



Detailed Costings Report

1 Sample Street, Melbourne VIC 3022

- ✓ 30+ years' experience in reporting services
- ✓ Our quality reports Make Roscon the number #1 choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management

Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial/ industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

Instructed By

Name	XXX
Company	Owners Corporation
Address	XXX

Inspected & Compiled by

Inspector ID	ALE-910
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9 May 2017

Dear XXX,

Thank you for using Roscon Property Services Pty Ltd for your Detailed Costings Report. I have attached a copy of the report that has been compiled by an experienced auditor.

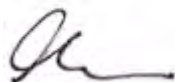
Should you require further assistance or need clarification of anything that is contained within the report then please do not hesitate to contact us.

The attached report includes the following:

Part 1	Framework
Part 2	Detailed Costings
Part 3	Appendix A
Part 4	terms and conditions

The team at Roscon Property Services are available to assist you with any rectification concern that may eventuate and look forward to your call. Thank you for your continued business.

Yours Sincerely
Roscon Property Services Pty Ltd



Paul Cummaudo
Managing Director
AREI, RBP, CRE, Licensed Estate Agent
Registered Building Practitioner DB-U 13329, CB-U 4272
Member REIV, MBAV, SCA, NCTI

Part 1: Framework

1. This Commission

This report was commissioned by XXX of Owners Corporation OC manager for 1 Sample Street, Melbourne VIC 3022.

The commissioning instructions in this matter are as follows:

1. Inspect the property at 1 Sample Street, Melbourne VIC 3022
2. Draft the detailed costings report

2. Privacy & Confidentiality

This report was produced for presentation to the Victorian Civil and Administrative Tribunal (VCAT). The report is the property of the Owners Corporation. No copies of this report are to be made, distributed or provided to any other party save and except Roscon Property Services Pty Ltd, without the written consent of the owner or her authorised agent. Any request to copy this report in any way must be made in writing to the owner or her authorised agent.

3. Auditor Qualifications - Alexander Niceski

- Registered Building Practitioner with the Building Commission (Vic)
- Bachelor of Applied Science (Construction Management)
- Domestic Builder – Unlimited Registration No DB-U 40628

4. Referral Documents

- Plan of Subdivision (PS718154U/S1 & PS718154U/S2)
- PNVCAT2 Building Defects Report (09/05/2017)
- Vertimax Car Hoist Report (10/10/2017)

5. Insufficient of Missing Information

There was no notable insufficient or missing information for the preparation of this report.

6. Inspection Details

Areas which were inspected were including but not limited to the following:

- External driveway and common areas
- All internal & external common areas
- All levels of basement car parks
- All service cabinets
- Rooftop

7. Estimated Costs

The estimated costs provided in this report are approximate only. Approximate costs are defined in this report as reasonable estimated costs on a basis broadly consistent with cases and methods of calculations previously accepted by the Victorian Civil and Administrative Tribunal. The costs do not relate to a detailed or forensic assessment of the precise condition of all members within the subject building. Approximate costs include GST, and include plan development and general ancillary set up costs but are not based on any detailed plans or specifications. All estimated material costs are devised from Rawlinson's Construction Handbook 2017. The estimated costs quoted throughout this report are based on construction costs as at the date of this report and does not incorporate escalation costs for future years.

8. Limitations & Restrictions

There were no limitations and restrictions on the days of inspection as all areas were able to be viewed.

9. Applicable Edition of the National Construction Code ("NCC")

The 2012 edition of of the NCC Vol. 1 is the applicable NCC related to this project.

10. Tribunal Statement

I, **Alexander Niceski**, have read the Practice Note No. 2 of the Victorian Civil and Administrative Tribunal and I have made all enquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.

Part 2: Detailed Costings

Please refer to attached spread sheet for detailed costing of all defects highlighted in the following reports:

- PNVCAT2 Building Defects Report - 5th May 2017 for 1 Sample Street, Melbourne VIC 3022
- Vertimax Car Hoist Report (10/10/2017)

Sample Only

Location	Item	Description	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Rooftop	4	The waterproofing coat has not been lapped extensively down past the joint. Inspection of the internal face of the stairwell noted areas of efflorescence associated with the joint area. It is unclear if the efflorescence is due to water ingress through a lack of sufficient waterproofing.	Remove caulking joint between concrete panel and concrete slab	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$2,087.80
			Re-apply caulking joint to gap between concrete panel and slab	Caulker	1	4	4	\$55.00	\$220.00	\$180.00	\$400.00		\$120.00	\$520.00	\$52.00	\$572.00	
			Supply and install waterproofing membrane to lap past existing joint	Waterproofer	1	8	8	\$55.00	\$440.00	\$220.00	\$660.00		\$198.00	\$858.00	\$85.80	\$943.80	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
	5	Several anchor points on the rooftop did not have any certificates attached, indicating their load bearing capacity and if any maintenance inspections had been carried out.	Engage a specialist contractor to determine the load rating of the anchor points and install compliance labels	Access Specialist	1	8	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$1,258.40
	6	The edge of the precast panel has chipped away exposing a small section of reinforcement bar. This exposes the bar to rust and exposes the concrete to concrete cancer. All steel reinforcement must have a minimum concrete cover of 20 mm in accordance with AS 3600; a defect is noted.	Chip away all areas of damaged concrete	Concretor	1	8	8	\$75.00	\$600.00		\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	\$2,960.10
			Treat steel with rust proofing agent	Painter	1	4	4	\$60.00	\$240.00	\$120.00	\$360.00	\$150.00	\$153.00	\$663.00	\$66.30	\$729.30	
			Concretor to patch over holes and damage ensuring use of a safety harness	Concretor	1	8	8	\$75.00	\$600.00	\$180.00	\$780.00		\$234.00	\$1,014.00	\$101.40	\$1,115.40	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
	Gas Room Fire Door	12	The gas room door is labelled as a 'fire safety door.' Each fire door must have a metal tag attached as required by AS 1905.1. As shown in the attached images, the door does not have the required tags. It is unclear if the door is intended to be a fire door. Design plan should be referred to to determine if this is the case. In the event this is intended to be a fire door, a defect is noted.	Fire contractor to determine if solid core fire doors are installed.	Fire Contractor	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20
If not, supply and install new fire door and frame				Carpenter	1	8	8	\$70.00	\$560.00	\$1,360.00	\$1,920.00		\$576.00	\$2,496.00	\$249.60	\$2,745.60	
Paint new fire door				Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
Signage to new fire door				Signage	1	8	8	\$55.00	\$440.00	\$200.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Clean area and make safe				Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Gas Room	14	The fire rated plaster encasing the natural gas pipe is of questionable quality. From a visual inspection the quality of workmanship is considered poor. Roscon cannot guarantee that the design will provide sufficient fire resistance.	Remove all plasterboard from around pipe	Plasterer	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$2,187.90
			Supply and install new fire rated plasterboard round pipework including stopping and sanding	Plasterer	1	4	4	\$60.00	\$240.00	\$120.00	\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
			Paint new boxed out section of plasterboard	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Stairwell 1 Levels 25, 24, 22, 19	16	The fire door for stairwell 1 does not latch close automatically.	Adjust stairwell door so as to ensure correct operation of all stairwell doors to levels 25, 24, 22 and 19	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$657.80
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Stairwell 2 Levels 23, 18, 15, 5	17	The fire door for stairwell 2 does not latch close automatically.	Adjust stairwell door so as to ensure correct operation of all stairwell doors to levels 23, 18, 15 and 5	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$657.80
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Throughout each level for elevator lobby	20	The door is labelled as a 'fire safety door.' Each fire door must have a metal tag attached as required by AS 1905.1. As shown in the attached images, the door does not have the required tags. Allow \$1,700 per door and frame	Remove all doors and frames	Carpenter	2	32	64	\$70.00	\$4,480.00		\$4,480.00		\$1,344.00	\$5,824.00	\$582.40	\$6,406.40	\$69,240.60
			Supply and install new door and frames which are fire rated to all elevator lobbies	Carpenter	2	32	64	\$70.00	\$4,480.00	\$38,020.00	\$42,500.00		\$12,750.00	\$55,250.00	\$5,525.00	\$60,775.00	
			Clean area and make safe	Labourer	2	16	32	\$45.00	\$1,440.00		\$1,440.00		\$432.00	\$1,872.00	\$187.20	\$2,059.20	
Levels 23, 22, 17, 16 and 9	25	The motion sensors in the fire stairwells fail to activate and as a result the lighting does not switch on. This creates a safety risk as the stairwell does not have sufficient lighting in the event of an emergency and egress through the staircase.	Electrician to investigate and replace all faulty sensors to all 5 levels	Electrician	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	\$2,960.10
			Clean area and make safe	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
Level 13	26	Redundant bolts and nails have been left in the slab of the electrical cabinets. This is likely not in line with the intended architectural finish of the cabinets. The redundant nails and bolts also hinder the accessibility and mobility in the cabinets.	Remove all redundant nails and bolts from the service cabinet	Labourer	1	4	4	\$45.00	\$180.00		\$180.00	\$150.00	\$99.00	\$429.00	\$42.90	\$471.90	\$729.30
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 25 Fire Stairwell	28	Redundant wiring around the fire hydrant services was observed during an inspection of the fire stairwell. It is unclear if the wiring is intended to be within a junction box as shown in the attached images or if it is intended to have been removed.	Electrician to investigate purpose of wiring and either remove and dispose or place in a junction box	Electrician	1	8	8	\$85.00	\$680.00	\$120.00	\$800.00		\$240.00	\$1,040.00	\$104.00	\$1,144.00	\$1,401.40
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 25 Services Cupboard Door	30	As per the fire plan design, the services doors are listed as smoke doors. However on inspection the drop seal was not in operation for these services doors. As per the BCA section C3.4 requirements, smoke doors must have leaves fitted with smoke seals to restrict the passage of smoke between smoke compartments.	Remove service cupboard door	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$2,245.10
			Supply and install smoke seals and bottom door seal to door	Carpenter	1	4	4	\$70.00	\$280.00	\$550.00	\$830.00		\$249.00	\$1,079.00	\$107.90	\$1,186.90	
			Re install door	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	

Location	Item	Description	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Level 25 Fire Stairwell	34	The plasterboard above the exit door of the fire stairwell has not been sufficiently sealed around the perimeter. This stairwell is intended to be an isolated fire compartment so all penetrations must be properly sealed. According to the Guide to Standards and Tolerances Clause 3.09; voids and holes in mortar in masonry walls, excepting weep holes and vents, are defects if they are visible from a normal viewing position.	Apply flexible sealant to the perimeter of the plaster which has the gaps visible to the masonry wall	Caulker	1	4	4	\$55.00	\$220.00	\$100.00	\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	\$715.00
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 22 - 2201 and 2211 number plates	36	The number plates of apartments 2201 and 2211 have been scratched likely to have occurred prior to their installation. The Guide to Standards and Tolerances 2015 clause 10.06 Manufactured material states; Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position.	Remove number plates for apartments 2201 and 2211 and replace with new	Carpenter	1	4	4	\$70.00	\$280.00	\$600.00	\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$1,515.80
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 22 Wall trim adjacent to 2209	37	The wall trim adjacent apartment 2209 has been poorly finished.	Remove stainless steel skirting	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$1,058.20
			Replace with one large piece so there are no gaps or joins	Carpenter	1	4	4	\$70.00	\$280.00	\$180.00	\$460.00		\$138.00	\$598.00	\$59.80	\$657.80	
			Clean area and make safe	Labourer			0	\$45.00	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Level 18 Door frame of 1801	43	The edge of the door frame of apartment 1801 has not been sufficiently caulked. This has resulted in a void between the frame and wall which is not in line with the intended architectural finish.	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,058.20
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 16 Number plate of apartment 1609	47	Excess paint and scratch marks were noted on the number plate of apartment 1609. The Guide to Standards and Tolerances 2015 clause 12.02 Surface finish of paint work states; 'Paintwork is defective if the application has blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brushmarks, sanding marks, blistering, non-uniformity of gloss level and other irregularities in the surface that are visible from a normal viewing position.'	Remove number plates for apartments 2201 and 2211 and replace with new	Carpenter	1	4	4	\$70.00	\$280.00	\$600.00	\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$1,515.80
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 15 Door frame of Stairwell 1	50	The builder has failed to apply sufficient caulking around the frame of the door frame. The workmanship is not consistent with the finish level quality of the remaining stairwell doors. It is implied the builder should have sufficiently caulked the spacing around the door frame.	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,058.20
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 15 Electrical Cabinet	54	The base of the electrical cabinet has been damaged resulting in small sections of the surface paint and board being frayed,	Remove damaged base of electrical cupboard and replace with new	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$657.80
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 13 NBN Cabinet	57	A redundant portion of reinforcement bar has been left over from the construction phase in the NBN cabinet. This can potentially cause injury or concrete cancer.	Remove the protruding reo bar and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$257.40
Level 12 Left and Centre Lift	58	The left and centre lift doors have been scratched. From the inspection it appears the scratch marks are the result of poor installation resulting in the lift doors scratching against the frame.	Engage a lift contractor to replace the damaged doors and ensure that the lift surrounds and frame is not fouling on the new doors	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,500.00	\$5,380.00		\$1,614.00	\$6,994.00	\$699.40	\$7,693.40	\$7,693.40
Level 11 Centre Lift Doors and Lift Frame	61	Scratch marks and impact damage were noted on the lift doors and lift frame. It is unclear if the damage is the result of occupants or were present prior to handover and the results of builders. If evidence can be provided of builders cause this is considered a defect as per The Guide to Standards and Tolerances 2015 clause 10.06 Manufactured material states;	Engage a lift contractor to replace the damaged doors and ensure that the lift surrounds and frame is not fouling on the new doors	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,500.00	\$5,380.00		\$1,614.00	\$6,994.00	\$699.40	\$7,693.40	\$7,693.40
Level 8 Door Frame of Stairwell 1	65	The builder has failed to apply sufficient caulking around the frame of the door frame. The workmanship is not consistent with the finish level quality of the remaining stairwell doors. It is implied the builder should have sufficiently caulked the spacing around the door frame	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,058.20
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 8 Left Lift Door	67	The left lift doors have been scratched. From the inspection it appears the scratch marks are the result of poor installation resulting in the lift doors scratching against the frame.	Engage a lift contractor to replace the damaged doors and ensure that the lift surrounds and frame is not fouling on the new doors	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,500.00	\$5,380.00		\$1,614.00	\$6,994.00	\$699.40	\$7,693.40	\$7,693.40
Level 5 Door Frame of Stairwell 2	73	The builder has failed to apply sufficient caulking around the frame of the door frame. The workmanship is not consistent with the finish level quality of the remaining stairwell doors. It is implied the builders should have sufficiently caulked the spacing around the door frame.	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,058.20
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	

Location	Item	Description	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Level 4 401, 402, 410 and 411 number plates	75	The number plates of apartments 401, 402, 410 and 411 have been scratched, likely to have occurred prior to their installation. The Guide to Standards and Tolerances 2015 clause 10.06 Manufactured material states; Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position.	Remove number plates for apartments 401, 402, 410 and 411 and replace with new	Carpenter	1	8	8	\$70.00	\$560.00	\$1,200.00	\$1,760.00		\$528.00	\$2,288.00	\$228.80	\$2,516.80	\$3,031.60
			Clean area and make safe	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
Level 4 Fire Stairwell 1	76	The door handle on the interior face of the stairwell 1 has been installed on an angle. This is not in line with the intended design and a defect as per the clause 10.06 of The Guide to Standards and Tolerances.	Remove door handle	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$915.20
			Re-install at correct level	Carpenter	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 4 Centre Lift	77	Scratch marks were noted on the lift doors and lift frame. It is unclear if the damage is the result of occupants or were present prior to handover and the results of builders. If evidence can be provided of builders cause this is considered a defect as per The Guide to Standards and Tolerances 2015 clause 10.06 Manufactured material states; Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position.	Engage a lift contractor to replace the damaged doors and ensure that the lift surrounds and frame is not fouling on the new doors	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,500.00	\$5,380.00		\$1,614.00	\$6,994.00	\$699.40	\$7,693.40	\$7,693.40
Level 3 Exit Sign above stairwell entrance	78	The emergency exit sign has been water damage on the leaflet which is installed between the panels. This same damage is present on several other emergency exits signs which suggest the damage occurred prior to installation.	Electrician to remove exit sign and replace with new	Electrician	1	4	4	\$85.00	\$340.00	\$180.00	\$520.00		\$156.00	\$676.00	\$67.60	\$743.60	\$1,001.00
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 3 Fire Stairwell 2	82	The builder has failed to apply sufficient caulking around the frame of the door frame. The workmanship is not consistent with the finish level quality of the remaining stairwell doors. It is implied the builder should have sufficiently caulked the spacing around the door frame.	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,058.20
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Roof Garden Anchor Points	85	Several anchor points on the roof garden did not have any certificates attached, indicating their load bearing capacity and if any maintenance inspections had been carried out.	Engage an access contractor to inspect and certify	Access Specialist	1	8	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$1,258.40
Level 2 Electrical Cabinet	91	The strike plate of the electrical cabinet door is missing. Furthermore it appears the metal plate has been cut. This is likely not in line with the intended architectural finish of the door frame and locking mechanism.	Remove the striker plate and re-install new	Carpenter	1	4	4	\$70.00	\$280.00	\$80.00	\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	\$772.20
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 2 NBN Cabinet	93	The finish of the carpet is considered poor. The carpet does not finish evenly and in line with the door of the NBN cabinet. Poor workmanship is the likely reason behind this.	Supply and install new carpet tiles to the NBN Cabinet area	Carpet Layer	1	8	8	\$65.00	\$520.00	\$220.00	\$740.00		\$222.00	\$962.00	\$96.20	\$1,058.20	\$1,315.60
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 2 West corner of business centre	96	The window frame of the business centre has several scuff marks which need to be cleaned. Furthermore the plaster has a crack propagating through it.	Remove damaged section of plaster board and replace with new	Plasterer	1	8	8	\$60.00	\$480.00	\$180.00	\$660.00		\$198.00	\$858.00	\$85.80	\$943.80	\$2,059.20
			Paint new plasterboard	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Clean area and all scuff marks and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 1 and 2 Fire Hose Reel	99	The fire hose reel signage has not been installed to indicate its location. This is a defect as per AS 2441-2005 Installation of firehose reel clause 10.4.2 Sign location which states; A location sign shall be provided above or adjacent to a fire hose reel located in a recess, cavity or an obscure location. Signs shall be positioned so as to be clearly visible to persons approaching the fire hose reel location.	Fire contractor to install signage above hose reels	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70
External flooring on level 1 and 2	100	The aggregate used for the walkways has begun to wear away exposing the concrete slab. This is considered a defect given the age of the property. It is implied that building materials utilised will have a life span greater than 1 year.	Remove aggregate from area of worn floor and grind back	Concretor	1	8	8	\$75.00	\$440.00		\$440.00	\$350.00	\$237.00	\$1,027.00	\$102.70	\$1,129.70	\$2,445.30
			Supply and install high quality resin bonded to surface	Flooring	1	8	8	\$65.00	\$440.00	\$1,800.00	\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	
			Clean area and make safe	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
Level 2 Door frame of stairwell 2	110	The builder has failed to apply sufficient caulking around the frame of the door frame. The workmanship is not consistent with the finish level quality of the remaining stairwell doors. It is implied the builder should have sufficiently caulked the spacing around the door frame	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,058.20
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Downpipe adjacent apartment 123	112	A section of downpipe has been duct taped together at the base. It is unclear if the damage is the result of occupants or were present prior to handover and the results of builders. If evidence can be provided of builders cause this is considered a defect as it is not in line with the intended finish of the downpipe.	Remove damaged section of downpipe	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$1,344.20
			Supply and install new section of downpipe	Plumber	1	4	4	\$85.00	\$340.00	\$80.00	\$420.00		\$126.00	\$546.00	\$54.60	\$600.60	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	

Location	Item	Description	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
BBQ area on podium level	115	The BBQ plate has not been installed correctly. The installation has resulted in a small void present which is likely not in line with the intended design of the product. It is unclear if the plate was installed by the builder or purchased in the current condition. Regardless, this is still considered a defect and likely within the warranty period for the product.	Remove and re-install the top hot plate of the BBQ so it is aligned with the benchtop and no void is present	BBQ Supplier	1	4	4	\$50.00	\$200.00		\$200.00		\$60.00	\$260.00	\$26.00	\$286.00	\$543.40
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Planter box alongside swimming pool	118	Rust marks from corroded nails have begun to seep through the render. This is considered a defect as per clause 9.04 of The Guide to Standards and Tolerances which states Obvious spot rust marks, due to the composition of the material and other blemishes are defective if they are visible from a normal viewing position.	Remove the nails from the rendered wall	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$1,644.50
			Remove and re-instate the rendered surface of the wall and paint to match existing	Renderer	1	8	8	\$55.00	\$440.00	\$350.00	\$790.00		\$237.00	\$1,027.00	\$102.70	\$1,129.70	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Bin room garbage chute	121	The plasterboard and paint of the chute door has been damaged. The loose fitting of the frame coupled with the consistent opening of the chute has resulted in the chute pulling off the wall and tearing the paint layer. It is likely the frame has not been securely installed allowing for this movement and subsequent damage.	Remove and re-install the bin chute and frame	Bin Chute Supplier	1	4	4	\$50.00	\$200.00		\$200.00		\$60.00	\$260.00	\$26.00	\$286.00	\$2,259.40
			Remove damaged section of plaster and replace with new	Plasterer	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Paint to match existing finished surfaces	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
NBN Cabinet	122	The cabinet on the podium floor has been labeled as "NBN" however inspection revealed this to be the pool supply storage with no evidence of NBN utilities. It is unclear if the intended purpose of the cabinet was to be a storage supply cabinet or the builder has failed to install NBN utilities.	Remove the existing signage and replace with correct signage	Signage	1	4	4	\$50.00	\$200.00		\$200.00		\$60.00	\$260.00	\$26.00	\$286.00	\$286.00
Centre lift	124	The centre lift doors have been scratched. From the inspection it appears the scratch marks are the result of poor installation resulting in the lift doors scratching against the frame. The Guide to Standards and Tolerances 2015 clause 10.06 Manufactured material states; Any cracking, displacement, pitting or similar blemishes in surfaces of manufactured materials are defective if they are caused by the builder and can be seen from a normal viewing position.	Engage a lift contractor to replace the damaged doors and ensure that the lift surrounds and frame is not fouling on the new doors	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,500.00	\$5,380.00		\$1,614.00	\$6,994.00	\$699.40	\$7,693.40	\$7,693.40
	126	The door is labelled as a 'fire safety door.' Each fire door must have a metal tag attached as required by AS 1905.1. As shown in the attached images, the door does not have the required tags. It is unclear if the door is intended to be a fire door. Design plan should be referred to to determine if this is the case. In the event this is intended to be a fire door, a defect is noted.	Remove door and frame														This item becomes rectified once item 20 is complete
			Supply and install new door and frames which are fire rated to all elevator lobbies														
Outside apartment P03	127	The wall under the GPO has been damaged leaving a small indentation. It is likely this damage occurred prior to handover as the damage has been painted over. It is implied that the builder ensures all cosmetic damages incurred prior to handover have been rectified.	Fill indentation with plaster filler, sand back ready for paint	Plasterer	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	\$1,973.40
			Paint wall to nearest join in finish to match existing surfaces	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Outside apartment P04	128	Two small sections of wall appear to have had patchwork carried out. This has resulted in visible discrepancies due to poor workmanship. It is likely to have occurred prior to handover. If evidence can be provided of builders cause this is considered a defect.	Fill indentation with plaster filler, sand back ready for paint	Plasterer	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	\$1,973.40
			Paint wall to nearest join in finish to match existing surfaces	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Steam room	129	Water ingress was noted on the external face of the steam room resulting in damaged paint and plasterboard. It is unclear as to how the moisture is penetrating through the wall, this will require further investigation.	Conduct a leak detection test to determine origin of leak	Leak Test	1	4	4	\$90.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	\$2,574.00
			Remove and re-instate plasterboard wall	Plasterer	1	8	8	\$60.00	\$480.00	\$180.00	\$660.00		\$198.00	\$858.00	\$85.80	\$943.80	
			Paint new plasterboard wall in finishes to match existing	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Steam room	130	Tiles within the steam room have not been sufficiently grouted. This has resulted in several voids between tiles. These voids permit water ingress which can accelerate the deterioration of the internal structure and mortar. Considering the property is approximately 1 year old this is likely the result of poor workmanship.	Remove all floor tiles in steam room	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	\$5,090.80
			Remove mortar	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
			Supply and install waterproofing membrane to floor area	Waterproofer	1	4	4	\$55.00	\$220.00	\$350.00	\$570.00		\$171.00	\$741.00	\$74.10	\$815.10	
			Supply and install new tiles to steam room floor	Tiler	2	8	16	\$65.00	\$1,040.00	\$550.00	\$1,590.00		\$477.00	\$2,067.00	\$206.70	\$2,273.70	
			Grout and caulk new floor tiles	Tiler	1	4	4	\$65.00	\$260.00	\$240.00	\$500.00		\$150.00	\$650.00	\$65.00	\$715.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Podium level toilet	131	The toilet roll holder has been installed extremely close to the toilet. The location of the holder makes it very difficult to utilise. It is implied the builder would choose a suitable location for the holder for ease of use.	Remove and re-install the toilet roll holder in a more appropriate position	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$400.40
External unisex toilet	133	The self closing hardware of the door is defective as it is missing the connection between the door and itself. Furthermore the vent at the base of the door has been damaged resulting in the paint peeling off. It is unclear if the hardware was damaged from occupants or a result of a defective system. If proof can be provided that the damage is the result of a defective system this is considered a building defect	Remove and replace with new the entire door closing mechanism	Carpenter	1	4	4	\$70.00	\$280.00	\$350.00	\$630.00		\$189.00	\$819.00	\$81.90	\$900.90	\$900.90

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Centre lift	135	Several downlights in the lift were noted to be defective. This is not considered a defect but a maintenance issue. Furthermore a section of wall adjacent the lift appears to have had patchwork carried out. This has resulted in visible discrepancies due to poor workmanship. It is unclear if this has occurred prior to handover. If evidence can be provided of builders cause this is considered a defect.	Electrician to replace all faulty downlights in lift	Electrician	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$2,988.70
			Lift contractor to remove and replace all damaged panels within lift	Lift Contractor	1	8	8	\$90.00	\$720.00	\$850.00	\$1,570.00		\$471.00	\$2,041.00	\$204.10	\$2,245.10	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Fire control room door	138	Egress from the fire control room constitutes part of a required exit from the building. Hence, the door must operate in accordance with the requirements for the construction of an exit in the BCA 2007. Clause D2.20 states that a swinging door in a required exit or forming part of a required exit must swing in the direction of egress. During the inspection it was found that the fire control room door opens in the opposite direction to the path of egress. Therefore, a defect was noted.	Replace door hardware on fire control room doors so that they open out onto the street	Carpenter	1	4	4	\$70.00	\$280.00	\$120.00	\$400.00		\$120.00	\$520.00	\$52.00	\$572.00	\$572.00
Expansion joint on rendered boundary wall of driveway	143	The expansion joint on the wall has been rendered over. Renders should not be applied over expansion joints, since movement within the joint will lead to cracking in the render. As shown in the photo, cracking has occurred along the length of the	Remove the render from the control joint along with the flexible sealant	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,101.10
			Supply and install new flexible sealant to expansion joint	Caulker	1	4	4	\$55.00	\$220.00	\$150.00	\$370.00		\$111.00	\$481.00	\$48.10	\$529.10	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Gate in north face walkway	152	The bolts at the base of the gate have rusted. This sort of deterioration should not have occurred within the first year of construction. Due to the location of the building (close proximity to the coastline), bolts with better corrosive resistance should have been used	Remove all rusted bolts from base of gate	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$829.40
			Supply and install new galvanised bolts to base of gate	Carpenter	1	4	4	\$70.00	\$280.00	\$120.00	\$400.00		\$120.00	\$520.00	\$52.00	\$572.00	
Entrance door to artists space	153	There is rust around the handle of the door at the entrance to the artist's space. This sort of deterioration should not have occurred within the first year of construction. Due to the location of the building (close proximity to the coastline), a metal with better corrosive resistance should have been used.	Remove and replace all rusted door hardware with new	Carpenter	1	4	4	\$70.00	\$280.00	\$350.00	\$630.00		\$189.00	\$819.00	\$81.90	\$900.90	\$900.90
Entrance gate	158	The door hardware on the entrance gate to Lot G05 is defective. The plate is missing and the gate fails to close. According to the Guide to Standards and Tolerances 2007 Clause 8.07, doors are considered defective if they do not operate as intended by the manufacturer.	Supply and install new door hardware to gate ensuring all components are correctly installed and the gate functions as intended	Carpenter	1	4	4	\$70.00	\$280.00	\$350.00	\$630.00		\$189.00	\$819.00	\$81.90	\$900.90	\$900.90
Concrete slab at entrance to basement carpark	161	There are no isolation joints around the edges of the concrete within the driveway. A lack of isolation joints leads to cracking in the slab due to expansion and ground movement. According to AS3727-1993 Clause 8.4.2, an isolation joint should be provided where a pavement adjoins a building or other rigid structure. Isolation joints should allow freedom of movement between the slab and the structure and resist the entrance of foreign matter.	Saw cut isolation joints to perimeter of concrete driveway	Concretor	2	8	16	\$75.00	\$1,200.00		\$1,200.00	\$250.00	\$435.00	\$1,885.00	\$188.50	\$2,073.50	\$3,217.50
			Supply and install foam backing rod and apply flexible sealant	Caulker	1	8	8	\$55.00	\$440.00		\$440.00		\$132.00	\$572.00	\$57.20	\$629.20	
			Clean area and make safe	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
Ground Floor Lobby - Handrail at base of steps	165	There is a head of a nail protruding from the hand rail at the base of the steps. The nail is designed to be installed so that it is flush with the surface of the metal rail. This is defective since the nail was not installed to the manufacturer's standards.	Remove the head of the nail, sand and polish the affected area of the handrail	Handrail Supplier	1	8	8	\$90.00	\$720.00		\$720.00		\$216.00	\$936.00	\$93.60	\$1,029.60	\$1,029.60
Laminate on wall at fire extinguisher location	166	The laminate on the wall around the fire extinguisher signage has begun peeling off. This is defective since it has not been installed in accordance with the manufacturer's design. No peeling or bubbling of the laminate surface should be occurring.	Remove affected area of bubbling laminate	Joiner	1	8	8	\$80.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	\$2,588.30
			Replace all damaged laminate with new	Joiner	1	8	8	\$80.00	\$640.00	\$350.00	\$990.00		\$297.00	\$1,287.00	\$128.70	\$1,415.70	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Wall above fire extinguisher installation	167	There is a scuff mark in the paintwork above the fire extinguisher in the ground floor lobby. According to the Guide to Standards and Tolerances 2007 Clause 12.02, paintwork is defective if application defects or blemishes such as paint runs, paint sags, wrinkling, dust, bare or starved painted areas, colour variations, surface cracks, irregular and coarse brush marks, sanding marks, blistering, uniformity of gloss level and other irregularities in the surface are visible from a normal viewing position.	Supply and install new paint finish to damaged wall above fire extinguisher	Painter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$180.00	\$780.00	\$78.00	\$858.00	\$1,115.40
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Ramp to mailboxes on ground floor	168	The hand rail along the length of the short ramp to the mailboxes has not been designed to Australian Standard. According to AS1428.2 Clause 10.1, the end of a hand rail shall be extended parallel to the surface below for a minimum length of 300mm. The end of the handrail should be a continuous rail turned down 100mm or be returned fully to the end post. The configuration pictured fails to extend past the end of the final post. No tactile ground surface indicators have been installed at the end of the ramp and beneath the step up the higher level. These are required as a warning for the vision impaired to be made aware of an upcoming change in level. According to AS1248.2 Clause 18.1, tactile ground surface indicators shall be provided at stairways, escalators and ramps.	Supply and install new handrail which complies to relevant AS.	Handrail Supplier	2	8	16	\$90.00	\$1,440.00		\$1,440.00		\$432.00	\$1,872.00	\$187.20	\$2,059.20	\$5,519.80
			Supply and install tactile indicators on ground prior to ramp	Tactiles	2	8	16	\$65.00	\$1,040.00	\$1,200.00	\$2,240.00		\$672.00	\$2,912.00	\$291.20	\$3,203.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	

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Fire Hose Reel Cabinet on Ground Floor	170	There is no clear fire hose reel location sign installed for the cabinet on ground floor. This makes it unclear of where to locate the hose reel during times of emergency. According to AS2441-2005 Clause 10.4.2, a location sign shall be provided above or adjacent to a fire hose reel located in a recess, cavity or obscure location. Signs shall be located so as to be clearly visible to persons approaching the fire hose reel location.	Fire contractor to install signage above hose reels	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70
Ceiling of mail area adjacent fire sprinkler head	171	There is surface damage to the plasterboard on the ceiling. This is considered defective according to the acceptable level of finish for plasterboard listed within Clause 9.14 of The Guide to Standards and Tolerances 2007.	Remove damaged area of plasterboard	Plasterer	1	8	8	\$60.00	\$480.00		\$480.00		\$144.00	\$624.00	\$62.40	\$686.40	\$1,844.70
			Supply and install new plasterboard and sand ready for painting	Plasterer	1	8	8	\$60.00	\$480.00	\$150.00	\$630.00		\$189.00	\$819.00	\$81.90	\$900.90	
			Paint new ceiling to match existing finishes	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Perimeter of door frame of fire pump room exit	173	The builder has failed to apply sufficient caulking around the frame of the door. The workmanship is not consistent with the finish level quality of the remaining stairwell doors. It is implied the builders should have sufficiently caulked the spacing around the door frame.	Remove the existing caulking to the side of the door frame	Caulker	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$1,001.00
			Supply and install new caulking to the door frame	Caulker	1	4	4	\$45.00	\$180.00	\$120.00	\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Ground floor corridor	176	The signs for the unit numbers on the ground floor are stickers. Upon inspection of the rest of the building, all other units have plates installed for signage. It is unclear whether this was the intended design for the ground floor. The building designs should be consulted to determine whether the stickers are defective.	Replace unit numbers on ground floor with steel plates as per rest of the building	Carpenter	2	8	16	\$70.00	\$1,120.00	\$3,400.00	\$4,520.00		\$1,356.00	\$5,876.00	\$587.60	\$6,463.60	\$6,463.60
Basement Level 1 - Carpet in lift lobby	179	The carpet in the lift lobby has been cut and placed so that it prevents the door from properly closing. According to the Guide to Standards and Tolerances 2015 Clause 18.10, joins in carpet are defective if they peak, fray or misalign and are defective from an normal viewing position within 12 months from handover.	Remove existing carpet and replace with new carpet tiles that run through the bottom of the door	Carpet Layer	1	4	4	\$65.00	\$260.00		\$260.00		\$78.00	\$338.00	\$33.80	\$371.80	\$629.20
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Door to sprinkler valve room	187	The sprinkler valve room door fails to latch when left to self close. According to AS1905.1-2005 Clause 2.1.2, all doorsets at openings within fire-resistant walls must be self-closing or automatic.	Remove and re-install new door hardware to ensure the correct closing of the sprinkler valve room door	Carpenter	1	4	4	\$70.00	\$280.00	\$350.00	\$630.00		\$189.00	\$819.00	\$81.90	\$900.90	\$900.90
Fire hose reel in basement level 1	188	The location of the Fire Hose Reel is unclear when approaching from certain positions. There has been no signage installed to indicate the location of the installation. According to AS2441-2005 Clause 10.4.2, a location sign shall be provided above or adjacent to a fire hose reel located in a recess, cavity or obscure location. Signs shall be located so as to be clearly visible to persons approaching the fire hose reel location.	Fire contractor to install signage above hose reels	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70
Basement level 2	190	There is a crack in the concrete slab soffit. Evidence of efflorescence around the crack suggests that water ingress has occurred from the level above. Water ingress appears minimal and there is no evidence of water falling to the slab floor.	Grind off all efflorescence	Concretor	2	8	16	\$75.00	\$1,200.00		\$1,200.00		\$360.00	\$1,560.00	\$156.00	\$1,716.00	\$4,447.30
			Patch and fill concrete crack and monitor over time	Concretor	2	8	16	\$75.00	\$1,200.00	\$350.00	\$1,550.00		\$465.00	\$2,015.00	\$201.50	\$2,216.50	
			Clean area and make safe	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
Fire hose reel basement level 2	193	The location of the Fire Hose Reel is unclear when approaching from certain positions. There has been no signage installed to indicate the location of the installation. According to AS2441-2005 Clause 10.4.2, a location sign shall be provided above or adjacent to a fire hose reel located in a recess, cavity or obscure location. Signs shall be located so as to be clearly visible to persons approaching the fire hose reel location.	Fire contractor to install signage above hose reels	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70
Basement level 3 - Electrical cabinet in lift lobby of basement level 3	194	There is a redundant nail positioned on the concrete floor of the electrical cabinet. The positioning of this nail is hazardous and should be removed. It's installation does not conform with the design of the cabinet.	Remove the nails from the concrete floor	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$257.40
Penetration through mechanical plant room wall	195	The penetration through the mechanical plant room shown in the image has not been properly sealed. The mechanical plant room is an isolated fire compartment. Hence, all penetrations must be sealed with a fire rated material in order to ensure the space remains isolated from other areas within the building. According to the BCA2007 Clause C3.12, where an electrical service penetrates a building element that is required to be fire rated, the penetration must be sealed so that it does not reduce the fire performance of the element it penetrates.	Fire contractor to seal penetration with fire pillows/fire caulking	Fire Contractor	1	4	4	\$85.00	\$340.00	\$250.00	\$590.00		\$177.00	\$767.00	\$76.70	\$843.70	\$843.70
Fire hose reel on basement level 4	197	The location of the Fire Hose Reel is unclear when approaching from certain positions. There has been no signage installed to indicate the location of the installation. According to AS2441-2005 Clause 10.4.2, a location sign shall be provided above or adjacent to a fire hose reel located in a recess, cavity or obscure location. Signs shall be located so as to be clearly visible to persons approaching the fire hose reel location.	Fire contractor to install signage above hose reels	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70

Location	Item	Description	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Concrete wall adjacent carpark 1907	198	There is evidence of efflorescence and water leaking through the side of the concrete wall. Minor cracking has occurred along wall and water penetration has occurred through these cracks.	Grind off all efflorescence	Concretor	2	8	16	\$75.00	\$1,200.00		\$1,200.00		\$360.00	\$1,560.00	\$156.00	\$1,716.00	\$4,447.30
			Patch and fill concrete crack and monitor over time	Concretor	2	8	16	\$75.00	\$1,200.00	\$350.00	\$1,550.00		\$465.00	\$2,015.00	\$201.50	\$2,216.50	
			Clean area and make safe	Labourer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
Expansion joint on slab floor	199	The expansion joint along the length of the slab in Basement Level 4 has been left unsealed. According to AS3727-1993, expansion joints should be sealed with a flexible sealant in order to prevent ingress of foreign matter.	Caulk entire length on control joint ensuring all debris has been cleaned out of gaps prior to installation	Caulker	1	8	8	\$55.00	\$440.00	\$250.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	\$986.70
Stairwell door on basement level 4	200	The stairwell door fails to latch when left to self close. According to AS1905.1-2005 Clause 2.1.2, all doorsets at openings within fire-resistant walls must be self-closing or automatic.	Remove and re-install new door hardware to ensure the correct closing of the stairwell door	Carpenter	1	4	4	\$70.00	\$280.00	\$350.00	\$630.00		\$189.00	\$819.00	\$81.90	\$900.90	\$900.90
Central lift in lobby of basement level 4	201	Damage to the framing of the lift was observed at the time of inspection. It is unclear whether this damage occurred prior to handover from the building. Evidence of damage existing at this time will be required in order to confirm a building defect	Engage a lift contractor to replace the damaged doors and ensure that the lift surrounds and frame is not fouling on the new doors	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,500.00	\$5,380.00		\$1,614.00	\$6,994.00	\$699.40	\$7,693.40	\$7,693.40
Level C	202	The fire door at the entrance to the lift lobby has not been labeled with the required metal tags. According to AS1905.1-2005, when a fire door installation has been completed, the manufacturer or certifier shall inspect the doorset and affix the prescribed metal tag to the door leaf and frame if it has been confirmed that the door has been installed to Australian Standard.	Engage fire contractor to certify the doors and label them accordingly	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70
Concrete soffit above parking spaces P13	204	Water is leaking through the concrete soffit from the floor above. This is causing damage to the parking spaces beneath. The position of these leaks through the slab appear to be located beneath the swimming pool and podium above. This suggests that waterproofing has failed on the above level and led to the water ingress into the carpark. Reason for the waterproofing failure is unclear and will require further investigation.	Conduct a water leak investigation on floor above to determine cause. If further action required this will be priced separately	Leak Detection	1	4	4	\$90.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	\$514.80
Ground level carpark	206	The location of the Fire Hose Reel is unclear when approaching from certain positions. There has been no signage installed to indicate the location of the installation. According to AS2441-2005 Clause 10.4.2, a location sign shall be provided above or adjacent to a fire hose reel located in a recess, cavity or obscure location. Sign shall be located so as to be clearly visible to persons approaching the fire hose reel location.	Fire contractor to install signage above hose reels	Fire Contractor	1	4	4	\$85.00	\$340.00	\$50.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	\$557.70
Concrete soffit of ground floor carpark adjacent parking space G02	207	Redundant pipes have been left unsealed in the soffit of the carpark.	Remove and seal redundant pipework from concrete soffit	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$257.40
Fire door adjacent parking space G10	208	The fire door fails to latch when left to self close. According to AS1905.1-2005 Clause 2.1.2, all doorsets at openings within fire-resistant walls must be self-closing or automatic.	Adjust stairwell door so as to ensure correct operation of all fire doors	Carpenter	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$657.80
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Lobby	211	Scuff marks were noted on the timber floor of the ground floor lobby. The OC manager highlighted this as a defect existing prior to handover and has therefore been included in this report. If disputed the OC is to provide further evidence/records of when this defect was noted initially.	Engage a cleaner to remove the scuff marks in the affected locations of timber floor	Cleaner	1	8	8	\$55.00	\$440.00	\$220.00	\$660.00		\$198.00	\$858.00	\$85.80	\$943.80	\$943.80
Right and centre lifts	212	Wear and tear/untreated surface was observed on the timber floor of the centre and right lifts. Roscon had been advised by the building manager, the OC had access to lift 1 (left lift) after initial handover, whilst lifts 2 and 3 were used by the builder for continued works. Once works were completed, the flooring was never treated. It was also advised the builder would return to treat it, however this process has not yet occurred as of the date of inspection.	Remove all protection to lift floors	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$1,144.00
			Clean all floors and apply sealer	Cleaner	1	8	8	\$55.00	\$440.00		\$440.00		\$132.00	\$572.00	\$57.20	\$629.20	
			Clean area and make safe	Labourer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
Level 19 north façade	213	A stain was noted on the face of the balcony concrete panel. It is unclear as to the type and cause of the stain and will require closer analysis.	Clean area of stain on concrete panel	Cleaner	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$486.20
Level 3 south façade	214	An small section of concrete splatter was observed on the southern face of the concrete panel. Likely to have occurred during the construction phase.	Clean area of stain on concrete panel	Cleaner	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$486.20
Level 3 south façade	215	The overflow penetration does not appear to be sufficiently sealed around. Roscon cannot determine if sufficient sealant has been applied and closer inspection will be required. If the area has not been sufficiently sealed around, the possibility of water ingress and accelerated deterioration from stagnant water within the concrete cavity increase.	Seal around the area of the penetration so as to reduce water ingress from around the pipe	Caulker	1	4	4	\$55.00	\$220.00	\$150.00	\$370.00		\$111.00	\$481.00	\$48.10	\$529.10	\$529.10
Level 18 east face within podium area	216	Drone inspection highlighted a section of overrun paint or concrete slurry, Roscon cannot determine the exact cause however it is likely this is a cosmetic defect and not a water stain.	Clean area of stain on concrete panel	Cleaner	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$486.20

Location	Item	Description	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Level 3 Sample Street north face	217	The concrete panel along the north face is checkered with blackmarks. It is unclear of the cause and will require closer inspection.	Clean area of stain on concrete panel	Cleaner	1	4	4	\$55.00	\$220.00	\$120.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$486.20
Level 3 south west corner	218	The external face of the balcony wall appears to have patch work carried out. As a result of poor finish, minor discrepancies exists. It is unclear if the rectification works were carried out by the builder or after handover.	Patch and paint to match existing finishes of concrete panel on façade to remove marks and previous patchwork	Concretor	1	4	4	\$75.00	\$300.00	\$250.00	\$550.00		\$165.00	\$715.00	\$71.50	\$786.50	\$786.50
Bsement Levels 1-3	25	Water ingress through the slab at multiple locations throughout basement levels.	Conduct an investigation of drainage design on basement levels	Hydraulic Engineer	1	16	16	\$200.00	\$3,200.00		\$3,200.00		\$960.00	\$4,160.00	\$416.00	\$4,576.00	\$8,008.00
			Produce a flood test report of basement levels	Drainage Consultant	2	10	20	\$120.00	\$2,400.00		\$2,400.00		\$720.00	\$3,120.00	\$312.00	\$3,432.00	
Car park lift rear door	NC1	The rear doors swing open into an undefined area that needs clearly defined and functionality added to stop the doors opening or closing while a car is present	Add paint markings for exlusion zone	Painter	1	8	8	\$60.00	\$480.00	\$240.00	\$720.00		\$216.00	\$936.00	\$93.60	\$1,029.60	\$76,190.40
			Supply and install sensors	Lift Contractor	1	32	32	\$90.00	\$2,880.00	\$2,800.00	\$5,680.00		\$1,704.00	\$7,384.00	\$738.40	\$8,122.40	
			Supply and install new custom PLC control unit	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$44,000.00	\$46,880.00		\$14,064.00	\$60,944.00	\$6,094.40	\$67,038.40	
Car park lift control station	NC2	Incorrectly identified control buttons and stop button noncompliant.	change stop, emergency phone and emergency egress buttons.	Lift Contractor	1	16	16	\$90.00	\$1,440.00	\$420.00	\$1,860.00		\$558.00	\$2,418.00	\$241.80	\$2,659.80	\$2,659.80
Car park lift trap door	NC3	Unidentified emergency egress allowing motion of platform	Add safety limit to emergency trapdoor	Lift Contractor	1	16	16	\$90.00	\$1,440.00	\$820.00	\$2,260.00		\$678.00	\$2,938.00	\$293.80	\$3,231.80	\$3,231.80
Car park lift machine door	NC4	Inadequate door locking control and mechanism	Supply & install safety lock	Lift Contractor	2	8	16	\$90.00	\$1,440.00	\$320.00	\$1,760.00		\$528.00	\$2,288.00	\$228.80	\$2,516.80	\$2,516.80
			Supply and install new custom PLC controller	Lift Contractor	Completed as part of NC1												
Car parklift machine access	D1	Access to the machine control panel is inadquete to fully open the control panel and lighting insufficient	Reinstall cage to improve access	Labourer	2	8	16	\$45.00	\$720.00	\$3,200.00	\$3,920.00		\$1,176.00	\$5,096.00	\$509.60	\$5,605.60	\$6,792.50
			Supply & install light	Electrician	1	8	8	\$85.00	\$680.00	\$150.00	\$830.00		\$249.00	\$1,079.00	\$107.90	\$1,186.90	
Car park lift machine enclosure	D2	Open penetrations around the face of the landing doors need to be covered.	Supply & Install 2mm thick aluminium sheet at voids	Lift Contractor	2	8	16	\$90.00	\$1,440.00	\$2,820.00	\$4,260.00		\$1,278.00	\$5,538.00	\$553.80	\$6,091.80	\$6,091.80
Car park lift machine structure	D3	The main supporting mast is misaligned at joints. Chemset bolts have been installed improperly	Remove existing steel guide uprights	Lift Contractor	2	32	64	\$90.00	\$5,760.00		\$5,760.00		\$1,728.00	\$7,488.00	\$748.80	\$8,236.80	\$51,708.80
			Supply and install new steel guide uprights	Lift Contractor	2	40	80	\$90.00	\$7,200.00	\$22,000.00	\$29,200.00	\$1,200.00	\$9,120.00	\$39,520.00	\$3,952.00	\$43,472.00	
Car park lift platform	D4	The platform is not aligned to give correct clearances between 25-50mm	Align Platforms	Lift Contractor	1	32	32	\$90.00	\$2,880.00		\$2,880.00		\$864.00	\$3,744.00	\$374.40	\$4,118.40	\$4,118.40
Car park lift platform	D5	The car park lift has no fall restraint system to protect cars below in the event of a failure.	Supply & install emergency brakes	Lift Contractor	2	24	48	\$90.00	\$4,320.00	\$8,800.00	\$13,120.00		\$3,936.00	\$17,056.00	\$1,705.60	\$18,761.60	\$26,312.00
			Supply & install fall restraints	Lift Contractor	2	16	32	\$90.00	\$2,880.00	\$2,400.00	\$5,280.00		\$1,584.00	\$6,864.00	\$686.40	\$7,550.40	
Car park lift platform enclosure	D6	Platform lift cage does not have rigidity for safe egress	Suply & install steel walkway	Access Consultant	1	32	32	\$90.00	\$2,880.00	\$6,200.00	\$9,080.00		\$2,724.00	\$11,804.00	\$1,180.40	\$12,984.40	\$12,984.40
Car park lift machine access	D7	Floor of machine enclosure leaks oil	Service machine	Lift Contractor	1	16	16	\$90.00	\$1,440.00	\$3,400.00	\$4,840.00		\$1,452.00	\$6,292.00	\$629.20	\$6,921.20	\$8,522.80
			Coat floor of machine room with industrial coating	Labourer	1	8	8	\$45.00	\$360.00	\$760.00	\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	
Car park lift hydraulic pipework	D8	Hydraulic pipework is exposed leaving it vunerable to mechanical damage	Supply and install pipe supports and steel cover plates	Lift Contractor	1	8	8	\$90.00	\$720.00	\$320.00	\$1,040.00		\$312.00	\$1,352.00	\$135.20	\$1,487.20	\$1,487.20
TOTAL COST TO RECTIFY ALL DEFECTS																	\$446,460.30

Part 3

Appendix A: Vertimax Car Hoist Report

Sample Only

1 Sample Street, Melbourne VIC 3022
CAR HOIST REPORT

CUS 063

CUSTOMER: OWNERS CORPORATION

DUE DATE: 10/10/2016

ATTENTION: XXX

LOCATION: 1 Sample Street, Melbourne



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Sample Only

SIGN OFF

CAR HOIST REPORT: 10th October 2016

Director Glenn Porter 

Author Brendan Reichert 

Checker Donna Porter 

Date 10 October 2016



BACKGROUND

Vertimax Australia is a vertical transport service engineering company providing industry services and solutions to the low and high rise building industry. Through over 100 years of collective VT industry experience Vertimax Australia is able to superior specialist knowledge and advice. Vertimax Australia has been instructed to provide an independent report on the status of the

2 Car Hoist's installed by Car Park Solution PTY.LTD. The company CPS has gone into administration and the installation has been left with many nonconformance and defective issues.

SCOPE

Vertimax Australia will provide a risk assessment of the equipment and table defects, nonconformances and corrective actions.


- Nonconformances will be functional safety operative issues of the equipment
- Defects will be installation issues identified.
- Corrective actions will give suggestions to be implemented . So as to remedy the nonconformances and defects.

The Scope does not measure against any code or standard as the design has already been accepted and registered. The report is purely to highlight the risks identified and demonstrate the operational and safety issues that should and can be remedied.

Sample Only




INSPECTION FINDINGS

NONCONFORMANCES

<p>NC1 MACHINE EXCLUSION ZONE: The machine is located in the basement carpark amongst aligning carpark spaces. The rear doors swing open into an undefined area that needs clearly defined exclusion from cars parking in the area and functionality to stop the doors opening or closing while a car is present in the area.</p>	
<p>NC2 CONTROL STATIONS: Incorrectly identified control buttons and stop button functionality noncompliant. No operating instructions available within hoist operating area.</p>	
<p>NC3 EMERGENCY EGRESS: Unidentified or monitored emergency egress allowing motion of platform outside of safe operating area.</p>	
<p>NC4 MACHINE DOORS: Inadequate door locking control and mechanism.</p>	

DEFECTS

<p>D1 MACHINE ACCESS: The machine is located in the basement carpark amongst aligning carpark spaces. The access is inadequate to open control cabinet and in adequate lighting is provided.</p>	
<p>D2 MACHINE ENCLOSURE: Machine enclosure has many open penetrations that need permanent fixings to cover up these areas.</p>	
<p>D3 MACHINE STRUCTURE: Machine structure has some alignment and welding required. The anchoring bolts need to be pull tested for mechanical strength and fixing.</p>	
<p>D4 PLATFORM CLEARANCE: Platform clearances are too small or too large and should be no less than 25mm and no more than 50mm. These clearances should be corrected.</p>	

<p>D5 MACHINE LOCATION: The machine is located in the basement carpark above other carpark spaces.</p> <p>The machine does not have any fall restraint equipment in the event of structural failure of the lifting equipment.</p>	
<p>D6 PLATFORM ENCLOSURE: Platform enclosure does not have rigidity to allow for safe egress. The enclosure has penetrations that need covering.</p>	
<p>D7 MACHINE ENCLOSURE: Machine enclosure floor leaks oil and there are penetrations that need filling.</p>	
<p>D8 HYDRAULIC PIPEWORK: Machine pipe work is unprotected and exposed to mechanical damage.</p>	

CORRECTIVE ACTIONS

The above corrective actions are to be read in conjunction with the items identified above. No pricing for these recommendations has been issued within this report.

<p>The bottom rear door need the PLC logic changed and sensors added. To prevent entrapment and crushing of vehicles with swinging door.</p>	<p>The control station buttons need to have the stop, emergency phone and emergency egress buttons changed to the correct type.</p>
<p>NC1: MACHINE EXCLUSION ZONE</p>	<p>NC2: CONTROL STATIONS</p>
<p>The emergency trap door needs to have a safety limit added to prevent uncontrolled motion of the platform during emergency egress.</p>	<p>The landing doors need to have a safety lock mechanism installed and PLC logic changed to prevent doors opening while the platform is not there.</p>
<p>NC3: EMERGENCY EGRESS</p>	<p>NC4: MACHINE DOORS</p>
<p>The caging around the control cabinets and power pack need to be modified to allow proper access. Lighting needs to be installed to give proper lighting.</p>	<p>The open penetration above the landing doors needs to be covered with 2mm thick sheet metal and supported by necessary steel framework.</p>
<p>D1 MACHINE ACCESS</p>	<p>D2 MACHINE ENCLOSURE</p>
<p>The main supporting mast is misaligned at its joints. Align steel guide uprights, fillet weld and grind flush. The main support mast have used chemset bolts that have been installed incorrectly pull test each fixing.</p>	<p>The platform is not aligned to give correct clearances not to be less than 25mm or over 50mm. Align or modify platform to provide clearances within the limits.</p>
<p>D3 MACHINE STRUCTURE</p>	<p>D4 PLATFORM CLEARANCE</p>
<p>Install rupture valve, emergency brake or rail gripper to each platform lifting device and exclude the car spaces below with a fixed barrier.</p>	<p>Upgrade Platform cage to provide walkway and strength to allow safe egress.</p>
<p>D5 MACHINE LOCATION</p>	<p>D6 PLATFORM ENCLOSURE</p>
<p>Seal machine floor with industrial coating, and fill penetrations with a fire stop.</p>	<p>Provide pipe supports and steel cover plates to protect hoses from mechanical damage.</p>
<p>D7 MACHINE ENCLOSURE</p>	<p>D8 HYDRAULIC PIPEWORK</p>

CONCLUSION

The installed hoist have been installed with less than ideal design requirements and has some safety related issues which in our opinion need to be addressed to remove the related risk as far as practicable.

The lifts have had a degree of operational issues since our involvement of which we are currently working through. These issues have been as follows.

- Low oil in one unit causing the hydraulic motor to fail and a replacement required.
- Damaged wiring due to the path the cable has been directed which has now been rectified
- Misalignment of safety sensors which have a low robust fixing method
- Non-operational remote control units, which require further investigation to return to being operational.

It is fair to say that as we repair, replace or modify the operational issues for the lifts others may be discovered which will also require further attention.

RECOMMENDATIONS

1. Vertimax Australia recommend that all the corrective actions put forward above be implemented within a reasonable time frame to ensure the safety of the equipment and the longevity of the system.
2. We recommend that the lifts be fully repaired of all operational issues so far identified and any other items that may arise to ensure the lifts experience a normal functionality and fewer breakdowns.
3. We recommend that more signage be installed in and around the platforms to identify the current hazards as well as updating the operational instruction to ensure they are 100% concise.
4. We recommend that all operators attend a group training to be held on site to ensure they understand the operation of the units and the related safety issues surrounding the use of them.
5. We recommend that a preventative maintenance plan be put in place to service the units no less than four times per year.

STANDARD CONDITIONS OF REPORT

Exclusive Benefit and Reliance

- This report has been prepared by VERTIMAX Australia at the request of an exclusively for the benefit and reliance of the client.
- The basis of VERTIMAX Australia engagement by its client is that VERTIMAX Australia liability, whether under the law of contract, tort, statute or otherwise, is limited to the terms of the conditions of engagement for any single claim and in the aggregate for all claims arising out of the use of the report.

Third Parties

- It is not possible to make a proper assessment of the report without a clear understanding of the terms of engagement under which the report has been prepared, including the scope of the instructions and directions given to and the assumptions made by the person who has prepared the report.
- The report is a report scoped in accordance with instructions by or on behalf of the Client. The report may not address issues which would need to be addressed with a third party if that party's particular circumstances, requirements and experience with such reports were known and may make assumptions and matters of which a third party is not aware.
- VERTIMAX Australia therefore does not assume responsibility for the use of the report by any third party and the use of the report by any third party is at risk of that party.

Existing Property: Inherent Risk

- The owner or prospective purchaser of any existing property necessarily assumes the risk of there being defects in the asset. A report can assist an owner or property manager in making an assessment of that risk but does not eliminate that risk.
- A report of this nature is of a certification, warranty or guarantee.

Limited Scope

- The limited scope of VERTIMAX Australia brief in this matter, including the limited scope of investigation requested by the client means that the report necessarily concentrates on readily apparent major items.
- Amongst other things, VERTIMAX Australia brief expressly excluded investigation or advice in relation to the actual or potential presence of pollution, contamination or asbestos.

Limited on Investigation and Information

- The extent of investigation required to provide a comprehensive report on the matters of the subject of this report would normally be significantly greater than has been carried out to provide this report. Where site inspections have been made, they have been limited in their scope to external visual inspections. No detailed testing or inspection etc. was carried out. Except as expressly stated otherwise, the inspections we have made and the report do not cover defects that are not reasonably discoverable on a visual inspection, including defects in accessible places and latent defects.
- The report is also based on information provided to VERTIMAX Australia by other parties. The report is provided strictly on the basis that the information that has been provided is accurate, complete and adequate.
- VERTIMAX Australia takes no responsibility and disclaims all liability whatsoever for any loss or damage that the Client may suffer, resulting from any conclusions based on information provided to VERTIMAX Australia, except to the extent that VERTIMAX Australia expressly indicates in the report that it has verified the information to its satisfaction.

Limits on Cost Indications

- Since VERTIMAX Australia has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, any indication of costs is made on the basis of VERTIMAX Australia experience and qualifications and represents its best judgment as an experienced and qualified building practitioner, familiar with the construction industry; but VERTIMAX Australia cannot and does not guarantee that proposals, bids or actual construction costs will not vary from costs indications given.

No Comment on Commercial Feasibility

- The findings, observations and conclusions expressed by VERTIMAX Australia are not, and should not be considered as an opinion concerning the commercial feasibility of the property.

Compliance with Building Codes

- Building codes, Regulations and Standards, including with respect to fire protection measures are in a state of continuous change and may have changed since the original construction. Buildings constructed in accordance with codes and regulations in force at the time may not comply with current codes and regulations. The report may give an indication and or example of areas of non-compliance with current codes and regulations, but it does not by any means provide a comprehensive analysis of compliance with current code and regulations.
- The implications of current non-compliance with applicable Codes, Regulations and Standards is a matter for legal advice.

Legal Documents etc.

- The report may contain various remarks about observations on legal documents and arrangements such as contracts, supply arrangements, leases, licences, permits and authorities. A Building Practitioner can make remarks and observations about the technical aspects and implications of those documents and general remarks and observations of a non-legal nature about the contents of those documents. However, as a Building Practitioner, VERTIMAX Australia is not qualified, cannot express and should not be taken as in any way expressing any opinion or conclusion about the legal status, validity, enforceability, effect, completeness of effectiveness of those arrangements or documents or whether what is provided for is effectively provided for. They are matters for legal advice.

If the reader should become aware of any inaccuracy in or change to any facts, findings or assumptions made either in our report or elsewhere, the reader should inform VERTIMAX Australia so that it can assess its significance and review its comments and recommendations.

Nothing in this report shall be read or applied so as to purport to exclude, restrict or modify, or have the effect of excluding, restricting or modifying the application of all or any of the provisions of the Trade Practices Act 1974 or any other legislation which by law cannot be excluded, restricted or modified.

Part 4: Terms and Conditions

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

1. This is a Visual Inspection only and in Accordance with AS4349.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

2. Scope of Report

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

3. Limitations

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorised building and plumbing work. Durability of exposed finishes.

4. Important Information

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that

follow define the Scope and Limitations of the inspection and form an integral part of the report.

5. Disclaimer of Liability

No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to any area(s) or section(s) so specified by the Report.

6. Disclaimer of Liability to Third Parties

This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

7. Report Definition

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As the date of this report we have identified the items as listed herein, we do not accept any responsibility for items which may be damaged after the inspection has been completed.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all-encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. If there is no evidence of a current leak during inspection that does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not

comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates is given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

8. Lighting Installations

It should be noted that this inspection was done during daylight hours and therefore the adequacy of lighting in darkness could not be directly assessed.

9. Electrical Installations

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible electrical installation issues they have been included in this section of the report. We have not carried out a thorough inspection of electrical installation and the main switchboard, as we are not qualified to do so, please ensure that a suitably qualified electrical contractor carries out a thorough visual inspection at least every 2 years, this inspection can be incorporated with the testing of the Residual Current Device if Community Circuits are present.

10. Plumbing, Gutters & Downpipes and Roofs

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible plumbing, gutters and downpipes or roof issues they have been included in this section of the report. We have not carried out a thorough inspection of the plumbing, gutters and downpipes and roof, as we are not qualified to do so, please ensure that a suitably qualified plumbing contractor (who is qualified to undertake roof inspections) carries out a thorough regular inspection. We will recommend a qualified plumber to inspect if an issue is found.

11. Lifts

Please ensure that if lifts are in the building(s) that regular maintenance programs are in place. This report does not cover lifts.

12. Painting

Painting surfaces not exposed to the elements/corrosion should be included in the next painting cycle. Painting for aesthetic purposes is not included in this report.

13. Air Conditioning

Only a general external inspection of air conditioning units is carried out where installed, therefore please ensure that if the Owners Corporation has air conditioner(s) in the building(s) they have regular maintenance programs in place. This report does not cover air conditioning units and air condition cooling towers.

14. Glass

This report only addresses glass requiring obvious replacement. It does not cover the Building Code, Australian Standard and safety requirements of glass installed in the common property.

15. Plant and Equipment

Please ensure that if the Owners Corporation has plant and equipment in the building(s) that regular maintenance programs are in place for each piece of plant and equipment. This report does not cover plant and equipment.

16. Balcony Balustrades

Wherever balcony balustrades are installed, please be advised that a comprehensive inspection of balcony railings was not carried out as part of this report. Also this report is only a visual inspection of areas accessible from the common property; therefore all balcony balustrades are not viewed. If there are any visible signs of corrosion on the balustrade including fixings and/or if the balustrades are over 10 years old a detailed inspection and testing of balustrades should be undertaken.

17. Pest Reports

If there are any visible signs of termite damage it is included in this report. We have not carried out a pest inspection of the site; as we are not qualified to do so, please ensure that a suitably qualified pest inspection contractor carries out thorough regular inspections.

18. Fire Fighting Equipment and Statutory Requirements

It has been assumed that any building needing fire fighting equipment to meet legislative requirements such as the Building Code of Australia 1996 did meet those requirements at the time of construction. We have not examined the fire safety requirements for the building and make no comment as to the adequacy of the measures found in the complex. We have not and do not assess the condition of any fire fighting equipment within the complex. If the Bodies Corporate wishes to ascertain its position with respect to fire safety compliance it may carry out its own assessment. These guidelines should be placed on the Owners Corporation notice board. We have visually inspected the fire fighting equipment but have not carried out any testing and therefore cannot determine if the equipment has been tampered with or will be effective in case of fire.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own

enquiries with the Council to ascertain if approval was given. Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

19. Services

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment.

Sample Only

Sample Only

Service | Quality | Value