988	SCEQ RUNA 6 IM555 888	SCEQ RUNA 6 IM555 888
53755R99	\$3755F199	53755R99	53755R99
34S- 7192- R99	34S- 7192- R99	34S- 7192- R99	34S- 7192- R99
18/01/2013	18/01/2013	18/01/2013	18/01/2013
SIMP	SIMP	SIMP	SIMP
Site Improvements	Site Improvem nts	Site Improvem	Site Improvem nts
DT203	DT203	DT203	DT203
Hard Surfaced Areas	hard Surfaced Areas	Hard Surfaced Areas	Hard Surfaced Areas
70	82	/32	68
2	2	V.	2
2 - DET P2's, No Further Investigation n Required	2 - DET P2's, No Further Investigat n Requirec	2 - CET P2's, No Further Investigati in Required	2 - DET P2's, No Further Investigati n Required
Running track surface worn and failing.	Stadium artificial j surface failing.	Artific al gruss eas gruss eas of gym failed.	Line marking faded and failed.
Resurface and upgrade running track.	Resurface and upgrade main field surface	Relevel t and repla artificial grass.	Repaint and mark carpark lii marking.
Running track at end of expected service life span. Replace and upgrade running track surfaces.	replace	Artificial grass at outdoor exercise area and trampoline yard is in poor condition. Relevel and replace artificial grass ce (approxima tely 400sqm).	ne carpark
BUSA	BUSA	BUSA	OPCO
********	**********	\$14,000.00	\$22,000.00
Jul 2013	Jul 2013	Jul 2013	Ju; 2013
		7	
3			
	Uneven sunken in areas, holding water not draining to runoff		
11/03/2013	11/03/2013	11/03/2013	11/03/2013

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	0000 1903 47	0000 1903 46	0000 1903 45	0000 1903 44
25/2003/05		1		# 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	2012 2013	2012 · 2013	2012 2013	2012 - 2013
	South Coast	South Coast	South Coast	South Coast
	Education	Education	Education	Education
	South East	South East	South East	South East
	BROADW.	BROADW.	BROADW.	BROADW/ t TER
	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM
	EQR99 - NO REF - ROADS & PATHWA YS	EQR99 - NO REF - ROADS & PATHWA YS	EQR99 - NO REF - ROADS & PATHWA YS	EQR99 - NO REF - ROADS & PATHWA YS
	100000116 846	100000116 846	10000011e 846	100000116 846
	SCEQ RUNA IM555 888	SCEQ RUNA IM555 888	SCEQ RUNA IM555 888	SCEQ RUNA IM555 888
	53755R.39	53755R99	53755R99	53755R99
	34S- 7192- R99	34S- 7192- R99	34S- 7192- R99	34S- 7192- R99
	18/01/2013	18/01/2013	18/01/2013	18/01/2013
	SIMP	SIMP	SIMP	SIMP
	Site Improvements	Site Improvements	Site Improveme nts	Site Improveme nts
_	DT204	D17254	DT204	DT204
	Paved	Paled Arces	Paved Areas	Paved Areas
- 00	50	65	65_	
<u> </u>	2	2	2	
-	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation In Required	2 - DET P2's, No Further Investigation n Required	1 - DET P1's, No P2 Required
	Pavers sunken and uneven.	Paving at east of Admin uneven.	Tiles cracked and broken at ontry felice.	Sunken pavers at southeast end.
	Replace d pavers wit concrete.	Remove pavers and replace with concrete.	Remove and replac cracked tiles.	Relay paving flush with existing pavers.
	Replace 65 sqm of concrete paving at the northwest end of 50 m swimming pool with new 100 h mm	Approx. 25 sqm in area.	Removs and raplace crocked and damage sandstone tiles at east of admin bidg 001 at tence entry covering, e Approx. 10 sqm.	Sunken pavers at southeast end around server lid. Trip hazard. Relay paving flush with existing pavers.
	REDF	BUSA	BUSA	
	\$10,820.00	\$4,160.00	\$1,630.00	B
	Jan 2014	Jan 2014	Jan 2014	
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2012 - South 2013 Coast Education South East TCR				
2012 - South Coast Education South East TEN				
South Coast Education South East TER		2012 - 2013	2012 - 2013	2012 - 2013
Education South East TER		South Coast	South Coast	South Coast
South East TER		Education	Education	Education
BROADWA TER			South Eas	South Eas
VA			BROADV t TER	BROADV t TER
T&LDR (/S':IIP EXC C'OM			RUNA WAY BAY SPOR T&LDR /SHIP WA EXC COM	I/SHIP
PLAYGR OUND SQUIPM ENT		EQS99 - NO REF - PLAYGR OUND OUND EQUIPM ENT	EQS99 - NO REF - PLAYGR OUND EQUIPM ENT	EQR99 - NO REF - ROADS
10000011 847			10000011 847	10000011 846
SCEQ RUNA 6 IM225 887		SCEQ RUNA 6 IM225 887	SCEQ RUNA 6 IM225 887	SCEQ RUNA 6 IM555 888
53755899		53755899	53755899	53755R99
34S- 7192- S99		34S- 7192- S99	34S- 7192- S99	34S- 7192- R99
18/01/2013		18/01/2013	18/01/2013	18/01/2013
ESTR		ESTR	ESTR	SIMP
External Structures		Extornal Structures	External Structures	Site Improvements
DT105		DT101	DT101	DT204
Playground Structures		Boundary Walls / Fences / Gates	Boundary Walls / Fences / Gates	Paved Areas
87				65
2		30		
2A - DET P2's, Further Investigation Required	2A - DET	4 - Minor Maint, Not Urgently Revuired	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigatio n Required
field, ring main, boards	Track,	Bun access gate broke nuncrete	1800 mm chainwire boundary fence loose.	Pavers disrupted and failing.
Investigati n required to upgrade		s Engage contractor to repair.	Carpente: to repair chainwire fence.	Replace pavers.
area to a professiona I sport	Engage track and field expert, engineer and architect to redesign Control Room, lighting system, underground ring main, track and field and terrace seating	Engage a contractor to remove post and broken concrete to west boundary fence bus gate and pour new concrete and refit existing post to make gate secure and lockable.	Engage a carpenter to retention chainwire fence and repair holes to fence behind buildings 026 and 025.	Replace/rel ay 100sqm of concrete paving at north end of 50m swimming pool.
BS&C				BUSA
\$15,000.00		\$1,000.00	\$652.00	\$8,500.00
) Jan 2014				Jul 2013
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			2	
11/03/2013		11/03/2013	11/03/2013	11/03/2013

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0000 1903 57	0000 1903 56	0000 1903 55	0000 1903 54
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South
Education		Education	Education
South East	South East	South East	South East
BROADW TER	BROADW	BROADW TER	BROADW t TER
RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	RUNA WAY	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LD® /SHIP /A EXC COM
QB001 - EQ033 ADMINIS TRATION		EQS99 - NO REF PLAYGR OUND EQUIPM ENT	EQS99 - NO REF PLAYGE OUND EQUIPM ENT
10000011 614	(10000011 847	- 10000011 847
SCEQ RUNA 6 BU11 1111	SCEQ PUNA 6 BU11 1111	SCEQ RUNA 6 IM225 887	SCEQ RUNA 6 IM225 887
53755001	53755001	53755899	53755S99
34S- 7192- 033	34S-7192- 033	34S- 7192- S99	34S- 7192- S99
18/01/2013	18/01/2013	18/01/2013	18/01/2013
IFIN	IFIN	SIMP	ESTR
Internal Finishes	Internal Finishes	Site Improvements	External Structures
DT601	DT601	DT205	DT107
Internal Painting	Internal	Retaining Walls	Outdoor Furniture (Fixed)
70	65	65	82
2	2	2	2
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigation	2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigation Required
Internal paintwork worn and damaged,	is aged and	Retaining edge aged, and splitting.	substandar
Repaint internal painted surfaces.	Internal I repaint required.	Replace timber retaining edge.	Investigate rebuild of terraced yescang.
Repaint all previously painted surfaces to ground floor and level 1 including all prepaint maintenance.	Internal repaint to all plaster walls and ceilings covering approx. 345 sqm excluding high format ceiling, steel structural members, Plant Room and metal cladded walls. 2 courts including mezzanine offices \$500 pre paint maintenanc e allowed.	Reciace retaining to beach volley ball area. Replenish sand to beach playing zone.	Terraced seating is non linut with current building and access standards. Seating heights and access inappropriate. Retaining and finite and inskill pre fab seating, seating.
: BUSA	BUSA	BUSA	l BS&C
\$4,500.00	\$3,950.00	\$26,000.00	***************************************
Jul 2013	Jan 2014	Jul 2013	Jul 2013
			Seating at west of main track and field stadium.
11/03/2013	11/03/2013	11/03/2013	11/03/2013
3	3	3	3

10000 01903 58	2012 - 2013		Education	South Eas	BROADW/	/SHIP	QB001 - EQ033 ADMINIS TRATION		SCEQ RUNA BU11 1111	53755001	34S- 7192- 033	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes	65	2	2 - DET P2's, No Further Investigatio n Required	Vinyl flooring worn.	Replace vinyl flooring to reception.	Replace 44 sqm of imitation timber vinyl floor to reception area.	BUSA	\$3,810.00	Jan 2014	<u></u>		1	1/03/2013
10000 01903 59	2012 - 2013	South Coast	Education	South East	BROADWA	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB001 - EQ033 ADMINIS TRATION	100000116 614	SCEQ RUNA BU11 1111	53755001	34S- 7192- 033	18/01/2013	VENT	Mechanical Ventilation	DT1201	Air Curtains			4 - Minor Maint, Not Urgently Required	Air curtains at main entry not working.	Refrigeration n mechanic	Engage a refrigeration mechanic to repair if possible and provide price on replacement t if needed.		\$780.00				1	1/03/2013
10000 01903 60	2012 - 2013	South Coast	Education	South Eas	BROADW <i>i</i>	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB003 - EQ029 SHADE STRUCT URE 1 - GYM	100000116 617	SCEQ RUNA BU11 1113	53755003	34S- 7192- 029	18/01/2013	BLDG	Building Structure	DT306	Columns & Beams	82	2	2 - DET P2's, No Further Investigatio n Required	The beams and post showing signs of rust	Treat rusted surfaces.	Grind back and treat with rust preventativ e system and repaint to match.	BUSA	\$3,000.00	Jul 2013			1	1/03/2013
10000 01903 61	2012 - 2013	South Coast	Education	South Eas	BROADW/	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ031 CHILD CARE/C	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	EFIN	External Finishes		External Building Finishes (excluding Faint)	87	2	2A - DET P2's, Further Investigatio n Raquirca		Engineer to investigate and report.		BUSA	\$1,419.00	Jul 2013			1	1/03/2013
						RUNA WAY BAY SPOR T&LDR	QB004 - EQ031 CHILD CARE/C OFFEE		SCEQ			55		9		Internal			2 - DET P2's, No	Men's Showers/T		Replace shower and toilet partitions with nuvex saniboard thermo plastic toilet partitions. 7 partitions.							
10000 01903 62	2012 - 2013	South Coast	Education	South Eas	BROADW/	СОМ	SHOP/A MENITIE S QB004 - EQ031 CHILD CARE/C	100000116	RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFAB	Internal Fabric	DT502	Walls / Partitions Risars	82	2		damaged.	Replace partitions.	10 front panels. 8 doors. Replace shower and toilet partitions with nuvex saniboard	BUSA	\$9,581.00	Jan 2014			1	1/03/2013
10000 01903 63	2013			South East		/SHIP /SHIP /EXC C/DM	OFFEE SHOP/A MENITIE S	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	82	2	2 - DET P2's, No Further Investigatio n Required	Ladîes Showers/T oilet partitions damaged	Replace partitions.	thermo plastic toilet partitions, 10 sets,	BUSA	\$11,852.00	Jan 2014			1	1/03/2013

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South Coast	South Coast	South Coast	South Coast	South
Education	Education	Education	Education	Education
South	a South	n South	n South	South
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ROADWA	ROADWA	ROADWA	ROADWA ER	ROADWA
RUNA WAY BAY SPOR T&LDR	RUNA WAY BAY SPCR	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /EXC COM
	QPJ00/- EC1031 CHILD CARE/C	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIE S	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIE S	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIE S
	1000000			: 100000 618
SCI RU 116 BU	SCI RU 116 BU 111	SCI RU 116 BU 111	SCI RU 116 BU 111	SCI: RUI 1116 BU: 1111
EQ NA 11	EQ NA 11 4 537	NA	NA	NA
755004	755004	75::004	755004	755004
34S- 7192-	34S- 7192- 031	34S- 7192- 031	34S- 7192- 031	34S- 7192- 031
18/01/2013	18/01/2013	18/01/2013	18/01/201	18/01/2013
JEIN	IFIN	IFIN	ISIN	IFAB
Internal Finishes	Internal Finishes	Internal Finishes	internal Finishes	Internal Fabric
DT60	DT60	DT60	отво	DTSC
Interna Floor 2 Finishe	Interna 1 Paintin	laterna 1 Paintin	Interna 1 Paintin	Interna Doors (excluc 4 fire doo
- 1	ıl g	11		ling
	65	65	G5	65
			1	
1 - DET P1's, No P2 Required	2 - DET P2's, No Further Investigation	2 - DET P2's, No Further Investigation	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation
Cracked tiles 6 floo Ladies Toilets.	o Paintwork worn.		Interial paintwork paged and worn.	Door jamin b rusted out at base.
or Replace tiles/pat mortar.	Repaint toilet ameniti	Repaint wall and doors, ground floor.	Full internal paint.	Reciace vusted d jambs.
Cracked tiles 6 floo Ladies Toilets. tri hazard/cu . Replace ch tiles/patch mortar.	Full internal repaint of ground floor amenities areas including all prepaint maintenar e.	Repaint walls, doors columns and beam to ground floor office foyer area	Full internal repaint to Men's and Ladies toilets, Sp and Spa Hall area covering approx. 325 sqm x 2 coats including prepaint maintenar e to Ground Floor.	Rear access door jamb to spa are rusted out at base area. Repair metal dood jambs by cutting approx. 200 - 300 mm of rusied bas form door jamb and fitting new piece and paint to match. 2 doors. I ent. to book Male to be or walled to the place to the pl
s	c BUSA	1		e
	\$8,200.00	\$6,500.00	\$3,225.00	\$1,800.00
	Jul 2013	Jul 2013	Jul 2013	Jan 2014
	3	3	3	4
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11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

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00 03 3	000 03 2	00 03 1	00 03 0	000 03
2012 201:	2012 2011	2012 201	2012 201	2012 201
3 Coast	- South	- South 3 Coast	- South	- South
Education	Education	Education	Education	Education
- 2.00	1 South Ea:	n South Eas	n South Ea:	n South Eas
	BROADW	BROADW	BROADW st TER	BROADW TER
RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDF /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	I/SHIP
QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	EQ031 CHILD CARE/C	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIE S	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIE S
10000011 622	10000011 618	10000011 618	10000011 618	10000011 618
SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1114	SCEQ RUNA 6 BU11 1114	SCEQ RUNA 6 BU11 1114	SCEQ RUNA 6 BU11 1114
53755 005	53755004	53755004	53755004	53755004
34S- 7192-	34S- 7192- 031	34S- 7192- 031	34S- 7192- 031	34S- 7192- 031
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
BLDG	FURN	FURN	VENT	IFIN
Building Structure	Furniture & Fittings	Furniture & Fittings	Mechanica Ventilation	Internal Finishes
DT301		DT1701	DT1207	DT602
Foundations / Slabs	Fixed Furniture	Fixed Furniture	Roof Ventilators	Internal Floor Finishes
87		87		82
2		2		2
2A - DET P2's, Further Investigation Required	AA - Minor Main: Urgenty Required	2 - DET P2's, No Further Investigation Required	1 - DET P1's, No P2 Required	2 - DET P2's, No Further Investigation Required
Structural movement on concret beam.	Fray gym to Level 1 Canteer aged.	Timber work brittle	Ceiling vent falling from Office ceiling	Cafe Servery area vinyl aged and worn.
e Engineer's report.	Engage play equipmen specialist.	Reline sauna timberwor 2 off.	Refit ceilir vent.	Replace vinyl floor
Engage structural engineer to inspect and provide written report on beam movement.	Engage play technician (Sydney Firm +61299841 400) to inspect acprovide price on replacing all aged foam padding including plastic sleeve to Play Gym.	Sauna in Male and Female Amenities area failed, buttle and spiriting.	Ceiling vent falling from Office ceiling. WPHS. g Refit ceiling	Remove and replace vinyl floor in Cafe Servery area. Approx. 20 sqm.
BUSA	,	BUSA		BUSA
\$1,419.00	\$500.00	\$20,000.00		\$1,732.00
Apr 2013		0 Jul 2013		Jul 2013
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2012 -	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South
Education	Education .	Education	Education
South East	South East	South East	South East
BROADW.	BROADW/ TER	BROADW.	BROADW.
RUNA WAY BAY SPOR T&LDR (/S!1IP A EXC	SHIP	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY SPOR T&LDR /SHIP A EXC COM
QB005 - EQ024 DINING HALLWY ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALLW ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALLW ORKSHC PS/AME NITIES	QB005 - EQ034 DINING HALLW ORKSHC PS/AME NITIES
100000111	100000111 622	10000011(622	100000111 622
SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115
53755005	50755005	53755005	53755005
34S- 7192- 034	348- 7192- 034	34S- 7192- 034	34S- 7192- 034
18/01/2013	19/01/2013	18/01/2013	18/01/2013
BLDG	BLDG	BLDG	BLDG
Building Structure	Building Structure	Bui'ding Structure	Building Structure
DT306	DT206	DT306	DT304
Columns & Beams	Columns & Beams	Columns & Beams	Roofing
82	87	23	
2	2	2	
2 - DET P2's, No Further Investigatio n Required	2A - DET P2's, Further Investigatio n Required	2 - DET P2's, No Further Investigation n Required	4A - Minor Maint, Urgently Required
Steelwork failing due to rust.	Steel framework starting to rust.	Ruster: column bases.	Roofing system failed.
Repair structural steel.		Sand blas and epoxy coat.	Roof plumber tr inspect ar report.
Repair failed structural steel member at north apex of steel building framework.	Engage structural engineer to inspect and provide written report and costings.	Column bases in kitchen area at level 1 restaurant are severely surface rust effected. Sand blast and epoxy coat at tit flooring replacemen t.	Roof removal required to access for structural engineer to inspect defects to roof and ceiling structure. Roof plumber to inspect and provide written report with costings for roof or and and or instructured and and all ent for inspection.
BUSA	BUSA	BUSA	
\$15,000.00	\$2,129.00	\$6,500.00	\$600.00
Jul 2013	Apr 2013	Jul 2013	
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	Report only.		Report only.
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South	South Coast	South Coast	South Coast
	Education	Education	Education
		South East	South East
BROADW		BROADW/	BROADW/ TER
RUNA WAY BAY SPOR T&LDR /SHIP A EXC	BAY SPOR T&LDR	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
PS/AME	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES
10000011		100000110 622	10000011 622
SCEQ RUNA 6 BU11	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115
	53755005	53755005	53755005
34.7- 7192-	34S- 7192- 034	34S- 7192- 034	34S- 7192- 034
S	18/01/2013	18/01/2013	18/01/2013
	IFAB	IFAB	IFAB
Internal	Internal Fabric	Internal Fabric	Internal Fabric
	DT504	DT504	DT501
Interna'	Internal Doors (excluding fire doors)	Internal Doors (excluding fire doors)	Ceilings
	50	65	
	2	2	
2 - DET P2's, No Further Investigatio	2 - DET P2's, No Further Investigation In Required		4 - Minor Maint, Not Urgently Required
Internal paintwork worn and	Doors failing.	Toilet partitions flimsy and failing.	Water damage to ceiling in Male Toilets.
Repaint internal walls and	Replace double doors to cleaners room.	Replace/ul grade toile part/sions.	Replace damaged sheeting/p int to match.
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.	Seplace double doors to cleaners room under stands area.	Replace and Departed toilet partitions to male and female change rooms.	Replace approx. 2 sqm of ceiling and paint to match Male Toilet adjacent to Maintenanc e area under grandstand
	REDF	BUSA	
	\$1,600.00	\$16,000.00	1600,63
-	Jul 2013	Jul 2013	
			>
z.			
	Craftwood doors expanding due to moisture.		Leak to area has been repaired.
	11/03/2013	11/03/2013	11/03/2013
	RUNA WAY BAY EQOSA SPOR DINING TALLOR HALLW // SHIP ORKSHQ RUNA RUNA RUNA RUNA RUNA RUNA RUNA RUNA	Second S	RUNA WAY 2805 SOCIO SOUTH SOCIO SOCIO

10000 01903 86	10000 01903 85	10000 01903 84
2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast
Education	Education	Education
South East	South East	South East
BROADW <i>A</i>	BROADW <i>A</i> TER	BROADWA TER
RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALLW ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALLW ORKSHO PS/AME NITIES
100000116 622	100000116 622	100000116 622
SCEQ RUNA BU11 1115	SCEQ RUNA BU11 1115	SCEQ RUNA BU11 1115
53755005	53755005	53755005
34S- 7192- 034	34S- 7192- 034	34S- 7192- 034
18/01/2013	18/01/2013	18/01/2013
IFIN	IFIN	IFIN
Internal Finishes	Internal Finishes	Internal Finishes
D7603	DT603.	DT602
Internal Building Finishes	Internal Euilding Finishes	Internal Floor Finishes
70		82
2	30	2
2 - DET 92's, No Further Investigatio n Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigatio n Required
and staff area substandar	Bottom of door frames rusted.	Carpet worn and marked.
purpose built	Repair door frames.	Replace carpet.
Engage an architect to design purpose build shed or building to suit grounds coperson needs.	Cut approx. 200 mm cf - door jambs ano replace with approx. 400 mm steeve and paint to match Cleaners cupboard adjacent to Maintenanc e Room under	Remove and replace carpet to accommod ation and Group Sales/Fina nce Offices with Category A broadloom. Approx. 94 sqm.
ENVP	}	BUSA
·\$1,419.00	\$600.00	\$3,657.00
May 2014		Jul 2013
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11/03/20	11/03/201	11/03/201
	RUNA WAY OB005 - BAY GO34 SPOR DINING T&LDR HALLW /SHIP NGKSHO RUNA 34S- 2012 - South BROADWA EXC PS/AME 10000116 BU11 7192 - Internal Building Internal Building Internal Internal Building Internal Interna	RUNA RUNA

10000 01903 95	10000 01903 94	10000 01903 93	10000 01903 92	10000 01903 91	10000 01903 90	10000 01903 89
	7187					
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education	Education	Education	Education
South East	South East	South East	South Eas	South Eas	South Eas	South Eas
BROADW/	SROADW.	BROADW/	BROADW.	BROADW.	BROADW.	BROADW.
BAY SPOR T&LDR /SHIP	/SHIP	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
QB006 - EQ028 SPORTS MEDICIN E	Q3006 EQ028 SPORTS MEDICIN	QB006 - EQ028 SPORTS MEDICIN E	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	QB005 - EQ034 DINING HALLW ORKSHO PS/AME NITIES
100000116 623	100000111 623	10000011 623	10000011 622	10000011 622	10000011 622	10000011 622
SCEQ RUNA BU11 1116	SCEQ RUNA 6 BU11 1116	SCEQ RUNA 6 BU11 1116	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115	SCEQ RUNA 6 BU11 1115
53755006	53755006		53755005	53755005	53755005	53755005
34S- 7192- 028	34S- 7192- 028	34S- 7192- 028	34S- 7192- 034	34S- 7192- 034	34S- 7192- 034	34S- 7192- 034
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
FURN	BLDG	BLDG	VENT	ELEC	HYDR	HYDR
Furniture & Fittings	Building Structure	Building Structure	Me⊹hanics ∀ent∄ation	Electrical Services	Hydraulic Services	Hydraulic Services
DT1701	DT304	DT304	DT 1211	DT810	DT722	DT716
Fixed Furniture	Roofing	Roofing	Supply Ventilation Systems	General Power	General Plumbing 8 Pipework (internal)	Sanitary Plumbing
	50		82		82	
	2		2	Va	2	
4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation n Required	4 - Minor Maint, Not Urgently Required	2 - DE 7 P2's, No Further Investigation Requires	1 - DÉT P1's, No P2 Required	2 - DET P2's, No Further Investigation Required	4 - Minor Maint, Not Urgently Required
Door and cabinetry edging failing.	Roof system failed.	Roof system failed/rust d fascia capping	Workshop and staff area substanded	Exposed wing in junction box.	Tapware and waste failed.	Urinal missing ir Male Toile
Repairs to edging and doors.	Replace failed roofing system.	Roof plumber to inspect an report.	purpose built	Fit cover to junction box.	Replace a sink tapware s and wastes.	Replace t. urinal.
Repair edge stripping to kitchen d doors and cabinets.	Replace approximat ely 320sqm of roof and ceiling system and treat rust on structural steel work.	Engage roof plumber to inspect and provide written d report with costings.	Investigate and upgrade to appropriate maintenance storage and lunch facility. Indicative basic cost only.	Exposed wiring in junction box to left side of DB2 in Kitchen. Electrocuti on risk. Fit o cover to junction box.	Replace four (4) commercia hob spouts and tapware. Il Replace sin (6) 50mm CP brase plug and wastes.	Replace urinal in Male Toilet under grandstand
	1	1	BS&C	2	EUSA	1
\$500.00	\$70,000.00	\$600.00	\$50,000.00		\$3,200.00	\$1,000.00
14	Jul 2013		Jul 2013		Jul 2013	
				005/01		
		Report only.	Convert area under stands to storage only.			
11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

	10000 01903 99	10000 01903 98	10000 01903 97	10000 01903 96
	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
	South Coast	South Coast	South Coast	South Coast
(Education	Education	Education	Education
	South East	South East	South East	South East
(8			BROADW TER	BROADW t TER
RUNA WAY BAY SPOR T&LDR /SHIP		RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDP /SHIP /SCOM
		QB007 - EQ021 POOL COMPLE X (20M POOL)	QB007 - EQ021 R POOL COMPLE X (20M POOL)	QB007 - E0021 POOL COMPLE X (20M POOL)
b)`	100\\00\\100\\	10000011 624	10000011 624	10000011
	SCEQ RUNA 16 8U 11 1117	SCEQ RUNA 16 BU11 1117	SCEQ RUNA BU11 1117	SCEQ RUNA 16 BU11 1117
	53755007	53755007	53755007	53755007
	34S- 7192- 021	34S- 7192- 021	34S- 7192- 021	34S- 7192- 021
	18/01/2013	18/01/2013	18/01/2013	18/01/2013
	IFAB	IFAR	IFAB	BLDG
	Internal Fabric	Internai Fabric	Internal Fabric	Building
	DT504	DT503	DT503	DT306
	Internal Doors (excluding fire doors)	Internal Stairs	Inte na! Svairs	Columns & Beams
	65	65		50
	2	2		2
	2 - DET P2's, No Further Investigation n Required	2 - DET P2's, No Further Investigation Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation in Required
	Door jamb failed due to rust.	Steel stair stringers and rail failed.	Steel stair stringers rusting.	Struct ral steel column bases are
	Repair door jambs.	Replace steel stair stringers and rail.	Repair steel stair stringers.	Ropair structural steel
Internal repaint of ceilings only to Male and Female Toilets/Cha ngerooms, Disabled Toilet and	Repair six (6) metal door jambs, paint and re-hang doors. Cut 200 mm of bottom of jambs and weld in new section.	Replace steel stair stringers and railing to the mezzanine floor.	Grind steel stair stringers and coat with rust preventative paint to reduce further costly repairs.	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structure; steel frame leach existing. As per quote from act, contract con
	BUSA	BUSA		REDF
	\$3,600.00	\$5,200.00	\$500.00	\$47,000.00
	Sep 2013	Jul 2013		Jan 2014
				5)
	1	1	1	1
	11/03/2013	11/03/2013	11/03/2013	11/03/2013

RUNA WAY BAY GB010 - SPOR EG022 TALDR SWMMI SPOR GCM2 174.DR SWMMI S					
RUNA VAY BAY GB010 SPOR E0022 TRLDR SVINMIN RECORD FOR E0022 T		10000 01904 04	10000 01904 03	10000 01904 02	10000 01904 01
RUNA WAY BAY BAY GB010- SPCR EG022 TRLDR SVINMM 2012- South BROADWA EXC DOLL TOLL TOLL TOLL TOLL TOLL TOLL TOLL					
RUNA WAY BAY SOUTH 2012- South 2012- South 2014- Good Figure 1 RUNA WAY BAY BAY BAY BAY BAY BAY BAY BAY BAY B					
RUNA WAY BAY GB010- SPCR EG022 TRLDR SVINMM Coast Education South East TER COM SM SM RUNA WAY BAY GB010- SPCR EG022 TRLDR SVINMM RUNA RUNA RUNA RUNA RUNA WAY GB010- SPCR GG022 TRLDR SVINMM RUNA RUNA RUNA RUNA RUNA RUNA RUNA RUNA	2013	2012 -	2012 - .2013	2012 - 2013	2012 - 2013
RUNA WAY BAY GROUZE TALDR SWIMMI FRANCE Education South East TER COM SOM	Codst	South	South Coast	South Coast	South Coast
RUNA WAY BAY GB010 SPOR E0022 TSLDR SWINMI SHIP NG BROADWA EXC South East TER RUNA WAY BAY GB010 SPOR TG022 TSLDR SWINMI SHIP NG RUNA WAY BROADWA EXC South East TER RUNA WAY BROADWA EXC South East TER RUNA WAY BAY GB010 SPOR TG022 TSLDR SWINMI BAY GB010 SPOR TG022 TSLDR SWINMI BAY GB010 SPOR TG022 TSLDR SWINMI SHIP NG TORM TRUNA WAY BAY GB010 SPOR TG022 TSLDR SWINMI BAY GB010 SPOR TG022 TSLDR SWINMI SWINMI SPOR TG022 TSLDR SWINMI SWINM	Education	Education	Education	Education	Education
RUNA WAY BAY OB010- SPOR E0022 TALDR SWIMMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMMI SWIMI SWI	South Eas	Scale Experience	South Eas	South Eas	South Eas
RUNA		BSOADW.		BROADW	BROADW t TER
GB010 - EQ022 SXYMMMI ROW PCOL 50 ST,650 O Jul 2013 SWimming To Pol Shull P2's, No Further	FIUNA WAY BAY SPOR T&LDE	RUNA WAY BAY SPOR TALDN SHIP			RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM
SCEQ RUNA 34S-7192- RUNA 100000116 BU11 S3755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 79 2 n Required water. SCEQ RUNA 100000116 BU11 S3755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 100000116 BU11 S3755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 100000116 BU11 S3755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 100000116 BU11 RUNA 110000116 BU11 RUNA 11000	QB010 - EQ022 SWIMMI	QX010 - FQ022 SVJIMMI NG			QB007 - EQ021 POOL COMPLE X (20M POOL)
SCEQ RUNA 34S- 8 BUT 1/20 53755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 34S- 8 BUT 1/20 53755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 34S- 8 BUT 1/20 53755010 022 18/01/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 34S- 8 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 34S- 8 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 6 BUT 1/2013 BLDG Structure DT312 Pool Shell 75 2 n Required water. SCEQ RUNA 77/92 N Required water.	028	10000111	10000011 628	10000011 624	10000011 624
Same		SCEQ RUNA 6 BUTI	SCEQ RUNA 6 BU11 1120	SCEQ RUNA 6 BU11 1117	SCEQ RUNA 6 BU11 1117
345- 7192- 18/01/2513 BLDG Structure DT312 Pool Shell 79 2 Newming The Partner Investigate Partner Stank failed The Datance Lank P2. DST Partner Stank P2. DST Pool Shell 79 2 New Partner Stank Railed The Datance Lank Railed Research Railed Research Lank Railed Research Railed Research Railed Research Railed Research Rai	33/35010		53755010	53755007	53755007
Building DT312 BLDG Structure DT312 Pool Shell 75 2 n Required water. 2 - DET PZs, No. 1 Pool shell 79 2 n required water. 2 - DET PZs, No. 2 n required water. 2 - DET PZs, No. 2 n required water. 2 - DET tank falled. The balance tank falled. The balance tank falled. The balance tank requires or replication of the balance tank falled. The balance tank requires or replication of the balance tank falled. The balance tank requires or replication of the balance tank requires or replication of the balance tank requires or replication of tank requires or replication or replication of tank requires or replication or replica		34S- 7192-	34S- 7192- 022	34S- 7192- 021	34S- 7192- 021
BLICG Structure DT312 Pool Shall 78 2 DET P2s, No Palance tank failed. The balance tank failed. The balance tank failed. The balance tank requires relaining or rebuilding by expert specialist pool of tank requires tank failed. The balance tank requires t			18/01/2013	18/01/2013	18/01/2013
Building Structure DT312 Swimming Structure DT312 Swimming Structure DT312 Pool Shell 75 2 n Required Structure DT312 Pool Shell 75 2 n Required water. Birisbane City) to investigate and provide written report with costings on replacemen investigate. Pool expert replacemen investigate. The pool expert replacemen investigate and salience tank failed. The balance tank failed. The balance tank failed and leaking balance repulsion or rebuilding by expert specialist pool contractor. Besser specialist pool contractor. Besser specialist pool constructor and failed. REDF ####################################			BLDG	VENT	HYDR
Swimming DT312 Pool Shoil Pool Sh	otructure	Building	Euilding Streeture	Mechanica Ventilation	Hydraulic Services
Swimming Pool Shail Z-DET Pool Shail Required Pool Shail Pool Shail Pool Shail Pool Shail Required Pool Shail	D1312		DT312		DT721
Brisbane City) to investigate and provide written report with costings on replacemen to replacemen t	Pool Shell		Swimming Pool Shall	Exhaust Ventilation Systems	Hot Water Units
Brisbane City) to investigate and provide written report with costings on Polymer tank. Investigate (-leaking to to replacemen investigate) Polymer tank failed. The balance tank failed. The balance tank requires retening or rebuilding by expert specialist pool on resulting or rebuilding by expert specialist pool on Required water. Reline or tank failed. Record tan	75		79		70
Brisbane City) to investigate and provide written report with costings on Fourier Investigate investigate investigate investigate and provide written report with costings on replacemen investigate to to replacemen investigate to to pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block pool and leaking n Required water. Brisbane City) to investigate and provide written report with costings on replacemen to to replacemen to to pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block and leaking n Required water. Jul 2013	2		2		2
Brisbane City) to investigate and provide written report with costings on replacemen water. Pool expert repairs or replacemen investigate. t. OPCO \$1,656.00 Jul 2013 50m pool balance tank failed. The balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Balance Reline or sesser block rebuild and leaking allock and leaking and leaking tank. Reline or sourced water. Investigate Brisbane city) to investigate and provide written report writt	n Required	Further Investigation	P2's, No Further Investigation	4A - Minor Maint, Urgantly Required	2 - DET P2's, No Further Investigatio n Required
Brisbane City) to investigate and provide written report with costings on Pool expert repairs or replacemen investigate. Som pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser rebuild balance replacemen block requires relining or rebuilding by expert specialist pool contractor. Besser rebuild balance replacemen linvestigate All 2013	water.	Balance tank failed and leaking	Baranes tank leaking water.	grille & cowiir g on	Badly rusted 315 ltr HWS.
Brisbane City) to investigate and provide written report with crepairs or replacemen b. t. OPCO \$1,656.00 Jul 2013 Som pool balance tank failed. The balance tank requires retining or rebuilding by expert specialist pool contractor. Besser block constructio n scoured and failed. REDF ########## Jul 2013	tank.	Reline or rebuild 3 balance	to	Inspect ar report.	Replace HWS.
	Investigate	balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block constructio n scoured	City) to investigate and provide written report with costings on repairs or replacemen	Engage mechanical contractor to inspect and provide written report with costings on exhaust fan grille and cowling. Replaceme id nt/repairs due to rust.	Remove badly rusted 215 Itr HWS from Plant Room and replace with new to Aust. Standards.
	RÉDF	8	OPCO		BUSA
	**********		\$1,656.00	\$600.00	\$2,035.00
	Jul 2013		Jul 2013		Jan 2014
				Grille rusted badly.	
11/03/2013	11/03/2013		11/03/2013	11/03/2013	11/03/2013

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00		04	00	00	00
		=			
2012 - 2013		2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast		South Coast	South Coast	South Coast	South
Cd			Education	Education	Education
South East	,		South Eas	South Eas	South Eas
BROADW	BROADW.	BROADW.	BROADW.	BROADW.	BROADW.
T&LDR /SHIP A EXC	RUNA WAY BAY SPOR	RUNA WAY BAY SPOR T&LDR	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
ES/GRA NDSTAN D/COVD AR	QB011 - EQ023 POOL- AMENITI	QB011 - EQ023 POOL- AMENITI	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD AR	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD	QB011 - EQ023 POOL- AMENITA SS/GRA NDSTAN D/COVD AR
190,100116		100000116 630	100000116 630		100000116 630
SCEG RUNA BUIT		SCEQ RUNA BU11 1121	SCEQ RUNA BU11 1121	SCEQ	SCEQ RUNA B BU11 1121
53755011		53755011	53755011		53755011
34S- 7192-		34S- 7192- 023	34S- 7192- 023	345	34S- 7192- 023
18/01/2013		18/01/2013	18/01/2013	18/01/2013	18/01/2013
		EFIN	EFIN		BLDG
Electrical Services		External Finishes	External Finishes		Building Structure
		DT402	DT402		DT306
General Lighting		External Floor Finishes	External Floo: Finishos	External Stairs, Balconies & Verandahs	Columns & Beams
					82
			3		2
1 - DET P1's, No P2 Required		1 - DET P1's, No 92 Required	1 - DET P1's, No P2 Required	1 - DET P1's, No P2 Required	2A - DET P2's, Further Investigation Required
Fluoro light hanging off ceiling.		Locse paver entry of kiosk east end.	Cracked tiles to entry of kiosk east end	Loose bottom tread at eastern end.	Columns and cross members rusted.
Refit fluoros.		Refit paver	New tiles.	Refit tread.	Columns/cr ossmembe rs need rust treatmen\
Electrocuti on risk. Refit fluoros.	Fluoro light hanging off ceiling in Male Toilets, Changeroo m and Disabled Toilet.	Loose copang paver entry of kiosk east end. Trip/fall risk. Refit paver.	Cracked tiles to entry of kiosk east end. Trip/cut risk. New tiles.	Loose bottom tread at eastern end. Tripping/fal I risk. Refit tread.	Provide written report with
-			it.		BUSA
		*			\$1,419.00
					Jul 2013
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	4.5				>
011/01		011/04	011/03	011/02	
					5)
		1	1	1	11
1/03/2013		1/03/2013	1/03/2013	1/03/2013	1/03/2013

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2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education	Education	Education
South Eas	South Eas	South Eas	South Eas	South Eas	South Eas
BROADW	BROADW t TER	BROADW	BROADW tt TER	BROADW t TER	BROADW t TER
SPOR T&LDR /SHIP A EXC	BAY SPOR T&LDR /SHIP A EXC	WAY BAY SPOR T&LDR /SHIP A EXC COM	WAY BAY SPOR T&LDR /SHIP	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	T&LDR /SHIP
QB018 - EQ001 LODGE 1 - STUDEN T ACCOM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	QB018 - EQ001 LODGE 1 STUDEN T ACCOM	URF 2 -	URE 2 -
l .		10000011 637	10000011 637	10000011 635	10000011 635
SCEQ RUNA 6 BU11 1128	SCEO: RUMA 6 BU 11	SCEQ RUNA 6 BU11 1128	SCEQ RUNA 6 BU11 1128	SCEQ RUNA 6 BU11 1126	SCEQ RUNA 6 BU11 1126
53755018	53755018	53755018	53755018	53755016	53755016
34B- 7192- 001	34B- 7192- 001	34B- 7192- 001	34B- 7192- 001	34S- 7192- 035	34S- 7192- 035
18/01/2013	18/01/2013	19/01/2013	18/01/2013	18/01/2013	18/01/2013
HYDR	HYDR	:FAB	IFAB	EFIN	EFIN
Hydraulic Services	Hydraulic Services	Internal Fabric	Internal Fabric	External Finishes	External Finishes
DT716	DT716	DT504	DT602	DT403	DT402
Sanitary Plumbing	Sankary Prumbing	Internal Doors (excluding fire doors)	Internet Walst	External Building Finishes (excluding Paint)	External Floor Finishes
82				65	82
2				2	2
2 - DET P2's, No Further Investigatio n Required	1A - DET P1's, P2 Required	A - Minor Meint, Not Urgantly Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio n Required
Shower tray cracked Level 1 Amenities.	Cracked shower tray Male Showers Level 1	Door closers missing and failing.	Cubicle doors swollen at Lase.	Grandstan d vinyl roof dirty.	Artificial grass and run off area failed
Remove and replac shower tray.	Block off shower.	Maintenan e and repairs.	Carpenter to repair.	Clean grandstand vinyl roof.	Replace artificial grass flooring.
Remove old cracked shower tray and replace with new tray. This priculates removal of shower screen tray e and replacement of same.	Cracked shower tray Male Showers Level 1. Cuts risk. Block off shower.	Repair and replace as found, pneumatic door closers to c lodge doors.	Engane a carpenier to cut approv. 100 mm. from bottom of cut-cole doors and silicone and screw an aluminium C channel over bottoms of doors. Also rescrew all loose toilet/show er partitions.	Clean grandstand high level vinyl roof. By using cherry picker.	Replace 300sqm of artificial grass at track edge seating and run off area.
BUSA				BUSA	BUSA
\$1,862.00		\$880.00	\$752.00	\$4 184.00	\$15,000.00
Apr 2013				.lan 2014	Jul 2013
TI .				25/1	<u></u>
					\(\(\)
018/01	018/01				
	*				
11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

	110	11	11
20	0000 1904 20	0000 1904 19	0000 1904 18
2013	2012 -	2012 - 2013	2012 - 2013
Coast	South	South Coast	South Coast
Education		Education	Education
South Eas		South Eas	South Eas
(TER	BROADW t TER	BROADW t TER	BROADW t TER
	WAY BAY SPOR	BAY SPOR T&LDR /SHIP	T&LDR
\(\text{\ti}\text{\texi\text{\tin}\text{\texi}\text{\text{\text{\text{\text{\texi}\text{\texi}\tilint{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\texi}\tex{	EQ001 LODGE 1 - STUDEN T ACCOM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M
			10000011 637
SCEQ RUNA	SCEQ RUNA 6 BU11	SCEQ RUNA 6 BU11 1128	SCEQ RUNA 6 BU11 1128
53755018		53755018	53755018
501	34B- 7192-	34B- 7192- 001	34B- 7192- 001
18/01/2013		18/01/2013	18/01/2013
FUXN		FURN	ELEC
Fittings	Surniture 8	Furniture 8 Fittings	Electrical Services
B13701		DT1701	DT809
I-urniture	Fixed	Fixed Furniture	General Lighting
82			68
2			2
n Required	2 - DET P2's, No Sucher	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation Required
failing.	Amenities	Door and cabinetry edging failed.	Reading lights failed.
Replace and	Replace and upgrade cubicle	Repairs to edging and doors.	Install LEC downlights
Replace toilet cubic cubic cubic cubic cubic cubic cubic and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system falling and	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system falling and damaging damaging	Repair edge arripping to kitchen doors and cabinets and seal benchtops with silicone. Possible 2 pack finish.	Install twenty eight (28) LED energy efficient downlights for reading at bed head to replace old failing light fixtures.
BUSA			OPCO
\$14,000.00		\$1,000.00	\$3,500,50
Jul 2013	×		Jul 2013
		ma ne tak aw	no
1		abinet aker will eed to ke doors vay inc able end. 1	nsafe & st energy ficient. 1
11/03/2013		11/03/2013	1/03/2013
11/03/2013		11/03/2013	

10000 01904 2012- South Education South East TER COM MCCOM 100000116 1120 1120 1120 1120 1120 1120	10000 01904 2012 - South 2018 BROADWA EXC ACCOM COM South East TER COM Ministration Commonwealth	100 019 22	000 004 2	7	2012 - 2013	South Coast	Education	South East	BROADW t TER		QB019 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	SCEQ RUNA B BU11 1129	53755019	34B- 7192- 002	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)			4 - Minor Maint, Not Urgently Required	8 age and swollen doors at bottoms.	Cut down doors & fit aluminium C channel	Repair and replace as		\$752.00			>	5)	
RUNA QB019 - WAY EQ002 BAY LODGE 2 SPOR - TALDR STUDEN (SHIP) T QD0116 BOOM M 1904 2012 - South Coast Education South East TER COM M 100000116 BU11 638 1129 53755019 GS-nerN D15-09 (LEC energy efficient of the propried of	RUNA GB019 - GEO02 SEC GEO GENERAL STUDEN SCED STROME SCED STROME STUDEN SCED STROME STUDEN SCED STROME SCED STROME STUDEN SCED STROME STUDEN SCED STROME SCED STROME STUDEN SCED STROME SCED ST	100 019 23	000 904 3		2012 - 2013	South Coast	Education	South Eas	BROADW t TER	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	STUDEN T	100000116	SCEQ RUNA BU11 1129	53755019	34B- 7192- 002	18/01/2013	IFAB		DT504	Doors (excluding			4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenand a and repairs	pneumatic door closers to lodge	>	\$880.00					
kitchen doors and	RUNA GB019 - RQ002 - Repair to the fixed of take doors and cabinets and seal benchtops with 10000 1904 2012 - South 2013 Coast Education South East TER COM M 638 1121 53755)119 002 18/01/2013 FURN Fittings DT1701 Furniture & 2 2 n Required failing. Required failing. Required failing. Required failing. Repair to the fixed doors. BUSA \$4,000.00 Jul 2013 Substitute of the fixed doors. BUSA \$4,000.00 Jul 2013 Substitute of the fixed doors. Required failing. Requ	1000 019 2:	000 004 4		2012 - 2013	South Coast	Education	South Eas	BROADW t TER	RUNA WAY BAY SPOR T&LDR /SHIP 'A EXC COM	STUDEN T ACCOM	l	SCEQ RUNA BU11 1129	53755019	34B- 7192- 002	18/01/2013	ELEC	Electrical Services	פנפירם	General Lighting	68	2	P2's, No	Reading Fight's failed.	Install LED downlights	twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe, hot, not energy efficient.
		100 019 29	000 904 5		2012 - 2013	South Coast	Education	South Eas	BROADW t TER	RUNA WAY BAY SPOR T&LDR /SHIP 'A EXC COM	QB019 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	RUNA	53755019	34B- 7192- 002	18/01/2013	FURN		DT1701		82	2	P2's, No Further Investigatio	cabinetry		kitchen doors and cabinets and seal benchtops with silicone. Repair kickboard.	BUSA	\$4,000.00	Jul 2013	e ^s			maker will need to take doors away inc

10000 01904 29	10000 01904 28	10000 01904 27	10000 01904 26
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South	South Coast
Education	Education	Education	Education
South Eas	South Eas	South Eas	South Eas
BROADW.	BROADW.	BROADW TER	BROADW.
RUNA WAY SPOP. 181-OF. 181-OF. SHIF A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP 'A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP A EXC COM
QEI020 - SQ003 LODGE 0 - STUDEN 7 ACCOM	QB020 - EQ003 LODGE 3 - STUDEN T ACCOM M	QB020 - EQ003 L-OGE 3 - STUDEN T ACCOM M	QB020 - EQ003 LODGE 3 - STUDEN T ACCOM
10000011	1000CJ11 639	10000011 639	10000011 639
SCEQ RUNA 6 BU11 1130	SCEQ RUNA 6 BU11	SCEQ RUNA 6 BU11 1130	SCEQ RUNA 6 BU11 1130
53755020	53755020	53755020	53755020
34B- 7192- 003	34B- 7192- 003	34B- 7192- 003	34B- 7192- 003
18/01/2013	18/01/2013	18/51/2013	18/01/2013
ELEC	IFAB	IFAB	IFAB
Electrical Services	Internal Fabric	internal Fabric	Internal Fabric
DT809	DT504	DT502	DT502
General Lighting	Internal Doors (excluding fire doors)	Internal Walls / Partitions. Risers	Internal Valis / Partition s. Risers
		52	66
		2	2
1 - DET P1's, No P2 Required	4 - Minor Maint, Not Urgently Required	2 - DET 92's, No Further Investigation In Paquired	2 - DET P2's, No Further Investigatic n Required
Light switch loose Male Toilets.	Door closers missing and failing.	Ar-renities shower cubicles failing.	Damased cubicle doors/loos partitions.
Refit light switch Male Toilets.	Maintenar e and repairs.	Replace and upgrade partitions.	(Carpente to repail doors and year, tions
Light switch loose Male Toilets. Elec. risk. Refit light switch Male Toilets.	Repair and replace as found, pneumatic door closers to no lodge doors.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system and damaging ceilings.	Engage a carpenter to cut approx. 100 mm from bottom foubicle doors 4 and fit aluminium C channel to bottom of door by using silicone and screen Also refit all loone toilet cubicle partitions back to wail.
		BUSA	REDF
	\$880.00	\$14,000.00	\$1,028.00
		Jul 2013	Jan 2014
		,	
020/01			
*			
11/03/201	11/03/2013	11/03/2013	11/03/201

10000 01904 34	10000 01904 33	10000 01904 32	10000 01904 31	10000 01904 30
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education	Education
South Sast	South East	South East	South East	South East
BROADWA	BROADW/ TER	BROADW/ TER	BROADW/	BROADW <i>A</i> TER
SHIP	/SHIP	SPOR T&LDR /SHIP	T&LDR /SHIP	WAY BAY SPOR T&LDR /SHIP
Q807:1 - EQ004 CODGE 4 - STUDEN T ACCOM	QB021 - EQ004 LODGE 4 - STUDEN T ACCOM M	QB021 - EQ004 LODGE 4 - STUDEN T ACCOM M	QB020 - EQ003 LODGE 3 - STUDEN T ACCOM M	QB020 - EQ003 LODGE 3 - STUDEN T ACCOM M
10000011	1		10000011 639	ı
SCEQ RUNA 6 BU11 1131	SCF.Q RUVA 6 EU11 1131	SCEQ RUNA 6 BU11 1131	SCEQ RUNA 6 BU11 1130	SCEQ RUNA 6 BU11 1130
53755021	53755021	53755021	53755020	53755020
34B- 7192- 004	34B- 7192- 004	34B- 7192- 004	34B- 7192- 003	34B- 7192- 003
18/01/2013	18/01/2013	19/01/2013	18/01/2013	18/01/2013
IFIN	IFAB	¹FAB	FURN	ELEC
Internal Finishes	Internal Fabric	listernal Fabric	Furniture &	Electrical Services
,; DT602	DT504	DT502		DT809
Internal Floor Finishes	Internal Doors (excluding fire doors)	Internal Walls / Partitions / Risers	Fixed Furniture	General Lighting
		82	82	68
		2	2	2
1 - DET P1's, No P2 Required	4 - Minor Maint, Not Urgently Required	2 - DET 172's, No Further Investigation	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation Required
Various loose floor boards Level 1.	Door closers missing and failing	foilet partitions aged/dams ged doors.	Door and cabinetry edging failing.	Reading lights failed.
Renail floo	Maintenar e and repairs.	Replace a a partitions to Toilets.	Repairs to edying an idoors.	Install LEG downlights
Various loose floor boards Level 1. Trip hazard. Renail floor boards.	Repair and replace as found, pneumatic door closers to lodge doors.	Remove 4 toilet partitions and doors that are water damaged to both Male and Female Toilets and replace with new nuvex saniboard toilet partitions and doors ill including all new hardware.	Repairs to edga stripping to kitchen doors and cabinets and seal benchtops with silicone. Possible 2 pack finish.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.
		BUSA	BUSA	OPCO
	\$880.00	\$5,093.00	\$1,200.00	\$1,500.00
		Sep 2013	Jul 2013	Jel 2013
		4		
021/01				
Я			Cabinet maker will need to take doors away inc gable ends.	Unsafe, hot, not energy efficient.
11/03/20	11/03/201	11/03/201	11/03/201	11/03/20

2012 - 2013				
2012				
	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
	South Coast	South Coast	South	South Coast
	Education	Education	Education	Education
	South Ea:		South Eas	South Eas
	BROADV	BROADV	BROADV st TER	BROADV st TER
IR'JNA IVAY BAY SPOR T&LDP /SHIP	RUNA WAY BAY SPOR T&LDF /SHIP VA EXC COM		RUNA WAY BAY SPOR T&LDF /SHIP VA EXC COM	RUNA WAY BAY SPOR T&LDF /SHIP VA EXC COM
QB022 - EQ005	QB021 - EQ004 LODGE 4 - R STUDEN T ACCOM		QB021 - EQ004 LODGE 4 - STUDEN T ACCOM M	QB021 - EQ004 LODGE 4 STUDEN T ACCOM M
100000116	100000116 645		100000116 640	100000116 640
SCEQ RUNA	SCEQ: RUMA 6 BU11 1131	SCEQ RUNA 6 BU11 1131	SCEQ RUNA 6 BU11 1131	SCEQ RUNA 6 BU11 1131
	53755001	53755021	53755021	53755021
348-	34B- 7192- 004	34B- 7192- 004	34B- 7192- 004	34B- 7192- 004
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
	FURN	FURN	FIRE	ELEC
Internal	Furniture & Fittings	Furniture & Fittings	Fire Protection Systems	Electrical Services
	DT1701	DT1701	DT1010	DT809
Internal Walls / Partitions /	(Fixed Furniture	Fixed Furniture	Fire Alarm Systems (internal)	General Lighting
	82	92		68
	2	2		2
2 - DET P2's, No Further Investigatio	2 - DET P2's, No Further Investigation	2 - LET P2's, No Further Investigation	1 - DET P1's, No P2 Required	2 - DET P2's, No Further Investigation Required
Amenities shower cubicles/do	Amenities shower cubicles failing.	Door and cabinetry edging failing.	Smoke alarm missing Level 1.	Reading blights failed.
Replace and upgrade partitions.	Replace and upgrade partitions.	Repairs to edging and doors.	Replace smoke alarm.	Install LEC downlights
Replace toilet cubicle partition systems and doors 4 to Level 1 Shower/Toi lets with new nuvex saniboard partitions and doors including	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste falling and damaging ceilings.	Repairs to eage stripping to kitchen doors and cabinets and seal benchtops with silicone. d Possible 2 pack finish.	Smoke alarm missing Lavel 1. Fire risk. Roplace smcke alarm.	-
	BUSA	BUSA		OPCO
3	\$14,000.00	\$1,200.00	15	\$3,500.00
	Jul 2013	Jul 2013		Jul 2013
			021/02	
		Cabinet maker will need to take doors away.		Unsafe, hot, not energy efficient.
	11/03/201:	11/03/2013	11/03/2013	11/03/2013

110	0	1 0	110	1 0
1000 904 44	1000 904 43	0000 904 42	1000 904 41	0000 1904 40
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South	South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education	Education
South East	South East	South East	South East	South East
BFOADWA	BROADW/	BROADW/	BROADW/	BROADW/
TALDR	BAY SPOR T&LDR /SHIP	BAY SPOR T&LDR /SHIP	BAY SPOR T&LDR /SHIP	WAY BAY SPOR T&LDR /SHIP
QM022 - FQU05 LODGE 5 STUDEN TACCOM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M
100000116 641	100000116 641	100000116 641	100000116 641	100000116 641
SCEQ RUNA BU11 1132	SCEQ RUNA B BU11 1132	SCEQ RUNA B BU11 1132	SCEQ RUNA BU11 1132	SCEQ RUNA BU11 1132
53755022	53755022	53755022	53755022	53755022
34B- 7192- 005	34B- 7192- 005	34B- 7192- 005	34B- 7192- 005	34B- 7192- 005
18/01/2013	18/01/2012	18/01/2013	18/01/2013	18/01/2013
FURN	FURN	ELEC	ELEC	IFAB
Furniture & Fittings	Findings	Electrical Services	Electrical Services	Internal Fabric
	DT1701	DT809	DT809	DT504
Fixed Furniture	Fixed Furniture	General Lighting	General Lighting	Internal Doors (excluding fire doors)
82	82	68		
- 2	2	2		
2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation in Required	2 - DE f P2's, No Further Investigated in Required	1 - DET P1's, No P2 Required	4 - Minor Maint, Not Urgently Required
Amenities shower cubicles failing.	Door and cabinetry adging failing.	Reading lights failed,	Light switch loose Male Toilets.	Door closers missing and failing.
Replace and upgrade partitions.	Repairs to edging and doors.	Install LEC	Refit light switch Male Toilets.	e and
Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle shower waste system falling and damaging ceilings.	Repairs to edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Touch up paint on bulk head above sink.	Install twenty, eight (29) LED energy encient cown lights for reading at bed head to replace failing light, fixtures.	Light switch loose Male Toilets. Elec risk. Refit light switch Male Toilets	Repair and replace as found, pneumatic door closers to lodge doors.
BUSA	BUSA	OPCO		
\$14,000.00	\$1,350.00	\$3,500.00		\$880.00
Jul 2013	Jul 2013	Jul 2013		
	2			<u></u>
			022/01	
			4	
	Cabinet maker will need to take doors away, Gable ends also.	Unsafe, hot, not energy efficient.		
11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

10000 01904 49	10000 01904 48	10000 01904 47	10000 01904 46	10000 01904 45
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education	Education
South Eas	South Eas	South Eas	South Eas	South Eas
BROADW	BROADW t TER	BROADV t TER	BROADV	BROADW It TER
VALEXO	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM	USHIP	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM
QB023 - EQUOP LODGE 6 STUDEN: T	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M
10000011	10000011 642	10000011 642	10000011 642	10000011 642
SCEQ RUNA 6 BU11 1133	SCEQ RUNA 6 BU11 1133	SCEQ RUNA 6 BU11 1133	SCEQ RUNA 6 BU11 1133	SCEQ RUNA 6 BU11 1133
53755023	537₹5023	53755023	53755023	53755023
34B- 7192- 006	34B- 7182- 006	34B- 7192- 006	34B- 7192- 006	34B- 7192- 006
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
FURN	ELEC	ELEC	IFAB	i IFAB
Furniture 8 Fittings	Electrical Services	Electrical Services	Internal Fabric	Internal Fabric
DT1701	DT815	OT509	DT504	DT502
Fixed Furniture	Hoaters / Fans (Unducted	General Lightling	Internal Doors (excluding fire doors)	Internal Walls / Partitions / Risers
70	82	68		65
2	2	2		2
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation Required
Kitchen cupboards badly wate damaged.	Ceiling fans removed.	Peading lights falled.	Door closers missing and failing	Cubicle partitions/coors water damaged
rfridge	Install wall mounted fans.	Install LED	Maintenan e and repairs.	Replace and upgrade partitions/c oors.
Remove approx. 4.4 Im of water damaged kitchen joinery and replace with new and make good all disturbed areas.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommod ation rooms.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	Repair and replace as found, pneumatic door c closers to lodge doors.	Replace toilet cubicle partition and doors x4 to both Level 1 Shower/Toi lets with new nuvex saniboard partitions and doors including in new hardware.
BUSA	BUSA	OPCO		BUSA
\$4,496.00	\$4,000.00	\$3,500.00	\$880.00	\$5,093.00
Nov 2013	Jul 2013	Jul 2013		Jan 2014
				\
-		Unsafe, hot, not energy efficient.		×
11/03/20	11/03/201	11/03/2013	11/03/201	11/03/201

1000 0190 54	1000 0190 53	1000 0190 52	1000 0190 51	1000 0190 50
D 4	0 4	0	04	0 4
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast		South Coast
Education	Education	Education	Education	Education
South Evs	South Eas	South Eas		South Eas
BROADV	BROADV t TER	BROADV it TER		BROADV t TER
/3HIP	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM	T&LDR	RUNA WAY BAY SPOR T&LDR T&LDR OF T&EDR
QE02/ ISQ007 I-OGE T STUDEN T ACCOM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	QB024 - EQ007 LODGE 7 STUDEN T ACCOM M	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	QB023 - EQ006 LODGE 6 STUDEN T ACCOM
10000011		10000011 643		10000011 642
SCEQ RUNA 6 BU11 1134	SCEQ RUNA BU11 1134	SCEQ RUNA 6 BU11 1134	SCEQ RUNA 6 BU11 1134	SCEQ RUNA 6 BU11 1133
		53755024	53755024	53755023
34B- 7192- 007	34B- 7192- 007	34B- 7192- 007	34B- 7192- 007	34B- 7192- 006
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
FURN	ELEC	ELEC	IFAB	FURN
Furniture 8 Fittings	Electrical Services	Elactrical Services	Internal Fabric	Furniture & Fittings
DT1701	DT815	D),309	DT504	DT1701
Fixed Furniture	Heaters / Fons (Unducted)	Gerieral Lighting	Internal Doors (excluding fire doors)	Fixed Furniture
82	82	68		82
2	2	2		2
2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation Required	2 - DET F'2's, No Further Investigation Required	4 - Minor Maint Not Urgently Required	2 - DET P2's, No Further Investigation Required
Door and cabinetry edging failing.	Ceiling fans removed.	Reading lights failed.	Door closers miseing and failing	Amenities shower cubicles failing.
Repairs to edging andoors.	Install wal mounted fans.	Install LEC	Maintenan e and repairs.	Replace and upgrade partitions.
Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone kitcone cupboard base also needs replacing.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommod ation rooms.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace of failing light. fixtures.	Repair and replace as found, prieumatic door c closers to lodge doors.	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	BUSA	OPCO		BURA
\$1,300.00	\$4,000.00	\$3,500.00	\$880.00	\$14,000.00
Jul 2013	Jul 2013	Jul 2013		Jul 2013
				5)
Cabinet maker will need to take doors away and gables.		Unsafe, hot, not energy efficient.		
11/03/20	11/03/201	11/03/201	11/03/201	11/03/20

10000 01904 59	10000 01904 58	10 ¹ 01:	10 01 !	10
		000 904 57	0000 904 56	0000 904 55
				Manual Property of the Control of th
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast	South Coast
Educa(ion	Education	Education	Education	Education
South Eas	South Eas	South Eas	South Eas	South Eas
BROADV 15R	BROADW	BROADW t TER	BROADW	BROADW t TER
T&LDR		WAY BAY SPOR	RUNA WAY BAY SPOR T&LDR /SHIP VA EXC COM	RUNA WAY BAY SPOR T&LDR T&LDR VAIPP VA EXC COM
QB025 - EQ008 LCDGE 8 - STUDEN T ACCOM M	QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M	QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M	QB024 - EQ007 LODGE : - STUDEN T ACCOM M	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M
			7 10000011 643	10000011 643
SCEQ RUNA 16 BU11 1135	SCEQ RUNA 16 BU11 113.5	SCEQ RUNA BU11 1135	SCEQ RUNA 16 BU11 1134	SCEQ RUNA 16 BU11 1134
53755025	53755\)25	53755025	53755024	53755024
34B- 7192- 008	34B- 7192- 008	34B- 7192- 008	34B- 7192- 007	34B- 7192- 007
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
ELEC	HYDR	IFA3	FURN	FURN
Electrical Services	Hydraulic Services	liternal Sabile	Furniture 8 Fittings	Furniture 8 Fittings
DT809	DT716	DT504	DT1701	DT1701
General Lighting	Sanitary Plumping	Internal Doors (excluding fire doors)	Fixed Furniture	Fixed Furniture
68			82	70
2			2	2
2 - DET P2's, No Further Investigatio n Required	1 - DET P1's, No P2 Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation n Required	2 - DET P2's, No Further Investigatio n Required
Reading lights failed.	Waste top missing Girls' Showers.	Door closers missing and failing	Amenities shower cubicles failing.	Amenities shower shower ors damaged.
Install LEI downlights	Supply an fit new waste tap.	e and	Replace and upgrade partitions.	Replace and upgrade partitions and doors
Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	Waste top missing Girls' Showers, WPHS, d Supply and fit new waste tap.	Repair and replace as found, pneumatic door c closers to lodge doors.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging orellings.	Replace toilet cubicle partition and doors x4 to both Level 1 Shower/Toi lets with new nuvex saniboard partitions and doors including new hardware.
OPCO			BUSA	BUSA
\$3,500.00		\$880.00	\$14,000.00	\$5,093,00
Jul 2013			0 Jul 2013	Jan 2014
				5
	025/01			
1 1				
Unsafe, hot, not energy efficient				
11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

100 018 6	100 01s 6	100 018 6	100 019 6	100 018 6
00 04 4	00 04 3	00 04 2	00 04 1	00 04
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South	South Coast
Education	Education	Education	Education	Education
South East	South East	South Eas		South Eas
BROADW.	BROADW.	BROADW	BROADW	BROADW.
RUNA V/AY F/AY SPOR T&LDR /SHIP A EXC COM	RUNA WAY BAY SPOR T&LDR //PA EXC COM			WAY
GB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M			QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M
100000116	100/00/16	100000116 644	100000116 644	100000116 644
SCEQ RUNA BU11 1136	SCEQ RUNA 1125	SCEQ RUNA B BU11 1135	SCEQ RUNA BU11 1135	SCEQ RUNA B BU11 1135
53755026	53755025	53755025	53755025	53755025
34B- 7192- 009	34B- 7192- 008	34B- 7192- 008	34B- 7192- 008 1	34B- 7192- 008 1
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
BLDG	FURN	FURN	FURN	ELEC
Building Structure	Furniture & Fittings	Furniture & Fittings	Furniture & Fittings	Electrical Services
DT307	DT1701	DT1701	DT1701	DT815
External Walls	Fixed Furniture	Fixed Fromiture	Fixed Furniture	Heaters / Fans (Unducted)
ě.	82	70	82	82
	2	2	2	2
4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation Required	2 - DE'i P2's, ¼o Further Investigatio n Required	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigatio n Required
Various broken render to external walls.	Amenities shower cubicles failing.	Amenities shower cubicles/do ors damaged.	Door and cabinetry edging failing.	Ceiling fans removed.
Plaster up all broken, missing render.	Replace and upgrade partitions.	Replace and upgrade partitions/ oors.	Repairs to edging and doors.	Install wal mounted fans.
	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle sto the cubicle sto the cubicle sto the cubicle sto the cubicle structurally unsound. Shower waste system failing aind damaging cellings.	Replace toilet cubicle partition and doors x 4 to both Level 1 Shower/Toi lets with new nuvex saniboard partitions and doors including d new hardware.	Repair edge stripping to kitchen doors and cabinets and scal banchtop with silicone.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommod atton rooms.
	BUSA	BUSA	BUSA	BUSA
\$500.00	\$14,000.00	\$5,093.00	\$1,200.00	\$4,000.00
	Jul 2013	Jan 2014	Jul 2013	Jul 2013
			8	
			Cabinet maker will need to take doors and gables away.	
11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

000 904 70	00	0 9 8 8 8 8	116		(9
	00	00 04 3	1000 904 57	000 904 86	000 904 5
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast	South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education	Education	Education
South Fa	South Ea	South Ea	South Ea	South Ea	South Eas
SROADW TER	BROADW st TER	BROADW St TER	BROADW	BROADW st TER	BROADW st TER
RUNA MAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM		RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM
QF,026 - EQ009 LODGE 9 STUDEN T ACCOM M	QB026 - EQ009 LODGE S - STUDEN T ACCOM	QB026 - EQ009 LODGE S - STUDEN T ACCOM M		QB026 - EQ009 LODGE S - STUDEN T ACCOM M	F0009
1	100000111	10000011 645	10000011 645	10000011 645	
SCEQ RUNA 6 BU11 1136	SCEO. RUNA 6 SU11 1136	SCEQ RUNA 6 BU11 1136	SCEQ RUNA 6 BU11 1136	SCEQ RUNA 6 BU11 1136	SCEQ RUNA 6 BU11 1136
53755026	53755026	53755026	53755026	53755026	53755026
34B- 7192- 009	34B- 7192- 009	34B- 7192- (:09	34B- 7192- 009	34B- 7192- 009	34B- 7192- 009
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
HYDR	IFIN	IFAB	IFAB	IFAB	EFIN
Hydraulic Services	Internal Finishes	internal Fabric	Internal Fabric	Internal Fabric	External Finishes
DT716	DT602	DT504	OT502	DT502	DT402
Sanitary Plumbing	Internal Floor Finishes	Internal Doors (excluding fire doors)	listerna Wells / Partitions / Risars	Internal Walls / Partitions / Risers	External Floor Finishes
	65		70	(6)	
	2		2		
1 - DET P1's, No P2 Required	2 - DET P2's, No Further Investigation Required	4 - Minor Maint, Not Urgently Required	2 - DET P2's, No Further Investigation Required	1 - DET P1's, No P2 Required	1 - DET P1's, No P2 Required
4 floor waste tops missing to Showers.	o Strip vinyl	missing	Amenities Showers care water	Toilet partition come awa from wall.	Various uneven paving around building.
Supply as fit 4 new floor was tops.	Remove and repla vinyl flooring.	Maintena e and repairs.	damaged	Close off tuilets or y resecure (wall.	Relay paving even with path.
4 floor waste tops missing to Showers. WPHS. Supply and fit 4 new floor waste tops.	Remove and replace approx. 59 sqm of vinyl flooring to Kitchen, ce Hallway and Laundry.	Repair and replace as found, pneumatic door closers to lodge doors.	Remove 4 water damaged partitions and doors to Level 1 Shower/Toi lets and replace with new nuvex saniboard partitions and doors including tit new hardware.	Male Toilet partition come away from wail and orackets. Fall risk. Close off toilets or resecure to wall.	Various uneven paving around building. Trip hazard. Relay paving even with path.
	BUSA		BUSA		
	\$5,200.00	\$880.00	\$5,093.00		
	Jul 2013		Jan 2014		
		,			
026/02				026/04	026/01
					2)
11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013	11/03/2013

10000 01904 75
2013
Coast
Education
South East
BROADWA
CON
QB026 - EQ009 LODGE 9 - STUDEN
100000116 645
SCEQ.
53755026
18/01/2013
Furniture &
DT:701
Fixed Furr iture
65
2
Furiner investigatio n iPequired 2 - DET P2's, No Further Investigatio
Door and cabinetry
Replace laundry cabinets.
wall areas affected by work. Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone, I end gables included.
BUSA
\$1,912.00
Jul 2013
Cabinet maker will need to take doors away from
11/03/2

10000 01904 83	10000 01904 82	10000 01904 81	10000 0190- 80	10000 0190 79	10000 01904 78	10000 0190- 77
2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013	2012 - 2013
South Coast	South Coast		South Coast	South Coast	South Coast	South Coast
Education	Educedor		Education	Education	Education	Education
South Eas	South Sac		South Eas	South Eas	South Eas	South Eas
BROADW TER	BROADM t TER	BROADW TER	BROADW	BROADW	BROADW ITER	BROADW
RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY ISFOR T&LDR JSHIP A EXC COM	RUNA WAY BAY SPOR TRUDR	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM	RUNA WAY BAY SPOR T&LDR /SHIP /A EXC COM
QB037 - EQ047 SHED 7 - PLANT (LODGE)	QB037 - EQ047 SHED 7 - PLANT (LODGE)			QB035 - EQ044 COVERE D AREA - SPORTS WALK	QB027 - EQ046 SHED 6 - PLANT (LODGE)	Q8027 - EQ046 SHED 6 - PLANT (LODGE)
10000011 834	10000011 834	10000011	10000011 654	10000011 654	10000011 646	10000011 646
SCEQ RUNA 6 BU11 5887	SCEQ RUNA 6 BU11 5887	SCEO	SCEQ RUNA 6 BU11 1145	SCEQ RUNA 6 BU11 1145	SCEQ RUNA 6 BU11 1137	SCEQ RUNA 6 BU11 1137
53755037	53755037	53755036	53755735	53755035	53755027	53755027
34B- 7192- 047	34B- 7192- 047	345-	34.5- 7192 044	34S- 7192- 044	34B- 7192- 046	34B- 7192- 046
18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013	18/01/2013
IFAB	EFIN		IFIN	BLDG	EFIN	BLDG
Internal Fabric	External Finishes	External Finishes	Internal Finishes	Bullding Structure	External Finishes	Building Structure
DT501	DT402	DT402	D1/502	D);956	DT402	DT309
Ceilings	External Floor Finishes	External Floor Finishes	Inter\al Floor Finishes	Colunins & desins	External Floor Finishes	External Stairs, Balconies & Verandahs
ir		70		75	82	82
		2		2	2	2
1 - DET P1's, No P2 Required	1 - DET P1's, No P2 Required	2 - DET P2's, No Further Investigation Required	1 - DET P1's, No P2 Required	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigatio n Required
Ceiling coming down.	Raised paving at front of building.	Paving uneven at lodge 1.	Various cracked tiles through walkway.	R _{Sh} lace (stes/work	Paving uneven at lodge 1.	Step tread worn and damaged.
Refit ceilir back.	Relay paving flush with path.	Re-lay paving.	Replace tiles/patch with mortar.	Replace and paint steelwork	Re-lay saving.	
Ceiling coming down. Fall risk. Refit g ceiling back.	Raised paving at front of building. Trip hazard. Relay paving flush with path.	Re-level, re- lay and hannch approximat ely 20sqm of concrete paving.	Various cracked tiles through walkway. Cut feet/trip hazard. Replace tiles/patch with mortar.	Steelwork at castern box gutter area rusting. Rust severe and propagatin g to surroundin g areas. Replace and paint rust effected steelwork supporting box guttering.	Re-level, re- lay and hannch approximat ely 20sqm of concrete paving.	Maintenance roll of all step treads to connecting decks and landing at lodges (approxima tely 160 treads).
		BUSA		REDF	BUSA	BUSA
		\$2,000.00		\$16,000.00	\$2,000.00	\$3,000.01
		Jul 2013		Jul 2013	Jul 2013	Jul 2013
,						
						>
037/01	037/02		035/01			
11/03/2	11/03/2	11/03/2	11/03/2	11/03/2	11/03/2	. 11/03/2
2013	2013	2013	2013	2013	2013	2013

10000 01904 84	RUNA WAY BAY SPOR TALDR EQ04 //SHIP SHED 2012 - South 2013 Coast Education South East TER COM (LODG	9 - SCEQ RUNA 34B- 100000116 BU55 7192- E) 836 6889 53755039 049 18/01/2013 EFIN Finish	External Floor es DT402 Finishes	Various loose and uneven paving around building. Trip hazard. Relay paving flush with path.	039/01
,					



Maintenance Assessment Report

of

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

Completed

24/01/2014

Prepared By

Building and Asset Services SOUTH COAST REGIONAL OFFICE

for

Education

Additional Information Available via the Internet

Building and Asset Services Client Access Point (Work Completed/Budget Position): https://www.hpw.qld.gov.au/bas/portal/

Building and Asset Services Region Contact Details:
http://www.hpw.qld.gov.au/aboutus/BusinessAreas/BuildingAssetServices/Pages/BuildingandAssetServices.as

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Contents

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

Important Notice

This Maintenance Assessment Report (MAR) has been prepared by Building and Asset Services, a business unit of the Department of Housing and Public Works, Queensland Government on behalf of Education.

IMPORTANT INFORMATION - The Task ID number must be quoted to Building and Asset Services 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 Housing and 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 Building and Asset Services 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

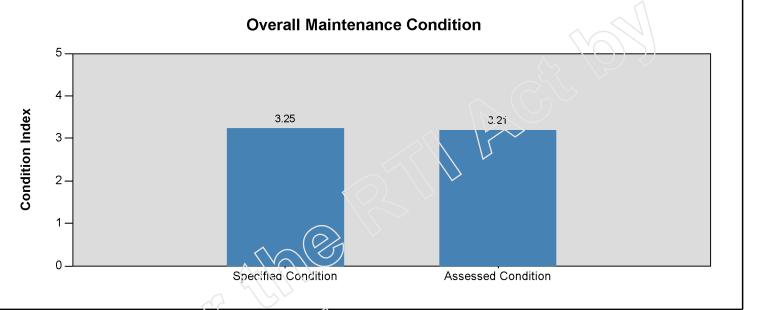
The contents of this report have been quality checked by the Building and Asset Services Regional Office Maintenance Manager, and are authorised for release.

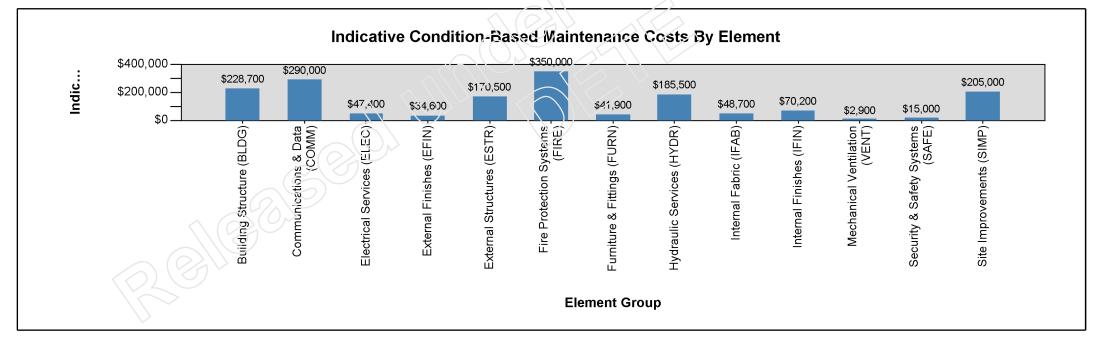
Should you require further advice, please contact your Building and Asset Services Regional Office Maintenance Manager.

MAINTENANCE SCORECARD

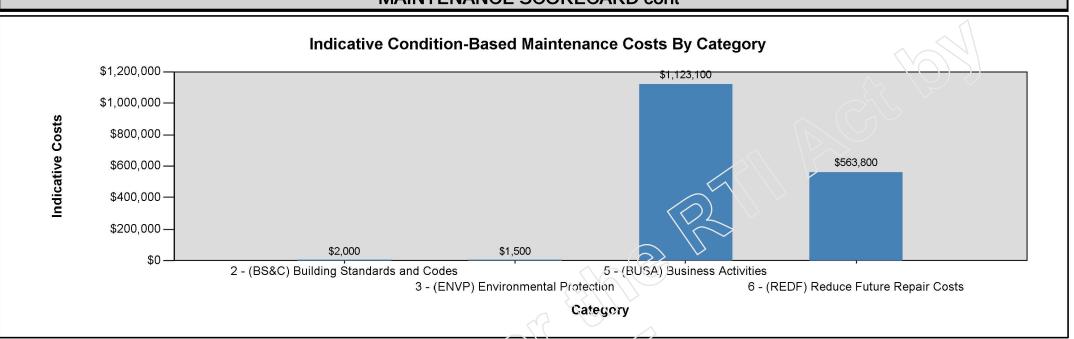


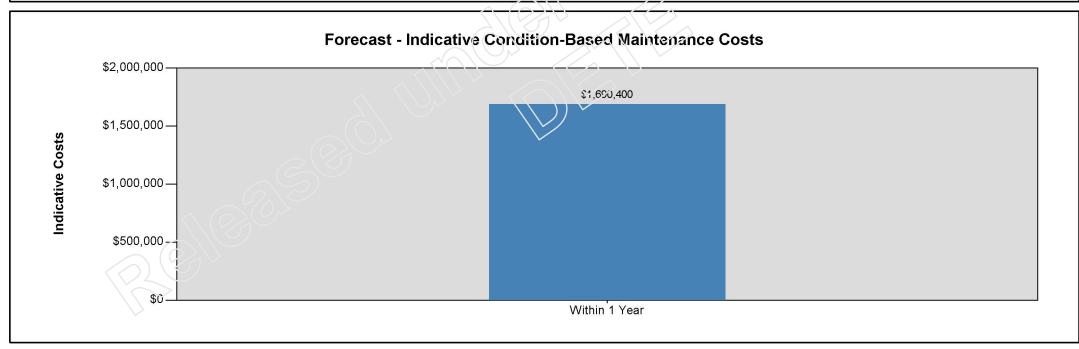
- 5 Well exceeds client-specified condition
- 4 Exceeds client-specified condition
- 3 Generally satisfies client-specified condition
- 2 Below client-specified condition
- 1 Well below client-specified condition











ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition	All	RC	BLI	DG	CO	MM	EF	IN	EL	EC	ESTR	FI	RE	FU	RN	GA	SS	HY	DR	IF <i>F</i>	ΑB	IF	IN	REFR	SAFE	SIMP	VENT
A = Assessed Condition	S	Α	S	Α	S	Α	S	Α	S	Α	S A	S	Α	S	Α	S	Α	S	Α	S	Α	S	Α	S A	S A	S A	SA
QB001 - EQ033 ADMINISTRATION	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.7	3.7		4.0	4.0	3.3	3.3			3.6	3.6	3.0	3.0	3.0	2.3		4.0 4.0	\wedge	
QB002 - EQ032 OFFICES	3.0	3.0	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		
QB003 - EQ029 SHADE STRUCTURE 1 - GYM			3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8		4.0	4.0	3.0	3.0					3.0	3.0	3.0	3.0		4.0 4.0		
QB004 - EQ031 CHILD																									112		
CARE/COFFEE SHOP/AMENITIES	3.5	3.5	3.0	3.0	3.3	3.3	3.0	3.0	3.8	3.8		4.0	4.0	3.5	3.5			3.7	3.7	3.0	3.0	3.0	3.0				3.0 3.0
QB005 - EQ034 DINING	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8		4 0	3.8	3.5	3.5	4 0	4.0	3.5	3.5	3.0	3.0	3.0	3.0	4.0 4.0			3.0 3.0
HALL/WORKSHOPS/AMENITIES QB006 - EQ028 SPORTS	_				 		\vdash					\vdash				1.0		_				-		110 110			
MEDICINE	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
QB007 - EQ021 POOL COMPLEX (20M POOL)			2.9	2.9			3.0	3.0	3.8	3.8		4.0	4.0	3.0	2.0	4.0	4.0	3.7	3.7	3.0	2.7	3.0	3.0				3.0 2.7
QB009 - EQ045 POOL - RECEPTION			3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8		4.0	4.0	3.0	3.0					3.0	3.0	3.0	3.0				
QB010 - EQ022 SWIMMING POOL 50M			2.9	2.8			3.0	2.7				4.0	4.0	3.5	3.5			3.8	3.5								
QB011 - EQ023 POOL-																	<u> </u>	77	- \-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\								
AMENITIES/GRANDSTAND/COV D AR			3.0	2.9			3.0	3.0	3.8	3.6		4.0	4.0	3.0	3.0	1		3.8	3.8	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	2.8			3.0	2.0	3.8	3.8				3.0	3.0						\nearrow						
QB017 - EQ037 RELOCATABLE -	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8	1	4.0	4.0	3.3	3.3			3.6	3.6	3.0	3.0	3.0	3.0		4.0 4.0		
ADMINISTRATION OB018 - EQ001 LODGE 1 -	-					-						 				\\-\-	\rightarrow		_								
STUDENT ACCOMM	3.0	2.0	3.0	3.0			3.0	3.0	3.7	3.5		4.0	4.0	3.5	3.0	77		3.5	3.5	3.0	2.8	3.0	2.7				
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.4		4.0	4.0	3.0	3.0			3.7	3.7	3.0	2.7	3.0	3.0				
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.4		4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0				
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.4		4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0				
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.4		4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0				
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	$\langle \rangle$	(3.0	3.0			3.0	3.0	3.7	3.3		4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0				
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.2		4.0	4.0	3.0	3.0			3.7	3.7	3.0	2.7	3.0	3.0				
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.7	3.3		4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	3.0				
QB026 - EQ009 LODGE 9	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.7	3.3		4.0	4.0	3.0	3.0			3.7	3.7	3.0	3.0	3.0	2.7				
QB027 - EQ046 SHED 6 PLANT			3.0	2.9			3.0	2.7	3.5	3.5								3.5	3.5	3.0	3.0						
(LODGE) QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8		4.0	4.0	3.5	3.5			3.5	3.5	3.0	3.0	3.0	3.0				

S = Specified Condition	AIRC	BLDG	COMM	EFIN	ELEC	ESTR	FIRE	FURN	GASS	HYDR	IFAB	IFIN	REFR	SAFE	SIMP	VENT
A = Assessed Condition	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 -		3.0 3.0		3.0 3.0	3.8 3.8		4.0 4.0				3.0 3.0	3.0 3.0	Ce			
GROUNDS (LODGE) QB030 - EQ012 SHED 3 -		3.0 3.0		3.0 3.0	3.8 3.8						3.0 3.0	3.0 3.0				
STORAGE (LODGE) QB031 - EQ014 SHADE				$\overline{}$												
STRUCTURE 6 (VOLLEYBALL)		3.0 3.0		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	3.0 3.0		4.0 4.0		
QB033 - EQ041 SHED 5 - STORAGE		3.0 3.0		3.0 3.0				3.0 3.0			3.0 3.0					S
QB034 - EQ043 SHADE STRUCTURE 5		3.0 2.8		3.0 3.0												
QB035 - EQ044 COVERED AREA - SPORTS WALK		3.0 3.0		3.0 3.0	3.7 3.7			3.0 3.0				3.0 3.0				
QB036 - EQ027 COVERED LINKS		3.0 3.0		3.0 3.0	3.7 3.7			3.0 3.0								
QB037 - EQ047 SHED 7 - PLANT (LODGE)		3.0 3.0		3.0 3.0	3.5 3.5			3.5 3.5		3.7 3.7	3.0 3.0	3.0 3.0		ĺ		
ΩB038 - EQ048 SHED 8 - PLANT LODGE)		3.0 3.0		3.0 3.0	3.5 3.5					3.8 3.8	3.0 3.0	3.0 3.0				
DB039 - EQ049 SHED 9 - PLANT LODGE)		3.0 3.0		3.0 3.0	3.5 3.5					3.8 3.8	3.0 3.0	3.0 3.0				
QB040 - EQ050 SHED 10 - PLANT (LODGE)		3.0 3.0		3.0 3.0	3.7 3.7					3.8 3.8	3.0 3.0	3.0 3.0				
QB041 - EQ015 SHADE		3.0 3.0		3.0 3.0												
STRUCTURE 7 (VOLLEYBALL) QB042 - EQ042 SHADE		3.0 2.8		3.0 3.0												,
STRUCTURE 4 OB044 - OB051 SHADE																
STRUCTURE 8 - RECEPTION		3.0 3.0		3.0 3.0				3.0 3.0				3.0 3.0				
EQB99 - NO REF - SHEDS ACQ /ALUE<\$10000						3.0 3.0									3.0 3.0	
EQI94 - NO REF - FENCING						3.0 2.5									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				4.0 4.0	3.4 3.4					3.0 3.0	
EQI98 - NO REF - POLE LIGHTING & SERVICE			4.0 4.0		4.0 4.0	4.0 4.0	3.7 3.7		4.0 4.0	3.7 3.7				3.3 3.3		
EQI99 - NO REF - SHADE SAILS & COVERS						3.0 3.0									3.0 3.0	
EQR99 - NO REF - ROADS & PATHWAYS			7												3.1 3.1	
EQS99 - NO REF - PLAYGROUND EQUIPMENT	16					3.0 2.7									3.0 3.0	

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

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

COND	DITION-BASE	MAINTENA	NCE - Summary	y By Buildin	ng		
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	3.31	3.26	2	\$11,500.00
QB002 - EQ032 OFFICES	53755002	34S-7192-032	100	3.31	3.31	0	\$0.00
QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003	34S-7192-029	900	3.21	3.21	2	\$7,000.00
QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004	34S-7192-031	1,080	3.38	3.38	8	\$84,000.00
QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	34S-7192-034	2,730	3.38	3.36	17	\$98,300.00
QB006 - EQ028 SPORTS MEDICINE	53755006	34S-7192-028	220	3.30	3.30	1	\$70,000.00
QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007	34S-7192-021	320	3.27	3.19	6	\$59,900.00
QB009 - EQ045 POOL - RECEPTION	53755009	34S-7192-045	15	3.19	3.19	1	\$6,900.00
QB010 - EQ022 SWIMMING POOL 50M	53755010	34S-7192-022	1,300	3.26	3.09	4	\$13,700.00
QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVD AR	53755011	34S-7192-023	500	3.33	3.27	2	\$3,600.00
QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP	53755012	34S-7192-038	80	3.18	3.18	0	\$0.00
QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016	34S-7192-035	840	3.21	2.93	3	\$28,100.00
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	53755017	34S-7192-037	112	3.30	3.30	0	\$0.00
QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018	34B-7192-001	196	3.23	3.09	4	\$20,400.00
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019	34B-7192-002	196	3.23	3.17	3	\$19,200.00
QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020	34B-7192-003	196	3.23	3.20	1	\$3,700.00
QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021	34B-7192-004	196	3.23	3.20	1	\$3,700.00
QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022	34B-7192-005	196	3.23	3.20	1	\$3,700.00
QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023	34B-7192-006	196	3.26	3.21	2	\$4,700.00
QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024	34B-7192-007	196	3.23	3.14	3	\$9,200.00
QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025	34B-7192-008	196	3.25	3.19	2	\$7,700.00
QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	34B-7192-009	196	3.25	3.17	4	\$17,100.00
QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027	34B-7192-046	8	3.15	3.05	2	\$5,900.00
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	53755028	34S-7192-010	72	3.24	3.24	0	\$0.00
QB029 - EQ011 SHED 2 - GROUNDS (LODGE)	53755029	34S-7192-011	36	3.17	3.17	0	\$0.00
QB030 - EQ012 SHED 3 - STORAGE (LODGE)	53755030	34S-7192-012	18	3.18	3.18	0	\$0.00
QB031 - EQ014 SHADE STRUCTURE 6 (VOLLEYBALL)	53755031	34S-7192-014	169	3.00	3.00	0	\$0.00
QB032 - EQ030 SWITCH ROOM (ENERGEX)	53755032	34S-7192-030	40	3.25	3.25	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	2.86	1	\$3,000.00
QB035 - EQ044 COVERED AREA - SPORTS WALK	53755035	34S-7192-044	737	3.13	3.13	0	\$0.00

Building Name 2B036 - EQ027 COVERED LINKS 2B037 - EQ047 SHED 7 - PLANT (LODGE) 2B038 - EQ048 SHED 8 - PLANT LODGE) 2B039 - EQ049 SHED 9 - PLANT (LODGE) 2B040 - EQ050 SHED 10 - PLANT (LODGE) 2B041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL) 2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION QB99 - NO REF - SHEDS ACQ VALUE<\$10000	WIC Number 53755036 53755037 53755038 53755039 53755040 53755041	Reference 34S-7192-027 34B-7192-047 34B-7192-048 34B-7192-049	(Square metres) 570 8 8	3.17 3.14 3.23	3.17 3.14	Based Tasks	\$2,000.00 \$0.00
2B037 - EQ047 SHED 7 - PLANT (LODGE) 2B038 - EQ048 SHED 8 - PLANT LODGE) 2B039 - EQ049 SHED 9 - PLANT (LODGE) 2B040 - EQ050 SHED 10 - PLANT (LODGE) 2B041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL) 2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53755037 53755038 53755039 53755040	34B-7192-047 34B-7192-048 34B-7192-049	8 8	3.14	3.14		\$2,000.00
2B038 - EQ048 SHED 8 - PLANT LODGE) 2B039 - EQ049 SHED 9 - PLANT (LODGE) 2B040 - EQ050 SHED 10 - PLANT (LODGE) 2B041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL) 2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53755038 53755039 53755040	34B-7192-048 34B-7192-049	8			1 0 1	נונו נות.
2B039 - EQ049 SHED 9 - PLANT (LODGE) 2B040 - EQ050 SHED 10 - PLANT (LODGE) 2B041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL) 2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53755039 53755040	34B-7192-049			3.23	\(\sigma_0\)	\$0.00
2B040 - EQ050 SHED 10 - PLANT (LODGE) 2B041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL) 2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53755040		8	3.23	3.23	0	\$0.00
2B041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL) 2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	+	34B-7192-050	8	3.23	3.22	0	
2B042 - EQ042 SHADE STRUCTURE 4 2B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53/55041	34S-7192-050 34S-7192-015				+	\$0.00
B044 - QB051 SHADE STRUCTURE 8 - RECEPTION	F07FF040		169	3.00	3.00	0	\$0.00
	53755042	34S-7192-042	169	3.00	2.86	1	\$1,500.00
()B99 - N() REE - SHEDS A(.() VALUE < \$10000	53755044	34S-7192-051	236	3.00	3.00	0	\$0.00
	53755B99	34S-7192-B99		3.00	3.00	1	\$4,000.00
QI94 - NO REF - FENCING	53755194	34S-7192-I94		3.00	2.67	4	\$148,500.00
QI95 - NO REF - GRASS & LANDSCAPING	53755195	34S-7192-I95		3.00	3.00	3	\$113,500.00
QI96 - NO REF - UNDERGROUND SERVICES	53755196	34S-7192-I96		3.53	3.53	10	\$465,100.00
QI98 - NO REF - POLE LIGHTING & SERVICE	53755198	34S-7192-I98	10/3	3.76	3.76	2	\$365,000.00
QI99 - NO REF - SHADE SAILS & COVERS	53755199	34S-7192-I99	(2)(())	3.00	3.00	0	\$0.00
QR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99		3.14	3.14	8	\$65,500.00
QS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99	34S-7192-S99		3.00	2.83	4	\$44,000.00
otals		$\langle \langle \langle \rangle \rangle \rangle$	12,724			104	\$1,690,400.00

CONDITION-BASED MAINTENANCE TASKS

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

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

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	\$core 99 = worst	Indicative Cost (GST Excl)	Comments
100000238136	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2A	Apr 2014	Structural movement of concrete beam.	Engage structural engineer to inspect and provide written report on beam movement & concrete surface exploding. Certify safety of damaged area. Include recommendations & costs for any remedial works identified.	BUSA	2	87	\$1,800.00	Report only.
100000238153	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	HYDR	2	Apr 2014	Urinal missing.	Replace urinal in male toilet under grandstand.	BUSA	2	87	\$1,200.00	
100000238132	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFIN	2	Apr 2014	Internal paintwork aged and worn.	Full internal repaint to Men's and Ladies toilets, Spa and Spa Hali area covering approx 325sqm in 2 coat system. Includes prepaint maintenance to Ground Floor.	REDF	2	85	\$3,800.00	
100000238137	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2A	Apr 2014	Roofing system failed.	Roof removal required to access for structural engineer to inspect defects to roof and ceiling structure. Roof plumber to inspect and provide written report with costs for roof removal and reinstatement for inspection to First floor roof.	REDF	2	85	\$2,500.00	Report only.
100000238139	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2A	Apr 2014	Steel framework starting to rust.	Engage structural engineer to inspect steelwork, column bases and provide written report and costs.	REDF	2	85	\$2,500.00	Report only.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	HYDR	2	Apr 2014	Toilets failed.	Repair toilets and missing touch pad flusher.	REDF	2	85	\$3,500.00	
100000238095	EQI95 - NO REF -	53755l95 (n/a)	SIMP	2A	Apr 2014	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	\$1,500.00	
100000238160	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	BLDG	2	Apr 2014	Rear access door failed to pool area.	Replace rotten door with new solid core door at rear of complex. Reuse existing door furniture.	BUSA	2	65	\$1,000.00	Door is exposed to weather at all times.
100000238092	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Apr 2014	Main track fence failed.	Remove and replace approximately 150Lm of on track fencing east. Pemove seating at west on track and install barrier or fencing. Approx total 300Lm of fencing.	BUSA	2	65	\$78,000.00	
	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Apr 2014	Water service under main track failed.	Water main under main track area failed and isolated. Investigate and repair failed water main. No allowance for specialists repairs to any facility or surface.	BUSA	2	65	\$30,000.00	
	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Apr 2014	Pumps inefficient and failing.	Install new pumps and motors including energy efficient variable speed drives and control system to 50m pool filtration system.	BUSA	2	65	\$80,000.00	
100000238190	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	ELEC	2	May 2014	Fans bent.	Replace 1 x fan to Room 9, 1 x fan to Room 10 and 2 x fans to dining area.	BUSA	2	87	\$1,000.00	
	EQS99 - NO REF PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR	2A	May 2014	Terraced seating & retaining substandard	Terraced seating is non compliant with current building and access standards. Seating heights and access inappropriate. Retaining and fill subsiding. Inspect & provide written report only.	BS&C	2	87	\$2,000.00	Report only.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
	QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003 (n/a)	BLDG	2	May 2014	Shado sail mouldy &	Clean & mould treat approx 950sqm of shade sail.	REDF	2	85	\$4,000.00	
	QB011 - EQ023 POOL- AMENITIES/GRANDS TAND/COVD AR	53755011 (n/a)	BLDG	2A	May 2014	members rusted.	Inspect and advise on best solutions to prevent further damage to structure. Handrails also need attention. Provide written report with costs.	REDF	2	85	\$1,500.00	Report only.
100000238199	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	IFIN	2	May 2014	Strip damaged to vinyl flooring.	Remove and replace approx 59sqm of vinyl flooring to Kitchen, Hallway and Laundry.	REDF	2	85	\$6,200.00	No allowance for removal/reinstatem ent of furniture
	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR	2	May 2014		Repair post and broken concrete to west boundary fence bus gate and pour new concrete and refit existing post to make gate secure and lockable.	REDF	2	85	\$1,000.00	
100000238120	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR	2A	May 2014	Track, field, ring main, boards aged.	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. Inspect & provide written report, design, specifications & costs.	REDF	2	85	\$15,000.00	
100000238176	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Jun 2014	Grandstand vinyl roof dirty.	Clean grandstand high level vinyl roof using cherry picker.	REDF	2	85	\$4,500.00	
100000238177	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFAB	2	Jun 2014	Cubicle doors swollen at base.	Alter and repair doors, cut approx 100mm from bottom of cubicle doors and silicone and screw an aluminium C channel over bottoms of doors. Also rescrew all loose toilet/shower partitions.	REDF	2	85	\$1,500.00	
	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Jun 2014	lodge 1.	Re-level, re-lay and haunch approximately 20sqm of concrete paving.	REDF	2	85	\$2,000.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	C omments
100000238122	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	SIMP	2	Jun 2014	Retaining edge aged, and splitting.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	REDF	2	85	\$26,000.00	
	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	2	92	\$3,700.00	
	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	2	Jul 2014	Amenities shower cubicles failing.	Replace toilet cubicle partition systems and shower cubicles to levei 1 amenities areas. Cubicle becoming structurally unsound.	BUSA	2	87	\$14,000.00	
	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	53755021 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	BUSA	2	87	\$3,700.00	
	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	ELEC	2	Jul 2014	Ceiling fans removed.	Install 8 wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	2	87	\$4,000.00	
100000238196	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	ELEC	2	Jul 2014	Ceiling fans removed.	Install 8 wall mounted fans to replace unsafe celling fans in lodge accommodation rooms.	BUSA	2	87	\$4,000.00	
100000238201	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	ELEC	2	Jul 2014	Ceiling fans removed.	Install 4 wall mounted fans to replace unsafe ceiling fans removed from lodge accommodation rooms.	BUSA	2	87	\$2,000.00	
100000238090	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Jul 2014	Fencing required at lodges.	Install approx 370Lm of upgraded fencing system at accommodation lodges.	BUSA	2	87	\$42,000.00	
	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98 (n/a)	FIRE	2A		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.	BUSA	2	87	\$350,000.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000238123	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Jul 2014	Internal paintwork aged and marked.	Repaint to all plaster walls and ceilings approx. 345 sqm excluding high format ceiling, steel structural members, Plant Room and metal cladding walls, 2 courts including mezzanine offices, columns & beams. Includes prepaint maintenance.	REDF	2	85	\$7,500.00	
100000238124	QB001 - EQ033 ADMINISTRATION	53755001 (n/a)	IFIN	2	Jul 2014	Vinyl flooring worn.	Replace 44sqm of imitation timber vinyl floor to reception area.	REDF	2	85	\$4,000.00	No allowance for removal/reinstatem ent of furniture
100000238126	QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003 (n/a)	BLDG	2	Jul 2014	The beams and post showing signs of rust	Grind back and treat with rust preventative system and repaint to match. No allowance for replacement of material.	REDF	2	85	\$3,000.00	
100000238138	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Jul 2014	Steelwork falling due to rust.	Repair failed structural steel member at north apex of steel building framework. No allowance for replacement of any members.	REDF	2	85	\$15,000.00	
100000238140	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Jul 2014	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. No allowances for replacements.	REDF	2	85	\$6,500.00	
100000238154	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	HYDR	2	Jul 2014	Tapware and wastes failed.	Replace 4 x commercial hob spouts and tapware. Replace 6 x 50mm CP brass plug and wastes to the first floor kitchen.	REDF	2	85	\$3,500.00	
100000238161	QB007 - EQ021 POCL COMPLEX (20M PGOL)	53755007 (n/a)	IFAB	2	Jul 2014	Steel stair stringers and rail failed.	Replace approx 14sqm of steel stair stringers and railing to the mezzanine floor.	REDF	2	85	\$5,200.00	

T. 1.10		WIC No	Element	Task	Month		0.000		MMF	Score 99 =	Indicative Cost	
100000238167	QB010 - EQ022 SWIMMING POOL 50M	(Client Ref) 53755010 (n/a)	Group BLDG	Type 2A	Year Jul 2014	Balance tank failed and leaking water.	Scope Of Work 50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block construction scoured and failed. Provide full report including recommendation & costs.	REDF	Priority 2	worst 85		Comments Report only
100000238168	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	HYDR	2	Jul 2014	Sump pump failed.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	REDF	2	85	\$3,200.00	
100000220171	QB011 - EQ023 POOL- AMENITIES/GRANDS TAND/COVD AR	53755011 (n/a)	ELEC	2	Jul 2014	Light fittings smashed.	Replace light fittings on observation deck 3 High pressure sodium.	REDF	2	85	\$2,100.00	
100000238179	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 x LED energy efficient down-lights for reading at bed head to replace old failing light fixtures.	REDF	2	85	\$3,700.00	
100000238181	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	FURN	2	Jul 2014	Amenities shower cubicles failing.	Replace tollet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound.	REDF	2	85	\$14,000.00	
100000238183	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	IFAB	2	Jul 2014	8 aged and swollen doors at bottoms.	Alter and repair doors, cut approx 100 - 200mm from the bottoms of 8 cubicle doors to Toilet/Showers and fit aluminium C channel by screw and silicone. Check all door fixtures and fittings.	REDF	2	85	\$1,500.00	
100000238184	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	53755019 (n/a)	ELEC	2	Jul 2014		Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	2	85	\$3,700.00	
100000238185	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	53755020 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	2	85	\$3,700.00	

Tools ID	Duilding Name	WIC No	Element	Task	Month	Tools Describition	Carra Of Work	Catalana	MMF	Score 99 =	Indicative Cost	A
Task ID 100000238188	Building Name QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	Group ELEC	Type 2	Year Jul 2014	Task Description Reading lights failed.	Scope Of Work Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	Priority 2	worst 85	(GST Excl) \$3,700.00	Omments
100000238189	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	53755023 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	2	85	\$3,700.00	
100000238191	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	IFAB	2	Jul 2014	Ground floor ceiling water damaged.	Patch and repair ground floor ceiling and paint to match in 3 coat system. Damaged due to first floor amenities.	REDF	2	85	\$1,500.00	
100000238192	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	2	85	\$3,700.00	
100000238198	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	BLDG	2	Jul 2014	Broken render to external walls.	Plasterer to patch missing render to front RH corner at Ground Level and wall below windows.	REDF	2	85	\$5,200.00	
100000238200	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026 (n/a)	ELEC	2	Jul 2014	Reading lights failed.	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	2	85	\$3,700.00	
100000238110	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2014	Minor potholes in front carpark.	Fill and seal minor potholes to front carpark area, approx 25sqm to be repaired.	REDF	2	85	\$1,500.00	
100000238113	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2014	Artificial grass east of gym failed.	Artificial grass at outdoor exercise area and trampoline yard is in poor condition. Re-level ground area and replace artificial grass (approximately 400sqm).	REDF	2	85	\$14,000.00	
100000238115	EQR99 NO REF ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2		Pavers disrupted and failing.	Replace 100sqm of paving with concrete at north end of 50m swimming pool.	REDF	2	85	\$8,500.00	All concreting should be coordinated.

		WIC No	Element	Task	Month				MMF	Score 99 =	Indicative Cost	
Task ID 100000238116	Building Name EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	Group SIMP	Type 2	Year Jul 2014	Pavers sunken and uneven.	Scope Of Work Replace 65sqm of concrete paving at the northwest end of 50m swimming pool with new 100mm concrete.	REDF	Priority 2	worst 85	(GST Excl) \$11,000.00	All concreting should be coordinated.
100000238117	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2014	Paving at east of Admin uneven.	Remove existing pavers and replace with concrete slab east of Admin area and path transition east of Admin and Child Care bldgs 001 and 002, approx 30sqm.	REDF	2	85	\$10,000.00	All concreting should be coordinated.
100000238089	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Jul 2014	Anti personnell boundary fence failing.	Repair west chain and barbed wire boundary fencing and re-tension loose sections where necessary.	BUSA	2	65	\$3,500.00	
100000238096	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2014	Hot water unit sewer connection missing.	Install sewer connection point for hot water units at lodge 1 and lodge 2.	BUSA	2	65	\$2,100.00	
100000238098	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	HYDR	2A	Jul 2014	Water shut-offs not identified.	Engage BAS to investigate and iocate all water and fire isolation valves. Install as required up to 3 in-ground valves and supply marked-up biock plan of all identified valves. Also investigate water service under main track failure.	BUSA	2	65	\$14,000.00	Report, block plan and valve installations only.
100000238101	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Jul 2014	No energy control on pool system.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	BUSA	2	65	\$3,000.00	
	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	ELEC	2A	Jul 2014	Wind turbines failed and redundant.	Failed and redundant wind turbines require removal and disposal. Engage contractor to investigate and provide written quote on removal of turbines and disconnection of wiring and make good disturbed site work. 2 turbines.	BUSA	2	65	\$1,000.00	Report only.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000238150	QB005 - EQ034	53755005 (n/a)	IFIN	2A		Workshop and staff area substandard.	Engage an architect to design purpose build shed or building to suit grounds person needs. Architect to provide written report with design, drawings & costs.	BUSA	2	87		Report only.
100000238163	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	2	Sep 2014	Door jamb failed due to rust.	Repair 6 metal door jambs, paint and re-hang doors. Cut 200 mm of bottom of jambs and weld in new section.	BUSA	2	87	\$4,200.00	
100000238164	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	VENT	2A	Sep 2014	Rusted exhaust grille & cowling on roof.	Engage mechanical contractor to inspect and provide written report with costings on exhaust fan grille and ccwling. Replacement/repairs due to rust.	BUSA	2	87	\$1,100.00	
100000238128	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	EFIN	2A	Sep 2014	Various ext building fabrics rusting.	Engage engineer to investigate and provide written report on rusting external building rabrics.	REDF	2	85	\$1,600.00	Report only.
100000238130	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	2	Sep 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 form door jamb and fitting new piece and paint to match. 2 doors. 1 entry to Male to be replaced.	REDF	2	85	\$1,800.00	
100000238131	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIFS	53755004 (n/a)	IFIN	2	Sep 2014	Internal paintwork marked and dirty.	Internal repaint walls, doors columns and beams to ground floor office foyer area and 4 x office rooms, approx 260sqm in 3 coat system. Includes prepaint maintenance.	REDF	2	85	\$3,800.00	
100000238134	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	FURN	2	Sep 2014	Timber work brittle and failing.	Sauna in Male and Female Amenities area failed, brittle and splitting. Replace damaged cladding.	REDF	2	85	\$20,000.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000238142	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Sep 2014	Door to breezeway from Kitchen damaged.	Replace water damaged door with new solid core door and paint to match. Replace door to centre staff lunch room. Reuse existing door furniture.	REDF	2	85	\$2,000.00	
100000238143	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	BLDG	2	Sep 2014	Rear entry kitchen door & frame rusted.	Replace rear steel entrance door & door frame to kitchen	REDF	2	85	\$2,200.00	
100000238145	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Sep 2014	Toilet partitions flimsy and failing.	Replace/upgrade toilet partitions. Replace and upgrade toilet partitions to male and female change rooms using NUVEX type partitions.	REDF	2	85	\$16,000.00	
100000238146	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFAB	2	Sep 2014	Doors failing & water damaged on GF.	Replace double doors to cleaners room on ground floor under stands area, reusing existing door furniture.	REDF	2	85	\$1,600.00	
100000238147	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Sep 2014	Internal paintwork worn and damaged.	Repaint all previously painted wall and door surfaces to ground floor offices and Level 1, amenities, kitchen and offices up to 2.4 m high excluding ceilings and storeroom near toilets, approx total 360sqm 2 coat system. Includes prepaint maintenance.	REDF	2	85	\$4,000.00	
100000238148	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	JF)N	2	Sep 2014	Flooring at end of life span.	Remove and replace vinyl flooring system in commercial kitchen on the first floor (approx 300sqm).		2	85	\$28,000.00	
100000238149	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Sep 2014	Carpet worn and marked.	Remove and replace carpet to accommodation and Group Sales/Finance Offices on the ground floor with Category A broadloom, approx 94sqm.	REDF	2	85	\$6,000.00	No allowance for removal/reinstatem ent of furniture

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000238151	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Son 2014	Dallara of days for many	Cut approx 200mm of door jambs and replace with approx 400mm sleeve and paint to match Cleaners cupboard adjacent to Maintenance Room under grandstand, paint to match.	REDF	2	85	\$1,200.00	
100000238155	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	VENT	2	Sep 2014	Workshop and staff area substandard.	Investigate appropriate maintenance storage and lunch facility. Engage a consultant to provide design, location, drawings & costs. No vent or fresh air supply.	REDF	2	85	\$1,800.00	
100000238156	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	BLDG	2	Sep 2014	Roof system failed & leaking.	Replace approximately 320sqm of roof and ceiling system and treat rust on structural steel work to Conference room on the south east side of building. No allowance for structural steel replacement.	REDF	2	85	\$70,000.00	In accordance with report findings
100000238159	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	BLDG	2		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 provided by Sports Centre in previous MAR. Around pool.	REDF	2	85	\$47,000.00	
100000238162	QB007 - EQ021 POOL COMPLEX (20M POOL)	53755007 (n/a)	IFAB	2	Sep 2014	Steel stair stringers and rail rusting.	Grind approx 60sqm of steel stair stringers and coat with rust preventative paint to reduce further costly repairs. Include hand rail to Mezzanine floor.	REDF	2	85	\$1,400.00	
100000238165	QB009 - EQ045 POOL - RECEPTION	53755009 (n/a)	FURN	2	Sep 2014	Reception counter surface chipped.	Replace approx 25sqm of chipped and cracked counter top surface.	REDF	2	85	\$6,900.00	

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl) ©omments
	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2A		Below pool observation deck flooding.	Investigate leaks to pool observation deck room. Provide written report on cause with estimate of costs of repairs and methodology of repair.	REDF	2	85	\$2,000.00 Report only
	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Sep 2014	Grandstand paintwork worn and failed.	Repaint all grandstand flooring, besser block walls only covering approx 695sqm using a high quality paving paint in 3 coats. Includes prepaint maintenance.	REDF	2	85	\$8,600.00
100000238175	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016 (n/a)	EFIN	2	Sep 2014	Artificial grass and run off area failed	Replace 300sqm of artificial grass at track edge seating and run off area.	REDF	2	85	\$15,000.00
	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFIN	2	Sep 2014	Timber stairs varnish worn & scuffed.	Pepaint timber stair treads & walkway timber ficor boards. Approx 56sqm.	REDF	2	85	\$1,200.00
100000238202	QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027 (n/a)	BLDG	2	Sep 2014	Step treads worn and damaged.	Maintenance of all step treads to connecting decks and landing at lodges (approximately 160 treads).	REDF	2	85	\$3,000.00
100000238203	QB027 - EQ046 SHED 6 - PLANT (LODGE)	53755027 (n/a)	EFIN	2	Sep 2014	Paving uneven at lodge 1.	Re-level, re-lay and haunch approximately 20sqm of concrete paving.	REDF	2	85	\$2,900.00
100000238205	QB034 - EQ043 SHADE STRUCTURE 5	53755034 (n/a)	B'_DG		Sep 2014	Shade sail mouldy.	Clean & mould treat approx 260sqm of shade sails to volley ball courts and oval.	REDF	2	85	\$3,000.00
100000238208	QB042 - EQ042 SHADE STRUCTURE 4	53755042 (n/a)	BLDG	2	Sep 2014	Shade sail mouldy.	Clean & mould treat approx 130sqm of shade sail.	REDF	2	85	\$1,500.00
	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	SAFE	2	Sep 2014	Key system old and failing.	Install new key like system throughout all doors in facility. Recommend a ground master key system be used. Facility officer to determine levels of key system needed.	REDF	2	85	\$15,000.00

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	O omments
100000238111	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Sep 2014	Curbing disrupted and broken.	Remove and replace failed sections of concrete curbing system at southern driveway to west car parking.	REDF	2	85	\$12,000.00	
100000238112	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Sep 2014	Line marking faded and failed.	Remark and repaint all line marking and hazard marking to all carparks and hard standing areas across site and all car park areas.	REDF	2	85	\$6,800.00	
100000238118	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Sep 2014	Tiles cracked and broken at entry fence.	Remove and replace cracked and damaged sandstone tiles at east of Admin building 001 at fence entry covering, approx 10sqm.	REDF	2	85	\$1,700.00	
100000238091	EQI94 - NO REF - FENCING	53755194 (n/a)	ESTR	2	Sep 2014	Sliding access gate failed.	Pepair bus access gate west and upgrade to electric drive remote access system.	BUSA	2	65	\$25,000.00	
100000238099	EQI96 - NO REF - UNDERGROUND SERVICES	53755196 (n/a)	HYDR	2	Sep 2014	PVC chlorine line falled.	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.	BUSA	2	65	\$6,000.00	
100000238127	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	BLDG	2	Jan 2015	Hand rails, posts & ramp rusted.	Replace rusted rails, posts & ramp. Approx 50LM in length.	REDF	2	85	\$50,000.00	
100000238133	QB004 - EQ031	53755004 (n/a)	IFIN	2	Jan 2015	Cafe Servery area vinyl aged and worn.	Remove and replace vinyl floor in Cafe Servery area, approx 20sqm.	BUSA	2	65	\$2,000.00	No allowance for removal/reinstatem ent of furniture
100000238135	QB004 - EQ031	53755004 (n/a)	FURN	2A	Jan 2015	Play gym to Level 1 Canteen aged.	Engage play technician (Sydney Firm +61299841400) to inspect and provide a written report with costs on replacing all aged foam padding including plastic sleeve to Play Gym.	BUSA	2	65	\$1,000.00	Report only.

Task ID	Building Name	WIC No	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Ø omments
100000238088	EQB99 - NO REF -	53755B99 (n/a)	ESTR	2	Jan 2015	Timber jetty failing.	Demolish redundant timber jetty to dam. Reinstate pool fence after demolition.	BUSA	2	65	\$4,000.00	
100000238093	EQI95 - NO REF - GRASS & LANDSCAPING	53755195 (n/a)	SIMP	2	Jan 2015	No irrigation on NW field.	Install recycled water irrigation system to north west play field. Connect to existing onsite recycled water system.	BUSA	2	65	\$80,000.00	
100000238094	EQI95 - NO REF - GRASS & LANDSCAPING	53755I95 (n/a)	SIMP	2	Jan 2015	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 planting of appropriate species at rear of lodges and other required areas throughout sile.	BUSA	2	65	\$32,000.00	Includes arborist report costs.
	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	HYDR	2	Jan 2015	Filter sand requires replacement.	Filter sand normal 8 yearly or sand replacement as required. Replace sand and inspect filter vessels. As per attached quote from previous MAR.	BUSA	2	65	\$39,000.00	
	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	СОММ	2	(Jan 2015	Electronic score board failed.	Replace or repair electronic score/message boards and all connected control systems.	BUSA	2	65	\$250,000.00	
100000238106	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	COMM	2	Jan 2015	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	65	\$40,000.00	
							Total				\$1,690,400.00	

FLEMENT SHMMARY

Supply Ventilation Systems

VENT

TOTAL

CATEGORY SUMMARY

MMF PRIORITY RATING SUMMARY

MMF Priority	→ • • • • • • • • • • • • • • • • • • •	ndicative Cost ST Exclusive)
2	2 - Important (Reduce costly future repairs)	\$1,690,400.00
TOTAL		\$1,690,400.00

	ELEMENT SUMMARY			(
Element Group	Element Description	Indicative Cost (GST Exclusive)	Category	Catego
BLDG	External Walls	\$228,700.00	DC a C	0 (DC)
COMM	External Communications & Data Distribution	\$290,000.00	BS&C	2 - (BSa Codes
EFIN	External Building Finishes	\$34,600.00	BUSA	5 - (BU
	(excluding Paint)	***************************************	ENVP	3 - (EN
ELEC	General Lighting	\$47,400.00		Protect
ESTR	Outbuildings / Sheds	\$170,500.00	REDF	6 - (RE Costs
FIRE	Fire Alarm Systems (external)	\$350,000.00	TOTAL	
FURN	Fixed Furniture	\$41,900.00		1
HYDR	Sanitary Drainage System	\$185,500.00		
IFAB	Ceilings	\$48,700.00		
IFIN	Internal Floor Finishes	\$70,200.00		
SAFE	Doors, gates, etc (Electric Operated) (ext)	\$15,000.00		
SIMP	Landscaping & Gardening	\$205,000.00		

Category	Category Description	Indicative Cost (GST Exclusive)
BS&C	2 - (BS&C) Building Standards and Codes	\$2,000.00
BUSA	5 - (BUSA) Business Activities	\$1,123,100.00
ENVP	3 - (ENVP) Environmental Protection	\$1,500.00
REDF	6 - (REDF) Reduce Future Repair Costs	\$563,800.00
TOTAL		\$1,690,400.00

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

\$1,690,400.00

\$2,900.00

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	Element Description	Scope of Work	Additional Condition- Based Maintenance is Required Yes / No
100000238103	EQI96 - NO REF - UNDERGROUND SERVICES	53755196	n/a	1	(site)	Turn buckle bolt missing to east wind turbine. Collapse hazard. Replace the missing bolt that secures the turn buckle.	No
	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENI TIES	53755005	n/a	1		Aluminium cover strip loose. Fall/Tripping hazard. Resecure aluminium cover strip.	No
	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENI TIES	53755005	n/a	1	Plumbing	2 x cracked vanity basins to the Ground Floor male toilets. Cutting hazard. Replace 2 x cracked vanity basins.	No
100000238173	QB016 - EQ035 SHADE STRUCTURE 2 - GRANDSTAND	53755016	n/a	1	DT309 - External Stairs, Balconies & Verandahs	Tactiles missing. Falling hazard. Replace missing tactiles.	No

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

MINOR MAINTENANCE TASKS

		WIC No	Element	Task				Indicative Cost	
Task ID	Building Name	(Client Ref)	Group	Type	Task Description	Task Summary	Scope of Work	A - \	Comments
100000238129	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	53755004 (n/a)	IFAB	4A	Ceiling sagging.	Refix ceiling sheeting.	Refix ceiling sheeting to avoid complete separation.	\$500.00	
100000238144	QB005 - EQ034 DINING HALL/WORKSHOP S/AMENITIES	53755005 (n/a)	IFAB	4	Water damage to ceiling in male toilets.	Replace damaged sheeting/paint to match.	Replace approx. 2sqrn of ceiling and paint to match male toilet adjacent to maintenance area under grandstand.		CADC NO. 100000190379
100000238157	MEDICINE	53755006 (n/a)	BLDG	4A	Roof system failed/rusted fascia capping	Roof plumber to inspect and report.	Engage roof plumber to inspect and provide written report with recommendations and costs for repairs or replacement.		CADC NO. 100000190393
100000238158	QB006 - EQ028 SPORTS MEDICINE	53755006 (n/a)	FURN	4	Kitchen cupboard edging strip loose.	Repair cabinet door edging.	Repair kitchen cabinet cupboard door edging.	\$600.00	
100000238172	QB012 - EQ038 SHADE STRUCTURE 3 - WARM UP	53755012 (n/a)	BLDG	4	Shade sail mouldy.	Mould treat & clean.	Mould treat & clean approx 121sqm of shade sail.	\$600.00	
100000238180	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	AIRC	4	AC ductwork cracked.	Replace ductwork.	Replace ductwork to west elevation, check all.	\$500.00	
100000238187	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (n/a)	HYDR	4A	Toilet seat missing.	Replace foilet seats as required	Replace toilet seats as required.	\$500.00	
100000238194	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FIRE	4/	Smoke alarm beeping.	Replace smoke alarm.	Replace faulty smoke alarm, check others.	\$500.00	
100000238197	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	53755025 (n/a)	FIRE	4A	Smoke alarm missing.	Replace smoke alarm.	Replace missing smoke alarm, check others.	\$500.00	
100000238204	QB033 - EQ041 SHED 5 - STORAGE	53755033 (n/a)	BLDG	4	Column & beams rusted.	Rust treat column & beams.	Sand back & rust treat approx 26Lm of column & beams.	\$500.00	
	QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037 (n/a)	IFAB	4A	Ceiling sheets falling down.	Refix ceiling sheets.	Refix falling ceiling sheets, check all others.	\$500.00	

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Indicative Cost (GST Excl)	Comments
100000238108	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755198 (n/a)	SAFE			Investigate/upgrade door locking system.	High failure rate & loss of cards, old analogue card driven door locking system. Inspect & upgrade accommodation unit locking system. Upgrade to coded key pad system (similar to Tallebudgera Rec Camp). Lock expert to provide written report with costs.	\$700.00	CADC NO. 100000190334 Report only.
100000238114	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	4	Pavers sunken and uneven.	Re-lay pavers flush with existing.	Re-lay approx 7sqm of sunken pavers at south east end around server lid.	\$950.00	
						Total		\$8,050.00	

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
SAFE	Access Control System (external)	\$700.00
SIMP	Paved Areas	\$950.00
IFAB	Ceilings	\$1,900.00
BLDG	Roofing	\$1,900.00
FURN	Fixed Furniture	\$600.00
AIRC	Ductwork	\$500.00
HYDR	Sanitary Plumbing	\$500 00
FIRE	Fire Alarm Systems (internal)	\$1,000.00
TOTAL		\$8,050.00

Task Types 4 = Minor Maintenance, Not Urgently Required 4A = Minor Maintenance, Urgently Required

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

				NON MAINTENANO	CE TASKS		
Task ID Bu	uilding Name	WIC No (Client Ref)	Element Group	Task Description	Task Summary	Scope of Work	Comments

Condition Assessment Tasks List

Task Wo	pse Clien ork Progra uest / Prior	ram cial	Region	Customer	mer	State Electo rate		Building Name	Equip ment Numb er	No	WIC No	Client Ref	Assessmen t Date	Group	: Element Group Description	Code	Element Code Description	nance	Priority	Descriptio	Task Summary	Task Description n Summary		Category of Task	Indicative Cost	mende	Indicative Cost Includes	Inelicative Cost Other	Reference No DE Odly)	Afticipate d Wiss Issue	Notes	CADC Load Date
10000 02380 88		2013 2014	- South Coast	Education	South East	BROA DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	SHEDS ACQ VALUE<\$1	10000 1 01168 32	SCE QRU NAIM 1111 11	53755B99	34S- 7192- B99	24/01/2014	ESTR	External Structures	DT104	Outbuilding s / Sheds	65	2	2 - DET P2's, No Further Investigatio n Required	Timber jett failing.	Demolish y redundant timber jetty		BUSA	\$4,000.00	Jan 2015	Other	100000190				29/01/2014
10000 02380 89		2013 2014	- South Coast	Education	South East	BROA DWAT	DR/SHIP	EQI94 - NO REF - FENCING	01168	1111	I .	34S- 7192- 194	24/01/2014	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	35	2	2 DET P2's, No Further InvestigaNo a Required	Anti persornell boundary fence failing.	Repair we boundary fence.	Repair west chain and barbed wire boundary fencing and re-tension loose sections st where necessary.	BUSA	\$3,500.00	Jul 2014	Other	100000190 313				29/01/2014
10000 02380 90		2013 2014	- South Coast	Education	South East	BROA DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI94 - NO	O 10000 01168 33	SCE QRU NAIM 11111 12	53755194	34S- 7192- 194	24/01/2014	ESTR	External Structures	DT 101	Boundary Wa's / Fences / Gates	27	2	2 - DET P.'s, No Further Investiga% n Required	Fencing required at lodges.	Install upgraded fencing at lodges.		BUSA	\$42,000.00	Jul 2014	Other	100000190 315				29/01/2014
10000 02380 91		2013 2014	- South Coast	Education	South East	BROA DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI94 - NO REF - FENCING	O 10000 01168 33	SCE QRU NAIM	53755194	34.9- 7192- 194	24/01/2014	ESTR	External Structures	DT101	Boundary Walls / Fonces / Gates	65	2	2 - DET P2's, No Further Investigation n Required		Repair gat and install automation	system.	BUSA	\$25,000.00	Sep 2014	Other	100000190 314				29/01/2014
10000						BROA	RUNAWAY BAY SPORT&L	1		SCE		345-								2 - DET P2's, No Further	Main track	Replace or	Remove and replace approximat ely 150Lm of on track fencing east. Remove seating at west on track and install barrier or fencing. In Approx total 300Lm of					100000190				

Times Time				
Three Thre	10000 02380 96	10000 02380 95	10000 02380 94	10000 02380 93
Figure F				
Figure F				
Trace of the control of the contro	2013 -	2013 - 2014	2013 - 2014	2013 - 2014
RUMAWAY GOIS- NO GOE Substitute Good Goe	South	South Coast	South	South Coast
RIJNAWAY E015 - No GCE Garden		Education	Education	Education
RUNAWAY EGIS-NO SCE STORY REF- CONTROL OF SCHOOL OF SCHO	South	South East	South East	South East
RUNAWAY E.005 - NO S.C. Garding F. Gard	BROA DWAT	BROA DWAT ER	BROA DWAT ER	BROA DWAT ER
FECHS-NO SCE First Fir	RUNAWA' BAY SPORT&L DR/SHIP	RUNAVA' SAY SPORTSL OFUSHIP EXC CON	RUNAWA' BAY SPORT&L DR/SHIP EXC COM	RUNAWA' BAY SPORT&L DR/SHIP EXC COM
SCE STATE	Y EQI96 - NO REF - UNDERGE OUND	(EQ'95 - NO REF - CIPASS & LIAMOSCA PING	Y EQI95 - No REF - GRASS & LANDSCA PING	Y EQI95 - NO REF - GRASS & LANDSCA PING
SCE CAN	0 R 10000 01168	10000 01168 41	10000 01188 41	10000 01168 41
Three makes to a height common make to a height comm	SCE QRU NAIM 2225	SCE QRU NAIM 1111 15	SCE QRU NAIM 1111 15	SCE QRU NAIM 1111 15
Tree		53755195	53755195	53755195
Times Time	34S- 7192-	34S- 7192- 195	34S- 7192- 195	34S- 7192- 195
These makes to dearing and makes to dearing and makes to dearing and makes to dearing and makes are also dearing and makes are and dearing and destructives are and destructives		24/01/2014	24/01/2014	24/01/2014
Sit 2 Landscaph 2 - UET Matured Susues Survey and strough Sit 2 Survey and strough Survey and stro		SIMP	Slime	SIMP
Trees of causing change Lardhospin Lardhospin Lardhospin Lardhospin Lardhospin Lardhospin P2's, No P2's, P2'	Hydraulic	Improveme	In proveme	Site Improveme nts
Trees a helytic to assistic, damage and all control buildings and program planting of the grade		DT210	077≥08	DT208
Trees instruct to extend to the extend to th	Sanitary Drainage	Dams	La-dscapin g & Gardening	Landscapin g & Gardening
Trees marved to a height deastering and could trees around buildings structures and program planning of appropriate species at rear of other hyvestigate of nizearing of nizea		82	35	65
Trees ma view to a height causing and ministers around buildings structures and program planting of appropriate species at rear of appropriate species at r		2	2	2
Trees matured to a height causing damage land limitenanc classing damage around buildings and cult trees. Survey and cult trees account for appropriate species at rear of lodges and other required areas from citizens of lodges and other required areas trees of lodges and other required areas lincated areas trees of lodges and other required areas trees of lodges and other required areas lincated areas areas throughout lincated areas lincated areas and local trees. Seek correct waster disposal licence and approvals from EPA and local council to disposal discence and approvals from EPA and local council to disposal licence and approval. Seek correct waster in different licens and local licence and approval. Seek correct waster in different licens and local licence and approval to different licens and licence and approval licens and licens and licens and licens and licens and licens an	P2's, No Further	P2's, Further Investigatio	P2's, No Further	2 - DET P2's, No Further Investigatio n Required
Trees matured to a height causing damage and micheano Survey and cult trees around buildings and program planting of appropriate species at rear of lodges and other required areas three species at rear of lodges and other required areas site. Bermove site. BUSA \$32,000.00 2015 Other 100000190 Saek correct veste water disposal licence and approvals from EPA and local council to dispose of backwash water in dam that Seek correct to michean site of the server approval. Seek correct weste water disposal licence and approvals from EPA and local council to dispose of backwash water in dam that seever correct to licence and approvals. Seek correct to dispose of backwash water in dam that seever correct to licence and approvals. Seek correct to licence and approvals to licence and approvals. Seek correct to licence and approvals to licence and the licence and local council to dispose of backwash water in dam that seever correct to licence and the licence and the licence and the licence and approvals to lice	unit sewer	approval to backwash	trees row	No irrigation or NW field.
Trees matured to a helyth causing damage land material countries and program planting of appropriate species at rear of lodges and other required areas fibroughout site. Seek torrect waste water waste water water in dam that overflows to environmental reserve. ENVP \$1,500.00 Apr Other 100000190 Thistall sewer lenvis and local council to hop on the planting of the province of the connection point for hot water units at lodge 1 100000190	connection	correct licence and EPA	Remove trees.	Install irrigation system.
BUSA \$32,000.00 Jan 2015 Other 100000190 arborist report costs. 29/01/2	sewer connection point for hot water units at lodge 1	correct waste water disposal licence and approvals from EPA and local council to dispose of backwash water in dam that overflows to d environmen	ma'ure' to a height causing, damage and ma'intenanc 'sisues. Survey and cull trees around buildings and structures and program planting of appropriate species at rear of lodges and other required areas throughout throughout	Install recycled water irrigation system to north west play field. Connect to existing onsite recycled water system.
\$32,000.00 2015 Other 100000190 anborist report costs. 29/01/2 \$1,500.00 2014 Other 100000190 319 29/01/2		ENVP	BUSA	BUSA
Jan 2015 Other 100000190 arborist report costs. 29/01/2		\$1,500.00	\$32,000.00	\$80,000,088
100000190 Includes arborist report costs. 29/01/20 100000190 319 29/01/20	Jul	Apr 2014	Jan 2015	Jan 2015
100000190 arborist report costs. 29/01/2		Other	Other	Other
Includes arborist report costs. 29/01/2	100000190 321	100000190 319	100000190 317	100000190 318
Includes arborist report costs. 29/01/2				5
Includes arborist report costs. 29/01/2				
29/01/2			arborist report	
014		29/01/2014	29/01/2014	29/01/2014

		Q
10000 02380 99	10000 02380 98	10000 02380 97
2013 2014	2013 - 2014	2013 · 2014
South Covet	South Coast	South Coast
Education	Education	Education
ຣາຫະ Fast	South East	South East
BRGA DWAT ER	BROA DWAT ER	BROA DWAT ER
RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
EQI96 - NC REF - UNDERGF OUND SERVICES	EQI96 - NO REF - UNDERGE OUND SERVICES	EQI96 - NC REF - UNDERGF OUND SERVICES
0 10000 01168 42	D R 10000 01188	0 10000 01168 3 42
SCE QRU NAIM 2225 58	SCE QRU) NAIM 2225 58	SCE QRU NAIM 22225 58
53755196	53755196	53755196
34S- 7192- 196	34S-7192- 196	34S- 7192- 196
24/01/2014	24/01/2014	24/01/2014
HYDR	HYOR	HYDR
Hydraulic Services	Hydraulic Services	Hydraulic Services
DT714	DT798	DT708
Swimming Pool Filtration System	Water Supply System (satemal)	Water Supply System (external)
65	65	65
2		2
2 - DET P2's, No Further Investigatio n Required	2A - DET P.2's, Furster Investigation n Required	2 - DET P2's, No Further Investigatio n Required
PVC chlorine line failed.	Water shut- offs not identified.	Water service under main track failed.
Replace UPVC chlorine line.	Audit site, install valves & report.	Repair water service.
Replace failed UPVC 25mm chlorine distribution line from to 25m pool plant room to 15m pool plant room or install bunded holding tank and chlorine decanting point at 25m plant room.	Engage BAS to investigate and locate all water and fire isolation valves. Install as required up to 3 inground valves and supply marked-up block plan of all investigate water service under main track failure.	Water main under main track area failed and isolated. Investigate and repair failed water main. No allowances for repairs to repairs to repairs to any farility or surface.
BUSA	BUSA	BU≳A
\$6,000.00	\$14,000.00	\$30,000.00
Sep 2014	Jul 2014	Apr 2014
Other	Other	Other
100000190 324	100000190 322	100000190
		3
	Report, block plan and valve installations only.	
29/01/2014	29/01/2014	29/01/2014
4	4	4

0000 02381 02	0000 02381 01	0000 12381 00
×		
2013 - 2014	2013 - 2014	2013 - 2014
South Coast	South Coast	South Coast
Education	Education	Education
South East		South East
BROA DWAT ER		BROA DWAT ER
RUNAWAY BAY SPORT&L DR/SHIP EXC COM		RUNAWAY BAY SPORT&L DR/SHIP EXC COM
EQI96 - NO REF - UNDERGR OUND SERVICES	EQI96 - NO REF - UNDERGR OUND SERVICES	EQI96 - NO REF - UNDERGR OUND SERVICES
10000 01168 42		10000 01168 42
SCE QRU NAIM 2225 58		SCE QRU NAIM 2225 58
53755196	53755196	53755196
34S- 7192- 196	34S- 7192- 196	34S- 7192- 196
24/01/2014	24/01/2014	24/01/2014
HYDR	HYDR	HYDR
Hydraulic Services	Hydraulic Services	Hydraulic Services
D1714	DT714	DT714
Swimming Pool Filtration System.	Swimming Pool Filtration System	Swimming Pool Filtration System
35	175	65
2		2
2 - DE F P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio in Required	2 - DET P2's, No Further Investigation Required
Pumps inefficient and failing.	No energy control on pool system.	requires
Install new pumps and VSD's.	Install VSD's and controls.	Replace filter sand to 50m p.sol.
Install new pumps and motors including energy efficient variable speed drives and control system to 50m pool filtration system.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	Filter sand normal 8 yearly or sand replacement t as required. Replace sand and inspect filter vessels. As per attactical dupler for previous MAR.
BUSA	BUSA	BUS#.
\$80,000.00	\$3,000.00	\$39,000.00
Apr 2014	Jul 2014	Jan 2015
Other	Other	Other
100000190 327	100000190 326 & 100000190 328	100000190
		3
29/01/2014	29/01/2014	29/01/2014

Communication Communicatio	10000 02381 04	2013 - South 2014 Coast Educa		DUND 01168 2225 SERVICES 42 58 53755196		Electrical Services DT802	External Communic	2A - DET P2's, Wind Further Itu-binus Investigation fraced and Inspect In Required (redundant report.) 2 - DET P2's, No acce	Replace or repair electronic score/mess age boards and all connected	\$1,000.00 Jul 2014	100000190 329	Reponly	
	9	2013 - South 2014 Coast Educa	RUNAWAY E BAY RI BROA SPORT&L UI DWAT DR/SHIP O East ER EXC COM St		7192- 196 24/01/2014 COMM	Communic ations &	Intercom / Pagino / Call Systems	2 - DET Track P2's, No control Further booth track a Investigatio controls field br	Track and field booth controls and services failed. Upgrade all track and field control booth controls and and ooth service.	######################################	0ther 100000190 332		

10000 02381 11	10000 02381 10	10000 02381 09	10000 02381 07
20 2	20 2	20	20
013 (s 014)	013 - S 014	113 - S	1113 - S
South Coast	South Coast	South	South Coast
Equestion	Education	Education	Education
South East	South East	South East	South East
BROA DWA ER	BROA DWA' ER	BROA DWA ER	BROA DWA ER
RUNAWA BAY SPORT& T DR/SHIP EXC COM	RUNAWA BAY A SPORT& T DR/SHIP EXC COM	RUNAW/ BAY 4 SPORT& 1 DR/SHIP EXC COM	RAY
Y EQR99 - NO REF ROADS : PATHWA	Y EQR99 - NO REF ROADS (PATHWA	EQI98 - 1 Y REF - POLE LIGHTIN' & & 1 SERVICE	EQI98 - N Y REF - POLE LIGHTINI & 1 SERVICE
10000 MY 0116 46	1000 Y 0116 46	3 1000 0116 44	
SCE QRU 0 NAIM 8 5558 88	SCE ORU O NAIM 0558 88	SCE QRU 0 NAIM 8 2226 66	SCE QRU 0 NAIM 8 2226 66
53755R95	53755R99	53755198	53755198
34S- 7192- R99	54S- 7192- R99	34S- 7192- 198	34S- 7192- 198
24/01/2014	24/01/2014	24/01/2014	24/01/2014
SIMP	SIMP	SAFE	FIRE
Site Improvements	Site Improvements	Security & Safety Systems	Fire Protection Systems
e DT201	DT201	DT1102	DT1005
Roads & Carparks	Roads & Carparks	Doors, gates, etc (Electric Operated) (ext)	Fire Alarm Systems (external)
85	85	85	87
2	2	2	2
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio n Required	2 - DET in 22s, No Further fivestigation in Reovired	2A - DET P2's, Further Investigation n Required
Curbing disrupted and broker	Minor potholes in front carpark.	K-y system old and falling.	e emergency
Replace broken concrete n. curbing.	Fill & seal potholes to bitumen carpark	n Install new key system to all doors	Audit/upgrade inc.
Remove and replace failed sections of concrete curbing system at southern driveway to west car parking.	Fill and seal minor potholes to front carpark area, approx 25sqm to be repaired.	Install new key like system throughout all doors in facility. Recommen d a ground master key system be used. Facility officer to determine levels of key system needed.	Full audit and upgrade of all buildings to incorporate a fully addressable emergency and fire system. Including survey of accommod atton areas statum system, egress plans.
REDF	REDF	REDF	BUSA
\$12,000.00	\$1,500.00	\$15,000.00	**********
Sep 2014	Jul 2014	Sep 2014	Jul 2014
Other	Other	Other	Other
100000190 338	100000190 337	100000190 335	100000190
	-		
29/01/2014	29/01/2014	29/01/2014	29/01/2014

C	100	1100	1100
10000 1381 16	1000 1381 15	0000 3381 13	0000 381 12
20	20	202	20
013 - S 014 C	013 - S 014 (113 - S	013 - S 014 C
South Coast	South Coast	South	South Coast
Education	Education	Education	Education
South East	South East	South	South East
BROADWATER	BROA DWAT ER	BROA	BROA DWAT ER
RUNAWA BAY SPORT& DR/SHIP EXC COM	RUNAWA BAY SPORT& DR/SHIP EXC COM		RUNAWA BAY SPORT&I DR/SHIP EXC CON
Y EQRS9 - NO REF IROAL'S & PATHWA	Y EQR99 - NO REF - ROADS & PATHWA	Y EQR99 - NO REF	Y EQR99 - NO REF - ROADS & PATHWA I S
7 1000° Y 01160 46	1000 Y 0116 46		10000 Y 0116 46
SCE QRU NAIM 8 5558 88	SCE QRU 0 NAIM 8 5558 88		SCE QRU 0 NAIM 8 5558 88
53755R99	53755P99		53755R99
34S- 7192- R99	34S- 7192- R99	34S- 7192- R99	34S- 7192- R99
24/01/2014	24/01/2014	24/01/2014	24/01/2014
SIMP	SIMP	SIMP	SIMP
Site Improvements	Sito Improvements	Site Improveme nts	Site Improveme nts
DT204	D1204	D7:203	DT201
Paved Areas	Paved Area3	Harc Sufacud Areas	Roads & Carparks
85	85	85	85
2	2	2	2
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio n Required	2 DET P2's, No Further Investigation Regulated	2 - DET P2's, No Further Investigatio n Required
Pavers sunken and uneven.	Pavers disrupted and failing.	Artificial grass east of gym failed.	Line marking faded and failed.
Replace i pavers with concrete.	Replace pavers witt concrete.	Relevel an replace artificial grass.	Repaint and mark car park line marking
Replace 65sqm of concrete paving at the northwest end of 50m swimming pool with new 100mm concrete.	Replace 100sqm of paving with concrete at north end of 50m swimming pool.	Artificial grass at outdoor exercise ares and trampoline yard is in poor condition. Re-level ground area and replace artificial grass d (approximately 400sqm).	Remark and repaint all line marking and hazard marking to all carparks and hard standing areas across cite and all cer park greas.
REDF	REDF	REDF	PEDI
\$11,000.00	\$8,500.00	\$14,000.00	\$6,800.00
Jul 2014	Jul 2014	Jul 2014	Sep 2014
Other	Other	Other	Other
100000190 347	100000190 350	100000190 341	100000190
			5
All concreting should be coordinated	All concreting should be coordinated		
29/01/201	29/01/201	29/01/2014	29/01/2014

10000 02381 2013 - South 19 2014 Coast Education Education East ER EXC COM NT 47	10000 10000 02381 2013 - South 18 2014 Coast Education 2018 EROA SPORT&L 2018 DWAT DR/SHIP PATHWAY 46	10000 02381 2013 - South 2014 Coast Education East ER EXC COM STATE SOUTH EXC COM STATE SOUTH ER EXC COM STATE SOUT
	SCE QRU 1000 NAIM 168 5558 7192- 46 88 53755R99 R99 24/01/2014 SIMP nts	SCE QRU 000 NAIM 168 5558 66 88 53755R99 R99 24/01/2014 SIMP nts DT204 A
Repair post and broken concrete to west boundary fence bus gate and pour new concrete and refit existing post to make gate ences / linvestigation gate broke a broken lockable. on Required concrete.	Remove and replace cracked and damaged sandstone tiles at east of Admin building 001 at fence entry covering, and broken live/stigration at circle and broken live/stigration and broken li	Remove existing pavers and replace with concrete slab east of Admin area and path transition east of Admin and Oil∠ Care bidgs 501 P2's, No Further linvestigatio Admin Paving at reas 85 2 n Required uneven. Concrete.
REDF \$1,000.00 2014 Other 29/01/2014	REDF \$1,700.00 Sep 345 29/01/2014	REDF \$10,000.00 2014 Other 100000190 346 All concreting should be coordinated . 29/01/2014

EQS99 - RUNAWAY NO REF- BAY PLAYGRO BROA SPORT&L UND 10000 (NAIM) 743- 2013 - South 2014 Coast Education East ER EXC COM NT 47 87 53755599 S99 24
Outdoor Purther Further Further Further Further Further Head of Structures DT107 (Fixed) 87 2 In Required d
Terraced seating is non compliant with current building and access standards. Seating heights and access inappropriat e. Retaining and fill subsiding. Inspect & provide lid of written report only, ing. BS&C \$2,000.00 2014 Other 100000190

1000 0238 26	1000 0238 25	1000 0238 24	10000 0238 23
0	0 1	0	0
2013 · 2014	2013 - 2014	2013 - 2014	2013 2014
- South Coast	- South Coast	- South Coast	- South Coast
Education	Education	Education	Education
South East	South East	South East	South East
BROA DWAT ER	BROA DWAT ER	BROA DWAT ER	DWAT
RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
QB003 - EQ029 SHADE STRUCTU (RE 1 -	SHADE STRUCTU RE 1 -	QB001 - EQ033 ADMINIST RATION	QB001 - EQ033 ADMINIST
10000 01196	10000 01166 17	10000 01166 14	10000 01166 14
SCE QRU NAD U111 113	SCE QRU NAB U111 113	SCE QRU NAB U111	SCE QRU NAB NUT11 111
53755003	53755003	53755001	53755001
34S- 7192- 029	34S- 7192- 029	34S- 7192- 033	34S- 7192- 033
24/01/2014	24/01/2014	24/01/2014	24/01/2014
BLDG	B _L DG	IFIN	ifin
Building Structure	Building Structure	Internal Finishes	Internal Finishes
DT306	DT304	F)T6'02	DT601
Columns & Beams	Roofing	Internal Floor Finishes	Internal Painting
85	85	85	85
2	2	2	_2_
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigation Required	2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Furthe Investigate in Required
The beams and post showing signs of rus	Shade sail mouldy & dirty.	Vinyl Sooring worn	Internal paintwork aged and marker.
Treat rusted	Clean & mould trea shade sail.	Replace vinyl flooring to reception.	Internal repaint required.
Grind back and treat with rust preventativ e system and repaint to match. No allowance for replacemen t of material.	Clean & mould treat approx 950sqm of shade sail.	Replace 44sqm of imitation timber vinyl floor to reception area.	Repaint to all plaster walls and ceilings approx. 345 sqm excluding high format ceiling, steel structural members. Plant Repair and metal cladding including mezzanine offices. Includes including mezzanine offices including mezzanine offices. Includes & beeins. Includes including mezanine ceiling mezanine ceiling mezanine ceiling mezanine maintenance.
REDF	REDF	REDF	REDF
\$3,000.00	\$4,000.00	\$4,000.00	\$7,500.00
Jul 2014	May 2014	Jul 2014	Jul 2014
Other		Other	Other
100000190 360		100000190 358	100000190
		y	3
		No allowance for removal/rei nstatement of furniture	
29/01/201	29/01/201	29/01/201	29/01/20

Color Colo	10000 02381 28
10000190 2013 South 2013 South 2014 Coast Education East EN 2015 Six Co. M. Billies 19 14 53755004 10 14 53755004 10 14 53755004 10 16 16 16 16 16 16 16	
California Cal	
Description	
To the part of the	2011
BROAD SPORTS LEE CARE/COF DOWN TO STREET OWN	3 - South Coast
RunAuxy Child Sce Regard School Sce School Scott School	Educatio
RUNAWAY CHILD CARE/COT SOCE CARE/COT	South East
Company Comp	
OB004 - Replace of the state of	RIINAWA
SCE GRU 10000 NAB 1168 U111 18 114 53755004 031 24/01/2014 IFAB Fabric UTS04 fire down) 85 2 To Required a proving approx 20 20 20 20 20 20 20 2	SHOP/AM ENITIES QB004 - EQ031 VOLUME
SCE	
345- 7192- 53755004 031 24/01/2014 IFAB Fabric Dors Internal	
100000190 345- 345- 345- 345- 345- 345- 345- 345	
to spe area rusted cut at base area. Repair included base form door jamb and fifting new piece and paint to match. 2 doors. 1 24/01/2014 IFAB Pabric DTS0* Ifee doors) 85 2 0 Der: jambs 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190 10000190	34S- 7192- 031
Internal Down Age of the down	24/01/2014
Internal Doors Pabric Dors jambs Dors jambs Doors	EFIN
to spa area nusted cut at base area. Repair nusted door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb base form door jamb and fifting new piece and paint to match. 2 doors. 1 entry to Male to be replaced. REDF \$1,800.00 2014 Other \$2.000 mm of rusted doors. 1 entry to Male to be replaced. REDF \$1,800.00 2014 Other \$364 Other \$36	External Finishes
to spe area rusted out at base area. Repair witerfall door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2 doors. 1 [sinternal Docts P2's, No Further Docts lambs Replace lambs. lambs. REDF \$1,800.00 2014 Other [sinternal paint to match. 2 doors. lambs. linternal repaint repaint walls, doors columns and beams to ground aloor office foyer area and 4 x office rooms, approx 2 - DET P2's, No Internal Repaint walls, doors columns and beams to ground aloor office foyer area and 4 x office Repaint walls, doors columns and beams to ground aloor office foyer area and 4 x office Repaint walls, doors columns and beams to ground aloor office foyer area and 4 x office Repaint walls and prepaint wall and prepared wall an	DT403
to spi: area, rusted cut at base area. Rep-sir 11.retal door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2 doors. 1 entry to Further cutted door rusted door famble in the paint to match. 2 doors. 1 entry to famble to be replaced. In Recy intended in the paint to match. 2 doors. 1 entry to famble to be replaced. In the paint to match. 2 doors. 1 entry to famble to be replaced. REDF \$1,800.00 2014 Other 10000190 364 Internal repaint walls, doors columns and beams to ground floor office foyer area and 4 x office rooms, approx. 260sqm in 3 coat system. Includes prepaint wall and further paintwork wall and ground floor office foyer area and 4 x office rooms, approx. 260sqm in 3 coat system. Includes prepaint wall and further paintwork wall and ground floor office foyer area and 4 x office rooms, approx. 260sqm in 3 coat system. Includes prepaint maintenance. 100000190	Buildings finishes (excluding Paint)
to spe area. rusted cut at base area. Repair instal door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2 doors. 1 entry to Male to be replaced. jambs. Replace rusted door jamb and fitting new piece and paint to match. 2 doors. 1 entry to Male to be replaced. jambs. Replace rusted door feel for entry to match. 2 doors. 1 entry to match. 2 doors. 2 do	85
to spice area, rusted out at base area. Rep-air in-tetal door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2 doors. 1 error to Male to be replaced. P2's, No Further value out jambs. Replace musted door for match. 2 doors. 1 error to match. 2 doors. 2	2
to spe area rusted cut at base larea. Repair Intetal door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2 doors. 1 entry to Male to be replaced.	P2's, Further Investigation Required
to spa area rusted out at base area. Repaint linternal repaint walls, doors columns and beams to ground floor office foyer area and 4 x office rooms, approx 250sqm in 3 coat system. Includes prepaint walls and ones.	Various ext building fabrics rusting.
to spa area, rusted cut at base area. Repair metal door jambs by cutting approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2 doors. 1 entry to Male to be or replaced. REDF \$1,800.00 2014 Other Internal repaint walls, doors columns and beams to ground floor office foyer area and 4 x office rooms, approx 260sqm in 3 coat system. Includes prepaint maintenanc 100000190	Engineer investigate and report
REDF \$1,800.00 Sep 2014 Other 364	Rear facces: door jan bs to spa area rusted cut at base area rusted cut at base area. Rep-air metal base form door jamb sho good approx. 200 - 300 mm of rusted base form door jamb and fitting new piece and paint to match. 2
\$1,800.00 2014 Other 384	REDF
Sep 2014 Other 364	\$1,600.00
0ther 364 0ther 100000190 366	Sup 2014
100000190	Other
	361
	Report only.
29/01/2014	29/01/2014

1 0	1 0	1 0	11 0
0000 1381 35	0000 2381 34	0000 1381 33	0000 3381 332
2013 - 2014	2013 - 2014	2013 - 2014	2013 - 2014
South Coast	South Coast	South Coast	South Coast
Education	Education	Education	Education
South East	South East		South East
BROA DWAT Ei ²	BROA DWAT ER		BROA DWAT ER
BUNAVVAY BAY SPORTAL DRISHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM		RUNAWAY BAY SPORT&L DR/SHIP EXC COM
QB004 - F-2031 C4RE/C0F FSE SHOP/AM ENITIES	QB004 - EQ031 CHILD	QB004 -	QB004 - E0031 CHILD CARE/COF FEE SHOP/AM ENITIES
10000 01166 18			10000 01166 18
SCE QRU NAB U111 114	SCE		SCE QRU NAB U111 114
53755004			53755004
34S- 7192- 031			34S- 7192- 031
24/01/2014	24/01/2014	24/01/2014	24/01/2014
FURN	FURN	IFIN	IFIN
Furniture & Fittings	F∟mit∪re &	Internal Finishes	Internal Finishes
DT1701	D71701	DT602	DT601
Fixed Furniture	Fixed Furniture	Internal Floor Finishes	Internal Painting
65	85	65	85
2	2		
2A - DET P2's, Further Investigatio n Required	2 - DET P2's, No Further Ir.vestigatio	2 - DE F P2's, No Further Investigation In Required	2 - DET P2's, No Further Investigation n Required
Play gym to Level 1 Canteen aged.	Timber work brittle and failing.	Cafe Servery ersa vinyl agod and worn.	Internal paintwork aged and worn.
Inspect & report.	Reline sauna timberwork 2 of.	Replace vinyl floor.	Full internal
Engage play technician (Sydney Firm +61299841 400 tinspect and provide a written report with costs on replacing all aged foam padding including plastic sleeve to Play Gym.	Sauna in Male and Female Amenities area failed, brittle and splitting. Replace damaged cladding.	Remove and replace vinyl floor in Cafe Servery area, approx 20sqm.	Full internal repaint to Men's and Ladies toilets, Spa and Spa Hall area covering approx in 2 coat system. Includes preprint ricintenance to Ground Floor.
BUSA	REDF	BUSA	REDF
\$1,000.00	\$20,000.00	\$2,000.00	\$3,800.00
Jan 2015	Sep 2014	Jan 2015	Apr 2014
Other	Other	Other	Other
100000190 372	100000190 371	100000190 369	100000190
			3
Report only.		No allowance for removal/rei nstatement of furniture	
29/01/2014	29/01/2014	29/01/2014	29/01/2014

10000 02381 38	10000 02381 37	10000 02381 36
201 201	201:	201:
3 - Sou 4 Coa	3 - Sou	3 - Sou
th sist	rith Est E	nth ist E
ducation:	ducation	ducation
South	South	South East
	BROA DWAT ER	BROA DWAT ER
	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORTŠL DRISHIP EXC COM
200	QB005 - E0034 7 DINING HALLWO RKSHOPS AMENITIE S	QB005 - EQ034 / DINING HALLWO RKSHOPS AMENITIE S
	5/ 10000 01166 22_	5/ 100000 01166 22
	SCE QRU NJ111	SCE QRU) NAB 3 U111 115
9	5×7≥5005	53755005
	34\$- 7192- 034	34S- 7192- 034
24/01/2014	24/01/2014	24/01/2014
BLDG	BLDG	: BLDG
Building Structure	Building	Building Structure
DT306	DT304	DT301
Columns & Beams	Roofing	Foundation s / Slabs
85	85	87
2	2	
2 - DET P2's, No Further Investigatio n Required	2A - DET P2's, Further Investigation n Required	2A - DET P2's, Further Investigation Required
Steelwork failing due	Roofing system failed.	Structural movement of concrete
Repair	Roof plumber to inspect an report.	Engliveer's
Repair failed structural steel member at north apex of steel building framework. No allowance for replacemen t of any members.	Roof removal required to access for structural engineer to inspect defects to roof and ceiling structure. Roof plumber to inspect and provide written report with costs for roof removal and reinstatement for inspection to First floor I roof.	Engage structural engineer to inspect and provide written report on beam movement & concrete surface exploding certify safety of damaged include (recummen damaged include recummen damaged include
	REDF	BUSA
\$15,000.00	\$2,500.00	\$1,800.00
Jul 2014	Apr 2014	Apr 2014
Other	Other	Other
100000190 377	100000190 374	100000190
		3
	Report only.	Report only.
29/01/2014	29/01/2014	29/01/2014

100 100	10	10	1(0)	10
Column C	000 381 43	000 381 42	0000 381 40	000 381 39
Company Comp				
Control Cont				
County C	201: 201	201:	201: 201	2013
Control Cont	3 - South 4 Coast	3 - South 4 Coast	3 - South 4 Coast	3 - South 4 Coast
Control Cont	Edu	Edu		: Edu
Supplementary Supplementar	ucation	ucation		ucation
Column C	South East	South East		South East
Company Comp	BROA DWAT ER	BROA DWAT ER	BROA DWAT ER	BROA
Cabits C	BAY	BAY	BAY SPORTAL	BAY SPORTAL
Sec Column Colu	EQ034 Y DINING	EQ034 Y DINING HALL/WG RKSHOF AMENITI	QB005 - EQ034 Y DINING HALLW	E0034
SCE ORU	S/ 1000 E 0116 22) S/ 1000		0 S/ 1000 E 0116 22
2A - DET P2's Steel P2	SCE QRU NAB W111 115	SCE QRU	SCE	SCE QRU 00 NAB 66 U111 115
2A DET P3. Sheet P4. P3. P4.	53755005			53755005
24/01/2014 BLDG Structure DT305 Beams 85 2 Required Out. P.C. P.	34S- 7192- 5 034	349-		34S- 7192- 5 034
20. DET 22. DET 22. DET 23.	24/01/2014		,	24/01/2014
Building D1306 Baums B5 2 Det Further Fu	BLDG	BLDG	BLDG	BLDG
Columne & D7306 Beams		Building Structure	Building Structure	Building Structure
Single Engage Statework, bases and provide written Read Statework and provide written	DT310	DT310	DT306	DT306
Steel Engage written P2's, Port P2's, No Registed Six Seed of The P2's, No Further P2's, No	Doors (excluding	Doors (excluding	Columns 8	Columns & Beams
### Structural engineer to inspect steekwork, column column (a)) 85) 85	85	85
2A - DET P2*s, Turber Investigation P2*s. No breezewary Furber Investigation P4*s. No breezewary Furber Investigation P	2	2	2	2
Steel cramework atarting to misses and provide transework atarting to misses. Courne bases in provide transework atarting to misses and provide transework atarting to misses. Courne bases in provide transework at the provided transework at the pro	P2's, No Further Investigation	P2's, No Further Investigation	Further Investigation	P2's, Further Investigation
structural engineer to inspect steekwork, column bases and provide engineer for report and costs. Engage engineer for report and written report. Column: bases in action octs. Column: bases in action octs. REDF \$2,503,02 Api 00ther 376 Report only. 29/01/2014 Column: bases in action octs. REDF \$2,503,02 Api 00ther 376 Report only. 29/01/2014 Column: bases in action octs. REDF \$2,503,02 Api 00ther 376 Report only. 29/01/2014 Column: bases in action octs. REDF \$2,503,02 Api 00ther 376 Report only. 29/01/2014 Column: bases in action octs. Replace and blast and epoxy coat at time of flooring replacemen and epoxy coat at sime of flooring replacemen and epoxy coat. Replace dorn with new solor or	kitchen door & frame	breezeway from Kitchen	column	framework starting to
structural engineer to inspect steework, column bases and provide written for report and costs. REDF \$2,500.00 2014 Other 376 Report only. 29/01/2014 Column bases in citichen area at level 1 restaurant are is exercely 35 race rust effected. Sand blast and epoxy cost at time of flooring replacemen t. No allowances for it replacemen for the control of the control	Replace door & do	doors to first floor	and epox	engineer t written
REDF \$2,500.00 Jul Other 100000190 375 29/01/2014 REDF \$6,500.00 Sep 100000190 378 29/01/2014 REDF \$2,000.00 Sep 100000190 378 29/01/2014	rear steel entrance door & door or frame to	water damaged door with new solid core door and paint to match. Replace door to centre staff lunch room. Reuse existing door	bases in kitchen area at level 1 restaurant are severely surface rust effected. Sand blast and epoxy coat at time of flooring replacemer t. No allowances for treplacemer replacemer	structural engineer to inspect steelwork, column bases and provide written for report and
\$2,500.00 Jul Other 100000190 375 29/01/2014 \$6,500.00 Sep 2014 Other 100000190 378 29/01/2014	REDF	REDF	REDF	REDF
App 2014 Other 376 Report 29/01/2014 100000190 375 29/01/2014 Sep 2014 Other 100000190 378 29/01/2014 Sep 2014 Other 378	\$2,200.00	\$2,000.00	\$6,500.00	\$2,500.00
Other 376 Report 29/01/2014 100000190 375 Other 100000190 378 29/01/2014	Sep 2014	Sep 2014	Jul 2014	Api 2014
100000190 375 29/01/2014		Other	Other	Other
29/01/2014 29/01/2014		100000190 378	100000190 375	100000190
29/01/2014 29/01/2014				3
29/01/2014 29/01/2014 29/01/2014	v	Ny II	,	3)
29/01/2014 29/01/2014				Report only.
	29/01/2014	29/01/2014	29/01/2014	29/01/2014

10002	100	10 02 4
0000 3381 47	1000 1381 46	000 381 45
2013 - 2014	2013 - 2014	2013 - 2014
South	South Coast	South Coast
Education	Education	Education
		South East
		BROA DWAT ER
	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
		QB005 - EQ034 DINING HALLWO RKSHOPS AMENITIE S
		/ 10000 01166 22
SCE QRU NAB U111 115		SCE QRU NAB U111 115
53755005	53755005	53755005
34S-7192-034		34S- 7192- 034
24/01/2014	24/01/2014	24/01/2014
IFIN	IFAB	IFAB
Internal Finishes	Internal Fabric	Internal Fabric
DT601	DT504	DT504
Internal	Internal Doors (excluding fire doors)	Internal Doors (excluding fire doors)
85	35	85
2	2	2
2 - DET P2's, No Further Investigation n Required	2 - DET P3's, No Further Investigation ti Required	2 - DET P2's, No Further Investigation Required
Internal paintwork owom and damaged.	(Doors) tailing & water damaged on GF.	Toilet partitions of filmsy and failing.
Internal repaint.	Replace double doors to cleaners room.	Replace/u grade toile partitions.
Repaint all previously painted wall and door surfaces to ground floor offices and Level 1, amenites, kitchen and offices up to 2.4 m high excluding ceilings and storeroom near toliets, approx total 360sqm 2 coat system. Includes prepaint maintenance.	Replace double doors to cleaners room on ground floor under stands area, reusing existing door furniture.	Replace/up grade toilet partitions. Replace and upgrade toilet partitions to male and female change rooms using NUVEX pt type utions.
		REDE
\$4,000.00	\$1,600.00	\$16,000.00
Sep 2014	Sep	Sep 2014
Other	Other	Other
100000190 382	100000190 381	100000190
,	,	3
		ā
29/01/2014	29/01/2014	29/01/2014

10000 02381 51	10000 02381 50	10000 02381 49	10000 02381 48
).	
2013 - 2014	2013 - 2014	2013 - 2014	2013 - 2014
South	South Coast	· South Coast	South Coast
Education	Education	Education	Education
South	South East	South East	South East
DWAT	BROA DWAT ER	BROA DWAT ER	BROA DWAT
RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM		RUNAWAY BAY SPORT&L DR/SHIP EXC COM
HALL/WO RKSHOPS AMENITIE	HALL/WO RKSHOPS AMENITIE	QB005 - EQ034	QB005 - EQ034 OINING HALLWO RKSHOPS AMENITIE S
/ 10000 01166 22	/ 10000 01166 22		/ 10000 01166 22
SCE QRU NAB U111 115	SCE QRU NAB U111 115		SCE QRU NAB U111 115
53755005	53755105	53755005	53755005
34S- 7192- 034	34S- 7152- 034	34S- 7192- 034	34S- 7192- 034
24/01/2014	24/01/2014	24/01/2014	24/01/2014
IFIN	IFIN	IFIN	IFIN
Internal Finishes	Internal Finishes	Internal Finishes	Internal Finishes
DT603	DT603	DT602	DT602
Internal Building Finishes	Internsi Studding Finishes	Internal Floor Finishes	Internal Floor Finishes
85	87	85	85
2	2	/ Y/	2
2 - DET P2's, No Further Investigatio n Required	2A - DET P2's, Further Investigatio n Required	2 - DST PZ's, No Further investigation n Required	2 - DET P2's, No Further Investigatio n Required
Bottom of door frames rusted.	Workshop and staff area substandar d.	Carpet wom and marked.	Flooring at end of life span.
Repair doc frames on the ground floor.	Purpose built maintenan e shed design.	Replace carpet to ground floc office.	Replace vinyl flooring system.
Cut approx 200mm of door jambs and replace with approx 400mm sleeve and paint to Cleaners cupboard adjacent to Maintenanc e Room under ir grandstand, paint to match.	Engage an architect to design purpose build shed or building to suit grounds person needs. Architect to provide written report with design, c drawings & costs.	rdeinove and replace carpet to accommed attoin and Greup attoin accommed ground floor with a broadloom, approx r 94sqm.	Remove and replace vinyl flooring system in commercial kitchen on the first floor (approx 300sqm).
REDF	BUSA	REDF	REDF
\$1,200.00	\$2,500.00	\$6,000.00	\$20,000.69
Sep 2014	Sep 2014	Sep 2014	Sep. 2014
Other	Other	Other	O∯ier
100000190 385	100000190 386	100000190 384	100000190 383
3		,	Ş)
			7
	Report only.	No allowance for removal/rei nstatement of furniture	
29/01/2014	29/01/2014	29/01/2014	29/01/2014

10 02	11 02	110	11
0000 3381 56	1000 1381 55	0000 1381 54	0000 2381 53
2013 - 2014	2013 - 2014	2013 - 2014	2013 2014
South	· South Coast	· South Coast	- South Coast
-≤ducation	Education	Education	Education
South	South East	South East	South East
BPOA	BROA DWAT ER		BROA DWAT
PUNAWA) PAY SPORTAL DOSHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
QB006 - FQ028	QB005 - EQ034 DINING HALLAWO RKSHOPS AMENITIE S	OWY LIVE	HALL/WO RKSHOPS AMENITIE
10000 01166 23	/ 10000 01166 22	/ 10000 01166 22	/ 10000 01166 22
SCE QRU NAB U111 116	SCE QRU NAB U111 115	SCE QRU NAB U111 115	SCE QRU NAB U111 115
53755006	53755005	53755005	53755005
34S- 7192- 028	34S- 7192- 034	34S- 7192- 034	34S- 7192- 034
24/01/2014	24/01/2014	24/01/2014	24/01/2014
BLDG	VENT	HYDR	HYDR
Building Structure	Mechanical Ventilation	Hydraulic Services	Hydraulic Services
DT304	0)14211	DT722	DT716
Roofing	Sup; ly Vent lation Systems	General Plumbing & Pipework (internal)	Sanitary Plumbing
85	85	85	87
	2		2
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigation In Required	2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigatio n Required
	Workshop and staff drea substander d.	Tapware and wastes failed.	Urinal missing.
Replace failed roofing system.	Purpose built maintenan e shed design.	Replace of sink tapware and waste	Replace urinal on the ground floor.
Replace approximat ely 320sqm of roof and ceiling system and treat rust on structural steel work to Conference room on the south east side of building. No allowance for structural steel replacemen t.	Investigate appropriate maintenanc e storage and lunch facility. Engage a consultant to provide design, location, drawings & costs. No c vent or fresh air supply.	Replace 4 x commercial hob spouts and tapware. Replace € x 50m:n CP brass plug and wastes to the first floor kitchen.	Replace urinal in male toilet under grandstand.
REDF	REDF	REDF	BUSA
\$70,000.00	\$1,800.00	\$3,500.00	\$1,200.00
Sep 2014	Sep 2014	Jul 2014	Apr 2014
Other		Other	Other
100000190 394		100000190	100000190 380
In accordance with report findings			
29/01/2014	29/01/2014	29/01/2014	29/01/2014

1	1 0	1	11 C
0000 2381 62	0000 2381 61	0000 2381 60	0000 2381 59
2013 - 2014	2013 - 2014	2013 - 2014	2013 - 2014
South. Coast	South Coast	South Coast	South
Education	Education	Education	Education
South	South East	South East	South
BROA DWAT ER	BROA DWAT ER	BROA DWAT ER	BROA DWAT ER
RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
QB007 - EQ021 POOL COMPLEX (20M POOL)	QB007 - 'EQ021 POOL COMPLEX (20M POOL)	QB007 - 'EQ021 POOL COMPLEX (20M POOL)	QB007 - EQ021 POOL COMPLEX (20M POOL)
10000 01166 24	10000 01166 24	10000 01166 24	100000 01166 24
SCE QRU NAB U111 117	SCE QRU MAD U111 117	SCE QRU NAB U111 117	SCE QRU NAB U1111
53755007	53755007	53755007	53755007
34S- 7192- 021	34S- 7192- 021	34S- 7192- 021	34S- 7192- 021
24/01/2014	24/01/2014	24/01/2014	24/01/2014
IFAB	IFAB	BLDG	BLDG
Internal Fabric	Internal Fabric	Building Structure	Building
DT503	DT503	DT310	DT306
Internal Stairs	Internal Stairs	External Puors (excluding Fire Doors	Columns 8 Beams
85	85	65	35
2	2	2	2
2 - DET P2's, No Further Investigation n Required	2 - DET P2's, No Further Investigation Required	2 - DET 22's, No Further Investigation n Required	P2's, No Further
	Steel stair stringers and rail failed.	Rear access door failed to pock area.	Siniciural (streal column bases are
Rust treat steel stair stringers/rs	Replace steel stair stringers & railing.	Replace door.	Repair structural steel columns.
floor.	Replace approx 14sqm of steel stair stringers and railing to the mezzanine floor.	Replace rotten door with new solid core door at rear of complex. Reuse existing door furniture.	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structural s
REDF	REDF	BUSA	REDF
\$1,400.00	\$5,200.00	\$1,000.00	\$47,000.00
Sep 2014	Jul 2014	Apr 2014	Sep 2014
Other	Other		Other
100000190 397	100000190 398		100000190
		Door is exposed to weather at all times.	
29/01/2014	29/01/2014	29/01/2014	29/01/2014

0000	0000 238 65	0000 1238 64	0000 238 63
D 1	0	0 1	D 1
2013 2014	2013 2014	2013 2014	2013 2014
- South	- South Coast	- South	- South
Education	Education	Education	Education
South East	South East	South East	South East
BROA DWAT ER	BROA DWAT ER		BROA DWAT ER
RUNAWA' BAY SPORT&L DR/SHIP EXC COM	RUNAWA' BAY SPORT&L DR/SHIP EXC COM	RUNAWA' BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
QB010 - EQ022 SWIMMIN G POCIL	(QB009 - EQ045 POOL - RECEPTI N	DOOL	QB007 - EQ021 POOL COMPLE; (20M POOL)
10000 01166 28	10000 0 01166 27	X 10000 01166 24	X 10000 01166 24
SCE QRU NAB U111 (20	SCE QRU NAB U111 119	SCE QRU NAB U111 117	SCE QRU NAB U111 117
53755010	53755009	53755007	53755007
34S- 7192- 022	34S- 7192- 045	34S- 7192- 021	34S- 7192- 021
24/01/2014	24/01/2014	24/01/2014	24/01/2014
BLDG	FURN	VENT	IFAB
Building Structure	Furnkure & Fittings	Mechanica Ventilation	Internal Fabric
DT312	DT17e1		DT504
Swimming Pool Shell	Fixer, Furniture	Exhaust Ventilation Systems	Internal Doors (excluding fire doors)
85	85	27	87
2	2	2	2
2A - DET P2's, Further Investigatio n Required	2 - DET P2's, No Further Investigation Required	2A - DET P2's, Further linvestigation in Required	2 - DET P2's, No Further Investigatio n Required
Below pool observatior deck flooding.	Reception counter surface chipped.		Door jamb failed due to rust.
n Investigate leak to room.	Replace damaged counter top	Inspect an provide report.	Repair doo jambs.
Investigate leaks to pool observation deck room. Provide written report on cause with estimate of costs of repairs and methodolog y of repair.	Replace approx 25sqm of chipped and cracked counter top surface.	Engage mechanical contractor to inspect and provide write. Teport with coexings fan grille and cowling. Replaceme intrepairs due to rust.	Repair 6 metal door jambs, paint and re hang doors. Cut 200 mm of bottom of jambs and weld in new r section.
REDF	REDF	BUSA	BUSA
\$2,000.00	\$6,900.00	\$1,100.00	\$4,200.90
Sep 2014	Sep 2014	Sep 2014	Se,7 2014
Other		Other	Othe:
100000190 405		100000190 402	10000190
-			5
Report only			
29/01/20	29/01/20	29/01/20	29/01/20

	0	1	0	011
2013 2014	2013 2014	2013 2014	2013 2014	2013 2014
South	- South Coast	- South Coast	- South Coast	- South Coast
Education	Education	Education	Education	Education
South East	South East	South East	South East	South East
'3ROA DWAT ER	BROA DWAT ER	BROA DWAT ER	BROA DWAT ER	BROA DWAT ER
RUNAWA BAY SPORT&L DR/SHIP EXC COM	RUNAWA BAY SPORT\$L DRISHIP EXC CCM	RUNAWA BAY SPORT&L DR/SHIP EXC COM	RUNAWA BAY SPORT&L DR/SHIP EXC COM	RUNAWA BAY SPORT&I DR/SHIP EXC COM
QB011 - EQ023 Y POOL- AMENITIE S/GRAND STAND/CO VD AR	QB011 - EQ023 POOL- AMENTIE S/GRAND SYANDIC V2 AR	Y QB010 - EQ022 SWIMMIN G POOL	Y QB010 - EQ022 SWIMMIN G POOL 50M	Y QB010 - EQ022 . SWIMMIN G POOL I 50M
10000 01166 30	19500 01166 30	10000 01166 28	10000 01166 28	100000 01164 28
SCE QRU NAB 5 U111 121	SCE QRU 0 NAB 5 U111 121	SCE QRU NAB 0 U111 120	SCE QRU 0 NAB 6 U111 120	SCE QRU Q RUB 6 U111 120
53755011	53755011	53755010	53755010	. 53755010
34S- 7192- 023	34S- 7192- 023	34S- 7192- 022	34S- 7192- 022	34S- 7192- 022
24/01/2014	24/01/2014	24/01/2014	24/01/2014	24/01/2014
ELEC	BLDG	HYDR	↓ HYDR	& BLDG
Electrical Services	Building Structure	Hydraulic Services	Hydreulic Services	Building Structure
DT809	DT306	DT716	DT715	DT312
General Lighting	Columns & Beams	Sanitary Plumbing	Internal Fumps	Swimming Pool Shell
85	85	85	85	85
2	2	2	2	2
2 - DET P2's, No Further Investigatio n Required	2A - DET P2's, Further Investigatio n Required	2 - DET F2's, No Further Investigation Pequired	2 - DET P2's, No Further Invesagation s Required	2A - DET P2's, Further Investiga∺ n Required
Light fitting smashed.		Toilets failed.	Sump pump failed.	Balance tank falaking and leaking water.
s Replace light fittings	Inspect an provide report.	Repair toilets.	Replace sump pump.	Reli ie or rebuikt balvnoe tank.
Replace light fittings on observation deck 3 High pressure s. sodium.	Inspect and advise on best solutions to prevent further damage to structure. Handrails also need attention. Provide written treport with costs.	Repair toilets and missing touch pad flusher.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser Diock construction scoured and failed. Provide full report including recommen dation & costs.
REDF	REDF	REDF	REDF	REDF
\$2,100.00	\$1,500.00	\$3,500.00	\$3,200.00	\$5,000.00
Jul 2014	May 2014	Apr 2014	Jul 2014	Jul 2014
	Other		Other	Other
	100000190 406		100000190 387	100000190
79	Report only.			Report only
29/01/2014	29/01/2014	29/01/2014	29/01/2014	29/01/2014

0	00 38 77	000 238 76	1000 0238 75	1000 0238 74
		0	il .	
2013 2014	2013 2014	2013 2014	2013 2014	2013 2014
- South Coast	- South	- South Coast	- South	- South Coast
Education	Education	Education	Education	Education
South East	South East	South	South East	South East
BROA DWAT ER	BROA DWAT ER		BROA DWAT ER	DWAT
RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORTZŁ DRUSHIP EXC COM	RUNAWA\	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
EQ001	Y QB016 - EQ301 LODGE 1 STUDENT (ACCOMM	QB016 - EQ035 Y SHADE STRUCTU RE 2 - GRANDST AND	QB016 - EQ035 Y SHADE STRUCTU RE 2 - GRANDST AND	STRUCTU RE 2 - GRANDST
- 10000 01166 37	10500 01156 37		10000 01166 35	10000
SCE QRU NAB 5 U111 128	SCF 2RU 0 (NAB 5 U111 128	SCE QRU NAB U111 126	SCE QRU NAB U111 126	SCE QRU 0 NAB 0 U1111 126
53755018	53755018	53755016	53755016	53755016
34B- 7192- 001	34B- 7192- 001	34S- 7192- 035	34S- 7192- 035	34S- 7192- 035
24/01/2014	24/01/2014	24/01/2014	24/01/2014	24/01/2014
IFIN	IFAB	EFIN	EFIN	EFIN
Internal Finishes	Internal Fabric	External Finishes	External Finishes	External Finishes
DT602	DT502	DT403	DT402	DT401
Internal Floor Finishes	Internal Walls / Partitions / Risers	External Building Finist es (excluding (Pain())	External Floor Finishes	External Painting
85	85	85	85	85
2	2	2	2	2
2 - DET P2's, No Further Investigatio n Required	2 - DET P2's, No Further Investigation n Required	2 · DET P2's, No Further	2 - DET P2's, No Further Investigation	2 - DET P2's, No Further Investigatio
Timber stairs varnish worn &	Cubicle doors swollen at base.	Grandstand	Addicial grass and run off crea failed	Grandstan paintwork wom and failed.
Repaint timber stairs & walkway.	Alter and repair doors.		Replace artificial a grass flooring.	d Repaint grಶಾಸಾವಾಗಿ
Repaint timber stair treads & walkway timber floor boards. Approx 56sqm.	Alter and repair doors, cut approx 100mm from bottom of cubicle doors and silicone and screw an aluminium C channel over ochannel over tollet/shower partitions.	Clean grandstand high level vinyl roof using cherry d picker.	Replace 300sqm of artificial grass at track edge seating and run off area.	Repaint all grandstand flooring, besser block walls only covering approx 695sqm using a high quality paving paint in 3 coats. Includes properly maintenanc et al.
REDF	REDF	REDF	REDF	REDF
\$1,200.00	\$1,500.00	\$4,500.00	\$15,000.00	\$8,600.00
Sep 2014	Jun 2014	Jun 2014	Sep 2014	Sep 2014
	Other	Other	Other	Other
	100000190 414	100000190 413	100000190 412	100000190
			9.	
29/01/2014	29/01/2014	29/01/2014	29/01/2014	29/01/2014

	1	1	1 0
10000 12381 83	10000 02381 82	10000 12381 81	00000 02381 79
2013 - 2014	2013 - 2014	2013 - 2014	2013 - 2014
South Coas:	South Coast	South Coast	South Coast
Education	Education	Education	Education
South East	South East	South East	South East
/3ROA DWAT ER	BROA DWAT ER	BROA DWAT ER	
RUNAWAY BAY SPORT&L DRISHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	RUNAWAY BAY SPORT&L DR/SHIP EXC COM
QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM
10000 01166 38		10000 01166 37	10000 01166 37
SCE QRU NAB U1111 129	SCE	SCE QRU NAB U111 128	SCE QRU NAB U111 128
53755019		53755018	53755018
34B- 7192- 002	34B- 7192- 002	34B- 7192- 001	34B- 7192- 001
24/01/2014	24/01/2014	24/01/2014	24/01/2014
IFAB	IFAB	FURN	ELEC
Internal Fabric	lmemal Fabric	Furniture & Fittings	Electrical Services
DT504	DT502	DT1701	DT809
Internal Doors (excluding fire doors)	Internal Walls / Partitions / Risers	Fixed Furniture	General Lighting
85	87	85	85
2	2	2	2
2 - DET P2's, No Further Investigation n Required	2 - DET P.2's, No Further Inves∜gation n Peguired	2 - DET P2's, No Further Investigation	2 - DET P2's, No Further Investigatio n Required
	Amenties chower cubicles failing.	Amonities shower cubicles failing.	Reading lights failed
d Alter and repair doors.	Replace and upgrade cubicle partitions.	Replace and upgrade cubicle partitions.	Install LEC
Alter and repair doors, cut approx 100 200 from the bottoms of 8 cubicle doors to Toilet/Showers and fit aluminium C channel by screw and silicone. Check all door fatures and fittings.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound.	Replace foilet subject partition systems and shower cubicles to level 1 amonities areas. Cubicle becoming structurally unsound.	Install 28 x LED energy efficient down-lights for reading at bed head to replace old failing light of fixtures.
REDF	BUSA	REDF	REDF
\$1,500.00	\$14,000.00	\$14,000.00	\$3 700.62
Jul 2014	Jul 2014	Jul 2014	Jul 2014
Other	Other	Other	Other
100000190 422	100000190 421	100000190 420	100000190
		,	5
		¥.	
29/01/2014	29/01/2014	29/01/2014	29/01/2014

10000 02381 84		2013 - 2014	South Coast	Education	South East	DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	LODGE 2 - STUDENT	10000 01166 38	SCE QRU NAB U111 129	53755019	34B- 7192- 002	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	85	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed	Install LED down-lights	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	\$3,700.60	Jul 2014	Other .	100000190		29/01/2014
10000 02381 85		2013 - 2014	South Coast	Education	South East	DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	10000 01166 39	SCE QRU NAB U111 130	53755020	34B- 7192- 003	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	85	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed	Install LED	Install 28 LED energy efficient down-lights for reading at bed need to replace failing light fixitires.	REDF	\$3,700.00	Jul 2014	Other	100000190 430		29/01/2014
10000 02381 86		2013 - 2014	South Coast	Education	South East	DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ004 LODGE 4 - STUDENT	10000 01166 40	SCE QRU NAB U111 131	53755021	34B- 7192- 004	24/01/2014	ELEC	Electrical Services	D7809	General Lighti∷g	87	2	2 DET P2's, No Further Investigation Required	Reading rights failed	Install LED down-lights	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	BUSA	\$3,700.00	Jul 2014	Other	100000190 435		29/01/2014
10000 02381 88		2013 - 2014		Education	South East	DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	LODGE 5 -	10000	SCE QRU NAB U111 132	53755022	34B- 7192- 005	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	85	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed	Install LED down-lights	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	\$3,700.00	Jul 2014	Other	100000190 442		29/01/2014
10000 02381 89	1	2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	GB023 - E4006 LCOGE &- STUDENT ACCOMM	10000 01166 42	SCE QRU NAB U111 133	53755023	34B- 7192- 006	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	85	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed	Install LED down-lights	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	\$3,700.00	Jul 2014	Other	100000190 447		29/01/2014
10000 02381 90	H	2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	01166	SCE QRU NAB U111 133	53755023	34B- 7192- 006	24/01/2014	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	87	2	2 - DET P2's, No Further Investigatio n Required	Fans bent.	Replace fans.	Replace 1 x fan to Room 9, 1 x fan to Room 10 and 2 x fans to dining area.	BUSA	\$1,000.00	May 2014				29/01/2014

10000 02381 91	2013	- South Coast	Education	South East	DWAT	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ007 LODGE 7 - STUDENT	- 10000 01166 43	SCE QRU NAB U111 134	53755024	34B- 7192- 007	24/01/2014	IFAB	Internal Fabric	DT501	Ceilings	85	2	2 - DET P2's, No Further Investigatio n Required	Ground floor ceiling water damaged.	Repair ground floc ceiling.	Patch and repair ground floor ceiling and paint to match in 3 coat system. Damaged due to first or floor amenities.	REDF	\$1,500.00	ંધ્ય 2014			3	3		29/01/201
10000 02381 92		- South Coast	Education	South	BROA	RUNAWAY BAY SPORT&L		- 10000	SCE QRU NAB		348-	24/01/2014		Electrical Services		General Lighting	85	2	2 - DET P2's, No Further		Install LED	Install 29 LED energy efficient down-lights for reading at bed head to replace failing light		\$3,700.00	Jul	Other	100000190 452				29/01/20
10000 02381 93	2013 2014	- South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ007 LODGE 7 - STUDENT	- 10000 01166 43	SCE QRU NAB U111 134	53755024	34B- 7192- 007	24/01/2014	ELEC	Electrical Services	D7815	Hesters / Faris (Unducted)	87	2	2 - DET P2's, No Furner investigation In Required	Ceiling fant	Install wall mounted fans.	Install 8 wall mounted fans to replace unsafe ceiling fans in lodge accommod ation rooms.	BUSA	\$4,000.00	Jul 2014	Other	100000190 453				29/01/20
10000 02381 95	2013 2014	- South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	FORM		SCE			24/01/2014		Electrical Services	DT809	Gerieral Lighting	92	2	2 - DET P2's, No Further Investigatio In Required	Reading lights failed	Install LED	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	\$3,700.00	Jul 2014	Other	100000190 459				29/01/201
10000 02381 96	2013 - 2014	- South Coast	Education				2	2(0)		9		24/01/2014		Electrical Services	DT815	Heaters / Fans (Unducted)	87	2	2 - DET P2's, No Further	Ceiling fans	Install wall	Install 8 wall mounted fans to replace unsafe ceiling fans in lodge accommod ation rooms.	BUSA	\$4,000.00	Jul	Other	100000190 460			- 22	29/01/201

100	00 81	2013 -	South		South	BROA DWAT	RUNAWAY BAY SPORT&L DR/SHIP	EQ009 LODGE 9 -	10000	SCE QRU NAB U111		34B- 7192-			Building		External			2 - DET P2's, No Further Investigation	Broken render to external	Plaster up all broken missing	Plasterer to patch missing render to front RH corner at Ground Level and wall below windows.			Jul		10000190	5		
100 023 98	00 81	2013 - 2014 2013 - 2013 - 2014	Coast South Coast	Education		BROA DWAT	RUNAWAY	EQ009 LODGE 9 - STUDENT		SCE	53755026 53755026		24/01/2014		Structure Internal Finishes		Walls Internal Floor Finishes	85 85	2	2 - DET P2's, No Further Investigation	Strip damaged to vinyi	Remova and replac (viny)	Remove and replace approx 59scm of binyl flooring to Kitchen, Hallway	REDF	\$5,200.00	2014 May	O'net	100000190 469		No allowance for removal/rei nstatement of furniture	29/01/201
100 023 00	00 82 0	2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000 01166 45	SCE QRU NAB U111 136	53755026	34B- 7192- 009	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	85	2	2 - DET P2's, No Surther Investigation Required	Reading Sahts failed	Install LEC	Install 28 LED energy efficient down-lights for reading at bed head to replace failing light fixtures.	REDF	\$3,700.00	Jul 2014	Other	100000190 471			29/01/20
100 023 01	82	2013 -	South Coast	Education	South East	BROA DWAT	RUNAWAY BAY SPORT&L DR/SHIP EYC COM	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	10000 01166	SCE QRU NAB U111	53755026	34B- 7192-	24/63/2004	ELEC	Electrical	DIGITAL	Heaters /	37		2 - DET P2's, No Further Investigation	Ceiling fans	install wall	Install 4 wall mounted fans to replace unsafe ceiling fans removed from lodge accommod ation rooms.	BUGA		Jul	Others	100000190 472			
100 023 02			South Coast	Education			RUNAVAY	(6					24/01/2014		Services Building Structure		External Stairs, Balconies & Verandahs		2	n Required 2 - DET P2's, No Further Investigation Required	Step treads		Maintenance of all step treads to connecting decks and landing at lodges (approximately 160 p treads).	BUSA	\$2,000.00	Sep	Other	100000190 477			29/01/20
100 023 03	00	2013 -		Education	South East	BROA	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	' QB027 - EQ046 SHED 6 - PLANT	10000 01166	SCE QRU NAB U111	53755027	34B- 7192- 046	24/01/2014	EFIN	External Finishes	DT402	External Floor Finishes	85	2	2 - DET P2's, No Further Investigation Required	Paving uneven at	Re-lay paving.	Re-level, re- lay and haunch approximat ely 20sqm of concrete paving.	REDF	\$2,900.00	Sep	Other	100000190 478			29/01/201

10000 02382 05	2013 2014	- South Coast	Education	South East	BROA DWAT ER	RUNAWA BAY SPORT&L DR/SHIP EXC COM	EQ043	10000 01166 53	SCE QRU NAB U111 144	53755034	34S- 7192- 043	24/01/2014	BLDG	Building Structure	DT304	Roofing	85	2	2 - DET P2's, No Further Investigatio n Required	Shade sail mouldy.	Clean & mould treat shade sail.	Clean & mould treat approx 260sqm of shade sails to volley ball courts and oval.	REDF	\$3,000.00	Sep 2014			5	2	29/01/2014
10000 02382 06	2013 2014	- South Coast	Education	South East	BROA DWAT ER	RUNAWA BAY SPORT&L DR/SHIP EXC COM	QB036 - EQ027 COVERED	10000 01166 55	SCE QRU NAB U111 146	53755036	34S- 7192- 027	24/01/2014	EFIN	External Finishes	DT402	External Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Paving uneven at lodge 1.	Re-lay paving.	Re-level, re- lay and haunch approximat elv 20som of concrete paving	REDF	\$2,000.00	Jun 2014	Other	100000190 481		2	29/01/2014
10000 02382 08	2013 201	- South Coast	Education	South East	BROA DWAT ER	RUNAWA BAY SPORT&L DR/SHIP EXC COM	EQ042	10000 01168 40	SCE QRU NAB U998 777	53755042	34S- 7192- 042	24/01/2014	BLDG	Building Structure	DT304	Roofing	85	2	2 - DET P2's, No Further Investigatio n Required	Shade sail mouldy.	Clean & nrould treat shade sail.	Clean & mould treat approx 130sqm of shade sail.	REDF	\$1,500.00	Sep 2014					29/01/2014



Ref_No	Asset_Name	SAP_Code
01	LODGE 1 - STUDENT ACCOMM	348-7192-001
02	LODGE 2 - STUDENT ACCOMM	348-7192-002
03	LODGE 3 - STUDENT ACCOMM	34B-7192-003
04	LODGE 4 - STUDENT ACCOMM	34B-7192-004
05	LODGE 5 - STUDENT ACCOMM	348-7192-005
06	LODGE 6 - STUDENT ACCOMM	34B-7192-006
07	LODGE 7 - STUDENT ACCOMM	348-7192-007
08	LODGE 8 - STUDENT ACCOMM	348-7192-008
00	LODGE 9 - STUDENT ACCOMM	34B-7192-009
10	SHED 1 - LAUNDRY (LODGE)	348-7192-010
11	SHED 2 - GROUNDS (LODGE)	348-7192-011
12	SHED 3 - STORAGE (LODGE)	34B-7192-012
13	VOLLEYBALL COURTS	345-7192-013
14	SHADE STRUCTURE 6 (VOLLEY BALL)	345-7192-014
15	SHADE STRUCTURE 7 (VOLLEY BALL)	345-7192-015
20	OWAL	345-7192-020
21	POOL COMPLEX (20M POOL)	345-7192-021
22	SWIMMING POOL (60M)	348-7192-022
23	POOL - AMENITIES/GRANDSTAND/GOVD AREA	345-7192-023
27	COVERED LINKS	345-7192-027
28	SPORTS MEDICINE	345-7192-028
29	SHADE STRUCTURE 1 - GYM	345-7192-029
30	SWITCH RCON/24ERGEX)	345-7192-030
31	CHILDCARE/C/IFFEF, SHOP/AMENITIES	345-7192-031
32	OFFICES	345-7192-032
33	AZVINISTRATION	345-7192-033
34	DINING HALLWORKSHOPS/AMENITIES	345-7192-034
35	SHADE STRUCTURE 2 - GRANDSTAND	345-7192-035
37	RELCONTABLE - ADMIN/DET OFFICES	345-7192-037
36	SHAGE STRUCTURE 1 - WAYM UP	345-7192-038
3%	SPORTS TRACK	345-7192-039
40	FOOTBALL FIELD DRACKS	345-7192-040
41	SHED 5 - STO AAGE (CAR PARK)	345-7192-041
7.2	SHADE STRUCTURE 4 (TRACK)	345-7192-042
43	SHACE STRUCTURES (TRACK)	345-7192-043
44	CCVERED AREA - SPURTS WALK	345-7192-044
45	POOL - RECEPTION (50M)	345-7192-045
46	SNED 4 - PLANT (LODGE)	34B-7192-048
47	SHED ? - PLAM! (LODGE)	34B-7192-047
48	SHED N - PLANT (LODGE)	34B-7192-048
49	SHED 9 - PLANT (LODGE)	34B-7192-049
50	SHED 10 - PLANT (LODGE)	34B-7192-050

Ref No	Asset_Group	SAP_Code
97.8	SHEDS ACQ VALUE -\$10000	345-7192-899
124	FENCING	345-7192-194
195	GRASS & LANDSCAPING	345-7192-195
196	UNDERGROUND SERVICES	345-7192-196
197	WATER TANKS	348-7192-197
198	POLE LIGHTING & SERVICES	345-7192-198
199	SHADE SAILS & COVERS	348-7192-199
R99	ROADS & PATHWAYS	34S-7192-R99
599	PLAYGROUND EQUIPMENT	345-7192-599



Friday 13th April 2012

Greg Williams
Watermark Constructions
PO Box 799
Mooloolaba QLD 4557

OUR REFERENCE: 7146

ADDRESS: Gold Coast Super Sports Centre

Cnr Sports Drive and Morala Avenue Runaway Bay

Good Afternoon Greg,

Thank you for taking the time to meet with myself and Wayne on Wednesday the 11th April 2012, to discuss our concerns with the proposed rectification works to the above property.

As discussed during the meeting, we are concerned with the approach that the engineer has suggested to undertake, and once again strongly recommend a second opinion on his suggested scope of works.

During our inspections we have identified a number of critical issues with the existing roof and guttering systems which include;

1. The existing insulated roof sheeting has been end lapped and only has a 90mm lap. To make matters worse the end lap has been pinned together with pop rivets in the pan of the roof sheeting and over sealed. Some of the cover laps have also been sealed with silicon.

We are concerned that this installation method is inadequate and that by undertaking the engineers recommendations and sealing the laps with waterproofing membrane, will further exacerbate the issue, and accelerate the rusting of the sheeting. I cannot provide a guarantee that the proposed waterproofing of these areas will provide a watertight seal, but I can guarantee that adopting these recommendations will mask the issues and make them even worse. In my opinion the roof sheeting needs to be replaced.

- 2. The rusting to the underside of the lapped sheeting is severe and I am gravely concerned with the structural integrity of the sheeting with this level of corrosion.
- 3. The existing roof sheeting has minimal projection into the box gutters. When the roof sheets are replaced, I highly recommend increasing this projection to between 80-100mm.



- 4. The existing box guttering to the Sports Walk East is not falling correctly and as a result has a section where the box guttering has been ponding and heavy surface rust has started to corrode the base. Prepping and coating the area with waterproofing membrane will only provide a mask over the corrosion and in my opinion should be replaced completely preferably with stainless steel.
- 5. In my opinion, the barges to the roofs have insufficient cover to the ends of the roof sheeting and is also a very likely cause of water entry. They have already been siliconed and need to be replaced with larger barges which cover the weathered sheet ends properly.
- 6. The apron flashings to the roof sheeting have also been sealed to the sheets at the scribing and due to the design are prime candidates for water entry. In my opinion these should also be replaced.

I understand that the Super Sports Centre management are keen to try and rectify their water entry issues, but I can assure you that by undertaking the works prescribed in the engineers specifications, the issues will not be rectified and will in turn create more complications when it is realised that the roof sheeting needs to be replaced

If I can be of any further assistance, please don't hesitate to contact me.

Kind regards,

Terry Styles
Director

Ascent Building Solutions

Mb: 0422 430 789