



Detailed Costings – PNVCAT2 Compliant

73 Sample Street Suburb VIC 3100 - PS 543210

- ✓ 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	
Title	Strata Manager
Company	
Address	

Inspected & Compiled by

Inspector ID

15 September 2015

Dear XXXX,

Thank you for using Roscon Property Services Pty Ltd as an Expert Witness for your Detailed Costing. 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	Property Description
Part 3	Detailed Costing
Part 4	Terms and Conditions

The team at Roscon Property Services are available to assist you with any 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 OC manager for 73 Sample Street Suburb VIC 3100. The commissioning instructions in this matter are as follows:

1. Inspect the property at 73 Sample Street Suburb VIC 3100
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~543210, Report V 2.0, Letter to Exporters Insurance 12.08.13, Legal advice from Tim Graham, Insurance certificates (all lots).

5. Insufficient of Missing Information

Roscon Property Services was provided with the above documents by OC manager.

6. Inspection Details

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

- External grounds surrounding the building
- External façade (viewed from Ground Level)
- Basement Floor
- Entrance area
- Internal Hallways on Ground Floor and First Floor

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 2015. 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 Building Code of Australia ("BCA")

The 2008 edition of Volume 1 of the BCA is the applicable BCA 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: Property Description

- Three storey apartment block with 33 sole occupancy units in total.
- The building is constructed using precast concrete tilt panels and concrete columns for the basement area with block work and veneer construction.
- All the floors are reinforced concrete.
- The roofing system used for this development is a metal deck roofing system.

Classes of Occupancy and BCA Provisions

1.1. Inspection Details

Building Constructed	
Pre 1994	<input type="checkbox"/>
Post 1994	<input checked="" type="checkbox"/>

Building Class	
2 & 7	Building Containing Sole-occupancy unit (e.g. apartments, blocks or flats) and buildings used for car parks. <input checked="" type="checkbox"/>

Part 3: Detailed Costing

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

- Report V 2.0 - 8th May 2015 - Report No: 10045

Sample - Office Use Only

Location	Item	Description	Comments	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
Ground Floor & Rear of Carpark Wall (North End)	1	Sandy/silty soil behind carpark precast wall	Backfill is unstable. Soil to be removed to achieve 200mm below bottom edge of carpark ventilation grilles	All sandy/silty soil to be removed from area behind precast panels in carpark (north end) and disposed of in an appropriate manner. (Allow 200m3 disposal)	Landscaper	6	32	192	\$70.00	\$13,440.00		\$13,440.00	\$24,000.00	\$4,032.00	\$41,472.00	\$4,147.20	\$45,619.20	\$95,535.55
				Remove soil along precast wall to a depth of 1000mm below the bottom edge of the carpark ventilation grille. Allow 8m3	Landscaper	4	16	64	\$70.00	\$4,480.00		\$4,480.00	\$1,250.00	\$1,344.00	\$7,074.00	\$707.40	\$7,781.40	
				Clean all weep holes along north carpark wall from silt/sand residue from being exposed to unstable batter	Landscaper	2	8	16	\$70.00	\$1,120.00		\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	
				Install a new socked aggie drain behind the precast concrete carpark wall. Allow 50m length	Plumber	2	16	32	\$85.00	\$2,720.00	\$650.00	\$3,370.00		\$1,011.00	\$4,381.00	\$438.10	\$4,819.10	
				Run aggie drain to existing stormwater piping running into carpark pit	Plumber	2	8	16	\$85.00	\$1,360.00	\$275.00	\$1,635.00		\$490.50	\$2,125.50	\$212.55	\$2,338.05	
				Backfill new aggie drain with scoria. Allow 1000mm x 5000mm x 200mm. (8m3)	Landscaper	2	8	16	\$70.00	\$1,120.00	\$560.00	\$1,680.00		\$504.00	\$2,184.00	\$218.40	\$2,402.40	
				Stabalise remaining soil by "shotcreting" the remainder of the soil. Allow 300m2. (\$55.00 per m2)	Concretor	4	16	64	\$75.00	\$4,800.00	\$15,900.00	\$20,700.00		\$6,210.00	\$26,910.00	\$2,691.00	\$29,601.00	
			Clean area and make safe	Labourer	3	8	24	\$40.00	\$960.00		\$960.00		\$288.00	\$1,248.00	\$124.80	\$1,372.80		
Ground Floor & Rear of Carpark Wall (North End)	2	Timber retaining wall under unit 5 rear deck	Need to be rectified to stop further soil erosion. Close gaps	Remove all elements of timber retaining wall surrounding unit 5	Carpenter	3	8	24	\$85.00	\$2,040.00		\$2,040.00		\$612.00	\$2,652.00	\$265.20	\$2,917.20	\$9,666.80
				Re-install timber elements in such a way that there are no gaps to allow sandy/silty soil to pass through	Carpenter	3	16	48	\$85.00	\$4,080.00		\$4,080.00		\$1,224.00	\$5,304.00	\$530.40	\$5,834.40	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Ground Floor & Rear of Carpark Wall (North End)	3	Carpark ventilation opening grates through precast wall. Grate removed	Re-instate carpark ventilation grille. All carpark ventilation grilles need to be removed and re-fitted once works have been completed to the area behind the precast panels	Remove all carpark ventilation grilles	Labourer	2	5	10	\$40.00	\$400.00		\$400.00		\$120.00	\$520.00	\$52.00	\$572.00	\$1,944.80
				Clean all faces of the precast panels and ensure there is no dust or dirt present	Labourer	3	4	12	\$40.00	\$480.00		\$480.00		\$144.00	\$624.00	\$62.40	\$686.40	
				Re-fit all of the carpark grilles to permanently fix them in place	Labourer	2	4	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Ground Floor & Rear of Carpark Wall (North End)	4	Soil washing through carpark ventilation grilles through precast wall		The cost for this defect has been allowed for in item 1 of this report														
Carpark	5	Drain along wall, wet basement design. Full of sand washed through precast wall cut out vents	Once item 1 defect is rectified, all drains throughout carpark are to be cleaned and free from debris to ensure that water can drain effectively	Clean and dispose of all dirt and debris in all drains along base of precast panels running around perimeter of carpark. Allow 300 lineal meters	Plumber	2	8	16	\$85.00	\$1,360.00		\$1,360.00	\$250.00	\$408.00	\$2,018.00	\$201.80	\$2,219.80	\$2,219.80
Carpark	6	Ground slab - Sand build up	Once item 1 defect is rectified all sand from basement carpark is to be removed	Remove and clean all areas of basement carpark where sand has been deposited from carpark vents in precast wall	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$150.00	\$192.00	\$982.00	\$98.20	\$1,080.20	\$1,080.20
Carpark	7	Pump control located behind a locked storage area	Re-locate pump	Isolate electrical circuit to pump	Electrician	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$2,445.30
				Remove and disconnect pump controller from its current location	Electrician	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
				Re-install the pump controller to the wall adjacent to the carpark cage so that there is no hindrance to the controls in case of a blockage or maintenance call	Electrician	2	4	8	\$85.00	\$680.00	\$350.00	\$1,030.00		\$309.00	\$1,339.00	\$133.90	\$1,472.90	
Carpark	8	Hairline crack to suspended slab soffit at entry	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	9	Cracked precast wall at entry	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of precast concrete panel for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete precast panel on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	10	Cracked and leaking slab soffit	Leaking carpark slab will be completely rectified once all balcony/terrace tiles are removed and the required waterproofing works have taken place. (Further in this report)	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	11	Cracked and leaking band beam	Leaking carpark slab will be completely rectified once all balcony/terrace tiles are removed and the required waterproofing works have taken place. (Further in this report)	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	12	Cracked soffit of suspended slab	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	13	Cracked slab soffit - North East corner	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	14	Weepholes along north wall are totally blocked	Un block all weep holes in the carpark to ensure the efficient flow of water from behind precast panels	Clear all debris and dirt from all weep holes in the basement carpark on all elevations (north, south, east and west)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20	\$1,190.20
Carpark	15	Cracked soffit along east wall	Leaking carpark slab will be completely rectified once all balcony/terrace tiles are removed and the required waterproofing works have taken place. (Further in this report)	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	

Location	Item	Description	Comments	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
Carpark	16	Cracked soffit on east wall opposite bay 7	Leaking carpark slab will be completely rectified once all balcony/terrace tiles are removed and the required waterproofing works have taken place. (Further in this report)	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	17	Slab/wall joint defectively grouted opposite bay 11		Remove old grout joint from slab/wall junction	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	\$618.20
				Supply and install new caulking joint to entire length of old grout joint (allow 10m)	Caulker	1	4	4	\$45.00	\$180.00		\$180.00	\$120.00	\$54.00	\$354.00	\$35.40	\$389.40	
Carpark	18	Soffit cracked to south east corner	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	19	Grated drains need clearing out		Remove all grates in carpark	Labourer	2	4	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	\$1,815.00
				Clean and remove all debris and rubbish from grates drains in carpark and pressure jet all connecting pipes to ensure water is flowing correctly	Plumber	2	4	8	\$85.00	\$680.00		\$680.00	\$350.00	\$204.00	\$1,234.00	\$123.40	\$1,357.40	
Carpark	20	Cracked pre-cast wall to south east corner	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	21	Soffit cracked and efflorescence over visitor carpark	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,892.60
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
				Scrape away all efflorescence on the surface of the concrete soffit	Labourer	2	4	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
Carpark	22	Hole penetration not sealed in soffit		Fire caulk to be used to correctly seal the penetration through the ground floor slab	Caulker	1	4	4	\$45.00	\$180.00	\$150.00	\$330.00		\$99.00	\$429.00	\$42.90	\$471.90	\$471.90
Carpark	23	Fire collars not installed near carpark 23		Supply and install new fire collars to pipes near carpark 23 to ensure fire proofing and compliant with building code	Plumber	1	4	4	\$85.00	\$340.00	\$220.00	\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	\$800.80
Carpark	24	Ground slab - control joint not caulked		Remove all debris from control joint in carpark slab	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	\$715.00
				Supply and install caulking into control joint (allow 10 meters)	Caulker	1	4	4	\$45.00	\$180.00	\$160.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
Carpark	25	Fire collars not installed over carpark 18		Supply and install new fire collars to pipes near carpark 23 to ensure fire proofing and compliant with building code	Plumber	1	4	4	\$85.00	\$340.00	\$220.00	\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	\$800.80
Carpark	26	Soffit hole penetration not sealed near staircase		Fire caulk to be used to correctly seal the penetration through the ground floor slab	Caulker	1	4	4	\$45.00	\$180.00	\$150.00	\$330.00		\$99.00	\$429.00	\$42.90	\$471.90	\$471.90

Carpark	27	Exposed re-inforcement over bay 14		Chip out concrete around exposed steel re-inforcement	Concretor	1	4	4	\$75.00	\$300.00		\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	\$1,887.60
				Cut back steel re-inforcement	Concretor	1	4	4	\$75.00	\$300.00		\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	
				Fill hole with an approved cementitious compound to ensure no water affects the steel re-inforcement	Concretor	1	4	4	\$75.00	\$300.00	\$260.00	\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Carpark	28	Cracked soffit over bay 14	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	29	Cracked precast panel to south east corner	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Carpark	30	Hole in soffit not repaired		Fire caulk to be used to correctly seal the penetration through the ground floor slab	Caulker	1	4	4	\$45.00	\$180.00	\$150.00	\$330.00		\$99.00	\$429.00	\$42.90	\$471.90	\$471.90
Carpark	31	Leaking sewer adjacent to bay 21		Investigative works to be carried out by a qualified plumber to determine the source of the leak	Plumber	1	8	8	\$85.00	\$680.00		\$680.00		\$204.00	\$884.00	\$88.40	\$972.40	\$3,932.50
				Thermal leak detection to be used to track the origin of the leak	Specialist	1	8	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	
				Plumber to rectify the leak and ensure all pipework is sealed	Plumber	1	8	8	\$85.00	\$680.00	\$350.00	\$1,030.00		\$309.00	\$1,339.00	\$133.90	\$1,472.90	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Carpark	32	Leaking sewer adjacent to bay 21 - Carpark stained		Remove stains from carpark bay 21 as a result of the sewer leak	Cleaner	2	4	8	\$55.00	\$440.00	\$220.00	\$660.00		\$198.00	\$858.00	\$85.80	\$943.80	\$943.80
Carpark	33	Exposed electrical wiring not conduited		Make safe all electrical circuits associated with the non conduited wiring	Electrician	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$1,287.00
				Supply and install conduit to all exposed wiring in the carpark	Electrician	1	4	4	\$85.00	\$340.00	\$220.00	\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	
Carpark	34	Ground slab - control joint not caulked		Remove all debris from control joint in carpark slab	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	\$715.00
				Supply and install caulking into control joint (allow 10 meters)	Caulker	1	4	4	\$45.00	\$180.00	\$160.00	\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
Carpark	35	Hole in ground slab near bay 29		Supply and install fire rated caulking into hole in ground slab near bay 29	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	\$257.40
Carpark	36	Cracked and leaking soffit over ramp	Leaking carpark slab will be completely rectified once all balcony/terrace tiles are removed and the required waterproofing works have taken place. (Further in this report)	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	

Location	Item	Description	Comments	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
Carpark Ramp	37	Cracked Ground Slab	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
Roof	38	Box gutter has only 0.2 degree fall		Remove entire box gutter on all elevations of roof	Roof Plumber	2	8	16	\$85.00	\$1,360.00		\$1,360.00		\$408.00	\$1,768.00	\$176.80	\$1,944.80	\$12,426.70
				Pack out battens to necessary fall as per Building & Construction Code.	Roof Plumber	2	16	32	\$85.00	\$2,720.00	\$1,250.00	\$3,970.00		\$1,191.00	\$5,161.00	\$516.10	\$5,677.10	
				Re-install box gutter to correct fall and manufacturers specifications	Roof Plumber	2	16	32	\$85.00	\$2,720.00		\$2,720.00		\$816.00	\$3,536.00	\$353.60	\$3,889.60	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Roof	39	Defective Roof Flashing	Allow 2 x roof plumbers 2 x days to rectify all defective flashing on roof	Remove all defective sections of roof flashing	Roof Plumber	2	16	32	\$85.00	\$2,720.00		\$2,720.00		\$816.00	\$3,536.00	\$353.60	\$3,889.60	\$10,095.80
				Supply and install new sections of roof flashings ensuring that there are no gaps in overlaps or corners	Roof Plumber	2	16	32	\$85.00	\$2,720.00	\$980.00	\$3,700.00		\$1,110.00	\$4,810.00	\$481.00	\$5,291.00	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Roof	40	Defective flashing		The cost of this item has been allowed for in item 39 of this report														
West Elevation	41	Leaking Balconies - Efflorescence		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														
West Elevation	42	Leaking Balconies - Efflorescence		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														
West Elevation	43	Leaking parapet walls		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														
West Elevation	44	West wall adjacent to ramp - cracked joint	Engineers recommendations for all cracks in the carpark is to use pressure injected epoxy grout	Prepare surface of concrete slab for pressure injection epoxy resin	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	\$6,435.00
				Supply and inject epoxy resin into concrete slab on either side of the crack to ensure it is filled according to manufacturers recommendations	Concrete Specialist	2	8	16	\$125.00	\$2,000.00	\$250.00	\$2,250.00		\$675.00	\$2,925.00	\$292.50	\$3,217.50	
West Elevation	45	Unit 1 - Downpipe not connected		Supply and install elbow to downpipe so that water runs efficiently into drain adjacent to carpark ramp	Plumber	1	4	4	\$85.00	\$340.00	\$110.00	\$450.00		\$135.00	\$585.00	\$58.50	\$643.50	\$643.50
North Elevation	46	Cracked rendered wall above sliding door	Allow rectification of 50m2	Remove all cracked render from external walls	Renderer	2	8	16	\$70.00	\$1,120.00		\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	\$11,654.50
				Supply and install new render to areas that were cracking ensuring that they have an even surface and match existing finishes	Renderer	2	8	16	\$70.00	\$1,120.00	\$2,400.00	\$3,520.00		\$1,056.00	\$4,576.00	\$457.60	\$5,033.60	
				Paint rendered wall to match existing wall colours	Renderer	2	8	16	\$70.00	\$1,120.00	\$1,750.00	\$2,870.00		\$861.00	\$3,731.00	\$373.10	\$4,104.10	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
North Elevation	47	North east corner - efflorescence through balcony parapet		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														
North Elevation	48	Horizontal cracking of rendered wall to north west parapet	Allow for rectification of 35m2	Remove all cracked render from external walls	Renderer	2	8	16	\$70.00	\$1,120.00		\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	\$9,709.70
				Supply and install new render to areas that were cracking ensuring that they have an even surface and match existing finishes	Renderer	2	8	16	\$70.00	\$1,120.00	\$1,530.00	\$2,650.00		\$795.00	\$3,445.00	\$344.50	\$3,789.50	
				Paint rendered wall to match existing wall colours	Renderer	2	8	16	\$70.00	\$1,120.00	\$1,260.00	\$2,380.00		\$714.00	\$3,094.00	\$309.40	\$3,403.40	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
North Elevation	49	2nd floor units - Cracked and buckling rendered walls to all units	Allow for rectification of 120m2	Remove all cracked render from external walls	Renderer	2	8	16	\$70.00	\$1,120.00		\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	\$17,574.70
				Supply and install new render to areas that were cracking ensuring that they have an even surface and match existing finishes	Renderer	2	16	32	\$70.00	\$2,240.00	\$3,200.00	\$5,440.00		\$1,632.00	\$7,072.00	\$707.20	\$7,779.20	
				Paint rendered wall to match existing wall colours	Renderer	2	16	32	\$70.00	\$2,240.00	\$2,850.00	\$5,090.00		\$1,527.00	\$6,617.00	\$661.70	\$7,278.70	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
North Elevation	50	Previously patched parapet to north east corner of unit 30	Allow for rectification of 25m2	Remove all cracked render from external walls	Renderer	2	8	16	\$70.00	\$1,120.00		\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	\$12,040.60
				Supply and install new render to areas that were cracking ensuring that they have an even surface and match existing finishes	Renderer	2	16	32	\$70.00	\$2,240.00	\$980.00	\$3,220.00		\$966.00	\$4,186.00	\$418.60	\$4,604.60	
				Paint rendered wall to match existing wall colours	Renderer	2	16	32	\$70.00	\$2,240.00	\$1,200.00	\$3,440.00		\$1,032.00	\$4,472.00	\$447.20	\$4,919.20	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
North Elevation	51	Leaking balcony parapet to north east corner of unit 30		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														
North Elevation	52	Cracked rendered wall below window	Allow for rectification of 15m2	Remove all cracked render from external walls	Renderer	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$5,970.25
				Supply and install new render to areas that were cracking ensuring that they have an even surface and match existing finishes	Renderer	2	8	16	\$70.00	\$1,120.00	\$550.00	\$1,670.00		\$501.00	\$2,171.00	\$217.10	\$2,388.10	
				Paint rendered wall to match existing wall colours	Renderer	2	8	16	\$70.00	\$1,120.00	\$465.00	\$1,585.00		\$475.50	\$2,060.50	\$206.05	\$2,266.55	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
East Elevation	53	Leaking parapet walls		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														
East Elevation	54	Previously patched rendered wall to north east corner of unit 30	Allow for rectification of 10m2	Remove all cracked render from external walls	Renderer	1	4	4	\$70.00	\$280.00		\$280.00		\$84.00	\$364.00	\$36.40	\$400.40	\$4,611.75
				Supply and install new render to areas that were cracking ensuring that they have an even surface and match existing finishes	Renderer	1	8	8	\$70.00	\$560.00	\$350.00	\$910.00		\$273.00	\$1,183.00	\$118.30	\$1,301.30	
				Paint rendered wall to match existing wall colours	Renderer	2	8	16	\$70.00	\$1,120.00	\$275.00	\$1,395.00		\$418.50	\$1,813.50	\$181.35	\$1,994.85	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Front Elevation (South)	55	Large tree branches over hanging unit 1	Branch should be removed	Arborist to be engaged to remove over hanging tree branch	Arborist	2	4	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$1,258.40
Front Elevation (South)	56	Elevated drain pipe - Not flush with ground		Cut back and seal elevated drain pipe so it is terminated below ground level	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$486.20
Front Elevation (South)	57	Leaking drain to balcony		The cost for the rectification of this item has been allowed for in the Rectification of balconies and terraces section of this report														

Location	Item	Description	Comments	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
Front Elevation (South)	58	It has been reported that there has been flooding at the base of the ramp		Remove all grates to strip drains	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$1,687.40
				Remove all debris and materials from drains and clear to ensure efficient water flow	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
				Re-instate grates to strip drains	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Ground Floor - Unit 2	59	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (45m2)	Tiler	2	8	16	\$60.00	\$960.00		\$960.00	\$250.00	\$288.00	\$1,498.00	\$149.80	\$1,647.80	\$21,560.55
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (55m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$3,300.00	\$3,660.00		\$1,098.00	\$4,758.00	\$475.80	\$5,233.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (45m2)	Tiler	2	8	16	\$60.00	\$960.00	\$2,475.00	\$3,435.00		\$1,030.50	\$4,465.50	\$446.55	\$4,912.05	
				Clean area and make safe	Labourer	2	4	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
Ground Floor - Unit 3	60	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (80m2)	Tiler	2	16	32	\$60.00	\$1,920.00		\$1,920.00	\$350.00	\$576.00	\$2,846.00	\$284.60	\$3,130.60	\$30,286.30
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	8	8	\$45.00	\$360.00		\$360.00		\$108.00	\$468.00	\$46.80	\$514.80	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (80m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$4,800.00	\$5,520.00		\$1,656.00	\$7,176.00	\$717.60	\$7,893.60	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (80m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$4,400.00	\$6,320.00		\$1,896.00	\$8,216.00	\$821.60	\$9,037.60	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	

Ground Floor - Unit 4	61	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (30m2)	Tiler	2	8	16	\$60.00	\$960.00		\$960.00	\$220.00	\$288.00	\$1,468.00	\$146.80	\$1,614.80	\$18,403.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (30m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$1,800.00	\$2,160.00		\$648.00	\$2,808.00	\$280.80	\$3,088.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (30m2)	Tiler	2	8	16	\$60.00	\$960.00	\$1,650.00	\$2,610.00		\$783.00	\$3,393.00	\$339.30	\$3,732.30	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Ground Floor - Unit 5 - Unit 9	62		These unit have a timber deck and therefore no waterproofing and tiling works need to occur															
Ground Floor - Unit 10	63	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (30m2)	Tiler	2	8	16	\$60.00	\$960.00		\$960.00	\$220.00	\$288.00	\$1,468.00	\$146.80	\$1,614.80	\$18,403.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (30m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$1,800.00	\$2,160.00		\$648.00	\$2,808.00	\$280.80	\$3,088.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (30m2)	Tiler	2	8	16	\$60.00	\$960.00	\$1,650.00	\$2,610.00		\$783.00	\$3,393.00	\$339.30	\$3,732.30	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Ground Floor - Unit 11	64	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (30m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$220.00	\$144.00	\$844.00	\$84.40	\$928.40	\$17,030.20
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (30m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$1,800.00	\$2,160.00		\$648.00	\$2,808.00	\$280.80	\$3,088.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (30m2)	Tiler	1	8	8	\$60.00	\$480.00	\$1,650.00	\$2,130.00		\$639.00	\$2,769.00	\$276.90	\$3,045.90	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	

Location	Item	Description	Comments	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
Ground Floor - Unit 12	65	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (65m2)	Tiler	2	8	16	\$60.00	\$960.00		\$960.00	\$375.00	\$288.00	\$1,623.00	\$162.30	\$1,785.30	\$24,329.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (65m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$3,900.00	\$4,260.00		\$1,278.00	\$5,538.00	\$553.80	\$6,091.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (65m2)	Tiler	2	8	16	\$60.00	\$960.00	\$3,575.00	\$4,535.00		\$1,360.50	\$5,895.50	\$589.55	\$6,485.05	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Ground Floor - Unit 13	66	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (55m2)	Tiler	2	8	16	\$60.00	\$960.00		\$960.00	\$350.00	\$288.00	\$1,598.00	\$159.80	\$1,757.80	\$22,657.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (55m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$3,300.00	\$3,660.00		\$1,098.00	\$4,758.00	\$475.80	\$5,233.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (55m2)	Tiler	2	8	16	\$60.00	\$960.00	\$3,025.00	\$3,985.00		\$1,195.50	\$5,180.50	\$518.05	\$5,698.55	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
1st Floor - Unit 14	67	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (15m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,139.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (15m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$900.00	\$1,080.00		\$324.00	\$1,404.00	\$140.40	\$1,544.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (15m2)	Tiler	1	8	8	\$60.00	\$480.00	\$825.00	\$1,305.00		\$391.50	\$1,696.50	\$169.65	\$1,866.15	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	

1st Floor - Unit 15	68	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (6m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,283.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (6m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$360.00	\$540.00		\$162.00	\$702.00	\$70.20	\$772.20	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (6m2)	Tiler	1	4	4	\$60.00	\$240.00	\$330.00	\$570.00		\$171.00	\$741.00	\$74.10	\$815.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 16	69	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (6m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,283.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (6m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$360.00	\$540.00		\$162.00	\$702.00	\$70.20	\$772.20	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (6m2)	Tiler	1	4	4	\$60.00	\$240.00	\$330.00	\$570.00		\$171.00	\$741.00	\$74.10	\$815.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 17	70	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (6m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,283.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (6m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$360.00	\$540.00		\$162.00	\$702.00	\$70.20	\$772.20	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (6m2)	Tiler	1	4	4	\$60.00	\$240.00	\$330.00	\$570.00		\$171.00	\$741.00	\$74.10	\$815.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	

Sample - Office Use Only

Location	Item	Description	Comments	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
1st Floor - Unit 18	71	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (17m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$10,435.15
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (17m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$1,020.00	\$1,200.00		\$360.00	\$1,560.00	\$156.00	\$1,716.00	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (17m2)	Tiler	1	8	8	\$60.00	\$480.00	\$935.00	\$1,415.00		\$424.50	\$1,839.50	\$183.95	\$2,023.45	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 19	72	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (15m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,139.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (15m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$900.00	\$1,080.00		\$324.00	\$1,404.00	\$140.40	\$1,544.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (15m2)	Tiler	1	8	8	\$60.00	\$480.00	\$825.00	\$1,305.00		\$391.50	\$1,696.50	\$169.65	\$1,866.15	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 20	73	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (15m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,139.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (15m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$900.00	\$1,080.00		\$324.00	\$1,404.00	\$140.40	\$1,544.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (15m2)	Tiler	1	8	8	\$60.00	\$480.00	\$825.00	\$1,305.00		\$391.50	\$1,696.50	\$169.65	\$1,866.15	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	

1st Floor - Unit 21	74	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (9m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,776.35
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (9m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$540.00	\$720.00		\$216.00	\$936.00	\$93.60	\$1,029.60	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (9m2)	Tiler	1	4	4	\$60.00	\$240.00	\$495.00	\$735.00		\$220.50	\$955.50	\$95.55	\$1,051.05	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 22	75	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (6m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,283.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (6m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$360.00	\$540.00		\$162.00	\$702.00	\$70.20	\$772.20	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (6m2)	Tiler	1	4	4	\$60.00	\$240.00	\$330.00	\$570.00		\$171.00	\$741.00	\$74.10	\$815.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 23	76	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (6m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,283.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (6m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$360.00	\$540.00		\$162.00	\$702.00	\$70.20	\$772.20	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (6m2)	Tiler	1	4	4	\$60.00	\$240.00	\$330.00	\$570.00		\$171.00	\$741.00	\$74.10	\$815.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	

Sample - Office Use Only

Location	Item	Description	Comments	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
1st Floor - Unit 24	77	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (10m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$8,940.80
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (10m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$600.00	\$780.00		\$234.00	\$1,014.00	\$101.40	\$1,115.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (10m2)	Tiler	1	4	4	\$60.00	\$240.00	\$550.00	\$790.00		\$237.00	\$1,027.00	\$102.70	\$1,129.70	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
1st Floor - Unit 25	78	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (12m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$9,269.70
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (12m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$720.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (12m2)	Tiler	1	4	4	\$60.00	\$240.00	\$660.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
2nd Floor - Unit 26	79	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (18m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,632.60
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (18m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$1,080.00	\$1,260.00		\$378.00	\$1,638.00	\$163.80	\$1,801.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (18m2)	Tiler	1	8	8	\$60.00	\$480.00	\$990.00	\$1,470.00		\$441.00	\$1,911.00	\$191.10	\$2,102.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	

2nd Floor - Unit 27	80	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (13m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$9,434.15
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (13m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$780.00	\$960.00		\$288.00	\$1,248.00	\$124.80	\$1,372.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (13m2)	Tiler	1	4	4	\$60.00	\$240.00	\$715.00	\$955.00		\$286.50	\$1,241.50	\$124.15	\$1,365.65	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
2nd Floor - Unit 28	81	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (16m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$9,927.50
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (16m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$960.00	\$1,140.00		\$342.00	\$1,482.00	\$148.20	\$1,630.20	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (16m2)	Tiler	1	4	4	\$60.00	\$240.00	\$880.00	\$1,120.00		\$336.00	\$1,456.00	\$145.60	\$1,601.60	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
2nd Floor - Unit 29	82	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (30m2)	Tiler	2	8	16	\$60.00	\$960.00		\$960.00	\$220.00	\$288.00	\$1,468.00	\$146.80	\$1,614.80	\$18,403.00
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	8	16	\$85.00	\$1,360.00	\$1,500.00	\$2,860.00		\$858.00	\$3,718.00	\$371.80	\$4,089.80	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	2	8	16	\$85.00	\$1,360.00	\$350.00	\$1,710.00		\$513.00	\$2,223.00	\$222.30	\$2,445.30	
				Supply and install waterproof membrane to balcony floor and timber hob (30m2)	Waterproofer	1	8	8	\$45.00	\$360.00	\$1,800.00	\$2,160.00		\$648.00	\$2,808.00	\$280.80	\$3,088.80	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	8	16	\$85.00	\$1,360.00	\$220.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Supply and install floor tiles to balcony area (30m2)	Tiler	2	8	16	\$60.00	\$960.00	\$1,650.00	\$2,610.00		\$783.00	\$3,393.00	\$339.30	\$3,732.30	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	

Location	Item	Description	Comments	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
2nd Floor - Unit 30	83	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (20m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$120.00	\$144.00	\$744.00	\$74.40	\$818.40	\$10,928.50
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (20m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$1,200.00	\$1,380.00		\$414.00	\$1,794.00	\$179.40	\$1,973.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (20m2)	Tiler	1	8	8	\$60.00	\$480.00	\$1,100.00	\$1,580.00		\$474.00	\$2,054.00	\$205.40	\$2,259.40	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
2nd Floor - Unit 31	84	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (15m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,139.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (15m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$900.00	\$1,080.00		\$324.00	\$1,404.00	\$140.40	\$1,544.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (15m2)	Tiler	1	8	8	\$60.00	\$480.00	\$825.00	\$1,305.00		\$391.50	\$1,696.50	\$169.65	\$1,866.15	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
2nd Floor - Unit 32	85	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (16m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,139.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (16m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$960.00	\$1,080.00		\$324.00	\$1,404.00	\$140.40	\$1,544.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (16m2)	Tiler	1	8	8	\$60.00	\$480.00	\$880.00	\$1,305.00		\$391.50	\$1,696.50	\$169.65	\$1,866.15	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
2nd Floor - Unit 33	86	Defective waterproofing to all balconies. Lack of differential height (freeboard) between outside levels and interior levels which promotes water ingress	All balcony tiles will need to be removed, waterproofing membrane applied and new tiles installed. Aluminium framed glass door and side panels to be removed, modified to be 50mm shorter to allow for a 50mm timber hob between internal and external balcony levels to stop water from gaining access into unit	Remove balcony floor tiles (15m2)	Tiler	1	8	8	\$60.00	\$480.00		\$480.00	\$150.00	\$144.00	\$774.00	\$77.40	\$851.40	\$10,139.25
				Scrape floor and prepare surface for waterproofing membrane	Waterproofer	1	4	4	\$45.00	\$180.00		\$180.00		\$54.00	\$234.00	\$23.40	\$257.40	
				Remove aluminium framed sliding door and side panels and send away to factory to be modified to be 60mm shorter from bottom edge to allow for 50mm waterproofed timber hob	Carpenter	2	4	8	\$85.00	\$680.00	\$1,500.00	\$2,180.00		\$654.00	\$2,834.00	\$283.40	\$3,117.40	
				Supply and install 50mm timber hob along length of entrance to balcony threshold	Carpenter	1	4	4	\$85.00	\$340.00	\$350.00	\$690.00		\$207.00	\$897.00	\$89.70	\$986.70	
				Supply and install waterproof membrane to balcony floor and timber hob (15m2)	Waterproofer	1	4	4	\$45.00	\$180.00	\$900.00	\$1,080.00		\$324.00	\$1,404.00	\$140.40	\$1,544.40	
				Re-install aluminium framed glass sliding door and side panels to top of waterproofed timber hob including all necessary flashings	Carpenter	2	4	8	\$85.00	\$680.00	\$220.00	\$900.00		\$270.00	\$1,170.00	\$117.00	\$1,287.00	
				Supply and install floor tiles to balcony area (15m2)	Tiler	1	8	8	\$60.00	\$480.00	\$825.00	\$1,305.00		\$391.50	\$1,696.50	\$169.65	\$1,866.15	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
General	87	External Render work - All elevations	All damage caused from leaking balconies such as efflorescence to be rectified	Allow 3 x pressure wash of all external surfaces (render/brickwork/precast)	Cleaner	4	16	64	\$75.00	\$4,800.00		\$4,800.00		\$1,440.00	\$6,240.00	\$624.00	\$6,864.00	\$6,864.00
TOTAL COST TO RECTIFY ALL DEFECTS																		\$679,380.35

Part 4: Terms and Conditions

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

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.

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. It is recommended 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.

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

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. Method of Calculations

Area

Roscon carries out a visual inspection of the property but 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. To determine building areas or land area, we have taken some limited measurements onsite to check and compare the measurements against the building boundaries for each lot in the plan of subdivision "POS" provided to us. Lots shown on the "POS" which don't show any building envelopes within the lot if Roscon is unable to gain entry into the private lot/s to ascertain the private open space in any particular lot/s, Roscon will determine and estimate the open space by reference to maps and other online guides.

Cost Estimates

Roscon uses best practice average per square metre cost range for a selection of typical buildings. Roscon uses the latest price indicators published by "Rawlinsons Australian Construction Handbook" which is updated on a yearly basis. This method provides the base figure in the valuation of buildings. Typically cost estimates are provided when buildings are reinstated on flat land. Roscon also takes into account and makes the necessary adjustments for rebuilding on sloping sites, ground conditions, traffic management, footpath rental during the construction period or other council or authority fees, unusual shapes and other design considerations, such as height and floor levels including allowances for Open Space Contributions payable to Councils if applicable.

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