

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
100000190458	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
100000190465	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
100000190466	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
100000190470	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
100000190473	QB026 - EQ009 LODGE 9 - STUDENT ACCOMM	53755026	n/a	1	026/03	DT1010 - Fire Alarm Systems (Internal)	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	039/01	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	QB001 - EQ033 ADMINISTRATION	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	
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 ceiling 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	
100000190397	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	

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Indicative 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 cubicle 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/Shower 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	
100000190433	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	

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Indicative Cost (GST Excl)	Comments
100000190446	QB023 - EQ006 LODGE 6 - STUDENT 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.
100000190329	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	4	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	4	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

NON MAINTENANCE TASKS

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

Released under the RTI Act by
DETE

Condition Assessment Tasks List

CADC Task ID	Ellipse Work Request No	Client Program / Priority	Financial Year	QBuild Region	Customer Region	Customer Region	State Electorate	Site Name	Building Name	Equipment Number	Plant No	WIC No	Client Ref	Assessment Date	Element Group Code	Element Group Description	Element Code	Element Description	Maintenance Ranking	MMF Priority Rating	Task Type Description	Task Summary	Task Description Summary	Scope of Work	Category of Task	Indicative Cost	Recommended Month/Year	Indicative Cost Includes	Indicative Cost Other	Reference No (DET Only)	Anticipate d VHS Issue MM/YY	Notes	CADC Load Date
10000 01903 12			2012 - 2013	South Coast	Education	South East	BROADWAY	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQB99 - NO REF - SHEDS ACQ VALUE-\$ 10000	100000116 832	SCEQ RUNA IM111 111	53755B99	34S- 7192- B99	18/01/2013	ESTR	External Structures	DT104	Outbuilding s / Sheds	82	2	2 - DET P2's, No Further Investigation Required	Timber jetty failing.	Demolish redundant timber jetty.	Demolish redundant timber jetty to dam. Reinstall pool fence after demolition.	BUSA	\$7,000.00	Jul 2013						11/03/2013
10000 01903 13			2012 - 2013	South Coast	Education	South East	BROADWAY	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI94 - NO REF - FENCIN G	100000116 833	SCEQ RUNA IM111 112	53755I94	34S- 7192- I94	18/01/2013	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	50	2	2 - DET P2's, No Further Investigation Required	Anti personal boundary fence failing.	Replace west boundary fence.	Repair west 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 Coast	Education	South East	BROADWAY	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI94 - NO REF - FENCIN G	100000116 833	SCEQ RUNA IM111 112	53755I94	34S- 7192- I94	18/01/2013	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	66	2	2 - DET P2's, No Further Investigation Required	Sliding access gate failed.	Repair gate and install automation	Repair bus access gate west and upgrade to electric drive remote access system.	REDF	\$25,000.00	Jul 2013						11/03/2013
10000 01903 15			2012 - 2013	South Coast	Education	South East	BROADWAY	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI94 - NO REF - FENCIN G	100000116 833	SCEQ RUNA IM111 112	53755I94	34S- 7192- I94	18/01/2013	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	58	2	2 - DET P2's, No Further Investigation Required	Fencing required at lodges.	Install upgraded fencing at lodges.	Investigate and install upgraded fencing system at accommodation lodges.	OPCO	\$48,000.00	Jul 2013						11/03/2013
10000 01903 16			2012 - 2013	South Coast	Education	South East	BROADWAY	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI94 - NO REF - FENCIN G	100000116 833	SCEQ RUNA IM111 112	53755I94	34S- 7192- I94	18/01/2013	ESTR	External Structures	DT103	Fenced Courts	82	2	2 - DET P2's, No Further Investigation Required	Main track fence failed.	Replace on track fencing and seating.	Remove and replace approximately 150sqm of on track fencing east. Remove seating at west on track and install barrier or fencing. Approximately 300sqm of fencing in total.	BUSA	\$78,000.00	Jul 2013						11/03/2013

10000 01903 17			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI95 - NO REF - GRASS & LANDSC APING	100000116 841	SCEQ RUNA IM111 115	53755195	34S- 7192- 195	18/01/2013	SIMP	Site Improvement	DT208	Landscaping & Gardening	82	2	2 - DET P2's, No Further Investigation Required	Matured trees now impacting building.	Remove and replant trees.	Trees matured to a height causing damage and maintenance issues. Survey and cull trees around buildings and structures, and program replanting of appropriate species.	BUSA	\$30,000.00	Jul 2013						11/03/2013
10000 01903 18			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI95 - NO REF - GRASS & LANDSC APING	100000116 841	SCEQ RUNA IM111 115	53755195	34S- 7192- 195	18/01/2013	SIMP	Site Improvement	DT208	Landscaping & Gardening	43	2	2 - DET P2's, No Further Investigation Required	No irrigation on nth/wst field.	Investigate/ install irrigation system.	Investigate and install recycled water irrigation system to nth/wst play field. Connect to existing onsite recycled water system.	OPCO	\$80,000.00	Jul 2013						11/03/2013
10000 01903 19			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI95 - NO REF - GRASS & LANDSC APING	100000116 841	SCEQ RUNA IM111 115	53755195	34S- 7192- 195	18/01/2013	SIMP	Site Improvement	DT210	Dams			4 - Minor Maint. Not Urgently Required	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.							Dam overflows into environmental reserve.	11/03/2013	
10000 01903 20			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	70	2	2 - DET P2's, No Further Investigation Required	Air con drains at lodges not connected.	Connect all AC condensate drains.	Connect all AC condensate drains at lodges to sewer or stormwater .	BS&C	\$4,000.00	Jul 2013						11/03/2013
10000 01903 21			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	65	2	2 - DET P2's, No Further Investigation Required	HWU sewer connection missing.	Install connection point to sewer.	Install sewer connection point for hot water units at lodge 1 and lodge 2.	BS&C	\$2,100.00	Jul 2013						11/03/2013

10000 01903 22			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ196 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT708	Water Supply System (external)	82	2	2 - DET P2's, No Further Investigatio n Required	Water shut- offs not identified.	Audit site and install valves.	Engage QB to investigate and locate all water and fire isolation valves. Install as required up to three (3) inground valves and supply marked up block plan.	DS&C	\$14,000.00	Jul 2013						11/03/2013
10000 01903 23			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ196 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT708	Water Supply System (external)	75	2	2 - DET P2's, No Further Investigatio n Required	Water service under main track failed.	Investigate and repair water service.	Water main under main track area failed and isolated. Investigate and repair failed water main.	REDF	\$30,000.00	Jul 2013						11/03/2013
10000 01903 24			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ196 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigatio n Required	PVC chlorine line failed.	Replace UPVC chlorine line.	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bundled holding tank and chlorine decanting point at 25m plant room.	OPCO	\$6,000.00	Jul 2013						11/03/2013
10000 01903 25			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ196 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	82	2	2 - DET P2's, No Further Investigatio n Required	Filter sand requires replacemen t.	Replace filter sand to 50m pool.	Filter sand normal 8 yearly interval sand replacemen t overdue. Replace sand and inspect filter vessels. As per attached quote.	BUSA	\$39,000.00	Jul 2013						11/03/2013

10000 01903 26			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigatio n Required	No energy control on pool system.	Install VSD's and controls.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	OPCO	\$3,000.00	Jul 2013							11/03/2013
10000 01903 27			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigatio n Required	Pumps inefficient and failing.	Install new pumps and VSD's.	Install new pumps and motors including energy efficient variable speed drives and control system to 25m pool filtration system.	OPCO	\$80,000.00	Jul 2013							11/03/2013
10000 01903 28			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	68	2	2 - DET P2's, No Further Investigatio n Required	No energy control on pool system.	Install VSD's and controls.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	OPCO	#####	Jul 2013							11/03/2013
10000 01903 29			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	ELEC	Electrical Services	DT802	External Power (site)			4 - Minor Maint, Not Urgently Required	Wind turbines failed and redundant.	Remove/de molish wind turbines.	Failed and redundant wind turbines require removal and disposal. Engage contractor to investigate and provide written quote on removal of turbines and disconnect on of wiring and make good disturbed site work.	2	\$600.00								11/03/2013
10000 01903 30			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQI96 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	COMM	Communic ations & Data	DT901	External Communic ations & Data Distribution	65	2	2 - DET P2's, No Further Investigatio n Required	Electronic score board failed.	Repair/repl ace electronic score boards.	Replace or repair electronic score/mess age boards and all connected control systems.	BUSA	#####	Jul 2013							11/03/2013

10000 01903 31			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ196 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	COMM	Communic ations & Data	DT903	Intercom / Paging / Call Systems (external)	82	2	2A - DET P2's, Further Investigatio n Required	No emergency PA system.	Install emergency PA system.	Investigate and install correct emergency PA system across site and buildings.	BS&C	#####	Jul 2012						11/03/2013
10000 01903 32			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ196 - NO REF - UNDERG ROUND SERVICE S	100000116 842	SCEQ RUNA IM222 558	53755196	34S- 7192- 196	18/01/2013	COMM	Communic ations & Data	DT903	Intercom / Paging / Call Systems (external)	70	2	2 - DET P2's, No Further Investigatio n Required	Track control booth controls failed.	Upgrade track and field booth controls.	Track and field booth controls and service. Upgrade all track and field control booth controls and service.	BUSA	\$40,000.00	Jul 2013						11/03/2013
10000 01903 33			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ198 - NO REF - POLE LIGHTIN G & SERVICE	100000116 844	SCEQ RUNA IM222 666	53755198	34S- 7192- 198	18/01/2013	FIRE	Fire Protection Systems	DT1005	Fire Alarm Systems (external)	52	2	2 - DET P2's, No Further Investigatio n Required	No addressabl e emergency system.	Audit/upgra de fire emergency system.	Full audit and upgrade of all buildings to incorporate a fully addressabl e emergency and fire system. Including survey of accommod ation areas alarm system, egress plans.	BS&C	#####	Jul 2013						11/03/2013
10000 01903 34			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQ198 - NO REF - POLE LIGHTIN G & SERVICE	100000116 844	SCEQ RUNA IM222 666	53755198	34S- 7192- 198	18/01/2013	SAFE	Security & Safety Systems	DT1101	Access Control System (external)		4 - Minor Maint, Not Urgently Required	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 accommod ation unit locking system. Recommen d upgrade to coded key pad system to the same as Tallebudge ra Rec Camp. Engage lock expert.		\$500.00						Arrow electronic door system. Not working to full capacity.	11/03/2013	

10000 01903 35			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR98 - NO REF - POLE LIGHTIN G & SERVICE	100000116 844	SCEQ RUNA IM222 666	53755R98	34S- 7192- R98	18/01/2013	SAFE	Security & Safety Systems	DT1102	Doors, gates, etc (Electric Operated) (ext)	65	2	2 - DET P2's, No Further Investigatio n Required	Key system old and failing.	Install new key system to all doors.	Install new keyed alike system throughout all doors in facility.	BUSA	\$15,000.00	Jan 2014						11/03/2013
10000 01903 36			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT201	Roads & Carparks	65	2	2 - DET P2's, No Further Investigatio n Required	Line marking faded and faded.	Repaint and mark car park line marking.	Remark and repair all line marking and hazard marking to all car parks and hard standing areas across site and all car park areas. Approx. 1,910 lms.	BUSA	\$6,721.00	Jan 2014						11/03/2013
10000 01903 37			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT201	Roads & Carparks			4 - Minor Maint, Not Urgently Required	Minor potholes in front carpark.	Fill and seal pothole to bitumen carpark	Fill and seal minor potholes to front carpark area.		\$1,000.00						11/03/2013	
10000 01903 38			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT201	Roads & Carparks	70	2	2 - DET P2's, No Further Investigatio n Required	Curbing disrupted and broken.	Replace broken concrete curbing.	Remove and replace failed concrete curbing system at southern driveway to west car parking.	BUSA	\$20,000.00	Jul 2013						11/03/2013
10000 01903 39			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT202	Footpaths & Trails	65	2	2 - DET P2's, No Further Investigatio n Required	Timber boardwalk at end of lifespan.	Replace treated pine boardwalk.	Replace approximat ely 65 sqm of treated pine timber boardwalk leading from east car park to lodges. Price is to replace with concrete so no future repairs to a timber path.	BUSA	\$7,800.00	Jan 2014						11/03/2013

10000 01903 40			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvements	DT203	Hard Surfaced Areas	68	2	2 - DET P2's, No Further Investigation Required	Line marking faded and failed.	Repaint and mark carpark line marking.	Remark and repaint all line marking and hazard marking to all carparks and hardstanding areas across site and all carpark areas.	OPCO	\$22,000.00	Jul 2013						11/03/2013
10000 01903 41			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvements	DT203	Hard Surfaced Areas	72	2	2 - DET P2's, No Further Investigation Required	Artificial grass east of gym failed.	Relevel and replace artificial grass.	Artificial grass at outdoor exercise area and trampoline yard is in poor condition. Relevel and replace artificial grass (approximately 400sqm).	BUSA	\$14,000.00	Jul 2013						11/03/2013
10000 01903 42			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvements	DT203	Hard Surfaced Areas	82	2	2 - DET P2's, No Further Investigation Required	Stadium artificial surface failing.	Resurface and upgrade main field surface	Artificial grass playing surface at main stadium area failing and uneven. Artificial playing surface to main stadium. Current standards and required impact ratings - replace stadium playfield surface.	BUSA	#####	Jul 2013				Uneven sunken in areas, holding water not draining to runoff		11/03/2013
10000 01903 43			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvements	DT203	Hard Surfaced Areas	70	2	2 - DET P2's, No Further Investigation Required	Running track surface worn and failing.	Resurface and upgrade running track.	Running track at end of expected service life span. Replace and upgrade running track surfaces.	BUSA	#####	Jul 2013						11/03/2013

10000 01903 44			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT204	Paved Areas				1 - DET P1's, No P2 Required	Sunken pavers at southeast end.	Relay paving flush with existing pavers.	Sunken pavers at southeast end around server lid. Trip hazard. Relay paving flush with existing pavers.					000/01			11/03/2013
10000 01903 45			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT204	Paved Areas	65		2	2 - DET P2's, No Further Investigation Required	Tiles cracked and broken at entry fence.	Remove and replace cracked tiles.	Remove and replace cracked tiles at east of admin bldg 001 at fence entry covering. Approx. 10 sqm.		BUSA	\$1,630.00	Jan 2014				11/03/2013
10000 01903 46			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT204	Paved Areas	65		2	2 - DET P2's, No Further Investigation Required	Paving at east of Admin uneven.	Remove pavers and replace with concrete.	Remove existing pavers and replace with concrete slab. Approx. 25 sqm in area.		BUSA	\$4,160.00	Jan 2014				11/03/2013
10000 01903 47			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT204	Paved Areas	50		2	2 - DET P2's, No Further Investigation Required	Pavers sunken and uneven.	Replace pavers with concrete.	Replace 65 sqm of concrete paving at the northwest end of 50 m swimming pool with new 100 mm concrete.		REDF	\$10,820.00	Jan 2014				11/03/2013
10000 01903 48			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT204	Paved Areas	82		2	2 - DET P2's, No Further Investigation Required	Paving tiles cracked and broken.	Remove and replace cracked paving tiles.	Remove and replace cracked and damage sandstone pavers at east of admin bldg 001.		BUSA	\$2,000.00	Jul 2013				11/03/2013
10000 01903 49			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	100000116 846	SCEQ RUNA IM555 888	53755R99	34S- 7192- R99	18/01/2013	SIMP	Site Improvement s	DT204	Paved Areas	82		2	2 - DET P2's, No Further Investigation Required	Paving at east of Admin uneven.	Relay and re-level pavers.	Relay and re-level 30sqm of concrete paving and path transition east of admin and child care bldgs 001 and 002.		BUSA	\$3,500.00	Jul 2013				11/03/2013

10000 01903 50			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAYS	100000116 846	SCEQ RUNA IM555 888	53755S99	34S- 7192- S99	18/01/2013	SIMP	Site Improvements	DT204	Paved Areas	65	2	2 - DET P2's, No Further Investigation Required	Pavers disrupted and failing.	Replace pavers.	Replace/rel ay 100sqm of concrete paving at north end of 50m swimming pool.	BUSA	\$8,500.00	Jul 2013							11/03/2013
10000 01903 51			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - PLAYGROUND EQUIPMENT	100000116 847	SCEQ RUNA IM225 887	53755S99	34S- 7192- S99	18/01/2013	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates			4 - Minor Maint, Not Urgently Required	1800 mm chainwire boundary fence loose.	Carpenter to repair chainwire fence.	Engage a carpenter to retention chainwire fence and repair holes to fence behind building 026 and 025.		\$652.00								11/03/2013
10000 01903 52			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - PLAYGROUND EQUIPMENT	100000116 847	SCEQ RUNA IM225 887	53755S99	34S- 7192- S99	18/01/2013	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates			4 - Minor Maint, Not Urgently Required	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								11/03/2013
10000 01903 53			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQR99 - NO REF - PLAYGROUND EQUIPMENT	100000116 847	SCEQ RUNA IM225 887	53755S99	34S- 7192- S99	18/01/2013	ESTR	External Structures	DT105	Playground Structures	87	2	2A - DET P2's, Further Investigation Required	Track, field, ring main, boards aged.	Investigation required to upgrade.	Engage track and field expert, engineer and architect to redesign Control Room, lighting system, underground ring main, track and field and terrace seating area to a professional sport standard.	BS&C	\$15,000.00	Jan 2014							11/03/2013

10000 01903 54			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQS99 - NO REF - PLAYGR OUND EQUIPM ENT	100000116 847	SCEQ RUNA IM225 887	53755S99	34S- 7192- S99	18/01/2013	ESTR	External Structures	DT107	Outdoor Furniture (Fixed)	82	2	2 - DET P2's, No Further Investigatio n Required	Terraced seating & retaining substandard	Investigate rebuild of terraced seating.	Terraced seating is non compliant with current building and access standards. Seating heights and access inappropriate. Retaining and fill subsiding. Demolish and install pre fab seating.	BS&C	#####	Jul 2013					Seating at west of main track and field stadium.	11/03/2013
10000 01903 55			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	EQS99 - NO REF - PLAYGR OUND EQUIPM ENT	100000116 847	SCEQ RUNA IM225 887	53755S99	34S- 7192- S99	18/01/2013	SIMP	Site Improvements	DT205	Retaining Walls	65	2	2 - LET P2's, No Further Investigatio n Required	Retaining edge aged, and splitting.	Replace timber retaining edge.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	BUSA	\$26,000.00	Jul 2013						11/03/2013
10000 01903 56			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB001 - EQ003 ADMINIS TRATION	100000116 614	SCEQ RUNA BU11 1111	53755001	34S- 7192- 033	18/01/2013	IFIN	Internal Finishes	DT601	Internal Painting	65	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork is aged and marked.	Internal repaint required.	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.	BUSA	\$3,950.00	Jan 2014						11/03/2013
10000 01903 57			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB001 - EQ003 ADMINIS TRATION	100000116 614	SCEQ RUNA BU11 1111	53755001	34S- 7192- 033	18/01/2013	IFIN	Internal Finishes	DT601	Internal Painting	70	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork worn and damaged.	Repaint internal painted surfaces.	Repaint all previously painted surfaces to ground floor and level 1 including all pre- paint maintenanc e.	BUSA	\$4,500.00	Jul 2013						11/03/2013

10000 01903 58			2012 - 2013	South Coast	Education	South East	BROADWAY TER	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	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						11/03/2013
10000 01903 59			2012 - 2013	South Coast	Education	South East	BROADWAY TER	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.	Refrigeratio n mechanic to repair.	Engage a refrigeratio n mechanic to repair if possible and provide price on replacement if needed.		\$786.00						11/03/2013	
10000 01903 60			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB003 - EQ029 SHADE STRUCTURE 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 preventative system and repaint to match.	BUSA	\$3,000.00	Jul 2013						11/03/2013
10000 01903 61			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIES	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	87	2	2A - DET P2's, Further Investigatio n Required	Various ext building fabrics rusting.	Engineer to investigate and report.	Engage engineer to investigate and provide written report on rusting external building fabrics.	BUSA	\$1,419.00	Jul 2013						11/03/2013
10000 01903 62			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIES	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	Men's Showers/T oilet partitions damaged.	Replace partitions.	Replace shower and toilet partitions with nuvex saniboard thermo plastic toilet partitions. 7 partitions. 10 front panels. 8 doors.	BUSA	\$9,581.00	Jan 2014						11/03/2013
10000 01903 63			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFEE SHOP/A MENITIES	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	Ladies Showers/T oilet partitions damaged	Replace partitions.	Replace shower and toilet partitions with nuvex saniboard thermo plastic toilet partitions. 10 sets.	BUSA	\$11,852.00	Jan 2014						11/03/2013

10000 01903 64			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	65	2	2 - DET P2's, No Further Investigation Required	Door jambs rusting out at base.	Replace rusting door jambs.	Rear access door jambs to spa area rusting out at base area. Repair metal door jambs by cutting approx. 200 - 300 mm of rusting base form floor jamb and fitting new piece and paint to match. 2 doors. 1 ent. to male to be replaced.	BUSA	\$1,800.00	Jan 2014							11/03/2013
10000 01903 65			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFIN	Internal Finishes	DT601	Internal Painting	65	2	2 - DET P2's, No Further Investigation Required	Internal paintwork aged and worn.	Full internal paint.	Full internal repaint to Men's and Ladies toilets, Spa and Spa Hall area covering approx. 325 sqm x 2 coats including prepaint maintenance to Ground Floor.	BUSA	\$3,225.00	Jul 2013							11/03/2013
10000 01903 66			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFIN	Internal Finishes	DT601	Internal Painting	65	2	2 - DET P2's, No Further Investigation Required	Paintwork marked and dirty.	Repaint wall and doors, ground floor.	Repaint walls, doors columns and beams to ground floor office foyer area.	BUSA	\$6,500.00	Jul 2013							11/03/2013
10000 01903 67			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFIN	Internal Finishes	DT601	Internal Painting	65	2	2 - DET P2's, No Further Investigation Required	Paintwork worn.	Repaint toilet amenities.	Full internal repaint of ground floor amenities areas including all pre- paint maintenance.	BUSA	\$8,200.00	Jul 2013							11/03/2013
10000 01903 68			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNA BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes			1 - DET P1's, No P2 Required	Cracked tiles 6 floor Ladies Toilets.	Replace tiles/patch mortar.	Cracked tiles 6 floor Ladies Toilets. trip hazard/cuts . Replace tiles/patch mortar.					004/02			11/03/2013		

10000 01903 69			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNAWAY BU11 1114	53755004	34S- 7192- 031	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigation Required	Cafe Servery area vinyl aged and worn.	Replace vinyl floor.	Remove and replace vinyl floor in Cafe Servery area. Approx. 20 sqm.	BUSA	\$1,732.00	Jul 2013					11/03/2013
10000 01903 70			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNAWAY BU11 1114	53755004	34S- 7192- 031	18/01/2013	VENT	Mechanical Ventilation	DT1207	Roof Ventilators			1 - DET P1's, No P2 Required	Ceiling vent falling from Office ceiling	Refit ceiling vent.	Ceiling vent falling from Office ceiling. WPHS. Refit ceiling vent.					004/01			11/03/2013
10000 01903 71			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNAWAY BU11 1114	53755004	34S- 7192- 031	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	87	2	2 - DET P2's, No Further Investigation Required	Timber work brittle and failing.	Relining sauna timberwork 2 cff.	Sauna in Male and Female Amenities area failed, brittle and splitting.	BUSA	\$20,000.00	Jul 2013					11/03/2013
10000 01903 72			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB004 - EQ031 CHILD CARE/C OFFICE SHOP/A MENITIES	100000116 618	SCEQ RUNAWAY BU11 1114	53755004	34S- 7192- 031	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture			4A - Minor Maint. Urgently Required	Play gym to Level 1 Canteen, agcu.	Engage play equipment specialist.	Engage play technician (Sydney Firm +61299841 400) to inspect and provide price on replacing all aged foam padding including plastic sleeve to Play Gym.		\$500.00						11/03/2013
10000 01903 73			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHOPS/ AMENITIES	100000116 622	SCEQ RUNAWAY BU11 1115	53755005	34S- 7192- 034	18/01/2013	BLDG	Building Structure	DT301	Foundations / Slabs	87	2	2A - DET P2's, Further Investigation Required	Structural movement on concrete beam.	Engineer's report.	Engage structural engineer to inspect and provide written report on beam movement.	BUSA	\$1,419.00	Apr 2013					11/03/2013

10000 01903 74			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHOPS/ AMENITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	BLDG	Building Structure	DT304	Roofing		4A - Minor Maint, Urgently Required	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.	11/03/2013	
10000 01903 75			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHOPS/ AMENITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	BLDG	Building Structure	LT306	Columns & Beams	C2	2	2 - DET P2's, No Further Investigation Required	Rusted column bases.	Sand blast and epoxy coat.	Column bases in kitchen area at level 1 restaurant are severely surface rust affected. Sand blast and epoxy coat at time of flooring replacement.	BUSA	\$6,500.00	Jul 2013						11/03/2013
10000 01903 76			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHOPS/ AMENITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	BLDG	Building Structure	DT306	Columns & Beams	87	2	2A - DET P2's, No Further Investigation Required	Steel framework starting to rust.	Engage engineer for written report.	Engage structural engineer to inspect and provide written report and costings.	BUSA	\$2,129.00	Apr 2013				Report only.	11/03/2013	
10000 01903 77			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHOPS/ AMENITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	BLDG	Building Structure	DT306	Columns & Beams	82	2	2 - DET P2's, No Further Investigation Required	Steelwork failing due to rust.	Repair structural steel.	Repair failed structural steel member at north apex of steel building framework.	BUSA	\$15,000.00	Jul 2013						11/03/2013
10000 01903 78			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHOPS/ AMENITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	BLDG	Building Structure	DT310	External Doors (excluding Fire Doors)			4 - Minor Maint, Not Urgently Required	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						11/03/2013	

10000 01903 79			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFAB	Internal Fabric	DT501	Ceilings			4 - Minor Maint, Not Urgently Required	Water damage to ceiling in Male Toilets.	Replace damaged sheeting/pa int 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.	11/03/2013
10000 01903 80			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	65	2	2 - DET P2's, No Further Investigatio n Required	Toilet partitions flimsy and failing.	Replace/up grade toilet partitions.	Replace and upgrade toilet partitions to male and female change rooms.	BUSA	\$16,000.00	Jul 2013					11/03/2013
10000 01903 81			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	50	2	2 - DET P2's, No Further Investigatio n Required	Door failing.	Replace double doors to cleaners room.	Replace double doors to cleaners room under stands area.	REDF	\$1,600.00	Jul 2013				Craftwood doors expanding due to moisture.	11/03/2013
10000 01903 82			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFIN	Internal Finishes	DT501	Internal Painting	82	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork worn and damaged.	Repaint internal walls and doors.	Repaint all previously painted wall and door surfaces to level 1, amenities, kitchen and offices up to 2.4 m high excluding ceilings and Storeroom near Toilets. Approx. 247 sqm.	BUSA	\$2,491.00	Jul 2013					11/03/2013
10000 01903 83			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigatio n Required	Flooring at end of life span.	Replace vinyl flooring system.	Remove and replace vinyl flooring system in commercial kitchen (approxima tely 300 sqm).	BUSA	\$25,968.00	Jul 2013					11/03/2013

10000 01903 84			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes	82	2	2 - DET P2's, No Further Investigatio n Required	Carpet worn and marked.	Replace carpet.	Remove and replace carpet to accommod ation and Group Sales/Fina nce Offices with Category A broadloom, Approx. 94 sqm.	BUSA	\$3,657.00	Jul 2013						11/03/2013
10000 01903 85			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFIN	Internal Finishes	DT603	Internal Building Finishes			4 - Minor Maint, Not Urgently Required	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							11/03/2013
10000 01903 86			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	IFIN	Internal Finishes	DT603	Internal Building Finishes	70	2	2 - DET P2's, No Further Investigatio n Required	Workshop and staff area substandar d.	Construct purpose built maintenanc e shed	Engage an architect to design purpose build shed or building to suit grounds person needs.	ENVP	\$1,419.00	May 2014						11/03/2013
10000 01903 87			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	HYDR	Hydraulic Services	DT715	Internal Pumps	82	2	2 - DET P2's, No Further Investigatio n Required	Sump pump failed.	Replace sump pump.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	BUSA	\$3,200.00	Jul 2013						11/03/2013
10000 01903 88			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALLWAY ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	HYDR	Hydraulic Services	DT716	Sanitary Plumbing			1 - DET P1's, No P2 Required	2 cracked basins in Male Toilets.	Replace basins.	2 cracked basins in Male Toilets under grand stand adjacent to Staff Office. Cuts risk. Replace basins.					005/02			11/03/2013	

10000 01903 89			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	HYDR	Hydraulic Services	DT716	Sanitary Plumbing			4 - Minor Maint, Not Urgently Required	Urinal missing in Male Toilet.	Replace urinal.	Replace urinal in Male Toilet under grandstand		\$1,000.00						11/03/2013	
10000 01903 90			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	HYDR	Hydraulic Services	DT722	General Plumbing & Pipework (internal)	82	2	2 - DET P2's, No Further Investigatio n Required	Tapware and wastes failed.	Replace all sink tapware and wastes.	Replace four (4) commercial hob spouts and tapware. Replace six (6) 50mm CP brass plug and wastes.	USA	\$3,200.00	Jul 2013						11/03/2013
10000 01903 91			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	ELEC	Electrical Services	DT810	General Power			1 - DET P1's, No Further Investigatio n Required	Exposed wiring in junction box.	Fit cover to junction box.	Expose d wiring in junction box to left side of DB2 in Kitchen. Electrocuti on risk. Fit cover to junction box.				005/01			11/03/2013		
10000 01903 92			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB005 - EQ034 DINING HALL/W ORKSHO PS/AME NITIES	100000116 622	SCEQ RUNA BU11 1115	53755005	34S- 7192- 034	18/01/2013	VENT	Mechanical Ventilation	DT1211	Supply Ventilation Systems	82	2	2 - DET P2's, No Further Investigatio n Required	Workshop and staff areas substandar d.	Construct purpose built maintenanc e shed	Investigate and upgrade to appropriate maintenanc e storage and lunch facility. Indicative basic cost only.	BS&C	\$50,000.00	Jul 2013			Convert area under stands to storage only.		11/03/2013	
10000 01903 93			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB006 - EQ028 SPORTS MEDICIN E	100000116 623	SCEQ RUNA BU11 1116	53755006	34S- 7192- 028	18/01/2013	BLDG	Building Structure	DT304	Roofing			4 - Minor Maint, Not Urgently Required	Roof system failed/ruste d fascia capping	Roof plumber to inspect and report.	Engage roof plumber to inspect and provide written report with costings.		\$600.00				Report only.		11/03/2013	
10000 01903 94			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB006 - EQ028 SPORTS MEDICIN E	100000116 623	SCEQ RUNA BU11 1116	53755006	34S- 7192- 028	18/01/2013	BLDG	Building Structure	DT304	Roofing	50	2	2 - DET P2's, No Further Investigatio n Required	Roof system failed.	Replace failed roofing system.	Replace approximat ely 320sqm of roof and ceiling system and treat rust on structural steel work.	REDF	\$70,000.00	Jul 2013						11/03/2013
10000 01903 95			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB006 - EQ028 SPORTS MEDICIN E	100000116 623	SCEQ RUNA BU11 1116	53755006	34S- 7192- 028	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture			4 - Minor Maint, Not Urgently Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets.		\$500.00						11/03/2013	

10000 01903 96			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	BLDG	Building Structure	DT306	Columns & Beams	50	2	2 - DET P2's, No Further Investigatio n Required	Structural steel column bases are rusty	Repair structural steel columns.	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structure; steel frame work and refit glass panels to match existing. As per quote from Sports Centre.	REDF	\$47,000.00	Jan 2014						11/03/2013
10000 01903 97			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	IFAB	Internal Fabric	DT503	Internal Stairs			4 - Minor Maint, Not Urgently Required	Steel stair stringers rusting.	Repair steel stair stringers.	Grind steel stair stringers and coat with rust preventativ e paint to reduce further costly repairs.		\$500.00						11/03/2013	
10000 01903 98			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	IFAB	Internal Fabric	DT503	Internal Stairs	65	2	2 - DET P2's, No Further Investigatio n Required	Steel stair stringers and rail failed.	Replace steel stair stringers and rail.	Replace steel stair stringers and railing to the mezzanine floor.	BUSA	\$5,200.00	Jul 2013						11/03/2013
10000 01903 99			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	65	2	2 - DET P2's, No Further Investigatio n Required	Door jamb failed due to rust.	Repair door jambs.	Repair six (6) metal door jambs, paint and re-hang doors. Cut 200 mm of bottom of jambs and weld in new section.	BUSA	\$3,600.00	Sep 2013						11/03/2013
10000 01904 00			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	IFIN	Internal Finishes	DT601	Internal Painting			4 - Minor Maint, Not Urgently Required	Internal ceilings worn and damaged.	Internal repaint ceilings only 2 coats.	Internal repaint of ceilings only to Male and Female Toilets/Cha ngerooms, Disabled Toilet and Baby Changeroo m. Approximat e area 50 sqm.		\$744.00						11/03/2013	

10000 01904 01			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	HYDR	Hydraulic Services	DT721	Hot Water Units	70	2	2 - DET P2's, No Further Investigatio n Required	Badly rusted 315 ltr HWS.	Replace HWS.	Remove badly rusted 215 ltr HWS from Plant Room and replace with new to Aust. Standards.	BUSA	\$2,033.00	Jan 2014						11/03/2013
10000 01904 02			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB007 - EQ021 POOL COMPLE X (20M POOL)	100000116 624	SCEQ RUNA BU11 1117	53755007	34S- 7192- 021	18/01/2013	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems			4A - Minor Maintenance Urgently Required	Rusted exhaust grills & downing 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.	11/03/2013	
10000 01904 03			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB010 - EQ022 SWIMMI NG POOL 50M	100000116 628	SCEQ RUNA BU11 1120	53755010	34S- 7192- 022	18/01/2013	BLDG	Building Structure	DT312	Swimming Pool Shell	79	2	2 - DET P2's, No Further Investigatio n Required	Balance tank leaking water.	Pool expert to investigate.	Engage pool expert (QBuild Brisbane City) to investigate and provide written report with costings on repairs or replacement.	OPCO	\$1,656.00	Jul 2013						11/03/2013
10000 01904 04			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB010 - EQ022 SWIMMI NG POOL 50M	100000116 628	SCEQ RUNA BU11 1120	53755010	34S- 7192- 022	18/01/2013	BLDG	Building Structure	DT312	Swimming Pool Shell	75	2	2 - DET P2's, No Further Investigatio n Required	Balance tank failed and leaking water.	Reline or rebuild balance tank.	50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block construction scoured and failed.	REDF	#####	Jul 2013						11/03/2013
10000 01904 05			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB010 - EQ022 SWIMMI NG POOL 50M	100000116 628	SCEQ RUNA BU11 1120	53755010	34S- 7192- 022	18/01/2013	BLDG	Building Structure	DT312	Swimming Pool Shell	66	2	2 - DET P2's, No Further Investigatio n Required	Below pool observation deck flooding.	Investigate and seal leak to room.	Investigate and seal leaks to pool observation deck room.	REDF	\$20,000.00	Jul 2013						11/03/2013

10000 01904 06			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD AR	100000116 630	SCEQ RUNA BU11 1121	53755011	34S- 7192- 023	18/01/2013	BLDG	Building Structure	DT306	Columns & Beams	82	2	2A - DET P2's, Further Investigatio n Required	Columns and cross members rusted.	Columns/cr ossmembe rs need rust treatment	Engage qualified person to inspect and advise on best solutions to prevent further damage to structure. Handrails also need attention. Provide written report with costing.	BUSA	\$1,419.00	Jul 2013					11/03/2013
10000 01904 07			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD AR	100000116 630	SCEQ RUNA BU11 1121	53755011	34S- 7192- 023	18/01/2013	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs			1 - DET P1's, No P2 Required	Loose bottom tread at eastern end.	Refit tread.	Loose bottom tread at eastern end. Tripping/fal l risk. Refit tread.					011/02		11/03/2013	
10000 01904 08			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD AR	100000116 630	SCEQ RUNA BU11 1121	53755011	34S- 7192- 023	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes			1 - DET P1's, No P2 Required	Cracked tiles to entry of kiosk east end	New tiles.	Cracked tiles to entry of kiosk east end. Trip/cut risk. New tiles.					011/03		11/03/2013	
10000 01904 09			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD AR	100000116 630	SCEQ RUNA BU11 1121	53755011	34S- 7192- 023	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes			1 - DET P1's, No P2 Required	Loose paver: entry of kiosk east end.	Refit paver.	Loose copang paver entry of kiosk east end. Trip/fall risk. Refit paver.					011/04		11/03/2013	
10000 01904 10			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB011 - EQ023 POOL- AMENITI ES/GRA NDSTAN D/COVD AR	100000116 630	SCEQ RUNA BU11 1121	53755011	34S- 7192- 023	18/01/2013	ELEC	Electrical Services	DT809	General Lighting			1 - DET P1's, No P2 Required	Fluoro light hanging off ceiling	Refit fluoros.	Fluoro light hanging off ceiling in Male Toilets, Changeroo m and Disabled Toilet. Electrocuti on risk. Refit fluoros.					011/01		11/03/2013	
10000 01904 11			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB016 - EQ035 SHADE STRUCT URE 2 - GRANDS TAND	100000116 635	SCEQ RUNA BU11 1126	53755016	34S- 7192- 035	18/01/2013	EFIN	External Finishes	DT401	External Painting	65	2	2 - DET P2's, No Further Investigatio n Required	Grandstan d paintwork worn and failed.	Repaint grandstand	Repaint all grandstand flooring, besser block walls only covering approx. 695 sqm using a high quality paving paint. Prepaint maintenanc e of \$200 allowed.	BUSA	\$7,150.00	Jul 2013					11/03/2013

10000 01904 12			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB016 - EQ035 SHADE STRUCT URE 2 - GRANDS TAND	100000116 635	SCEQ RUNA BU11 1128	53755016	34S- 7192- 035	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes	82	2	2 - DET P2's, No Further Investigatio n Required	Artificial grass and run off area failed	Replace artificial grass flooring.	Replace 300sqm of artificial grass at track edge seating and run off area.	BUSA	\$15,000.00	Jul 2013					11/03/2013
10000 01904 13			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB016 - EQ035 SHADE STRUCT URE 2 - GRANDS TAND	100000116 635	SCEQ RUNA BU11 1128	53755016	34S- 7192- 035	18/01/2013	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	65	2	2 - DET P2's, No Further Investigatio n Required	Grandstand vinyl roof dirty.	Clean grandstand vinyl roof.	Clean grandstand high level vinyl roof. By using cherry picker.	BUSA	\$4,181.00	Jan 2014					11/03/2013
10000 01904 14			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers			4 - Minor Maint, Not Urgently Required	Cubicle doors swollen at base.	Carpenter to repair.	Engage a carpenter to cut approx. 100 mm. from bottom of cubicle doors and silicone and screw an aluminium C channel over bottoms of doors. Also rescrew all loose toilet/show er partitions.		\$752.00						11/03/2013
10000 01904 15			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)			4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenanc e and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.		\$880.00						11/03/2013
10000 01904 16			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	HYDR	Hydraulic Services	DT716	Sanitary Plumbing			1A - DET P1's, P2 Required	Cracked shower tray Male Showers Level 1	Block off shower.	Cracked shower tray Male Showers Level 1. Cuts risk. Block off shower.				018/01			11/03/2013	
10000 01904 17			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	HYDR	Hydraulic Services	DT716	Sanitary Plumbing	82	2	2 - DET P2's, No Further Investigatio n Required	Shower tray cracked Level 1 Amenities.	Remove and replace shower tray.	Remove old cracked shower tray and replace with new tray. This price includes removal of shower screen tray and replacement of same.	BUSA	\$1,862.00	Apr 2013		018/01			11/03/2013

10000 01904 18			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	68	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed.	Install LED downlights.	Install twenty eight (28) LED energy efficient downlights for reading at bed head to replace old failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe & not energy efficient.	11/03/2013	
10000 01904 19			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture			4 - Minor Maint, Not Urgentiv Required	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.	11/03/2013	
10000 01904 20			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDEN T ACCOM M	100000116 637	SCEQ RUNA BU11 1128	53755018	34B- 7192- 001	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles failing.	Replace and upgrade cubicle partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013						11/03/2013
10000 01904 21			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB018 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	SCEQ RUNA BU11 1129	53755019	34B- 7192- 002	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	82	2	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles failing.	Replace and upgrade cubicle partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013						11/03/2013

10000 01904 22			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	SCEQ RUNA 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 by screws and silicone.	Engage a carpenter to cut approx. 100 - 200 mm from the bottoms of 8 cubicle doors to Toilet/Sho wers and fit aluminium C channel by screws and silicone.	\$752.00									11/03/2013
10000 01904 23			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	SCEQ RUNA BU11 1129	53755019	34B- 7192- 002	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found pneumatic door closers to lodge doors.	\$880.00									11/03/2013
10000 01904 24			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	SCEQ RUNA BU11 1129	53755019	34B- 7192- 002	18/01/2013	ELEC	Electrical Services	DT509	General Lighting	68	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failing.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe, hot, not energy efficient.	11/03/2013
10000 01904 25			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDEN T ACCOM M	100000116 638	SCEQ RUNA BU11 1129	53755019	34B- 7192- 002	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Repair kickboard. Possible 2 pack finish.	BUSA	\$4,000.00	Jul 2013				Cabinet maker will need to take doors away inc gable end.	11/03/2013

10000 01904 26			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXCAVATION COM	QB020 - EQ003 LODGE 3 - STUDENT ACCOMMODATION	100000116 639	SCEQRUNABU11 1130	53755020	34B- 7192- 003	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	66	2	2 - DET P2's, No Further Investigation Required	Damaged cubicle doors/loose partitions.	Carpenter to repair doors and partitions	Engage a carpenter to cut approx. 100 mm from bottom of cubicle doors 4 and fit aluminium C channel to bottom of door by using silicone and screws. Also refit all loose toilet cubicle partitions back to wall.	REDF	\$1,028.00	Jan 2014							11/03/2013
10000 01904 27			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXCAVATION COM	QB020 - EQ003 LODGE 3 - STUDENT ACCOMMODATION	100000116 639	SCEQRUNABU11 1130	53755020	34B- 7192- 003	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	62	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013							11/03/2013
10000 01904 28			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXCAVATION COM	QB020 - EQ003 LODGE 3 - STUDENT ACCOMMODATION	100000116 639	SCEQRUNABU11 1130	53755020	34B- 7192- 003	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)			4 - Minor Maint. Not Urgently Required	Door closers missing and failing.	Maintenance and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.		\$880.00							11/03/2013	
10000 01904 29			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXCAVATION COM	QB020 - EQ003 LODGE 3 - STUDENT ACCOMMODATION	100000116 639	SCEQRUNABU11 1130	53755020	34B- 7192- 003	18/01/2013	ELEC	Electrical Services	DT809	General Lighting			1 - DET P1's, No P2 Required	Light switch loose Male Toilets.	Refit light switch Male Toilets.	Light switch loose Male Toilets. Elec. risk. Refit light switch Male Toilets.						020/01			11/03/2013	

10000 01904 30			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXC COM	QB020 - EQ003 LODGE 3 - STUDENT T ACCOM M	100000116 639	SCEQ RUNA BU11 1130	53755020	34B- 7192- 003	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	68	2	2 - DET P2's, No Further Investigation Required	Reading lights failed.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013					Unsafe, hot, not energy efficient.	11/03/2013
10000 01904 31			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXC COM	QB020 - EQ003 LODGE 3 - STUDENT T ACCOM M	100000116 639	SCEQ RUNA BU11 1130	53755020	34B- 7192- 003	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repairs to edging stripping to kitchen doors and cabinets and seal benches with silicone. Possible 2 pack finish.	BUSA	\$1,200.00	Jul 2013					Cabinet maker will need to take doors away inc gable ends.	11/03/2013
10000 01904 32			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT T ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	19/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	82	2	2 - DET P2's, No Further Investigation Required	Toilet partitions aged/dama ged doors.	Replace all partitions to Toilets.	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 including all new hardware.	BUSA	\$5,093.00	Sep 2013						11/03/2013
10000 01904 33			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT T ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)		4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenanc e and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.		\$880.00						11/03/2013		
10000 01904 34			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS FIELD /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT T ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes		1 - DET P1's, No P2 Required	Various loose floor boards Level 1.	Renail floor boards.	Various loose floor boards Level 1. Trip hazard. Renail floor boards.					021/01		11/03/2013			

10000 01904 35		2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	68	2	2 - DET P2's, No Further Investigation Required	Reading lights failed.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe, hot, not energy efficient.	11/03/2013
10000 01904 36		2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	18/01/2013	FIRE	Fire Protection Systems	DT1010	Fire Alarm Systems (Internal)			1 - DET P1's, No P2 Required	Smoke alarm missing Level 1.	Replace smoke alarm.	Smoke alarm missing Level 1. Fire risk. Replace smoke alarm.				021/02				11/03/2013
10000 01904 37		2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repairs to edging stripping to kitchen doors and cabinets and seal benchtops with silicone. Possible 2 pack finish.	BUSA	\$1,200.00	Jul 2013				Cabinet maker will need to take doors away.	11/03/2013
10000 01904 38		2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT ACCOM M	100000116 640	SCEQ RUNA BU11 1131	53755021	34B- 7192- 004	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013					11/03/2013
10000 01904 39		2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDENT ACCOM M	100000116 641	SCEQ RUNA BU11 1132	53755022	34B- 7192- 005	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	82	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles/do ors damaged.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and doors 4 to Level 1 Shower/Toi lets with new nuvox saniboard partitions and doors including new hardware.	BUSA	\$5,093.00	Jan 2014					11/03/2013

10000 01904 40			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	100000116 641	SCEQ RUNA BU11 1132	53755022	34B- 7192- 005	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenan ce and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.	\$880.00						11/03/2013
10000 01904 41			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	100000116 641	SCEQ RUNA BU11 1132	53755022	34B- 7192- 005	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	1 - DET P1's, No P2 Required	Light switch loose Male Toilets.	Refit light switch Male Toilets.	Light switch loose Male Toilets. Elec risk. Refit light switch Male Toilets.			022/01			11/03/2013	
10000 01904 42			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	100000116 641	SCEQ RUNA BU11 1132	53755022	34B- 7192- 005	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	2 - DET P2's, No Further Investigatio n Required	Reading lights failing.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013		Unsafe, hot, not energy efficient.	11/03/2013	
10000 01904 43			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	100000116 641	SCEQ RUNA BU11 1132	53755022	34B- 7192- 005	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	2 - DET P2's, No Further Investigatio n Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repairs to edge stripping to kitchen doors and cabinets and seal benchtops with silicone. Touch up paint on bulk head above sink.	BUSA	\$1,350.00	Jul 2013		Cabinet maker will need to take doors away. Gable ends also.	11/03/2013	
10000 01904 44			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDEN T ACCOM M	100000116 641	SCEQ RUNA BU11 1132	53755022	34B- 7192- 005	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013			11/03/2013	

10000 01904 45			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	100000116 642	SCEQ RUNA BU11 1133	53755023	34B- 7192- 006	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	65	2	2 - DET P2's, No Further Investigatio n Required	Cubicle partitions/d oors water damaged	Replace and upgrade partitions/d oors.	Replace toilet cubicle partition and doors x4 to both Level 1 Shower/Toi lets with new nuvex saniboard partitions and doors including new hardware.	BUSA	\$5,093.00	Jan 2014						11/03/2013
10000 01904 46			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	100000116 642	SCEQ RUNA BU11 1133	53755023	34B- 7192- 006	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)			4 - Minor Maint, Not Urgently Required	Door closures missing and failing	Maintenance and repairs.	Repair and replace as found, pneumatic door closures to lodge doors.		\$880.00						11/03/2013	
10000 01904 47			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	100000116 642	SCEQ RUNA BU11 1133	53755023	34B- 7192- 006	18/01/2013	ELEC	Electrical Services	DT505	General Lighting	68	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failing	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe, hot, not energy efficient.	11/03/2013	
10000 01904 48			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	100000116 642	SCEQ RUNA BU11 1133	53755023	34B- 7192- 006	18/01/2013	ELEC	Electrical Services	DT813	Waters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigatio n Required	Ceiling fans removed.	Install wall mounted fans.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommod ation rooms.	BUSA	\$4,000.00	Jul 2013						11/03/2013
10000 01904 49			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	100000116 642	SCEQ RUNA BU11 1133	53755023	34B- 7192- 006	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	70	2	2 - DET P2's, No Further Investigatio n Required	Kitchen cupboards badly water damaged.	Replace cupboard, pantry, fridge space.	Remove approx. 4.4 lm of water damaged kitchen joinery and replace with new and make good all disturbed areas.	BUSA	\$4,496.00	Nov 2013						11/03/2013

10000 01904 50			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDEN T ACCOM M	100000116 642	SCEQ RUNA BU11 1133	53755023	34B- 7192- 006	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013						11/03/2013
10000 01904 51			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	100000116 643	SCEQ RUNA BU11 1134	53755024	34B- 7192- 007	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)			4 - Minor Maint not Urgent Required	Door closures missing and failing.	Maintenanc e and repairs.	Repair and replace as found, pneumatic door closures to lodge doors.		\$880.00						11/03/2013	
10000 01904 52			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	100000116 643	SCEQ RUNA BU11 1134	53755024	34B- 7192- 007	18/01/2013	ELEC	Electrical Services	DT309	General Lighting	68	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failing.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe, hot, not energy efficient.		11/03/2013
10000 01904 53			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	100000116 643	SCEQ RUNA BU11 1134	53755024	34B- 7192- 007	18/01/2013	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigatio n Required	Ceiling fans removed.	Install wall mounted fans.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommod ation rooms.	BUSA	\$4,000.00	Jul 2013						11/03/2013
10000 01904 54			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	100000116 643	SCEQ RUNA BU11 1134	53755024	34B- 7192- 007	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone kick on cupboard base also needs replacing.	BUSA	\$1,300.00	Jul 2013				Cabinet maker will need to take doors away and gables.		11/03/2013

10000 01904 55			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	100000116 643	SCEQ RUNA BU11 1134	53755024	34B- 7192- 007	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	70	2	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles/do ors damaged.	Replace and upgrade partitions and doors	Replace toilet cubicle partition and doors x4 to both Level 1 Shower/Toi lets with new nuvex saniboard partitions and doors including new hardware.	BUSA	\$5,093.00	Jan 2014						11/03/2013
10000 01904 56			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDEN T ACCOM M	100000116 643	SCEQ RUNA BU11 1134	53755024	34B- 7192- 007	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013						11/03/2013
10000 01904 57			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)			4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenanc e and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.		\$880.00						11/03/2013	
10000 01904 58			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	HYDR	Hydraulic Services	DT716	Sanitary Plumbing			1 - DET P1's, No P2 Required	Waste top missing Girls' Showers.	Supply and fit new waste tap.	Waste top missing Girls' Showers. WPHS. Supply and fit new waste tap.					025/01			11/03/2013	
10000 01904 59			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDEN T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	68	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013				Unsafe, hot, not energy efficient.		11/03/2013

10000 01904 60			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDENT T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigation Required	Ceiling fans removed.	Install wall mounted fans.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommodation rooms.	BUSA	\$4,000.00	Jul 2013						11/03/2013
10000 01904 61			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDENT T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone.	BUSA	\$1,200.00	Jul 2013				Cabinet maker will need to take doors and gables away.		11/03/2013
10000 01904 62			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDENT T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	70	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles/ doors damaged.	Replace and upgrade partitions/ doors.	Replace toilet cubicle partition and doors x 4 to both Level 1 Shower/ Toilets with new nuvex saniboard partitions and doors including new hardware.	BUSA	\$5,093.00	Jan 2014						11/03/2013
10000 01904 63			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDENT T ACCOM M	100000116 644	SCEQ RUNA BU11 1135	53755025	34B- 7192- 008	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigation Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013						11/03/2013
10000 01904 64			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNAWAY BAY SPORTS T&LDR /SHIP EXC COM	QB025 - EQ009 LODGE 9 - STUDENT T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	BLDG	Building Structure	DT307	External Walls			4 - Minor Maint, Not Urgently Required	Various broken render to external walls.	Plaster up all broken, missing render.	Engage a plasterer to patch missing and render to front RH corner at Ground Level and real wall below windows Ground Level.		\$500.00						11/03/2013	

10000 01904 65			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	348- 7192- 009	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes	1 - DET P1's, No P2 Required	Various uneven paving around building.	Relay paving even with path.	Various uneven paving around building. Trip hazard. Relay paving even with path.			026/01		11/03/2013
10000 01904 66			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	348- 7192- 009	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	1 - DET P1's, No P2 Required	Toilet partition come away from wall.	Close off toilets or resecure to wall.	Male Toilet partition come away from wall and brackets. Fall risk. Close off toilets or resecure to wall.			026/04		11/03/2013
10000 01904 67			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	348- 7192- 009	18/01/2013	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	2 - DET P2's, No Further Investigatio n Required	Amenities/ Showers are water damaged	Replace water damaged doors/partit ions.	Remove 4 water damaged partitions and doors to Level 1 Shower/Toi lets and replace with new nuxex saniboard partitions and doors including new hardware.	BUSA	\$5,093.00	Jan 2014		11/03/2013
10000 01904 68			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	348- 7192- 009	18/01/2013	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	4 - Minor Maint, Not Urgently Required	Door closers missing and failing.	Maintenanc e and repairs.	Repair and replace as found, pneumatic door closers to lodge doors.		\$880.00			11/03/2013
10000 01904 69			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	348- 7192- 009	18/01/2013	IFIN	Internal Finishes	DT602	Internal Floor Finishes	2 - DET P2's, No Further Investigatio n Required	Strip vinyl flooring.	Remove and replace vinyl flooring.	Remove and replace approx. 59 sqm of vinyl flooring to Kitchen, Hallway and Laundry.	BUSA	\$5,200.00	Jul 2013		11/03/2013
10000 01904 70			2012 - 2013	South Coast	Education	South East	BROADWA TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	348- 7192- 009	18/01/2013	HYDR	Hydraulic Services	DT716	Sanitary Plumbing	1 - DET P1's, No P2 Required	4 floor waste tops missing to Showers.	Supply and fit 4 new floor waste tops.	4 floor waste tops missing to Showers. WPHS. Supply and fit 4 new floor waste tops.			026/02		11/03/2013

10000 01904 71			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	ELEC	Electrical Services	DT809	General Lighting	68	2	2 - DET P2's, No Further Investigatio n Required	Reading lights failed.	Install LED downlights.	Install twenty eight (28) LED energy efficient down lights for reading at bed head to replace failing light fixtures.	OPCO	\$3,500.00	Jul 2013					Unsafe, hot, not energy efficient.	11/03/2013
10000 01904 72			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	82	2	2 - DET P2's, No Further Investigatio n Required	Ceiling fans removed.	Install wall mounted fans.	Install eight wall mounted fans to replace unsafe ceiling fans in lodge accommoda tion rooms.	BUSA	\$4,000.00	Jul 2013						11/03/2013
10000 01904 73			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	FIRE	Fire Protection Systems	DT1010	Fire Alarm Systems (Internal)			1 - DET P1's, No P2 Required	Smoke alarm missing Room 4.	Refit smoke alarm.	Smoke alarm missing Room 4. Fire risk. Refit smoke alarm.					026/03			11/03/2013	
10000 01904 74			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2 - DET P2's, No Further Investigatio n Required	Laundry cabinet water damaged.	Replace laundry cabinets.	Replace 1- 8 m of laundry cabinets. Make good wall areas affected by work.	BUSA	\$1,912.00	Jul 2013						11/03/2013
10000 01904 75			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Door and cabinetry edging failing.	Repairs to edging and doors.	Repair edge stripping to kitchen doors and cabinets and seal benchtop with silicone, end gables included.	BUSA	\$1,200.00	Jul 2013					Cabinet maker will need to take doors away from site.	11/03/2013
10000 01904 76			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB026 - EQ009 LODGE 9 - STUDEN T ACCOM M	100000116 645	SCEQ RUNA BU11 1136	53755026	34B- 7192- 009	18/01/2013	FURN	Furniture & Fittings	DT1701	Fixed Furniture	82	2	2 - DET P2's, No Further Investigatio n Required	Amenities shower cubicles failing.	Replace and upgrade partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound. Shower waste system failing and damaging ceilings.	BUSA	\$14,000.00	Jul 2013						11/03/2013

10000 01904 77			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB027 - EQ046 SHED 6 - PLANT (LODGE)	100000116 646	SCEQ RUNA BU11 1137	53755027	34B- 7192- 046	18/01/2013	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs	82	2	2 - DET P2's, No Further Investigatio n Required	Step treads worn and damaged.	Roll all step treads.	Maintenanc e roll of all step treads to connecting decks and landing at lodges (approxima tely 160 treads).	BUSA	\$3,000.00	Jul 2013						11/03/2013
10000 01904 78			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB027 - EQ046 SHED 6 - PLANT (LODGE)	100000116 646	SCEQ RUNA BU11 1137	53755027	34B- 7192- 046	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes	82	2	2 - DET P2's, No Further Investigatio n Required	Paving uneven at lodge 1.	Re-lay paving.	Re-level, re- lay and hannch approximat ely 20sqm of concrete paving.	BUSA	\$2,000.00	Jul 2013						11/03/2013
10000 01904 79			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB035 - EQ044 COVERE D AREA - SPORTS WALK	100000116 654	SCEQ RUNA BU11 1145	53755035	34S- 7192- 044	18/01/2013	BLDG	Building Structure	DT309	Columns & Beams	75	2	2 - DET P2's, No Further Investigatio n Required	Replace steelwork.	Replace and paint steelwork.	Steelwork at eastern box gutter area rusting. Rust severe and propagatin g to surroundin g areas. Replace and paint rust effected steelwork supporting box guttering.	REDF	\$16,000.00	Jul 2013						11/03/2013
10000 01904 80			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB035 - EQ044 COVERE D AREA - SPORTS WALK	100000116 654	SCEQ RUNA BU11 1145	53755035	34S- 7192- 044	18/01/2013	IFIN	Internal Finishes	DT302	Internal Floor Finishes			1 - DET P1's, No P2 Required	Various cracked tiles through walkway.	Replace tiles/patch with mortar.	Various cracked tiles through walkway. Cut feet/trip hazard. Replace tiles/patch with mortar.					035/01		11/03/2013		
10000 01904 81			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB036 - EQ027 COVERE D LINKS	100000116 655	SCEQ RUNA BU11 1146	53755036	34S- 7192- 027	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes	70	2	2 - DET P2's, No Further Investigatio n Required	Paving uneven at lodge 1.	Re-lay paving.	Re-level, re- lay and hannch approximat ely 20sqm of concrete paving.	BUSA	\$2,000.00	Jul 2013						11/03/2013
10000 01904 82			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB037 - EQ047 SHED 7 - PLANT (LODGE)	100000116 834	SCEQ RUNA BU11 5887	53755037	34B- 7192- 047	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes			1 - DET P1's, No P2 Required	Raised paving at front of building.	Relay paving flush with path.	Raised paving at front of building. Trip hazard. Relay paving flush with path.					037/02		11/03/2013		
10000 01904 83			2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB037 - EQ047 SHED 7 - PLANT (LODGE)	100000116 834	SCEQ RUNA BU11 5887	53755037	34B- 7192- 047	18/01/2013	IFAB	Internal Fabric	DT501	Ceilings			1 - DET P1's, No P2 Required	Ceiling coming down.	Refit ceiling back.	Ceiling coming down. Fall risk. Refit ceiling back.					037/01		11/03/2013		

10000 01904 .84		2012 - 2013	South Coast	Education	South East	BROADWAY TER	RUNA WAY BAY SPOR T&LDR /SHIP EXC COM	QB039 - EQ049 SHED 9 - PLANT (LDDGE)	100000116 836	SCEQ RUNA BU55 6889	53755039	34B- 7192- 049	18/01/2013	EFIN	External Finishes	DT402	External Floor Finishes		1 - DET P1's, No P2 Required	Various loose & uneven paving around bld	Relay paving flush with path.	Various loose and uneven paving around building. Trip hazard.	Relay paving flush with path.	
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**Queensland
Government**

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/)

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[Building and Asset Services Region Contact Details:](http://www.hpw.qld.gov.au/aboutus/BusinessAreas/BuildingAssetServices/Pages/BuildingandAssetServices.aspx)

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Released under the RTI Act by
DETE

Contents

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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.

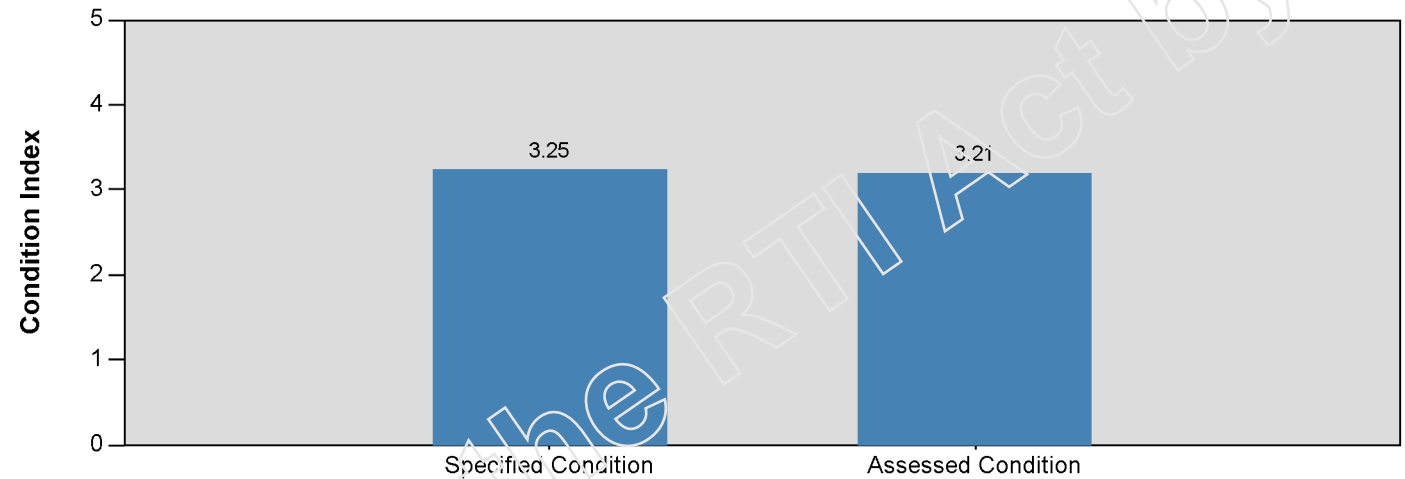
Should you require further advice, please contact your Building and Asset Services Regional Office Maintenance Manager.

MAINTENANCE SCORECARD

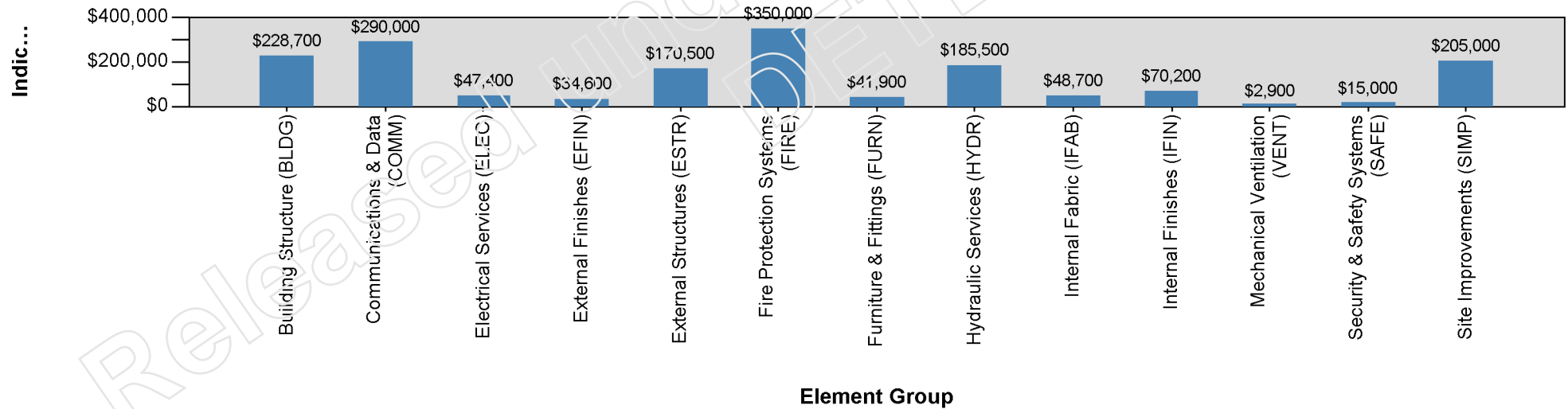
Legend

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

Overall Maintenance Condition

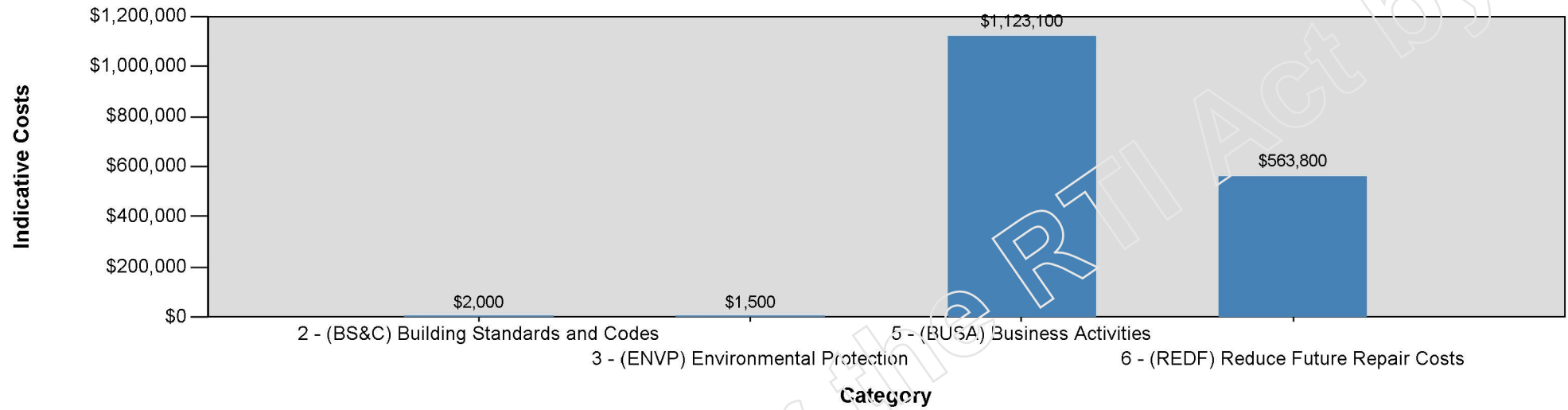


Indicative Condition-Based Maintenance Costs By Element

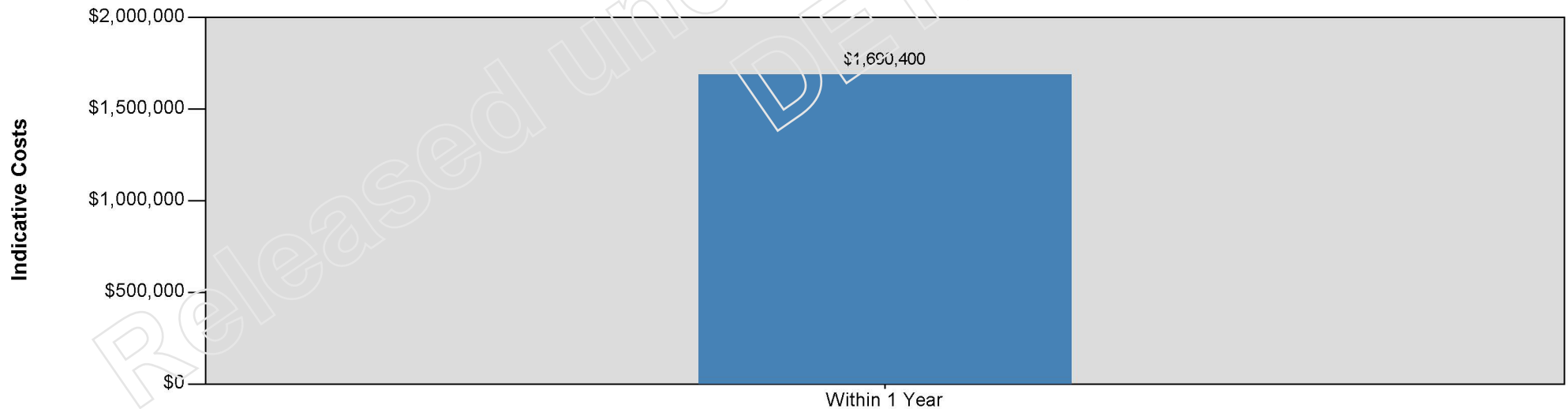


MAINTENANCE SCORECARD cont

Indicative Condition-Based Maintenance Costs By Category



Forecast - Indicative Condition-Based Maintenance Costs



ASSESSED CONDITION SUMMARY - BUILDINGS BY ELEMENT

S = Specified Condition
A = Assessed Condition

	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		VENT	
	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A
QB001 - EQ033 ADMINISTRATION	3.0	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				
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 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 HALL/WORKSHOPS/AMENITIES	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
QB006 - EQ028 SPORTS 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-AMENITIES/GRANDSTAND/COVER			3.0	2.9			3.0	3.0	3.8	3.6			4.0	4.0	3.0	3.0			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																
QB017 - EQ037 RELOCATABLE - ADMINISTRATION	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.8	3.8			4.0	4.0	3.3	3.3			3.6	3.6	3.0	3.0	3.0	3.0			4.0	4.0				
QB018 - EQ001 LODGE 1 - 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			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	3.6	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	3.6	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	3.6	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	3.6	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			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	3.6	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	3.7	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 - STUDENT ACCOMM	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 (LODGE)			3.0	2.9			3.0	2.7	3.5	3.5									3.5	3.5	3.0	3.0										
QB028 - EQ010 SHED 1 - LAUNDRY (LODGE)	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
A = Assessed Condition

S = Specified Condition A = Assessed Condition	AIRC		BLDG		COMM		EFIN		ELEC		ESTR		FIRE		FURN		GASS		HYDR		IFAB		IFIN		REFR		SAFE		SIMP		VENT		
	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	S	A	
QB029 - EQ011 SHED 2 - GROUND (LODGE)			3.0	3.0			3.0	3.0	3.8	3.8			4.0	4.0							3.0	3.0	3.0	3.0									
QB030 - EQ012 SHED 3 - STORAGE (LODGE)			3.0	3.0			3.0	3.0	3.8	3.8											3.0	3.0	3.0	3.0									
QB031 - EQ014 SHADE 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											
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									
QB038 - 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									
QB039 - 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 STRUCTURE 7 (VOLLEYBALL)			3.0	3.0			3.0	3.0																									
QB042 - EQ042 SHADE STRUCTURE 4			3.0	2.8			3.0	3.0																									
QB044 - QB051 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 VALUE<\$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																														3.1	3.1		
EQS99 - NO REF - PLAYGROUND EQUIPMENT											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 relevant to the asset
5.0	Excellent Condition
4.0	Good Condition
3.0	Fair Condition
2.0	Poor Condition
1.0	Very Poor Condition

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

Released under the RTI Act by
DETE

CONDITION-BASED MAINTENANCE - Summary By Building

Building Name	WIC Number	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition-Based Tasks	Condition-Based Costs (Indicative) GST Exclusive
QB001 - EQ033 ADMINISTRATION	53755001	34S-7192-033	260	3.31	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	WIC Number	Client Reference	Gross Floor Area (Square metres)	Average Specified Condition	Average Assessed Condition	No of Condition-Based Tasks	Condition-Based Costs (Indicative) GST Exclusive
QB036 - EQ027 COVERED LINKS	53755036	34S-7192-027	570	3.17	3.17	1	\$2,000.00
QB037 - EQ047 SHED 7 - PLANT (LODGE)	53755037	34B-7192-047	8	3.14	3.14	0	\$0.00
QB038 - EQ048 SHED 8 - PLANT LODGE)	53755038	34B-7192-048	8	3.23	3.23	0	\$0.00
QB039 - EQ049 SHED 9 - PLANT (LODGE)	53755039	34B-7192-049	8	3.23	3.23	0	\$0.00
QB040 - EQ050 SHED 10 - PLANT (LODGE)	53755040	34B-7192-050	8	3.22	3.22	0	\$0.00
QB041 - EQ015 SHADE STRUCTURE 7 (VOLLEYBALL)	53755041	34S-7192-015	169	3.00	3.00	0	\$0.00
QB042 - EQ042 SHADE STRUCTURE 4	53755042	34S-7192-042	169	3.00	2.86	1	\$1,500.00
QB044 - QB051 SHADE STRUCTURE 8 - RECEPTION	53755044	34S-7192-051	236	3.00	3.00	0	\$0.00
EQB99 - NO REF - SHEDS ACQ VALUE<\$10000	53755B99	34S-7192-B99		3.00	3.00	1	\$4,000.00
EQI94 - NO REF - FENCING	53755I94	34S-7192-I94		3.00	2.67	4	\$148,500.00
EQI95 - NO REF - GRASS & LANDSCAPING	53755I95	34S-7192-I95		3.00	3.00	3	\$113,500.00
EQI96 - NO REF - UNDERGROUND SERVICES	53755I96	34S-7192-I96		3.53	3.53	10	\$465,100.00
EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98	34S-7192-I98		3.76	3.76	2	\$365,000.00
EQI99 - NO REF - SHADE SAILS & COVERS	53755I99	34S-7192-I99		3.00	3.00	0	\$0.00
EQR99 - NO REF - ROADS & PATHWAYS	53755R99	34S-7192-R99		3.14	3.14	8	\$65,500.00
EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99	34S-7192-S99		3.00	2.83	4	\$44,000.00
Totals			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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 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 Hall 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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000238169	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 - GRASS & LANDSCAPING	53755I95 (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	53755I94 (n/a)	ESTR	2	Apr 2014	Main track fence failed.	Remove and replace approximately 150Lm of on track fencing east. Remove seating at west on track and install barrier or fencing. Approx total 300Lm of fencing.	BUSA	2	65	\$78,000.00	
100000238097	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (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	
100000238102	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (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	
100000238121	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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000238125	QB003 - EQ029 SHADE STRUCTURE 1 - GYM	53755003 (n/a)	BLDG	2	May 2014	Shade sail mouldy & dirty.	Clean & mould treat approx 950sqm of shade sail.	REDF	2	85	\$4,000.00	
100000238170	QB011 - EQ023 POOL-AMENITIES/GRANDSTAND/COVERED LINKS	53755011 (n/a)	BLDG	2A	May 2014	Columns and cross 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/reinstatement of furniture
100000238119	EQS99 - NO REF - PLAYGROUND EQUIPMENT	53755S99 (n/a)	ESTR	2	May 2014	Bus access gate broke concrete	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 re-screw all loose toilet/shower partitions.	REDF	2	85	\$1,500.00	
100000238206	QB036 - EQ027 COVERED LINKS	53755036 (n/a)	EFIN	2	Jun 2014	Paving uneven at lodge 1.	Re-level, re-lay and haunch approximately 20sqm of concrete paving.	REDF	2	85	\$2,000.00	

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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	
100000238195	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	
100000238182	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 level 1 amenities areas. Cubicle becoming structurally unsound.	BUSA	2	87	\$14,000.00	
100000238186	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	
100000238193	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 ceiling 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	53755I94 (n/a)	FSTR	2	Jul 2014	Fencing required at lodges.	Install approx 370Lm of upgraded fencing system at accommodation lodges.	BUSA	2	87	\$42,000.00	
100000238107	EQI98 - NO REF - POLE LIGHTING & SERVICE	53755I98 (n/a)	FIRE	2A	Jul 2014	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	

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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/reinstatement 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 failing 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 POOL COMPLEX (20M POOL)	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	

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100000238167	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2A	Jul 2014	Balance tank failed and leaking water.	50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Besser block construction scoured and failed. Provide full report including recommendation & costs.	REDF	2	85	\$5,000.00	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	
100000238171	QB011 - EQ023 POOL- AMENITIES/GRANDS TAND/COVD AR	53755011 (n/a)	ELEC	2	Jul 2014	Light fittings smashed.	Replace light fittings on observation deck & 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 toilet 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	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	
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	

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100000238188	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	53755022 (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	
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	Jul 2014	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.

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100000238116	EQR99 - NO REF - ROADS & PATHWAYS	53755R99 (n/a)	SIMP	2	Jul 2014	Pavers sunken and uneven.	Replace 65sqm of concrete paving at the northwest end of 50m swimming pool with new 100mm concrete.	REDF	2	85	\$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	53755I94 (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	53755I96 (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 locate all water and fire isolation valves. Install as required up to 3 in-ground valves and supply marked-up block 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	53755I96 (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	
100000238104	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (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.

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100000238150	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2A	Sep 2014	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	\$2,500.00	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 cowling. 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 fabrics.	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 from 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/AMENITIES	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	

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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)	IFIN	2	Sep 2014	Flooring at end of life span.	Remove and replace vinyl flooring system in commercial kitchen on the first floor (approx 300sqm).	REDF	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/reinstatement of furniture

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100000238151	QB005 - EQ034 DINING HALL/WORKSHOPS/ AMENITIES	53755005 (n/a)	IFIN	2	Sep 2014	Bottom of door frames rusted.	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	Sep 2014	Structural steel column bases are rusted	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structural steel frame work and refit glass panels to match existing. As per quote 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	

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100000238166	QB010 - EQ022 SWIMMING POOL 50M	53755010 (n/a)	BLDG	2A	Sep 2014	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
100000238174	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	
100000238178	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	53755018 (n/a)	IFIN	2	Sep 2014	Timber stairs varnish worn & scuffed.	Repaint timber stair treads & walkway timber floor 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)	BLDG	2	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	
100000238109	EQ198 - 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	

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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	53755I94 (n/a)	ESTR	2	Sep 2014	Sliding access gate failed.	Repair bus access gate west and upgrade to electric drive remote access system.	BUSA	2	65	\$25,000.00	
100000238099	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	HYDR	2	Sep 2014	PVC chlorine line failed.	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bundled 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 CHILD CARE/COFFEE SHOP/AMENITIES	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/reinstatement of furniture
100000238135	QB004 - EQ031 CHILD CARE/COFFEE SHOP/AMENITIES	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 (Client Ref)	Element Group	Task Type	Month Year	Task Description	Scope Of Work	Category	MMF Priority	Score 99 = worst	Indicative Cost (GST Excl)	Comments
100000238088	EQB99 - NO REF - SHEDS ACQ VALUE<\$10000	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	53755I95 (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 site.	BUSA	2	65	\$32,000.00	Includes arborist report costs.
100000238100	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	
100000238105	EQI96 - NO REF - UNDERGROUND SERVICES	53755I96 (n/a)	COMM	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	

ELEMENT SUMMARY

Element Group	Element Description	Indicative Cost (GST Exclusive)
BLDG	External Walls	\$228,700.00
COMM	External Communications & Data Distribution	\$290,000.00
EFIN	External Building Finishes (excluding Paint)	\$34,600.00
ELEC	General Lighting	\$47,400.00
ESTR	Outbuildings / Sheds	\$170,500.00
FIRE	Fire Alarm Systems (external)	\$350,000.00
FURN	Fixed Furniture	\$41,900.00
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
VENT	Supply Ventilation Systems	\$2,900.00
TOTAL		\$1,690,400.00

CATEGORY SUMMARY

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

MMF PRIORITY RATING SUMMARY

MMF Priority	MMF Priority Description	Indicative Cost (GST Exclusive)
2	2 - Important (Reduce costly future repairs)	\$1,690,400.00
TOTAL		\$1,690,400.00

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

HEALTH AND SAFETY TASKS

This report lists the highest priority maintenance requiring immediate attention!

Action to address the below task/risk/option and to make the site safe is required to be completed within 30 days.
Additional Condition-Based work may be required to restore the site to the specified standard.

Task ID	Building Name	WIC No	Client Reference	Task Type	Reference No (Shown against any required Condition-Based Work)	Element Description	Scope of Work	Additional Condition-Based Maintenance is Required Yes / No
100000238103	EQI96 - NO REF - UNDERGROUND SERVICES	53755196	n/a	1	000/01	DT802 - External Power (site)	Turn buckle bolt missing to east wind turbine. Collapse hazard. Replace the missing bolt that secures the turn buckle.	No
100000238141	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	n/a	1	005/02	DT309 - External Stairs, Balconies & Verandahs	Aluminium cover strip loose. Fall/Tripping hazard. Resecure aluminium cover strip.	No
100000238152	QB005 - EQ034 DINING HALL/WORKSHOPS/AMENITIES	53755005	n/a	1	005/01	DT716 - Sanitary 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	016/01	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

Task ID	Building Name	WIC No (Client Ref)	Element Group	Task Type	Task Description	Task Summary	Scope of Work	Indicative Cost (GST Excl)	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. 2sqm of ceiling and paint to match male toilet adjacent to maintenance area under grandstand.	\$900.00	CADC NO. 100000190379
100000238157	QB006 - EQ028 SPORTS 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.	\$800.00	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 toilet seats as required.	Replace toilet seats as required.	\$500.00	
100000238194	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	53755024 (n/a)	FIRE	4A	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	
100000238207	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	53755I98 (n/a)	SAFE	4	Electrical door locking system failing.	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

NON MAINTENANCE TASKS

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

Released under the RTI Act by
DETE

Condition Assessment Tasks List

CADC Task ID	Ellipse Work Request No	Client Program / Priority	Financial Year	QBuild Region	Customer	Customer Region	State Electorate	Site Name	Building Name	Equipment Number	Plant No	WIC No	Client Ref	Assessment Date	Element Group Code	Element Group Description	Element Code	Element Code Description	Maintenance Ranking	MMF Priority Rating	Task Type Description	Task Summary	Task Description Summary	Scope of Work	Category of Task	Indicative Cost	Recommended Month/Year	Indicative Cost Includes	Indicative Cost Other	Reference No (DET Only)	Anticipate d WMS Issue Summary	Notes	CADC Load Date
10000 02380 88			2013 - 2014	South Coast	Education	South East	BROADWATER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQB99 - NO REF - SHEDS ACQ VALUE<\$1 0000	10000 01168 32	SCE QRU NAIM 1111 11	53755B99	34S- 7192- B99	24/01/2014	ESTR	External Structures	DT104	Outbuildings / Sheds	65	2	2 - DET P2's, No Further Investigation Required	Timber jetty failing.	Demolish redundant timber jetty	Demolish redundant timber jetty to dam. Reinstall pool fence after demolition.	BUSA	\$4,000.00	Jan 2015	Other		100000190 312			29/01/2014
10000 02380 89			2013 - 2014	South Coast	Education	South East	BROADWATER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI94 - NO REF - FENCING	10000 01168 33	SCE QRU NAIM 1111 12	53755I94	34S- 7192- I94	24/01/2014	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	35	2	2 - DET P2's, No Further Investigation Required	Anti personnel boundary fence failing.	Repair west boundary fence.	Repair west chain and barbed wire boundary fencing and re-tension loose sections where necessary.	BUSA	\$3,500.00	Jul 2014	Other		100000190 313			29/01/2014
10000 02380 90			2013 - 2014	South Coast	Education	South East	BROADWATER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI94 - NO REF - FENCING	10000 01168 33	SCE QRU NAIM 1111 12	53755I94	34S- 7192- I94	24/01/2014	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	37	2	2 - DET P2's, No Further Investigation Required	Fencing required at lodges.	Install upgraded fencing at lodges.	Install approx 370Lm of upgraded fencing system at accommodation lodges.	BUSA	\$42,000.00	Jul 2014	Other		100000190 315			29/01/2014
10000 02380 91			2013 - 2014	South Coast	Education	South East	BROADWATER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI94 - NO REF - FENCING	10000 01168 33	SCE QRU NAIM 1111 12	53755I94	34S- 7192- I94	24/01/2014	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	65	2	2 - DET P2's, No Further Investigation Required	Sliding access gate failed.	Repair gate and install automation.	Repair bus access gate west and upgrade to electric drive remote access system.	BUSA	\$25,000.00	Sep 2014	Other		100000190 314			29/01/2014
10000 02380 92			2013 - 2014	South Coast	Education	South East	BROADWATER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI94 - NO REF - FENCING	10000 01168 33	SCE QRU NAIM 1111 12	53755I94	34S- 7192- I94	24/01/2014	ESTR	External Structures	DT103	Fenced Courts	65	2	2 - DET P2's, No Further Investigation Required	Main track fence failed.	Replace on track fencing and seating.	Remove and replace approximately 150Lm of on track fencing east. Remove seating at west on track and install barrier or fencing. Approx total 300Lm of fencing.	BUSA	\$78,000.00	Apr 2014	Other		100000190 316			29/01/2014

10000 02380 93			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ195 - NO REF - GRASS & LANDSCA PING	10000 01168 41	SCE QRU NAIM 1111 15	53755195	34S- 7192- 195	24/01/2014	SIMP	Site Improvement	DT208	Landscapin g & Gardening	65	2	2 - DET P2's, No Further Investigation Required	No irrigation on NW field.	Install irrigation system.	Install recycled water irrigation system to north west play field. Connect to existing onsite recycled water system.	BUSA	\$80,000.00	Jan 2015	Other	100000190 318				29/01/2014
10000 02380 94			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ195 - NO REF - GRASS & LANDSCA PING	10000 01168 41	SCE QRU NAIM 1111 15	53755195	34S- 7192- 195	24/01/2014	SIMP	Site Improvement	DT208	Landscapin g & Gardening	65	2	2 - DET P2's, No Further Investigation Required	Matured trees now impacting building.	Remove trees.	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 site.	BUSA	\$32,000.00	Jan 2015	Other	100000190 317		Includes arborist report costs.		29/01/2014
10000 02380 95			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ195 - NO REF - GRASS & LANDSCA PING	10000 01168 41	SCE QRU NAIM 1111 15	53755195	34S- 7192- 195	24/01/2014	SIMP	Site Improvement	DT210	Dams	82	2	2A - DET P2's, No Further Investigation Required	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 environmen tal reserve.	ENVP	\$1,500.00	Apr 2014	Other	100000190 319				29/01/2014
10000 02380 96			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ196 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT705	Sanitary Drainage System	65	2	2 - DET P2's, No Further Investigation Required	Hot water unit sewer connection missing.	Install connection point to sewer.	Install sewer connection point for hot water units at lodge 1 and lodge 2.	BUSA	\$2,100.00	Jul 2014	Other	100000190 321				29/01/2014

10000 02380 97		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI96 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT708	Water Supply System (external)	65	2	2 - DET P2's, No Further Investigatio n Required	Water service under main track failed.	Repair water service.	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	\$30,000.00	Apr 2014	Other	100000190 323			29/01/2014
10000 02380 98		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI96 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT708	Water Supply System (external)	65	2	2A - DET P2's, Further Investigatio n Required	Water shut- offs not identified.	Audit site, install valves & report.	Engage BAS to investigate and locate all water and fire isolation valves. Install as required up to 3 in- ground valves and supply marked-up block plan of all identified valves. Also investigate water service under main track failure.	BUSA	\$14,000.00	Jul 2014	Other	100000190 322		Report, block plan and valve installations only.	29/01/2014
10000 02380 99		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI96 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	65	2	2 - DET P2's, No Further Investigatio n Required	PVC chlorine line failed.	Replace UPVC chlorine line.	Replace failed UPVC 25mm chlorine distribution line from 50m pool plant room to 25m pool plant room or install bunded holding tank and chlorine decanting point at 25m plant room.	BUSA	\$6,000.00	Sep 2014	Other	100000190 324			29/01/2014

10000 02381 00			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ196 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	65	2	2 - DET P2's, No Further Investigatio n Required	Filter sand requires replacement.	Replace filter sand to 50m pool.	Filter sand normal 8 yearly or sand replacement as required. Replace sand and inspect filter vessels. As per attached quote from previous MA/R.	BUSA	\$39,000.00	Jan 2015	Other	100000190 325				29/01/2014
10000 02381 01			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ196 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	65	2	2 - DET P2's, No Further Investigatio n Required	No energy control on pool system.	Install VSD's and controls.	Install energy efficient variable speed drive and control system to 25m pool filtration system.	BUSA	\$3,000.00	Jul 2014	Other	100000190 326 & 100000190 328				29/01/2014
10000 02381 02			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQ196 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	HYDR	Hydraulic Services	DT714	Swimming Pool Filtration System	65	2	2 - DET P2's, No Further Investigatio n Required	Pumps inefficient and failing.	Install new pumps and VSD's.	Install new pumps and motors including energy efficient variable speed drives and control system to 50m pool filtration system.	BUSA	\$80,000.00	Apr 2014	Other	100000190 327				29/01/2014

10000 02381 04			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI96 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	ELEC	Electrical Services	DT802	External Power (site)	65	2	2A - DET P2's, Further Investigatio n Required	Wind turbines fried and redundant.	Inspect & report.	Failed and redundant wind turbines require removal and disposal. Engage contractor to investigate and provide written quote on removal of turbines and disconnect ion of wiring and make good disturbed site work. 2 turbines.	BUSA	\$1,000.00	Jul 2014	Other	100000190 329	Report only.	29/01/2014
10000 02381 05			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI96 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	COMM	Communic ations & Data	LT90	External Communic ations & Data Distribution	65	2	2 - DET P2's, No Further investigatio n Required	Electronic score board failed.	Repair/repl ace electronic score boards.	Replace or repair electronic score/mess age boards and all connected control systems.	BUSA	#####	Jan 2015	Other	100000190 330		29/01/2014
10000 02381 06			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI96 - NO REF - UNDERGR OUND SERVICES	10000 01168 42	SCE QRU NAIM 2225 58	53755196	34S- 7192- 196	24/01/2014	COMM	Communic ations & Data	DT903	Intercom / Paging / Call Systems (external)	65	2	2 - DET P2's, No Further Investigatio n Required	Track control booth controls failed.	Upgrade track and field booth controls.	Track and field booth controls and services failed. Upgrade all track and field control booth controls and service.	BUSA	\$40,000.00	Jan 2015	Other	100000190 332		29/01/2014

10000 02381 07			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI98 - NO REF - POLE LIGHTING & SERVICE	10000 01168 44	SCE QRU NAIM 2226 66	53755I98	34S- 7192- I98	24/01/2014	FIRE	Fire Protection Systems	DT1005	Fire Alarm Systems (external)	87	2	2A - DET P2's, Further Investigatio n Required	No addressabl e emergency system.	Audit/up,gra de fire emergency system.	Full audit and upgrade of all buildings to incorporate a fully addressabl e emergency and fire system. Including survey of accommod ation areas alarm system, egress plans.	BUSA	#####	Jul 2014	Other	100000190 333				29/01/2014
10000 02381 09			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQI98 - NO REF - POLE LIGHTING & SERVICE	10000 01168 44	SCE QRU NAIM 2226 66	53755I98	34S- 7192- I98	24/01/2014	SAFE	Security & Safety Systems	DT1102	Doors, gates, etc (Electric Operator) (ext)	85	2	2 - DET P2's, No Further Investigatio n Required	Key system old and failing.	Install new key system to all doors.	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.	REDF	\$15,000.00	Sep 2014	Other	100000190 335				29/01/2014
10000 02381 10			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improvements	DT201	Roads & Carparks	85	2	2 - DET P2's, No Further Investigatio n Required	Minor potholes in front carpark.	Fill & seal potholes to bitumen carpark	Fill and seal minor potholes to front carpark area, approx 25sqm to be repaired.	REDF	\$1,500.00	Jul 2014	Other	100000190 337				29/01/2014
10000 02381 11			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improvements	DT201	Roads & Carparks	85	2	2 - DET P2's, No Further Investigatio n Required	Curbing disrupted and broken.	Replace broken concrete curbing.	Remove and replace failed sections of concrete curbing system at southern driveway to west car parking.	REDF	\$12,000.00	Sep 2014	Other	100000190 338				29/01/2014

10000 02381 12		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improve ments	DT201	Roads & Carparks	85	2	2 - DET P2's, No Further Investigati on Required	Line marking faded and failed.	Repaint and mark car park line marking	Remark and repaint all line marking and hazard marking to all carparks and hard standing areas across site and all car park areas.	REDF	\$6,800.00	Sep 2014	Other	100000190 340			29/01/2014
10000 02381 13		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improve ments	DT203	Hard Surfaced Areas	85	2	2 - DET P2's, No Further Investigati on Required	Artificial grass east of gym failed.	Relevel and replace artificial grass.	Artificial grass at outdoor exercise area and trampoline yard is in poor condition. Re-level ground area and replace artificial grass (approximat ely 400sqm).	REDF	\$14,000.00	Jul 2014	Other	100000190 341			29/01/2014
10000 02381 15		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755P99	34S- 7192- R99	24/01/2014	SIMP	Site Improve ments	DT204	Paved Areas	85	2	2 - DET P2's, No Further Investigati on Required	Pavers disrupted and failing.	Replace pavers with concrete.	Replace 100sqm of paving with concrete at north end of 50m swimming pool.	REDF	\$8,500.00	Jul 2014	Other	100000190 350	All concreting should be coordinated		29/01/2014
10000 02381 16		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improve ments	DT204	Paved Areas	85	2	2 - DET P2's, No Further Investigati on Required	Pavers sunken and uneven.	Replace pavers with concrete.	Replace 65sqm of concrete paving at the northwest end of 50m swimming pool with new 100mm concrete.	REDF	\$11,000.00	Jul 2014	Other	100000190 347	All concreting should be coordinated		29/01/2014

10000 02381 17			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improve ments	DT204	Paved Areas	85	2	2 - DET P2's, No Further Investigatio n Required	Paving at east of Admin uneven.	Remove pavers and replace with concrete.	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	\$10,000.00	Jul 2014	Other	100000190 346		All concreting should be coordinated	29/01/2014
10000 02381 18			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - ROADS & PATHWAY S	10000 01168 46	SCE QRU NAIM 5558 88	53755R99	34S- 7192- R99	24/01/2014	SIMP	Site Improve ments	DT204	Paved Areas	85	2	2 - DET P2's, No Further Investigatio n Required	Tiles cracked and broken at entry fence.	Replace cracked tiles.	Remove and replace cracked and damaged sandstone tiles at east of Admin building 001 at fence entry covering, approx 10sqm.	REDF	\$1,700.00	Sep 2014	Other	100000190 345			29/01/2014
10000 02381 19			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQR99 - NO REF - PLAYGRO UND EQUIPME NT	10000 01168 47	SCE QRU NAIM 5558 87	53755S99	34S- 7192- S99	24/01/2014	ESTR	External Structures	DT101	Boundary Walls / Fences / Gates	85	2	2 - DET P2's, No Further Investigatio n Required	Bus access gate broke concrete	Repair post & broken concrete.	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	\$1,000.00	May 2014	Other	100000190 352			29/01/2014

10000 02381 20			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQS99 - NO REF - PLAYGRO UND EQUIPME NT	10000 01168 47	SCE QRU NAIM 2258 87	53755S99	34S- 7192- S99	24/01/2014	ESTR	External Structures	DT105	Playground Structures	35	2	2A - DET P2's, Further Investigati on Required	Track, field, ring main, boards aged.	Investigatio n required to upgrade.	Track and field expert, engineer and architect to redesign Control Room, lighting system, underground drain, rain, track and field and terrace seating area to a professional sport standard. Inspect & provide written report, design, specificatio ns & costs.	REDF	\$15,000.00	May 2014	Other	100000190 353			29/01/2014
10000 02381 21			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQS99 - NO REF - PLAYGRO UND EQUIPME NT	10000 01168 47	SCE QRU NAIM 2258 87	53755S99	34S- 7192- S99	24/01/2014	ESTR	External Structures	DT107	Outdoor Furniture (Fixed)	87	2	2A - DET P2's, Further Investigati on Required	Terraced seating & retaining substandar d	Investigate rebuild of terraced seating.	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	\$2,000.00	May 2014	Other	100000190 354		Report only.	29/01/2014
10000 02381 22			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	EQS99 - NO REF - PLAYGRO UND EQUIPME NT	10000 01168 47	SCE QRU NAIM 2258 87	53755S99	34S- 7192- S99	24/01/2014	SIMP	Site Improvement nts	DT205	Retaining Walls	85	2	2 - DET P2's, No Further Investigati on Required	Retaining edge aged, and splitting.	Replace timber retaining edge.	Replace retaining to beach volley ball area. Replenish sand to beach playing zone.	REDF	\$26,000.00	Jun 2014	Other	100000190 355			29/01/2014

10000 02381 23			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB001 - EQ033 ADMINIST RATION	10000 01166 14	SCE QRU NAB U111	53755001	34S- 7192- 033	24/01/2014	IFIN	Internal Finishes	DT601	Internal Painting	85	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork aged and marked.	Internal repaint required.	Repaint to all plaster walls and ceilings approx. 345 sqm excluding high format ceiling, steel structural members, Plant Room and metal cladding walls, 2 cou's including mezzanine offices, columns & beams. Includes prepaint maintenanc e.	REDF	\$7,500.00	Jul 2014	Other	100000190 356				29/01/2014
10000 02381 24			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB001 - EQ033 ADMINIST RATION	10000 01166 14	SCE QRU NAB U111	53755001	34S- 7192- 033	24/01/2014	IFIN	Internal Finishes	DT602	Internal Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Vinyl flooring work.	Replace vinyl flooring to reception.	Replace 44sqm of imitation timber vinyl floor to reception area.	REDF	\$4,000.00	Jul 2014	Other	100000190 358			No allowance for removal/rei nstatement of furniture	29/01/2014
10000 02381 25			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB003 - EQ029 SHADE STRUCTU RE 1 - GYM	10000 01166 17	SCE QRU NAB U111	53755003	34S- 7192- 029	24/01/2014	BLDG	Building Structure	DT304	Roofing	85	2	2 - DET P2's, No Further Investigatio n Required	Shade sail mouldy & dirty.	Clean & mould treat shade sail.	Clean & mould treat approx 950sqm of shade sail.	REDF	\$4,000.00	May 2014					29/01/2014	
10000 02381 26			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB003 - EQ029 SHADE STRUCTU RE 1 - GYM	10000 01166 17	SCE QRU NAB U111	53755003	34S- 7192- 029	24/01/2014	BLDG	Building Structure	DT306	Columns & Beams	85	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. No allowance for replacem ent of material.	REDF	\$3,000.00	Jul 2014	Other	100000190 360				29/01/2014
10000 02381 27			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB003 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 18	SCE QRU NAB U111	53755004	34S- 7192- 031	24/01/2014	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs	85	2	2 - DET P2's, No Further Investigatio n Required	Hand rails, posts & ramp rusted.	Replace rusted rails, posts & ramp.	Replace rusted rails, posts & ramp. Approx 50LM in length.	REDF	\$50,000.00	Jan 2015					29/01/2014	

10000 02381 28			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 18	SCE QRU NAB U111 114	53755004	34S- 7192- 031	24/01/2014	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	85	2	2A - DET P2's, Further Investigatio n Required	Various ext building fabrics rusting.	Engineer to investigate and report.	Engage engineer to investigate and provide written report on rusting external building fabrics.	REDF	\$1,600.00	Sep 2014	Other	100000190 361		Report only.	29/01/2014
10000 02381 30			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 18	SCE QRU NAB U111 114	53755004	34S- 7192- 031	24/01/2014	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	85	2	2 - DET P2's, No Further Investigatio n Required	Door jambs rusting out at base.	Replace rusting door jambs.	Rear access door jambs to spec area rusting 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	\$1,800.00	Sep 2014	Other	100000190 364			29/01/2014
10000 02381 31			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 18	SCE QRU NAB U111 114	53755004	34S- 7192- 031	24/01/2014	IFIN	Internal Finishes	DT601	Internal Painting	85	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork marked and dirty.	Repaint wall and doors, ground floor.	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 e.	REDF	\$3,800.00	Sep 2014	Other	100000190 366			29/01/2014

10000 02381 32			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 U111 114	SCE QRU NAB U111	53755004	34S- 7192- 031	24/01/2014	IFIN	Internal Finishes	DT601	Internal Painting	85	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork aged and worn.	Full internal repaint to Men's and Ladies toilets, Spa and Spa Hall area covering approx 325sqm in 2 coat system. Includes preprint maintenance to Ground Floor.	REDF	\$3,800.00	Apr 2014	Other	100000190 365				29/01/2014
10000 02381 33			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 U111 114	SCE QRU NAB U111	53755004	34S- 7192- 031	24/01/2014	IFIN	Internal Finishes	DT602	Internal Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Cafe Servery area vinyl aged and worn.	Remove and replace vinyl floor in Cafe Servery area, approx 20sqm.	BUSA	\$2,000.00	Jan 2015	Other	100000190 369	No allowance for removal/rei nstatement of furniture			29/01/2014
10000 02381 34			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 U111 114	SCE QRU NAB U111	53755004	34S- 7192- 031	24/01/2014	FURN	Furniture & Fittings	DT1701	Fixed Furniture	85	2	2 - DET P2's, No Further Investigatio n Required	Timber work brittle and failing.	Sauna in Male and Female Amenities area failed, brittle and splitting. Replace damaged cladding.	REDF	\$20,000.00	Sep 2014	Other	100000190 371				29/01/2014
10000 02381 35			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB004 - EQ031 CHILD CARE/COF FEE SHOP/AM ENITIES	10000 01166 U111 114	SCE QRU NAB U111	53755004	34S- 7192- 031	24/01/2014	FURN	Furniture & Fittings	DT1701	Fixed Furniture	65	2	2A - DET P2's, No Further Investigatio n Required	Play gym to Level 1 Canteen aged.	Engage play technician (Sydney Firm +61299841 400) to inspect and provide a written report with costs on replacing all aged foam padding including plastic sleeve to Play Gym.	BUSA	\$1,000.00	Jan 2015	Other	100000190 372	Report only.			29/01/2014

10000 02381 36		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT301	Foundatio s / Slabs	87	2	2A - DET P2's, Further Investigatio n Required	Structural movement of concrete beam.	Engineer's report.	Engage structural engineer to inspect and provide written report on beam movement & concrete surface exploding. Certify safety of damaged area. Include recommend ations & costs for any remedial works identified.	BUSA	\$1,800.00	Apr 2014	Other	100000190 373		Report only.	29/01/2014
10000 02381 37		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT304	Roofing	85	2	2A - DET P2's, Further Investigatio n Required	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 costs for roof removal and reinstateme nt for inspection to First floor roof.	REDF	\$2,500.00	Apr 2014	Other	100000190 374		Report only.	29/01/2014
10000 02381 38		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT306	Columns & Beams	85	2	2 - DET P2's, No Further Investigatio n Required	Steelwork failing due to rust.	Repair structural steel.	Repair failed structural steel member at north apex of steel building framework. No allowance for replacemen t of any members.	REDF	\$15,000.00	Jul 2014	Other	100000190 377			29/01/2014

10000 02381 39			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/VO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT306	Columns & Beams	85	2	2A - DET P2's, Further Investigatio n Required	Steel framework starting to rust.	Engage engineer for written report.	Engage structural engineer to inspect steelwork, column bases and provide written report and costs.	REDF	\$2,500.00	Apr 2014	Other	100000190 376			Report only.	29/01/2014
10000 02381 40			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/VO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT306	Columns & Beams	85	2	2 - DET P2's, No Further Investigatio n Required	Rusted column bases.	Sand blast and epoxy coat.	Column bases in kitchen area at level 1 restaurant are severely surface rust affected. Sand blast and epoxy coat at time of flooring replacemen t. No allowances for replacemen ts.	REDF	\$6,500.00	Jul 2014	Other	100000190 375				29/01/2014
10000 02381 42			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/VO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT310	External Doors (excluding Fire Doors)	85	2	2 - DET P2's, No Further Investigatio n Required	Door to breezeway from Kitchen damaged.	Replace doors to first floor kitchen.	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	\$2,000.00	Sep 2014	Other	100000190 378				29/01/2014
10000 02381 43			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/VO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	BLDG	Building Structure	DT310	External Doors (excluding Fire Doors)	85	2	2 - DET P2's, No Further Investigatio n Required	Rear entry kitchen door & frame rusted.	Replace door & door frame.	Replace rear steel entrance door & door frame to kitchen.	REDF	\$2,200.00	Sep 2014					29/01/2014	

10000 02381 45		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/NO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111	53755005	34S- 7192- 034	24/01/2014	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	85	2	2 - DET P2's, No Further Investigatio n Required	Toilet partitions filmy and failing.	Replace/up grade toilet partitions.	Replace/up grade toilet partitions to male and female change rooms using NUVEX type partitions.	REDF	\$16,000.00	Sep 2014	Other	100000190 380			29/01/2014
10000 02381 46		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/NO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111	53755005	34S- 7192- 034	24/01/2014	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	85	2	2 - DET P2's, No Further Investigatio n Required	Doors tilting & water damaged on GF.	Replace double doors to cleaners room.	Replace double doors to cleaners room on ground floor under stands area, reusing existing door furniture.	REDF	\$1,600.00	Sep 2014	Other	100000190 381			29/01/2014
10000 02381 47		2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/NO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111	53755005	34S- 7192- 034	24/01/2014	IFIN	Internal Finishes	DT601	Internal Painting	85	2	2 - DET P2's, No Further Investigatio n Required	Internal paintwork worn and damaged.	Internal repaint.	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 maintenanc e.	REDF	\$4,000.00	Sep 2014	Other	100000190 382			29/01/2014

10000 02381 48			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	IFIN	Internal Finishes	DT602	Internal Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Flooring at end of life span.	Replace vinyl flooring system.	Remove and replace vinyl flooring system in commercial kitchen on the first floor (approx 300sqm).	REDF	\$20,000.00	Sep 2014	Other	100000190 383				29/01/2014
10000 02381 49			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	IFIN	Internal Finishes	DT602	Internal Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Carpet worn and marked.	Replace carpet to ground floor office.	Remove and replace carpet to accommoda tion and Group Scales/Finan ce Offices on the ground floor with Category A broadloom, approx 94sqm.	REDF	\$6,000.00	Sep 2014	Other	100000190 384		No allowance for removal/rei nstatement of furniture	29/01/2014	
10000 02381 50			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	IFIN	Internal Finishes	DT603	Internal Building Finishes	87	2	2A - DET P2's, Further Investigatio n Required	Workshop and staff area substandar d.	Purpose built maintenanc e shed design.	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	\$2,500.00	Sep 2014	Other	100000190 386		Report only.	29/01/2014	
10000 02381 51			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	IFIN	Internal Finishes	DT603	Internal Building Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Bottom of door frames rusted.	Repair door frames on the ground floor.	Cut approx 200mm of door jambs and replace with approx 400mm sleeve and paint to match Cleaners cupboard adjacent to Maintenanc e Room under grandstand, paint to match.	REDF	\$1,200.00	Sep 2014	Other	100000190 385			29/01/2014	

10000 02381 53			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	HYDR	Hydraulic Services	DT716	Sanitary Plumbing	87	2	2 - DET P2's, No Further Investigatio n Required	Urinal missing.	Replace urinal on the ground floor.	Replace urinal in male toilet under grandstand.	BUSA	\$1,200.00	Apr 2014	Other	100000130 383				29/01/2014
10000 02381 54			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	HYDR	Hydraulic Services	DT722	General Plumbing & Pipework (internal)	85	2	2 - DET P2's, No Further Investigatio n Required	Tapware and wastes failed.	Replace all tapware and wastes.	Replace 4 x commercial hob spouts and tapware. Replace 6 x 50mm G.P brass plug and wastes to the first floor kitchen.	REDF	\$3,500.00	Jul 2014	Other	100000190 390				29/01/2014
10000 02381 55			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB005 - EQ034 DINING HALL/WO RKSHOPS/ AMENITIE S	10000 01166 22	SCE QRU NAB U111 115	53755005	34S- 7192- 034	24/01/2014	VENT	Mechanical Ventilation	DT1211	Supply Ventilation Systems	85	2	2 - DET P2's, No Further Investigatio n Required	Workshop and staff area substandard	Purpose built maintenanc e shed design.	Investigate appropriate maintenanc e storage and lunch facility. Engage a consultant to provide design, location, drawings & costs. No vent or fresh air supply.	REDF	\$1,800.00	Sep 2014					29/01/2014	
10000 02381 56			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB006 - EQ028 SPORTS MEDICINE	10000 01166 23	SCE QRU NAB U111 116	53755006	34S- 7192- 028	24/01/2014	BLDG	Building Structure	DT304	Roofing	85	2	2 - DET P2's, No Further Investigatio n Required	Roof system failed & leaking.	Replace failed roofing system.	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.	REDF	\$70,000.00	Sep 2014	Other	100000190 394		In accordance with report findings	29/01/2014	

10000 02381 59			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000 01166 24	SCE QRU NAB U111 117	53755007	34S- 7192- 021	24/01/2014	BLDG	Building Structure	DT306	Columns & Beams	95	2	2 - DET P2's, No Further Investigatio n Required	Structural steel column bases are rusted	Repair structural steel columns.	Specialist contractor required to dismantle glazing panels and engineer new footing and steel work to repair structural steel frame work and refit glass panels to match existing. As per quote provided by Sports Centre in previous MAR. Around pool.	REDF	\$47,000.00	Sep 2014	Other	100000190 396				29/01/2014
10000 02381 60			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000 01166 24	SCE QRU NAB U111 117	53755007	34S- 7192- 021	24/01/2014	BLDG	Building Structure	DT310	External Doors (excluding Fire Doors)	65	2	2 - DET P2's, No Further Investigatio n Required	Re: access door failed to open area.	Replace door.	Replace rotten door with new solid core door at rear of complex. Reuse existing door furniture.	BUSA	\$1,000.00	Apr 2014				Door is exposed to weather at all times.	29/01/2014	
10000 02381 61			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000 01166 24	SCE QRU NAB U111 117	53755007	34S- 7192- 021	24/01/2014	IFAB	Internal Fabric	DT503	Internal Stairs	85	2	2 - DET P2's, No Further Investigatio n Required	Steel stair stringers and rail failed.	Replace steel stair stringers & railing.	Replace approx 14sqm of steel stair stringers and railing to the mezzanine floor.	REDF	\$5,200.00	Jul 2014	Other	100000190 398				29/01/2014
10000 02381 62			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000 01166 24	SCE QRU NAB U111 117	53755007	34S- 7192- 021	24/01/2014	IFAB	Internal Fabric	DT503	Internal Stairs	85	2	2 - DET P2's, No Further Investigatio n Required	Steel stair stringers and rail rusting.	Rust treat steel stair stringers/rail.	Grind approx 60sqm of steel stair stringers and coat with rust preventativ e paint to reduce further costly repairs. Include hand rail to Mezzanine floor.	REDF	\$1,400.00	Sep 2014	Other	100000190 397				29/01/2014

10000 02381 63			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000 01166 24	SCE QRU NAB U111 117	53755007	34S- 7192- 021	24/01/2014	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	87	2	2 - DET P2's, No Further Investigatio n Required	Door jamb failed due to rust.	Repair door jambs.	Repair 6 metal door jambs, paint and re- hang doors. Cut 200 mm of bottom of jambs and weld in new section.	BUSA	\$4,200.00	Sep 2014	Other	100000190 399				29/01/2014
10000 02381 64			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB007 - EQ021 POOL COMPLEX (20M POOL)	10000 01166 24	SCE QRU NAB U111 117	53755007	34S- 7192- 021	24/01/2014	VENT	Mechanical Ventilation	DT1210	Exhaust Ventilation Systems	87	2	2A - DET P2's, No Further Investigatio n Required	Rusted exhaust grille & cowling on roof.	Inspect and provide report.	Engage mechanical contractor to inspect and provide written report with costings on exhaust fan grille and cowling. Replaceme nt/repairs due to rust.	BUSA	\$1,100.00	Sep 2014	Other	100000190 402				29/01/2014
10000 02381 65			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB009 - EQ045 POOL - RECEPTIO N	10000 01166 27	SCE QRU NAB U111 119	53755009	34S- 7192- 045	24/01/2014	FURN	Furniture & Fittings	DT1101	Fixed Furniture	85	2	2 - DET P2's, No Further Investigatio n Required	Reception counter surface chipped.	Replace damaged counter top.	Replace approx 25sqm of chipped and cracked counter top surface.	REDF	\$6,900.00	Sep 2014					29/01/2014	
10000 02381 66			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB010 - EQ022 SWIMMING POOL 50M	10000 01166 28	SCE QRU NAB U111 120	53755010	34S- 7192- 022	24/01/2014	BLDG	Building Structure	DT312	Swimming Pool Shell	85	2	2A - DET P2's, No Further Investigatio n Required	Below pool observation deck flooding.	Investigate leak to room.	Investigate leaks to pool observation deck room. Provide written report on cause with estimate of costs of repairs and methodolog y of repair.	REDF	\$2,000.00	Sep 2014	Other	100000190 405		Report only	29/01/2014	

10000 02381 67			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB010 - EQ022 SWIMMIN G POOL 50M	10000 01166 28	SCE QRU NAB U111 120	53755010	34S- 7192- 022	24/01/2014	BLDG	Building Structure	DT312	Swimming Pool Shell	85	2	2A - DET P2's, Further Investigati on Required	Balance tank failed and leaking water.	Relieve or re-build balance tank.	50m pool balance tank failed. The balance tank requires relining or rebuilding by expert specialist pool contractor. Berser Block construction scoured and failed. Provide full report including recommen dation & costs.	REDF	\$5,000.00	Jul 2014	Other	100000190 404			Report only	29/01/2014
10000 02381 68			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB010 - EQ022 SWIMMIN G POOL 50M	10000 01166 28	SCE QRU NAB U111 120	53755010	34S- 7192- 022	24/01/2014	HYDR	Hydraulic Services	DT715	Internal Pumps	85	2	2 - DET P2's, No Further Investigati on Required	Sump pump failed.	Replace sump pump.	Below pool observation deck sump pump is in a failed condition. Replace sump pump.	REDF	\$3,200.00	Jul 2014	Other	100000190 387				29/01/2014
10000 02381 69			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB010 - EQ022 SWIMMIN G POOL 50M	10000 01166 28	SCE QRU NAB U111 120	53755010	34S- 7192- 022	24/01/2014	HYDR	Hydraulic Services	DT716	Sanitary Plumbing	85	2	2 - DET P2's, No Further Investigati on Required	Toilets failed.	Repair toilets.	Repair toilets and missing touch pad flusher.	REDF	\$3,500.00	Apr 2014					29/01/2014	
10000 02381 70			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB011 - EQ023 POOL- AMENITIE S/GRAND STAND/CO VD AR	10000 01166 30	SCE QRU NAB U111 121	53755011	34S- 7192- 023	24/01/2014	BLDG	Building Structure	DT306	Columns & Beams	85	2	2A - DET P2's, Further Investigati on Required	Columns and cross members rusted.	Inspect and provide report.	Inspect and advise on best solutions to prevent further damage to structure. Handrails also need attention. Provide written report with costs.	REDF	\$1,500.00	May 2014	Other	100000190 406			Report only.	29/01/2014
10000 02381 71			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB011 - EQ023 POOL- AMENITIE S/GRAND STAND/CO VD AR	10000 01166 30	SCE QRU NAB U111 121	53755011	34S- 7192- 023	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	85	2	2 - DET P2's, No Further Investigati on Required	Light fittings smashed.	Replace light fittings.	Replace light fittings on observation deck 3 High pressure sodium.	REDF	\$2,100.00	Jul 2014					29/01/2014	

10000 02381 74			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB016 - EQ035 SHADE STRUCTU RE 2 - GRANDST AND	10000 01166 U111 126	SCE QRU NAB U111 126	53755016	34S- 7192- 035	24/01/2014	EFIN	External Finishes	DT401	External Painting	85	2	2 - DET P2's, No Further Investigatio n Required	Grandstand paintwork worn and faded.	Repaint grandstand.	Repaint all grandstand flooring, besser block walls only covering approx 695sqm using a high quality paving paint in 3 coats. Includes pre-paint maintenance e.	REDF	\$8,600.00	Sep 2014	Other	100000190 411				29/01/2014
10000 02381 75			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB016 - EQ035 SHADE STRUCTU RE 2 - GRANDST AND	10000 01166 U111 126	SCE QRU NAB U111 126	53755016	34S- 7192- 035	24/01/2014	EFIN	External Finishes	DT402	External Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Artificial grass and run off area faded.	Replace artificial grass flooring.	Replace 300sqm of artificial grass, at track edge seating and run off area.	REDF	\$15,000.00	Sep 2014	Other	100000190 412				29/01/2014
10000 02381 76			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB016 - EQ035 SHADE STRUCTU RE 2 - GRANDST AND	10000 01166 U111 126	SCE QRU NAB U111 126	53755016	34S- 7192- 035	24/01/2014	EFIN	External Finishes	DT403	External Building Finishes (excluding Paint)	85	2	2 - DET P2's, No Further Investigatio n Required	Grandstand vinyl roof dirty.	Clean grandstand vinyl roof.	Clean grandstand high level vinyl roof using cherry picker.	REDF	\$4,500.00	Jun 2014	Other	100000190 413				29/01/2014
10000 02381 77			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB016 - EQ001 LODGE 1 - STUDENT ACCOMM	10000 01166 U111 128	SCE QRU NAB U111 128	53755018	34B- 7192- 001	24/01/2014	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	85	2	2 - DET P2's, No Further Investigatio n Required	Cubicle doors swollen at base.	Alter and repair doors.	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 re-screw all loose toilet/showe r partitions.	REDF	\$1,500.00	Jun 2014	Other	100000190 414				29/01/2014
10000 02381 78			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	10000 01166 U111 128	SCE QRU NAB U111 128	53755018	34B- 7192- 001	24/01/2014	IFIN	Internal Finishes	DT602	Internal Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Timber stairs varnish worn & scuffed.	Repaint timber stairs & walkway.	Repaint timber stair treads & walkway timber floor boards. Approx 56sqm.	REDF	\$1,200.00	Sep 2014					29/01/2014	

10000 02381 79			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	10000 01166 37	SCE QRU NAB U111 128	53755018	34B- 7192- 001	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 x LED energy efficient down-lights for reading at bed head to replace old failing light fixtures.	REDF	\$3,700.00	Jul 2014	Other	100000190 418				29/01/2014
10000 02381 81			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB018 - EQ001 LODGE 1 - STUDENT ACCOMM	10000 01166 37	SCE QRU NAB U111 128	53755018	34B- 7192- 001	24/01/2014	FURN	Furniture & Fittings	DT1701	Fixed Furniture	85	2	2 - DET P2's, No Further Investigatio n Required	Amenities showers cubicles failing.	Replace and upgrade cubicle partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound.	REDF	\$14,000.00	Jul 2014	Other	100000190 420				29/01/2014
10000 02381 82			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	10000 01166 38	SCE QRU NAB U111 129	53755019	34B- 7192- 002	24/01/2014	IFAB	Internal Fabric	DT502	Internal Walls / Partitions / Risers	87	2	2 - DET P2's, No Further Investigatio n Required	Amenities showers cubicles failing.	Replace and upgrade cubicle partitions.	Replace toilet cubicle partition systems and shower cubicles to level 1 amenities areas. Cubicle becoming structurally unsound.	BUSA	\$14,000.00	Jul 2014	Other	100000190 421				29/01/2014
10000 02381 83			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	10000 01166 38	SCE QRU NAB U111 129	53755019	34B- 7192- 002	24/01/2014	IFAB	Internal Fabric	DT504	Internal Doors (excluding fire doors)	85	2	2 - DET P2's, No Further Investigatio n Required	8 aged and swollen doors at bottoms.	Alter and repair doors.	Alter and repair doors, cut approx 100 200mm from the bottoms of 8 cubicle doors to Toilet/Show ers and fit aluminium C channel by screw and silicone. Check all door fixtures and fittings.	REDF	\$1,500.00	Jul 2014	Other	100000190 422				29/01/2014

10000 02381 84			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB019 - EQ002 LODGE 2 - STUDENT ACCOMM	10000 01166 U111 129	SCE QRU NAB U111	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	\$3,700.00	Jul 2014	Other	100000190 424				29/01/2014
10000 02381 85			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB020 - EQ003 LODGE 3 - STUDENT ACCOMM	10000 01166 U111 130	SCE QRU NAB U111	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 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 430				29/01/2014
10000 02381 86			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB021 - EQ004 LODGE 4 - STUDENT ACCOMM	10000 01166 U111 131	SCE QRU NAB U111	53755021	34B- 7192- 004	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	87	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.	BUSA	\$3,700.00	Jul 2014	Other	100000190 435				29/01/2014
10000 02381 88			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB022 - EQ005 LODGE 5 - STUDENT ACCOMM	10000 01166 U111 132	SCE QRU NAB U111	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			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	10000 01166 U111 133	SCE QRU NAB U111	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			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB023 - EQ006 LODGE 6 - STUDENT ACCOMM	10000 01166 U111 133	SCE QRU NAB U111	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 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	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 floor ceiling.	Patch and repair ground floor ceiling and paint to match in 3 coat system. Damaged due to first floor amenities.	REDF	\$1,500.00	Jul 2014						29/01/2014
10000 02381 92			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	10000 01166 43	SCE QRU NAB U111 134	53755024	34B- 7192- 007	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 452				29/01/2014
10000 02381 93			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB024 - EQ007 LODGE 7 - STUDENT ACCOMM	10000 01166 43	SCE QRU NAB U111 134	53755024	34B- 7192- 007	24/01/2014	ELEC	Electrical Services	DT815	Heaters / Fans (Inducted)	87	2	2 - DET P2's, No Further Investigatio n Required	Ceiling fans removed.	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				29/01/2014
10000 02381 95			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	10000 01166 44	SCE QRU NAB U111 135	53755025	34B- 7192- 008	24/01/2014	ELEC	Electrical Services	DT809	General Lighting	92	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 459				29/01/2014
10000 02381 96			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB025 - EQ008 LODGE 8 - STUDENT ACCOMM	10000 01166 44	SCE QRU NAB U111 135	53755025	34B- 7192- 008	24/01/2014	ELEC	Electrical Services	DT815	Heaters / Fans (Unducted)	87	2	2 - DET P2's, No Further Investigatio n Required	Ceiling fans removed.	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 460				29/01/2014

10000 02381 98			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	BLDG	Building Structure	DT307	External Walls	85	2	2 - DET P2's, No Further Investigatio n Required	Broken render to external walls.	Plaster up all broken missing render.	Plasterer to patch missing render to front RH corner at Ground Level and wall below windows.	REDF	\$5,200.00	Jul 2014	Other	100000190 464			29/01/2014
10000 02381 99			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	IFIN	Internal Finishes	DT602	Internal Floor Finishes	85	2	2 - DET P2's, No Further Investigatio n Required	Strip damaged to vinyl flooring.	Remove and replace vinyl flooring.	Remove and replace approx 59sqm of vinyl flooring to Kitchen, Hallway and Laundry.	REDF	\$6,200.00	May 2014	Other	100000190 469	No allowance for removal/rei nstatement of furniture		29/01/2014
10000 02382 00			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 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 471			29/01/2014
10000 02382 01			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	DT815	Heaters / Fans (Unducted)	87	2	2 - DET P2's, No Further Investigatio n Required	Ceiling fans removed.	Install wall mounted fans.	Install 4 wall mounted fans to replace unsafe ceiling fans removed from lodge accommod ation rooms.	BUSA	\$2,000.00	Jul 2014	Other	100000190 472			29/01/2014
10000 02382 02			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB027 - EQ046 SHED 6 - PLAN (LODGE)	10000 01166 46	SCE QRU NAB U111 137	53755027	34B- 7192- 046	24/01/2014	BLDG	Building Structure	DT309	External Stairs, Balconies & Verandahs	85	2	2 - DET P2's, No Further Investigatio n Required	Step treads worn and damaged.	Roll all step treads.	Maintenanc e of all step treads to connecting decks and landing at lodges (approximat ely 160 treads).	REDF	\$3,000.00	Sep 2014	Other	100000190 477			29/01/2014
10000 02382 03			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB027 - EQ046 SHED 6 - PLANT (LODGE)	10000 01166 46	SCE QRU NAB U111 137	53755027	34B- 7192- 046	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 ely 20sqm of concrete paving.	REDF	\$2,900.00	Sep 2014	Other	100000190 478			29/01/2014

10000 02382 05			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB034 - EQ043 SHADE STRUCTU RE 5	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				29/01/2014
10000 02382 06			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB036 - EQ027 COVERED LINKS	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 ely 20sqm of concrete paving.	REDF	\$2,000.00	Jun 2014	Other	100000190 481		29/01/2014
10000 02382 08			2013 - 2014	South Coast	Education	South East	BROA DWAT ER	RUNAWAY BAY SPORT&L DR/SHIP EXC COM	QB042 - EQ042 SHADE STRUCTU RE 4	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 & mould treat shade sail.	Clean & mould treat approx 130sqm of shade sail.	REDF	\$1,500.00	Sep 2014				29/01/2014

Runaway Bay Sport and Leadership Excellence Centre 7192



Ref_No	Asset_Name	SAP_Code
01	LODGE 1 - STUDENT ACCOMM	34B-7192-001
02	LODGE 2 - STUDENT ACCOMM	34B-7192-002
03	LODGE 3 - STUDENT ACCOMM	34B-7192-003
04	LODGE 4 - STUDENT ACCOMM	34B-7192-004
05	LODGE 5 - STUDENT ACCOMM	34B-7192-005
06	LODGE 6 - STUDENT ACCOMM	34B-7192-006
07	LODGE 7 - STUDENT ACCOMM	34B-7192-007
08	LODGE 8 - STUDENT ACCOMM	34B-7192-008
09	LODGE 9 - STUDENT ACCOMM	34B-7192-009
10	SHED 1 - LAUNDRY (LODGE)	34B-7192-010
11	SHED 2 - GROUNDS (LODGE)	34B-7192-011
12	SHED 3 - STORAGE (LODGE)	34B-7192-012
13	VOLLEYBALL COURTS	34S-7192-013
14	SHADE STRUCTURE 6 (VOLLEY BALL)	34S-7192-014
15	SHADE STRUCTURE 7 (VOLLEY BALL)	34S-7192-015
20	OVAL	34S-7192-020
21	POOL COMPLEX (20M POOL)	34S-7192-021
22	SWIMMING POOL (50M)	34S-7192-022
23	POOL - AMENITIES/GRANDSTAND/COVD AREA	34S-7192-023
27	COVERED LINKS	34S-7192-027
28	SPORTS MEDICINE	34S-7192-028
29	SHADE STRUCTURE 1 - GYM	34S-7192-029
30	SWITCH ROOM (EMERGENCY)	34S-7192-030
31	CHILDCARE/OFFICE/SHOPIAMENITIES	34S-7192-031
32	OFFICES	34S-7192-032
33	ADMINISTRATION	34S-7192-033
34	DINING HALL/WORKSHOPS/AMENITIES	34S-7192-034
35	SHADE STRUCTURE 2 - GRANDSTAND	34S-7192-035
37	RELOCATABLE - ADMIN/DET OFFICES	34S-7192-037
38	SHADE STRUCTURE 3 - WARM UP	34S-7192-038
39	SPORTS TRACK	34S-7192-039
40	FOOTBALL FIELD (TRACK)	34S-7192-040
41	SHED 5 - STORAGE (CAR PARK)	34S-7192-041
42	SHADE STRUCTURE 4 (TRACK)	34S-7192-042
43	SHADE STRUCTURE 5 (TRACK)	34S-7192-043
44	COVERED AREA - SPORTS WALK	34S-7192-044
45	POOL - RECEPTION (50M)	34S-7192-045
46	SHED 6 - PLANT (LODGE)	34B-7192-046
47	SHED 7 - PLANT (LODGE)	34B-7192-047
48	SHED 8 - 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
B99	SHEDS ACQ VALUE<\$10000	34S-7192-B99
C99	FENCING	34S-7192-C99
I95	GRASS & LANDSCAPING	34S-7192-I95
I96	UNDERGROUND SERVICES	34S-7192-I96
I97	WATER TANKS	34S-7192-I97
I98	POLE LIGHTING & SERVICES	34S-7192-I98
I99	SHADE SAILS & COVERS	34S-7192-I99
R99	ROADS & PATHWAYS	34S-7192-R99
S99	PLAYGROUND EQUIPMENT	34S-7192-S99



ASCENT
BUILDING SOLUTIONS

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