



Detailed Costing - Rectification Works

40 Bay Sample St Port Melbourne VIC 3207

- ✓ 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
- ✓ Domestic Unlimited Builders (DB-U 13329)
- ✓ Commercial Unlimited Builders (CB-U 4272)
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management
- ✓ Member - The Real Estate Institute of Australia

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	John Smith
Title	Solicitor
Company	Sample Lawyers
Address	Level 2 Sample Street, Melbourne VIC 3000

Inspected & Compiled by

Inspector ID	ALE - 910
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21 July 2014

Dear John,

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	Inspections Notes and Rectification Proposal
Part 3	Property Description
Part 4	Detailed Costing
Part 5	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 John Smith, Solicitor at Sample Lawyers. The commissioning instructions in this matter are as follows:

1. Inspect the property at 40 Bay Sample St Port Melbourne on 22 April 2014 and 23 April 2014 if necessary
2. Draft the report between 23 April 2014 to 29 April 2014
3. Costing's report provided on 29 April 2014

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

- 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

1. Consulting Structural Engineers, "Structural Report on Property at 40 Bay Sample St Port Melbourne VIC 3207" Report #1000 dated 15th November 2013
2. Sample Associates Pty Ltd, "Building Standards Regulation Inspection Report", Report # 2000 dated 9th September 2013

Architectural Drawings prepared by Sample Documentation Pty Ltd "Issue for Construction" dated August 2005:

05000 – CS1 – Rev B – Drawing Register and General Notes

05000 – WD1 – Rev B – Basement Car park Floor Plan

05000 – WD2 – Rev B – Ground Floor Plan

05000 – WD3 – Rev B – First Floor Plan

05000 – WD4 – Rev B – Roof Plan

05000 – WD5 – Rev B – Elevations

05000 – WD6 – Rev B – Sections

05000 – WD7 – Rev B – Sections

05000 – WD8 – Rev B – Details

05000 – WD9 – Rev B – Window Schedule

05000 – WD10 – Rev B – Reflected Ceiling Plans/Electrical Plans

Structural Drawings prepared by Sample Engineering Group Pty Ltd “Issue for Construction” dated August 2005:

S1 – Rev A – Face Sheet, Drawing Register and General Notes

S2 – Rev A – Basement Footing Plan

S3 – Rev A – Basement Slab Plan

S4 – Rev A – Ground Floor Slab Plan and Details

S5 – Rev A – First Floor Framing Plan

S6 – Rev A – Roof Framing Plan

S7 – Rev A – Precast Panel Elevations

S8 – Rev A – Stair Elevations and Details

5. Insufficient of Missing Information

Roscon Property Services was provided with all the required documentation by Sample Lawyers. There is no Insufficient of Missing Information.

6. Inspection Details

The inspection of the building was carried out by two Roscon Property Services personnel on Friday 18 April 2014. On the day, Roscon Property Services personnel were referring to the two reports previously conducted.

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

- External facade on all elevations
- Basement car park
- Common entry stairwells
- Internal areas of apartments 6, 7, 8, 9, 10, 11, 12, 14 & 15
- Balconies
- Roof area

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 2014. All estimated labour resources required are based on 25 years’ experience as unlimited domestic and commercial builders (DB-U 13329 & CB-U 4272). 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

On the day of inspection, we were not able to gain access to unit 2, however, this unit showed the same defects as other apartments and therefore costs were able to be obtained for the rectification of these defects.

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 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: Inspections Notes and Rectification Proposal

Observations made during the site inspection relating to defective areas are noted below:

- Multiboard cladding to the external facade has been used in areas where alucabond has been specified – The rectification of this defect involves the removal of the existing multiboard cladding and the installation of alucabond to the areas shown on architectural drawing WD5 Revision B.
- A rendering coating system has been applied to the external faces of the blockwork/foam cladding and is showing signs of significant cracking, blistering and staining – The rectification of this defect involves the re-rendering of the external blockwork/foam cladding facades to incorporate a 3 coat system which is to be sealed using an appropriate water resistant coating to prevent damage to the internal timber framing.
- External blockwork/brickwork walls do not contain weep holes for correct ventilation/removal of moisture from cavity walls – The rectification of this defect involves the removal of blocks/bricks at 1.2m centres and weep holes allowed for.
- Common entry stairwells have water damaged skirtings, walls and carpets – The rectification of this defect involves the correct application of water resistant flexible sealant to the under side of the entry doors, canopies to be installed at the locations of the front entry doors as shown on architectural drawing WD2 Revision B, and the rectification of the multiboard cladding which was found to be an inferior product compared with the specified alucabond cladding.
- Internally to units, kitchen tiles were found to be cracked and drummy – The rectification of this defect involves the removal of the existing cracked and drummy tiles, replacement of the substrate, re-waterproof entire area and re-install new kitchen floor tiles.
- Drainage in bathrooms to units has been obstructed by the shower screens with only one drain installed in the shower area recess ie; water cannot flow into the drain from the basin area as the shower screen blocks this path – Rectification of this defect involves the removal of existing tiles, re-screed levels to fall to an additional drain located in the basin area so that this area can be drained separately to the shower.
- Leaking car park slab – The rectification of this defect involves the bathroom tiles to all units on the ground floor to be removed and for the substrate and waterproof membrane to be replaced making sure that all penetrations through the slab are correctly sealed to prevent water leaking into the basement car park.
- Balconies require to be individually drained to a central location – The rectification of this defect involves the removal of the tiles, re-level the screed to fall to a central point on the balcony, install a drain and re-waterproof and install new tiles to the affected balcony area.
- Balustrades to upper level apartments are structurally defective – The rectification of this defect involves the appointment of a structural engineer to determine the correct design for these balustrades and a re-design of the posts to be able to support the balustrades without deflection. Old balustrades to be removed and replaced with a structural engineer approved design.

Part 3: Property Description

- The property at 40 Bay Sample St Port Melbourne VIC 3207 is a development comprising of a basement car park and 2 levels of apartments above.
- The structure is made up of concrete tilt panels, and blockwork with the floor in between ground and first floor being constructed out of timber.
- The cladding systems used at 40 Bay Sample St Port Melbourne VIC 3207 are rendered blockwork, rendered foam cladding and painted multiboard sheeting which is used extensively throughout. Hebel panels are also used as an external cladding system.
- The entry to the car park is to the east of the development.
- All apartments have balconies which are located on the north, south and east facades of the building.
- The roofing system used is constructed of zinalume trim deck roofing and has a 3 degree pitch.

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	Building Containing Sole-occupancy unit (e.g. apartments, blocks or flats)	<input checked="" type="checkbox"/>



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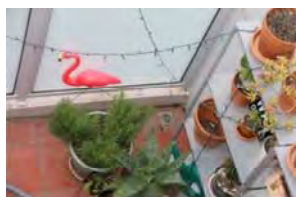
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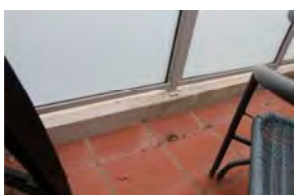
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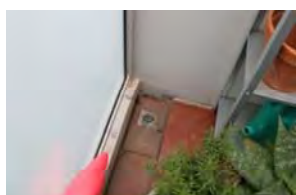
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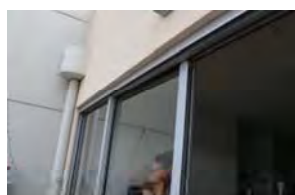
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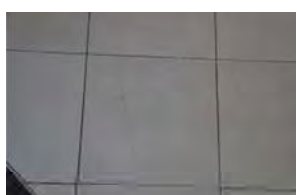
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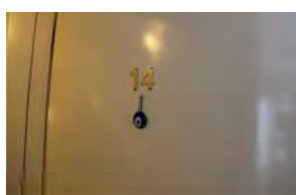
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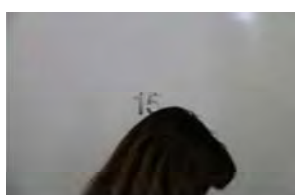
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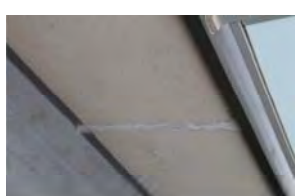
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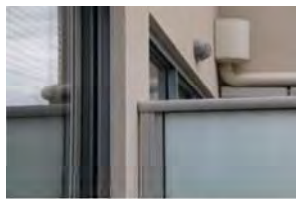
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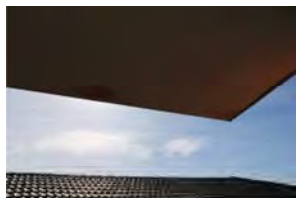
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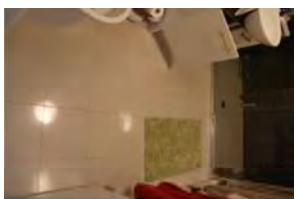
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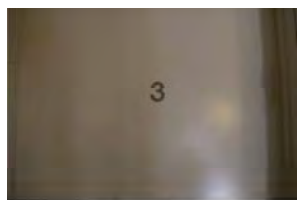
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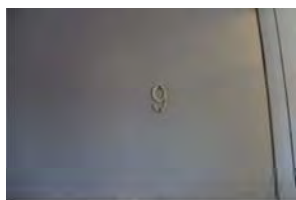
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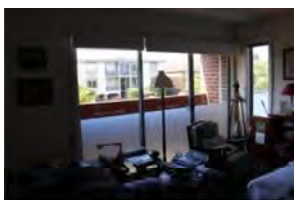
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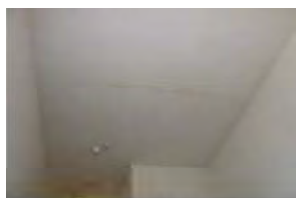
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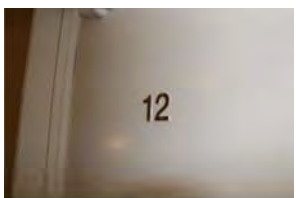
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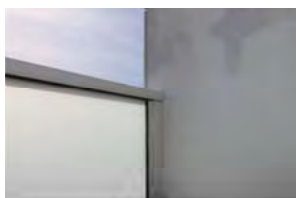
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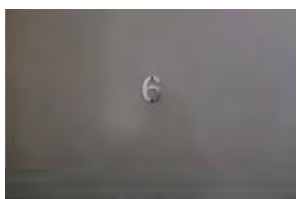
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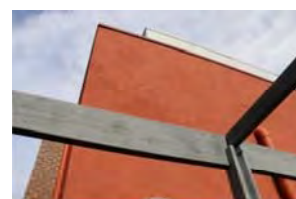
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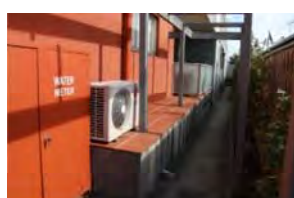
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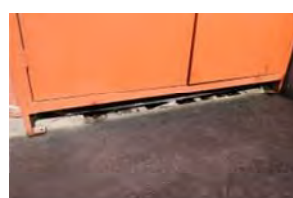
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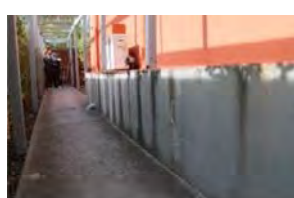
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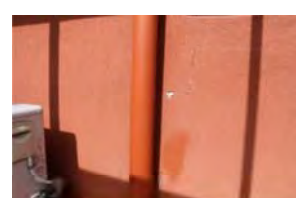
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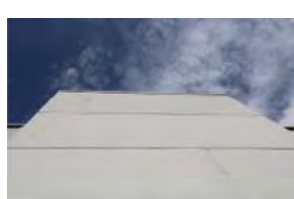
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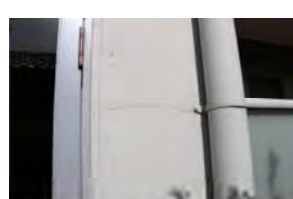
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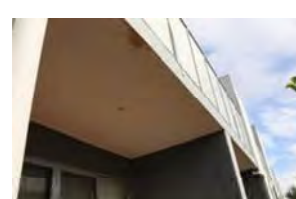
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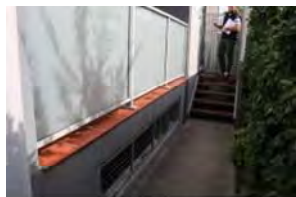
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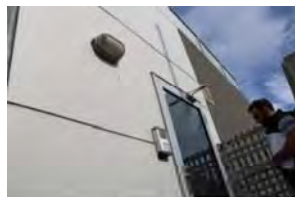
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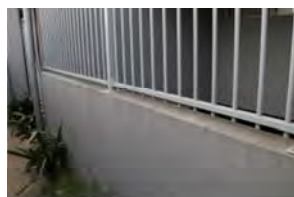
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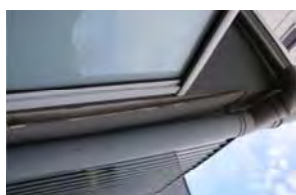
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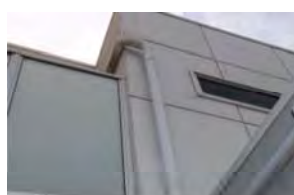
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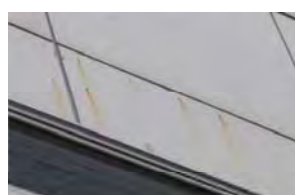
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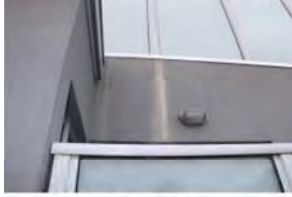
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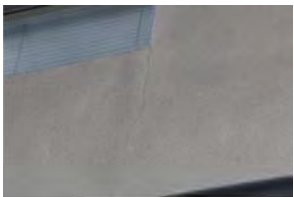
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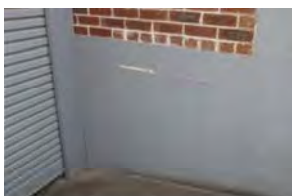
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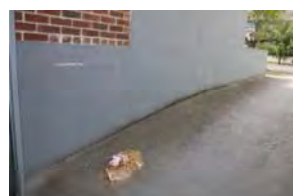
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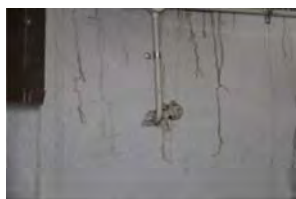
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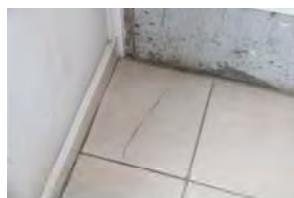
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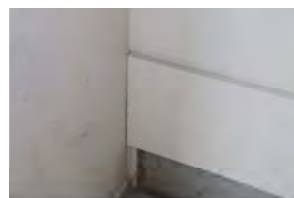
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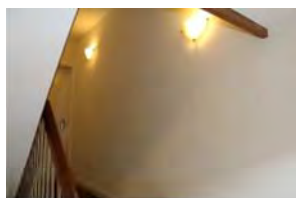
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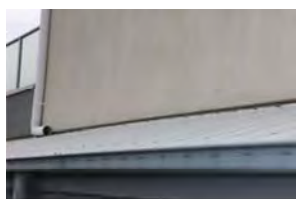
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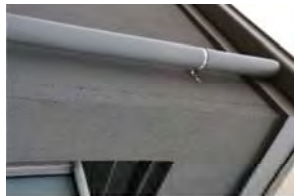
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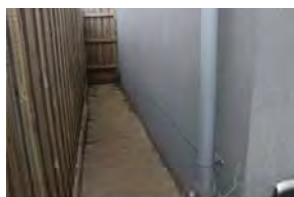
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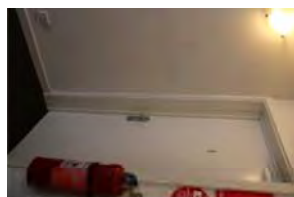
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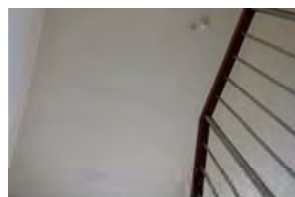
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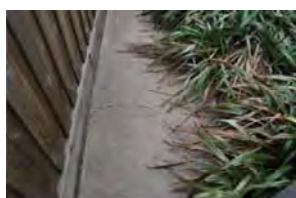
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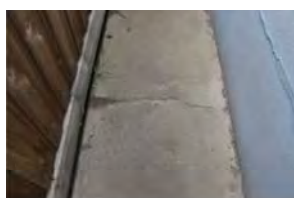
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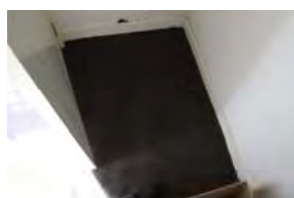
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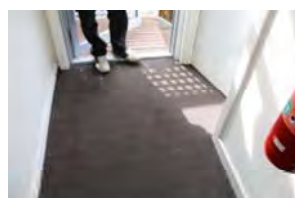
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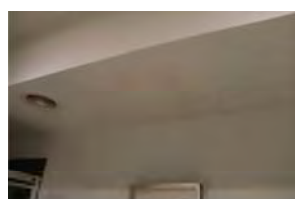
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IMG_0212

Part 4: Detailed Costing

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

1. Consulting Structural Engineers, "Structural Report on Property " Report #1300 dated 15th November 2013
2. Sample Associates Pty Ltd, "Building Standards Regulation Inspection Report", Report # 2000 dated 9th September 2013

Item	Location	Description of Defective Work	T.M.C & Associates	Roy Harding Pty Ltd	Photo Reference
1	General	Cracked fascia - defective patching	x		76
2	General	Ineffective balustrade brace	x		249
3	General	Peeling, detaching, blistering water stained render	x		87,97
4	General	Cracked blockwork	x		122
5	General	Step cracking to blockwork	x		122
6	General	Timber framed pergola constructed in lieu of galvanised steel work		x	47,57,58
7	General	Water ponding to paving proximity of entrance to front units		x	187
8	General	Junction between horizontal and skirting tiles not sealed with flexible sealant		x	202
9	General	Junction between underside of window openings and horizontal balcony ground floor not sealed with a flexible sealant		x	202
10	General cladding	Cracked multiboard cladding - general condition		x	24,64,65,76,93,96,98,110
11	General cladding	Cracked/fractured multiboard cladding with fixings protruding		x	
12	General cladding	Rusted and protruding fixings to multiboard cladding		x	
13	General cladding	Cracked/fractured multiboard cladding with fixings protruding		x	
14	General cladding	Rusted and protruding fixings to multiboard cladding and applied paint finish lifting		x	
15	General cladding	Typical gaps along unsealed edges of multiboard cladding		x	
16	General cladding	Multiboard cladding has been fixed over 4mm cement sheet direct fixed to wall framing		x	
17	General cladding	Cracking exists at junction of blockwork and hebel panels where a movement joint has not been provided		x	
18	General cladding	Cracked render to concrete wall panels abutting paving		x	
19	General cladding	South side of complex - Cracked and lifting render to concrete wall panel abutting garden bed		x	
20	General cladding	Brickwork missing weep holes over openings exceeding 1m		x	
21	Front fence	Blocks showing through render and cracking. The outline of blocks can be observed through render indicating damp absorption through the render		x	39,40,44,45,46
22	Entrance Pathway	Large crack across the whole width of the entrance path, no allowance for movement in the concrete		x	173,174
23	Front Entry Ramp	Cracked paving	x		40
24	Front Entry Ramp	Defective render to front fence	x		38,40
25	Front Entry Ramp	Crazed blockwork to side of ramp	x		38,39
26	Front Entry Ramp	Blistering render to wall at ramp entry	x		38,39
27	Front Entry Ramp	Ramp - crazed blockwork	x		122
28	Front Entry Ramp	Ramp - blistering render	x		123
29	Front Entry Ramp	Ramp - crazed and blistering render	x		124
30	Front Entry Ramp	Ramp - efflorescence and water damage to precast panels	x		125,126
31	Front Entry Ramp	Ramp - defective rendering of blockwork	x		123,124
32	Front Entry Ramp	Defective joint between precast panel and blockwork wall along south side	x		128,129
33	Front Entry Ramp	Defective caulking along north wall	x		129
34	Front Entry Ramp	Defective installation of bondek at base of ramp	x		138
35	Front Entry Ramp	Cracking of north wall	x		130
36	Carpark entry	South side of entry - Articulation joint not provided, cracks and gap exists at vertical junction of blockwork walls		x	81,122
37	Carpark entry	North side of entry - Vertical cracking to junction to blockwork and tilt panel wall, no articulation joint provided		x	81,123
38	Carpark entry	North side of entry - Horizontal cracking to blockwork in proximity of suspected damp proof course level with blockwork		x	82
39	Carpark entry	Blockwork showing through render, render coating to top of wall missing and pitted and cracking through render and efflorescence through wall		x	39,82
40	Carpark entry	North - Blocks visible to rendered wall		x	39
41	Carpark entry	South - Blocks visible to rendered wall and pitted render to top of south wall to carpark entry		x	122
42	Underground Carpark	Rusted bondek and fire stop at slab soffit	x		133,134
43	Underground Carpark	Rusted bondek	x		134
44	Underground Carpark	Leaking slab	x		144
45	Underground Carpark	Un-lagged pipe penetrations	x		135
46	Underground Carpark	No spoon drain to basement	x		
47	Underground Carpark	Buckled bondek to slab soffit opposite carpark	x		136,148
48	Underground Carpark	Spalled concrete beam	x		142,143
49	Underground Carpark	Defective patching of chipped concrete. Filler used in lieu of epoxy grout	x		146
50	Underground Carpark	Spalled concrete to precast wall	x		153
51	Underground Carpark	Defective concrete finish	x		136,142,143,145,146,149
52	Underground Carpark	Hole in soffit not filled	x		150
53	Underground Carpark	Drip tray installed to leaking soffit	x		132
54	Underground Carpark	Wire mesh has been installed in lieu of specified aluminium louvres resulting in wind driven rain entering the carpark	x	x	153,154
55	Underground Carpark	Corrosion to fire collars due to water leaks through slab		x	131,133,134
56	Stair well	Deteriorating cladding near entry to stairwell	x		64,65,198
57	Staircase Entrance of Carpark (east end servicing Units 3,4,11 & 12)	Cracked wall panel to north east corner at top of stair from carpark	x		158
58	Staircase Entrance of Carpark (west end servicing Units 5,6,13 & 14)	Cracked wall tile at top of staircase	x		159
59	Staircase Entrance of Carpark (west end servicing Units 5,6,13 & 14)	Cracked wall panel at top of stair from carpark	x		160
60	Staircase Entrance of Carpark (west end servicing Units 5,6,13 & 14)	Defective plaster work along west wall	x		161
61	Roof	First floor bathrooms do not have sky lights		x	223,224
62	Eastern elevation	Multiboard cladding used in lieu of alucabond cladding as per architectural drawings to first floor façade		x	37,39
63	Northern façade	Multiboard cladding used in lieu of M4 silver alucabond cladding as per architectural drawings		x	37,39
64	West Wall Rear	Cracked and filled blockwork wall	x		115,214
65	West Wall Rear	Crazing of blockwork wall	x		3204
66	West Wall Rear	Defective finish on blockwork	x		115,179
67	West Wall Rear	Patched walls	x		96,212
68	West Wall Rear	Upper storey walls - Unsealed bottom edge of foam board cladding above lower storey roof sheeting		x	115
69	West Wall Rear	Water ingress evidence through cracked blockwork	x		116
70	West Wall Rear	Carpark ventilation opening not louvred	x		180
71	West Wall Rear	Cracked and blistering render at base of ventilation opening	x		181
72	West Wall Rear	Unacceptable braced balustrades to upper level balconies	x		71
73	West Wall Rear	Cracked cladding	x		117,210
74	West Wall Rear	Cracked cladding and defective patching	x		164
75	West Wall Rear	Defective patching to cladding	x		164
76	West Wall Rear	Detaching fascia	x		178
77	South Wall	Cracked blockwork wall	x		172
78	South Wall	Cracked paving	x		183,194
79	South Wall	Defective rendering along south wall	x		194
80	South Wall	Defective rendering	x		193
81	South Wall	Cracked vertical joint between precast panel and blockwork wall	x		194
82	South Wall	Detaching cladding	x		177
83	South Wall	Cracked foam wall	x		179
84	South Wall	Blistering and detached render	x		164,175
85	South Wall	Basement ventilation opening not louvred	x		181
86	South Wall	Cracked wall along precast wall and blockwork join	x		194
87	South Wall	Cracked wall at base	x		179,191
88	South Wall	Cracked and blistered render to wall	x	x	179
89	South Wall	Vertical crack to wall	x		176,178

Item	Location	Description of Defective Work	T.M.C & Associates	Roy Harding Pty Ltd	Photo Reference
90	Southern façade	Multiboard cladding used in lieu of alucabond cladding as per architectural drawings to first floor façade		x	
91	Southern façade	Cracked, rendered multiboard cladding		x	
92	Southern façade	Downpipes installed without spreaders		x	
93	Southern façade	Damp affected timber framing behind cracked rendered multiboard cladding		x	
94	Southern façade	Cracked tiles to landings at base of balcony uprights		x	24,64,65,76,93,96,98,110
95	Unit 1	Water ponding to paving proximity of entrance to front units		x	187
96	Unit 1	Front foyer - Cracked blockwork at top of stair (from basement)	x		184
97	Unit 1	Front foyer - Water damaged architrave outside of Unit 1	x		19,161
98	Unit 1	Front foyer - Leaking ceiling to stairwell to Unit 10	x		-
99	Unit 2	Bedroom ceiling has evidence of aged damp staining	x		
100	Unit 2	Front balcony - cracked blockwork. Water ingress	x		
101	Unit 2	Kitchen living room ceiling - Water ingress from balcony above	x		
102	Unit 2	NE Corner - Cracking to base of rendered blockwork		x	
103	Unit 2	Northern façade - Cracking in alignment with window edge, no articulation joint provided in blockwork		x	
104	Unit 2	Patched water damaged plaster ceiling beneath unit 10 balcony		x	
105	Unit 2	Water ponding to paving proximity of entrance to front units		x	
106	Unit 2	Front foyer - Cracked blockwork at top of stair (from basement)	x		
107	Unit 2	Front foyer - Water damaged architrave outside of Unit 1	x		
108	Unit 2	Front foyer - Leaking ceiling to stairwell to Unit 10	x		
109	Unit 3	Leaking balcony	x		34,56
110	Unit 3	SE corner of bedroom 2 - Hebel panels not sealed at base of wall junction		x	89,90,91
111	Unit 4	Bulging/distorted line in render where foam cladding extends above tilt panel wall/slabsouth of unit 4		x	98
112	Unit 4	Balcony tiles protruding approximately 15mm past base wall resulting in staining to wall beneath		x	101,102
113	Unit 5	Bulging/distorted line in render where foam cladding extends above tilt panel wall/slabsouth of unit 5		x	98
114	Unit 5	Balcony tiles protruding approximately 15mm past base wall resulting in staining to wall beneath		x	101,102
115	Unit 6	Balustrade not attached at west end	x		32
116	Unit 6	South west corner - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		x	34
117	Unit 6	External above bedroom 1 - Vertical hair line crack to rendered face of foam cladding		x	34
118	Unit 6	Rear terrace - tiles protruding over base walls and resulting in unsightly face staining to wall rendered finish		x	36
119	Unit 6	Surface water is obstructed by shower screens from falling to drains		x	7,8,9
120	Unit 7	Cracked and crazed render	x		116,117
121	Unit 7	Cracked paving tile at balustrade post	x		118
122	Unit 7	Paving detaching from wall. Water ingress	x		111,112
123	Unit 7	Cracked paving	x		197
124	Unit 7	Western façade beneath bedroom window - Random diagonal cracking to rendered blockwork. Poor and unsightly patching to cracked blockwork, no articulation joints provided		x	112
125	Unit 7	South wall - Render blistering and missing to base of blockwork wall		x	111
126	Unit 7	Western and Southern walls - Horizontal cracking to blockwork in proximity of suspected damp proof course level to blockwork		x	183
127	Unit 7	Western wall - Outline of blocks can be seen through render. Opening in blockwork exceeding 1m with no weep holes beneath opening or at wall/slab junction		x	163
128	Unit 7	Rear steps - Inconsistent riser heights and tread widths		x	195,196,197
129	Unit 7	Rear staircase lobby - Water damaged plasterboard, stud and bottom plate	x		-
130	Unit 8	Entry, Ground Floor Stairwell - Damp floor and water damaged carpet and plaster within cupboard beneath stairwell		x	200
131	Unit 8	Rear Patio - Cracked tiling joint allowing water ingress	x		202
132	Unit 8	Cracked wall over doorway	x		203
133	Unit 8	Excessive deflection to balustrade screen (higher section)	x		204
134	Unit 8	Bathroom - Leak to ceiling above shower	x		205
135	Unit 8	Bathroom - East wall water stained above toilet	x		206
136	Unit 8	Bathroom - Ceiling leak above bulkhead	x		207
137	Unit 8	Bedroom 1 - Timber rot due to water ingress	x		208
138	Unit 8	Bedroom 1 - Built in robe wall stain	x		209
139	Unit 8	New panelling installed by builder over existing panelling. Patching of cladding above unit 8	x		210,211,212
140	Unit 8	NW corner - Junction of rendered foam cladding against rendered blockwork wall not sealed		x	211
141	Unit 8	Western window - Horizontal and vertical cracking to blockwork. No articulation joints provided to blockwork along this façade		x	213
142	Unit 8	West wall - Horizontal cracking to blockwork in proximity of suspected damp proof course level to blockwork		x	213,214
143	Unit 8	NE corner - Horizontal cracking to blockwork in proximity of suspected damp proof course level to blockwork		x	214
144	Unit 8	North of unit - Existing concealed patched harditex sheeting, unsightly		x	236
145	Unit 8	Horizontal laid harditex sheeting directly laid over existing sheets		x	212
146	Unit 8	Rear steps - Inconsistent riser heights and tread widths		x	196,217
147	Unit 8	Bedroom 1 - Water damaged swollen skirting (beneath unit 15 balcony)		x	219
148	Unit 8	Bedroom 1 - Water stained ceiling and water damaged carpet within robe (beneath unit 15 balcony)		x	209
149	Unit 8	Front entry - Missing canopies detailed in permit drawings		x	221
150	Unit 8	Entrance stair foyer area - Carpet edge fixings rusted due to wind driven rain coming through unprotected doorway		x	219
151	Unit 8	Entrance stair foyer area - Swollen skirtings and adjacent distorted plaster from damp ingress into stair foyer area		x	200,201
152	Unit 8	Rear staircase lobby - Water damaged plasterboard, stud and bottom plate	x		-
153	Unit 9	Water ponding to paving proximity of entrance to front units		x	187
154	Unit 9	Living/dining window/door unit - error/variance to specified drawings		x	14,15,16,17
155	Unit 9	Front stair foyer - Damp staining exists to the ceiling above the stairway serving units 9 & 10		x	-
156	Unit 9	Front stair foyer - Unsealed gap to edge of multiboard cladding above stairway serving units 9 & 10		x	-
157	Unit 10	Front balcony - Leaking	x		254
158	Unit 10	Upstand below sliding door not waterproofed	x		254
159	Unit 10	Defective cladding	x	x	245
160	Unit 10	Northern verandah - Damp staining exists to the soffit lining above the eastern front		x	96
161	Unit 10	Cracked blockwork to north east corner	x		189,190
162	Unit 10	SE corner of front verandah - Junction of rendered foam cladding against brickwork is not sealed		x	227,228
163	Unit 10	North of balcony - Cracked and patch sealed harditex sheeting north of unit 10 balcony		x	236
164	Unit 10	Kitchen - Tiles are cracked and drummy		x	238
165	Unit 10	Water ponding to paving proximity of entrance to front units		x	187
166	Unit 10	Front stair foyer - Damp staining exists to the ceiling above the stairway serving units 9 & 10		x	-
167	Unit 10	Front stair foyer - Unsealed gap to edge of multiboard cladding above stairway serving units 9 & 10		x	-
168	Unit 11	Balcony - Damp staining to underside of unit 11 balcony above terrace to unit 3 below		x	233
169	Unit 11	Northern façade - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		x	227,228
170	Unit 11	Rear of unit - Unsealed gap between rendered foam cladding and window frame		x	203
171	Unit 12	North balustrade is not connected to wall at eastern end	x		22
172	Unit 12	Defective connection at western end balcony	x		21
173	Unit 12	North balcony has defective cladding	x	x	23,24
174	Unit 12	Balcony - Cracked splayed edge to northern balcony upstand beneath balustrade	x	x	25
175	Unit 12	Balcony - Damp staining to underside of unit 12 balcony above terrace to unit 4 below		x	30
176	Unit 12	Northern façade - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		x	23,24
177	Unit 12	Balcony drain also servicing unit 15 balcony drainage requirements		x	28,29
178	Unit 13	Northern façade - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		x	26
179	Unit 14	Balcony - Cracked splayed edge to northern balcony upstand beneath balustrade		x	234
180	Unit 14	Damp staining to underside unit 14 balcony above terrace unit 6 below		x	30
181	Unit 14	Damp staining to underside of unit 14 balcony above terrace to unit 6 below, shows cracking to rendered wall panelling		x	232
182	Unit 14	Balcony - Northern formed tiled step down gutter in lieu of deck being drained centrally as per the architectural drawings		x	234
183	Unit 14	Rear doorway - Gap between bottom edge of foam cladding above rear doorway to unit 14 balcony as well as unsealed gap at side of west facing window from unit 14 rear study room		x	-
184	Unit 14	Balcony drain also servicing unit 15 balcony drainage requirements		x	235
185	Unit 14	Kitchen - Tiles are cracked and drummy		x	239
186	Unit 15	Entry, Ground floor stairwell Damp floor and water damaged carpet and plaster within cupboard beneath stairwell		x	199,219
187	Unit 15	North balcony North west corner water damage	x		244

Item	Location	Description of Defective Work	T.M.C & Associates	Roy Harding Pty Ltd	Photo Reference
188	Unit 15	North balcony Tile surface seal	x		243
189	Unit 15	North balcony Intrusive investigation of balcony waterproofing	x		244
190	Unit 15	North balcony No water proofing detected	x		243
191	Unit 15	North balcony Removed balcony tile	x		242
192	Unit 15	North balcony Sub-base	x		242
193	Unit 15	North balcony Cracked parapet/lining	x		246
194	Unit 15	North balcony Cracked parapet/lining. Rust stains	x		246
195	Unit 15	North balcony Defective cladding - horizontal unsealed gap to multiboard cladding		x	245
196	Unit 15	North balcony Untidy and cracked sealant applied to junction of rendered foam cladding and multi board panelling		x	249
197	Unit 15	North balcony Attempted surface waterproofing rectification. No upstand	x		254
198	Unit 15	South balcony No graded outlet on this balcony. Grate located on adjacent balcony	x		250
199	Unit 15	North Balcony Balustrade not connected to wall	x		252
200	Unit 15	Western façade 2 vertical cracks visible to face of rendered foam cladding		x	236
201	Unit 15	Rear doorway Unsealed foam cladding at sides of openings		x	-
202	Unit 15	North balcony Cracked and path sealed harditex sheetng bonding the balcony wall		x	193
203	Unit 15	North balcony North of unit - Existing concealed patched harditex sheeting, unsightly		x	215
204	Unit 15	Horizontal laid harditex sheeting directly laid over existing sheets		x	211,212
205	Unit 15	Front entry - Missing canopies detailed in permit drawings		x	221
206	Unit 15	Entrance stair foyer area - Carpet edge fixings rusted due to wind driven rain coming through unprotected doorway		x	219
207	Unit 15	Entrance stair foyer area - Swollen skirtings and adjacent distorted plaster from damp ingress into stair foyer area		x	200,201
208	Unit 15	Rear staircase lobby - Water damaged plasterboard, stud and bottom plate	x		-

REPORT CITINGS																												
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT							
1	x		Cladded exterior walls and fascias - 8.8 & 8.9	External Façade	Cracked Fascia and defective patching	"The typical condition of the cladding used at 21 Lillimur Road has experienced substantial cracking and detachment especially where multi-board has been used. All areas where multi-board has been used in lieu of the specified alucabond will need to be replaced to satisfy the permit drawings."	Supply/hire of scaffolding to north, east and south facades, - 5 days	-							\$0.00	\$1,500.00			\$1,500.00	\$150.00	\$1,650.00	\$144,395.63						
							Erect scaffolding to access areas where multi-board cladding has been installed	Scaffodler	4	16	64	\$50.00	\$3,200.00		\$3,200.00		\$800.00	\$4,000.00	\$400.00	\$4,400.00								
							Removal of existing multi-board cladding in areas where alucabond has been specified and not used including any rotted timber due to water ingress and replace	Labourer	5	88	440	\$40.00	\$17,600.00		\$17,600.00		\$4,400.00	\$22,000.00	\$2,200.00	\$24,200.00								
							Disposal of multi-board cladding - Bin hire for 5 days	Labourer	1	8	8	\$40.00	\$320.00		\$320.00	\$700.00	\$80.00	\$1,100.00	\$110.00	\$1,210.00								
							Supply of alucabond cladding - \$345 p/sqm	-			0		\$0.00	\$54,855.00	\$54,855.00		\$13,713.75	\$68,568.75	\$6,856.88	\$75,425.63								
							Installation of alucabond cladding, trims, flashings etc	Carpenter	4	80	320	\$60.00	\$19,200.00		\$19,200.00		\$4,800.00	\$24,000.00	\$2,400.00	\$26,400.00								
							Sealing of all joins and flashings	Caulker	2	40	80	\$45.00	\$3,600.00		\$3,600.00		\$900.00	\$4,500.00	\$450.00	\$4,950.00								
							Clean up of area and make safe	Labourer	2	16	32	\$40.00	\$1,280.00		\$1,280.00		\$320.00	\$1,600.00	\$160.00	\$1,760.00								
							Removal of scaffolding	Scaffodler	4	16	64	\$50.00	\$3,200.00		\$3,200.00		\$800.00	\$4,000.00	\$400.00	\$4,400.00								
							2	x		Balustrades - 7.22	General	Ineffective balustrade brace	"It was evident during our site inspection that there were balconies which were structurally defective and considered dangerous to the occupants of the units. The bracing which has been installed to the balustrades is structurally unsatisfactory as there is a great deal of deflection at the posts. No details of the bracing of balustrades to the external walls on the structural drawings."	Removal of the existing inadequate bracing to the balconies affected by the loose posts/screens.	Labourer	2	8	16	\$40.00	\$640.00			\$640.00		\$160.00	\$800.00	\$80.00	\$880.00
Supply of galvanised steel angle properly fixed into external cladding and balustrade top rails in 10 locations to 5 units. Including all fixings as required.	-			0	\$0.00	\$300.00								\$300.00		\$75.00	\$375.00	\$37.50	\$412.50									
Installation of galvanised steel angle	Carpenter	2	8	16	\$60.00	\$960.00									\$960.00		\$240.00	\$1,200.00	\$120.00	\$1,320.00								
Clean up of area and make safe	Labourer	2	8	16	\$40.00	\$640.00									\$640.00		\$160.00	\$800.00	\$80.00	\$880.00								
3	x		Cladded exterior walls and fascias - 7.10	External Façade	Peeling, detaching, blistering water stained render	"On this particular site, a thin render system has been applied over the blockwork/foam cladding to provide a textured finish. The render appears to be a thin coat of cementitious material, followed by a porous acrylic coat. There does not appear to be a sealer over the render and this makes the wall susceptible to water damage/ingress which is evident throughout the external facade of the building. Usually, manufacturers such as Hardies recommend a 3 coat system of approximately 5 - 7mm thickness comprising 2 base coats overlain by a textured acrylic coat. A clear sealer is then rolled on. All in accordance with AS 3700"	Supply/hire of scaffolding to north, east and south facades, - 2 weeks				0	\$0.00		\$0.00	\$2,000.00	\$0.00	\$2,000.00	\$200.00	\$2,200.00		\$66,220.00							
							Erect scaffolding to access areas where the rendered coating has been applied to blockwork/foam cladding to all elevations of the building	Scaffodler	4	40	160	\$50.00	\$8,000.00		\$8,000.00		\$2,000.00	\$10,000.00	\$1,000.00	\$11,000.00								
							Chip out areas where render is cracking, blistering, pitted and water stained	Labourer	3	56	168	\$40.00	\$6,720.00		\$6,720.00		\$1,680.00	\$8,400.00	\$840.00	\$9,240.00								
							Fill areas where blockwork has been cracked and install control joints as required to satisfy BCA requirements	Brick Layer	4	40	160	\$60.00	\$9,600.00		\$9,600.00		\$2,400.00	\$12,000.00	\$1,200.00	\$13,200.00								
							Dispose of all debris/chipped render - bin hire	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$700.00	\$160.00	\$1,500.00	\$150.00	\$1,650.00								
							Supply and install an approved 3 coat rendering system which is applied to 5 - 7mm in thickness to all blockwork/foam cladding on all elevations of the building ensuring that a sealer coat is applied for water resistance.	Renderer	3	56	168	\$70.00	\$11,760.00		\$11,760.00		\$2,940.00	\$14,700.00	\$1,470.00	\$16,170.00								
							Clean up of area and make safe	Labourer	2	16	32	\$40.00	\$1,280.00		\$1,280.00		\$320.00	\$1,600.00	\$160.00	\$1,760.00								
							Removal of scaffolding	Scaffodler	4	40	160	\$50.00	\$8,000.00		\$8,000.00		\$2,000.00	\$10,000.00	\$1,000.00	\$11,000.00								
4	x			External Façade	Cracked Blockwork		Refer Item 3 work breakdown for inclusion of filling all cracked blockwork to all elevations of external facade and installing control joints prior to 3 coat rendering system being applied.																					
5	x			External Façade	Step cracking to blockwork		Refer Item 3 work breakdown for inclusion of filling all cracked blockwork to all elevations of external facade and installing control joints prior to 3 coat rendering system being applied.																					
6	x		Entrance pergola frame - Photo 154	Northern entrance to building	Timber framed pergola installed in lieu of specified galvanised steel work.	Architectural drawings specify "Steel framed canopy and columns to front entry canopy as per structural engineers drawings and details. Provide selected paint finish. Fall roof to garden adjacent. Line soffit with FC sheet for stopped up and paint finish." Structural steel Drawing SS shows pergola to be constructed out of hot dipped galvanised steel.	Labour to demolish existing timber framed pergola	Labourer	2	16	32	\$40.00	\$1,280.00		\$1,280.00		\$320.00	\$1,600.00	\$160.00	\$1,760.00		\$24,337.50						
							Hire excavator and excavate ground on either side of path to accommodate for concrete pad footings as per structural engineers details	Labourer	1	16	16	\$40.00	\$640.00		\$640.00	\$1,000.00	\$160.00	\$1,800.00	\$180.00	\$1,980.00								
							Supply 4m3 of concrete and pour 12 x concrete pad footings. \$120 per m3 supply.	Concretor	2	8	16	\$70.00	\$1,120.00	\$480.00	\$1,600.00		\$400.00	\$2,000.00	\$200.00	\$2,200.00								
							Supply and install galvanised steel pergola	Steel worker	2	16	32	\$65.00	\$2,080.00	\$4,000.00	\$6,080.00		\$1,520.00	\$7,600.00	\$760.00	\$8,360.00								
							Supply and install timber battens to support FC sheet to soffit of pergola	Carpenter	2	8	16	\$60.00	\$960.00	\$1,500.00	\$2,460.00		\$615.00	\$3,075.00	\$307.50	\$3,382.50								
							Supply and install zincalume roof at 1 degree pitch including all flashings and cappings	Roof Plumber	2	8	16	\$70.00	\$1,120.00	\$2,000.00	\$3,120.00		\$780.00	\$3,900.00	\$390.00	\$4,290.00								
							Stop up joists to new soffit lining	Plasterer	1	8	8	\$50.00	\$400.00	\$400.00	\$800.00		\$200.00	\$1,000.00	\$100.00	\$1,100.00								
							Paint new soffit lining	Painter	1	8	8	\$50.00	\$400.00	\$200.00	\$600.00		\$150.00	\$750.00	\$75.00	\$825.00								
							Clean up of area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00								
							7	x		Comments on water ponding - Photo 155 and Item 391 on page 125 of the report	East entrance to building	Water ponding to paving proximity of entrance to front units	"It is not known whether the builder was responsible for the landscaped areas. It could not be determined from a visual inspection whether the paving; Was constructed without appropriate falls at the time of original construction, has suffered a degree of subsidence resulting in ponding due to poor workmanship, or has subsided due to seasonal affects influenced by adjacent garden watering. Please see work breakdown of rectification costs to this problem which has been a complaint made by the body corporate representatives."	Disconnect and remove 2 x entrance light posts	Electrician	1	4	4	\$50.00	\$200.00			\$200.00		\$50.00	\$250.00	\$25.00	\$275.00
Labour to sawcut concrete in the entire area to the front of units 1, 2, 9 and 10. 12m3 of concrete.	Concretor	1	8	8	\$60.00	\$480.00									\$480.00	\$500.00	\$120.00	\$1,100.00	\$110.00	\$1,210.00								
Dispose of concrete into waste bin	Labourer	1	8	8	\$40.00	\$320.00									\$320.00	\$700.00	\$80.00	\$1,100.00	\$110.00	\$1,210.00								
Supply and install crushed rock to ground	Labourer	1	4	4	\$40.00	\$160.00								\$600.00	\$760.00		\$190.00	\$950.00	\$95.00	\$1,045.00								
Supply and install reinforcement sheeting in area at the front of units 1, 2, 9 and 10	Concretor	1	4	4	\$60.00	\$240.00								\$800.00	\$1,040.00		\$260.00	\$1,300.00	\$130.00	\$1,430.00								
Supply and pour concrete to the correct falls eg; away from centre of walkway and into the adjacent garden beds. 12m3	Concretor	3	8	24	\$60.00	\$1,440.00								\$1,500.00	\$2,940.00	\$500.00	\$735.00	\$4,175.00	\$417.50	\$4,592.50								
Re connect 2 x light posts to either side of walkway	Electrician	1	4	4	\$50.00	\$200.00									\$200.00		\$50.00	\$250.00	\$25.00	\$275.00								
Clean up of area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00															
8	x		Page 98 of report referencing photo 121	General	Junction between horizontal and skirting tiles not sealed with flexible sealant	We have allowed for this remedial work to occur on all balconies as the report states that this is a general item and is typical throughout all units	Scrape away old and cracking grout lines to the external edges of the balcony tiling	Labourer	2	16	32	\$40.00	\$1,280.00		\$1,280.00		\$320.00	\$1,600.00	\$160.00	\$1,760.00		\$5,087.50						
							Dispose of debris, labour and bin hire	Labourer	1	8	8	\$40.00	\$320.00		\$320.00	\$300.00	\$80.00	\$700.00	\$70.00	\$770.00								
							Supply of flexible sealant	-			0	\$0.00	\$500.00	\$500.00		\$125.00	\$625.00	\$62.50	\$687.50									
							Labour to install flexible sealant	Caulker	2	8	16	\$45.00	\$720.00		\$720.00		\$180.00	\$900.00	\$90.00	\$990.00								
							Clean up of area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00								
9	x		Page 98 of report referencing photo 122	General	Junction between underside of window openings and horizontal balcony ground floor not sealed with a flexible sealant	"278. Sills to openings are not flashed or sealed against tiled balconies in many instances."	Scrape away and clean gaps between underside of window openings and horizontal balcony ground floor	Labourer	4	42	168	\$40.00	\$6,720.00		\$6,720.00		\$1,680.00	\$8,400.00	\$840.00	\$9,240.00		\$14,217.50						
							Dispose of debris, labour and bin hire	Labourer	1	8	8	\$40.00	\$320.00	\$500.00	\$820.00		\$205.00	\$1,025.00	\$102.50	\$1,127.50								
							Supply of flexible sealant	-			0	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00									
							Labour to install flexible sealant	Caulker	3	16	48	\$45.00	\$2,160.00		\$2,160.00		\$540.00	\$2,700.00	\$270.00	\$2,970.00								
							Clean up of area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00								

REPORT CITINGS																					
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT
10		x	Photo 5, 6, 7 & 8 page 17 & 18	General Cladding	Cracked multiboard cladding	If multiboard cladding is replaced to the entirety of the building and the specified alucabond is installed, then these costs will be void as the defects relating to this will be rectified in the installation of the new cladding	Remove sections of multiboard cladding which are cracked and broken	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$4,647.50
							Dispose of old multiboard cladding which has been removed including bin hire	Labourer	1	8	8	\$40.00	\$320.00		\$320.00	\$400.00	\$80.00	\$800.00	\$80.00	\$880.00	
							Supply and installation of new multiboard cladding to the affected areas as shown on page 17 and 18 of the report including new fixings	Carpenter	2	8	16	\$60.00	\$960.00	\$500.00	\$1,460.00		\$365.00	\$1,825.00	\$182.50	\$2,007.50	
							Labour to seal the joins in the new multiboard cladding	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
							Clean up of area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
11		x	Conclusion, page 31	General Cladding	Cracked/fractured multiboard cladding with fixings protruding	Roy Harding & Associates Conclusion on Multiboard cladding - "The multiboard cladding has not been specifically approved by the relevant building surveyor and is not detailed on the permit documents provided. There is no evidence of its suitability for satisfying the performance criteria of the BCA with respect to structural integrity and weatherproofing. Currently the material displays numerous defects causing damp egress. Recommendation - REPLACE THE EXTERNAL MULTIBOARD CLADDING WITH ALUCABOND CLADDING AS DETAILED ON THE PERMIT DOCUMENTS WITH ALL WORKS CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. Pricing includes to rectify the cladding and fixings which have failed as a result of water ingress. If the multiboard cladding is replaced with alucabond as specified, then this defect would be rectified."	PLEASE REFER TO ITEM 10 FOR RECTIFICATION COSTS ASSOCIATED WITH THIS WORK AS DEFECT IN ROY HARDING REPORT IS IN THE SAME AREA AS ABOVE DEFECT														
12		x	Photo 7 & 8 on page 18 of report	General Cladding	Rusted and protruding fixings to multiboard cladding	PLEASE REFER TO ITEM 10 WORK BREAKDOWN FOR RECTIFICATION COSTS - THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 WORK BREAKDOWN															
13		x	Photo 7 & 8 on page 18 of report	General Cladding	Cracked/fractured multiboard cladding with fixings protruding	PLEASE REFER TO ITEM 10 WORK BREAKDOWN FOR RECTIFICATION COSTS - THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 WORK BREAKDOWN															
14		x	Photo 9 & 10 on page 19 of report	General Cladding	Rusted and protruding fixings to multiboard cladding and applied paint finish lifting	PLEASE REFER TO ITEM 10 WORK BREAKDOWN FOR RECTIFICATION COSTS - THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 WORK BREAKDOWN															
15		x	Photo 12 on page 20 of report	General Cladding	Typical gaps along unsealed edges of multiboard cladding	PLEASE REFER TO ITEM 10 WORK BREAKDOWN FOR RECTIFICATION COSTS - THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 WORK BREAKDOWN															
16		x	Photo 28 on page 28 of report	General Cladding	Multiboard cladding has been fixed over 4mm cement sheet direct fixed to wall framing	Item 53 on page 28 of report - "The multiboard cladding requires painting/sealing. This is an ongoing maintenance issue."	Supply/hire of scaffolding to north, east and south facades, - 5 days				0		\$0.00		\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$100.00	\$1,100.00	\$9,982.50
							Erect scaffolding to acces areas where multiboard cladding has been installed	Scaffolder	2	8	16	\$50.00	\$800.00		\$800.00		\$200.00	\$1,000.00	\$100.00	\$1,100.00	
							Remove all multiboard cladding which has been directly laid over unsealed 4mm cement sheet	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	
							Materials and labour to seal the entire area of 4mm cement sheet to 50m2 of external cladding	Caulker	2	8	16	\$45.00	\$720.00	\$500.00	\$1,220.00		\$305.00	\$1,525.00	\$152.50	\$1,677.50	
							Materials and labour to install multiboard cladding back over 4mm sealed cement sheet	Carpenter	2	8	16	\$60.00	\$960.00	\$500.00	\$1,460.00		\$365.00	\$1,825.00	\$182.50	\$2,007.50	
							Materials and labour to seal the multiboard cladding at	Caulker	2	8	16	\$45.00	\$720.00	\$500.00	\$1,220.00		\$305.00	\$1,525.00	\$152.50	\$1,677.50	
							Dismantle Scaffolding and remove from site	Scaffolder	2	8	16	\$50.00	\$800.00		\$800.00		\$200.00	\$1,000.00	\$100.00	\$1,100.00	
Clean up area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00								
17		x	Photo 71 & 72 on page 67 of report	General Cladding	Cracking exists at junction of blockwork and hebel panels where a movement joint has not been provided		Remove and chip away cracked render	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,952.50
							Clean the join and remove all debris	Labourer	1	2	2	\$40.00	\$80.00		\$80.00		\$20.00	\$100.00	\$10.00	\$110.00	
							Install articulation joint/flexible sealant between the 2 materials	Caulker	1	4	4	\$45.00	\$180.00	\$300.00	\$480.00		\$120.00	\$600.00	\$60.00	\$660.00	
							Re-render wall in location of articulation joint	Renderer	1	4	4	\$45.00	\$180.00	\$200.00	\$380.00		\$95.00	\$475.00	\$47.50	\$522.50	
							Dispose of cracked render	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
18		x	Photo 97 & 98 on page 81 of report	General Cladding	Cracked render to concrete wall panels abutting paving		Remove and chip away cracked render	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,732.50
							Clean the join and remove all debris	Labourer	1	2	2	\$40.00	\$80.00		\$80.00		\$20.00	\$100.00	\$10.00	\$110.00	
							Re-render wall in location of articulation joint	Renderer	1	4	4	\$45.00	\$180.00	\$200.00	\$380.00		\$95.00	\$475.00	\$47.50	\$522.50	
							Dispose of cracked render	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
19		x	Photo 99 on page 81 of report	General Cladding	South side of complex - cracked and lifting render to concrete wall panel abutting garden bed	Item 217 of report on page 82 - "Reasons for render lifting where abutting garden areas, may vary and relate to possible poor initial adhesion of render or damp permeating from finished surface levels behind"	PLEASE REFER TO ITEM 18 WORK BREAKDOWN FOR RECTIFICATION COSTS AS THIS IS THE SAME AREA														
20		x	Photo 197 on page 92 of report	General Cladding	Brickwork and blockwork missing weep holes over openings exceeding 1m	"The omission of weep holes over openings exceeding 1m wide in external cavity walls is contrary to the building permit drawings and AS3700 and is therefore defective."	Supply and erect mobile scaffold to areas on all elevations above openings exceeding 1m	Scaffolder	2	16	32	\$50.00	\$1,600.00		\$1,600.00	\$400.00	\$400.00	\$2,400.00	\$240.00	\$2,640.00	\$10,670.00
							Remove bricks/blocks and install weep holes at 1.2m centres	Bricklayer	2	16	32	\$50.00	\$1,600.00		\$1,600.00		\$400.00	\$2,000.00	\$200.00	\$2,200.00	
							Re-instate brickwork	Bricklayer	2	16	32	\$50.00	\$1,600.00		\$1,600.00		\$400.00	\$2,000.00	\$200.00	\$2,200.00	
							Re-render in areas where bricks/blocks have been removed	Renderer	2	8	16	\$45.00	\$720.00		\$720.00		\$180.00	\$900.00	\$90.00	\$990.00	
							Remove mobile scaffolding to all elevations above openings exceeding 1m	Scaffolder	2	16	32	\$50.00	\$1,600.00		\$1,600.00		\$400.00	\$2,000.00	\$200.00	\$2,200.00	
Clean areas and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00								

REPORT CITINGS																												
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT							
21		x	Photo 88 - 96 on page 77 & 78 of report	Front Fence	Blocks showing through render and cracking. The outline of blocks can be observed through render indicating damp absorption through the render	"Damp is permeating through the wall causing the render to blister and lift from the face of the wall. The render to the tops of the walls has pitted or weathered over time in places. Damp efflorescence is also showing through cracks in render. The waterproof membrane rear of the wall and possible the agricultural drainage behind the wall have failed to the extent that ground water/damp is penetrating through the wall."	Remove render to the face of all walls to the front entrance of the building and carpark including front fence	Renderer	2	24	48	\$45.00	\$2,160.00		\$2,160.00			\$540.00	\$2,700.00	\$270.00	\$2,970.00	\$15,702.50						
							Dispose of all render which has been removed from the affected walls	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$650.00	\$160.00	\$1,450.00	\$145.00	\$1,595.00								
							Remove all soil below walls to expose ground level and fill with scoria	Labourer	1	16	16	\$40.00	\$640.00		\$640.00	\$1,000.00	\$160.00	\$1,800.00	\$180.00	\$1,980.00								
							Dispose of all soil and take off site	Labourer	1	16	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00								
							Install agricultural drains behind all walls draining into stormwater	Plumber	1	8	8	\$70.00	\$560.00		\$560.00		\$140.00	\$700.00	\$70.00	\$770.00								
							Cover agricultural drains with scoria	Plumber	2	16	32	\$70.00	\$2,240.00		\$2,240.00		\$560.00	\$2,800.00	\$280.00	\$3,080.00								
							Re-fill with soil	Plumber	1	8	8	\$70.00	\$560.00		\$560.00		\$140.00	\$700.00	\$70.00	\$770.00								
							Re-render all blockwork walls to the front fence and entrance to the under ground carpark	Renderer	2	24	48	\$45.00	\$2,160.00		\$2,160.00		\$540.00	\$2,700.00	\$270.00	\$2,970.00								
							Install movement joints using flexible sealant in blockwork walls to prevent cracking	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50								
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00								
22		x	Photo 156 on page 126 of report	Entrance pathway to front of building	Large crack across the whole width of the entrance path, no allowance for movement in the concrete	"Item 17 of the guide to standards and tolerances states that for paving, any uncontrolled cracking of concrete will be considered a defect if the builder did not make allowance for shrinkage or general movement of the concrete (ie: slip joints, control joints, isolated joints etc) or where uncontrolled cracking is the result of unsatisfactory workmanship"	Remove 8m2 of concrete	Concretor	1	4	4	\$60.00	\$240.00		\$240.00	\$500.00	\$60.00	\$800.00	\$80.00	\$880.00	\$4,235.00							
							Dispose of 8m2 of concrete	Concretor	1	4	4	\$60.00	\$240.00		\$240.00	\$500.00	\$60.00	\$800.00	\$80.00	\$880.00								
							Re level ground and prepare for new concrete path	Concretor	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00								
							Form up edges of concrete path	Concretor	1	6	6	\$60.00	\$360.00		\$360.00		\$90.00	\$450.00	\$45.00	\$495.00								
							Install steel re reinforcement sheets prior to concrete pour	Concretor	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00								
							Pour concrete and ensure control joints are installed	Concretor	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00								
							Finish surface of concrete	Concretor	1	4	4	\$60.00	\$240.00		\$240.00	\$200.00	\$60.00	\$500.00	\$50.00	\$550.00								
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00								
							23	x		Photo 36 on page 9	Front entry ramp	Cracked paving	This defect has been allowed for in item 22 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 22 WORK BREAKDOWN FOR RECTIFICATION COSTS														
							24	x		Photo 37 on page 9	Front entry ramp	Defective render to front fence	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS														
25	x		Photo 38 on page 10	Front entry ramp	Crazed blockwork to side of ramp	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																					
26	x		Photo 39 on page 10	Front entry ramp	Blistering render to wall at ramp entry	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																					
27	x		Photo 40 & 41 on page 10	Front entry ramp	Ramp - crazed blockwork	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																					
28	x		Photo 42 on page 11	Front entry ramp	Ramp - blistering render	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																					
29	x		Photo 43 on page 11	Front entry ramp	Ramp - crazed and blistering render	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																					
30	x		Photo 44 on page 11	Front entry ramp	Ramp - efflorescence and water damage to precast panels		Chip out all areas affected by efflorescence	Concretor	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	\$2,681.25							
							Patch areas affected by efflorescence	Concretor	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$135.00	\$675.00	\$67.50	\$742.50								
							Remove all debris and old caulking from base of precast panels to the entry of the carpark	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50								
							Re-apply flexible sealant to the entire length of the precast panels at the base where they meet the concrete slab of the carpark entry ramp	Caulker	1	4	4	\$45.00	\$180.00	\$200.00	\$380.00		\$95.00	\$475.00	\$47.50	\$522.50								
							Re paint precast tilt panel with water resistant paint system	Painter	1	4	4	\$50.00	\$200.00	\$250.00	\$450.00		\$112.50	\$562.50	\$56.25	\$618.75								
							Clean area and make good	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
31	x		Photo 45 on page 11	Front entry ramp	Ramp - defective rendering of blockwork		Remove render to the face wall at entry ramp behind the roller door	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50	\$1,643.13							
							Dispose of all render which has been removed from the affected walls	Renderer	1	3	3	\$45.00	\$135.00		\$135.00	\$450.00	\$33.75	\$618.75	\$61.88	\$680.63								
							Re-render to the face wall at entry ramp behind the roller door	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50								
							Install movement joints using flexible sealant in blockwork walls to prevent cracking	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50								
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
							Remove debris from joint between precast panel and blockwork	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
32	x		Photo 46 on page 12	Front entry ramp	Defective joint between precast panel and blockwork wall along south side		Remove debris from joint between precast panel and blockwork	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50	\$1,237.50							
							Dispose of debris	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50								
							Re-caulk joint with flexible sealant	Caulker	1	4	4	\$45.00	\$180.00	\$200.00	\$380.00		\$95.00	\$475.00	\$47.50	\$522.50								
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
							Remove debris from joint between precast panel and blockwork	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
33	x		Photo 47 on page 12	Front entry ramp	Defective caulking along north wall		Remove debris from joint between precast panel and blockwork	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50	\$1,237.50							
							Dispose of debris	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50								
							Re-caulk joint with flexible sealant	Caulker	1	4	4	\$45.00	\$180.00	\$200.00	\$380.00		\$95.00	\$475.00	\$47.50	\$522.50								
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
							Remove debris from joint between precast panel and blockwork	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
34	x		Photo 48 & 49	Front entry ramp	Defective installation of bondek at base of ramp	Bondek has been used as formwork for the concrete to the soffit of the carpark slab. There are areas where this bondek is warped and uneven in many instances, however, due to the fact that this is a structural item and is throughout the carpark, it is not feasible to remove and replace the bondek. The structural integrity of the building is not at risk																						
35	x		Photo 50 on page 13	Front entry ramp	Cracking of north wall		Disconnect and make safe all electrical items on the wall affected by the cracking	Electrician	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00	\$2,983.75							
							Chip out areas where cracking has occurred	Concretor	1	4	4	\$60.00	\$240.00		\$240.00	\$300.00	\$60.00	\$600.00	\$60.00	\$660.00								
							Dispose of debris	Concretor	1	4	4	\$60.00	\$240.00		\$240.00	\$300.00	\$60.00	\$600.00	\$60.00	\$660.00								
							Patch areas along the entire length of the wall	Concretor	1	4	4	\$60.00	\$240.00	\$250.00	\$490.00		\$122.50	\$612.50	\$61.25	\$673.75								
							Re-paint with an approved painting system resistant to water ingress	Painter	1	4	4	\$50.00	\$200.00	\$200.00	\$400.00		\$100.00	\$500.00	\$50.00	\$550.00								
							Re-install electrical items on this wall which have previously been removed to make the area safe for work	Electrician	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00								
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								

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Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown				Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
36		x	Photo 68 on page 66	Carpark entry	South side of entry - Articulation joint not provided, cracks and gap exists at vertical junction of blockwork walls	"The builder would be responsible for cracking caused where provision for differential movement has not been provided contrary to drawing details."	Remove debris from join in rendered blockwork wall junction	Caulker	1	4	4	\$45.00	\$180.00		\$180.00			\$45.00	\$225.00	\$22.50	\$247.50		\$1,306.25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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						Re-caulk joint with flexible sealant	Caulker	1	4	4	\$45.00	\$180.00	\$250.00	\$430.00			\$107.50	\$537.50	\$53.75	\$591.25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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37		x	Photo 69 & 70 on page 66	Carpark entry	North side of entry - Vertical cracking to junction to blockwork and tilt panel wall, no articulation joint provided	This defect has been allowed for in item 35 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 35 WORK BREAKDOWN FOR RECTIFICATION COSTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
38		x	Photo 78 on page 71	Carpark entry	North side of entry - Horizontal cracking to blockwork in proximity of suspected damp proof course level with blockwork	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 35 WORK BREAKDOWN FOR RECTIFICATION COSTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
39		x	Photo 88 on page 77	Carpark entry	Blockwork showing through render, render coating to top of wall missing and pitted and cracking through render and efflorescence through wall	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
40		x	Photo 90 & 91 on page 78	Carpark entry	North - Blocks visible to rendered wall	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 35 WORK BREAKDOWN FOR RECTIFICATION COSTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
41		x	Photo 94 on page 78	Carpark entry	South - Blocks visible to rendered wall and pitted render to top of south wall to carpark entry	This defect has been allowed for in item 21 work breakdown. Same defect picked up in both reports	PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
42	x		Photo 66 on page 17	Underground carpark	Rusted bondek and fire stop at slab soffit	There are 11 locations where this occurs in the basement as per our site visit. Bondek has been used as formwork for the concrete to the soffit of the carpark slab. There are areas where this bondek is warped and uneven in many instances, however, due to the fact that this is a structural item and is throughout the carpark, it is not feasible to remove and replace the bondek. The structural integrity of the building is not at risk because of this minor warping.	Scrape away all rust from around PVC pipe and fire collar	Labourer	1	8	8	\$40.00	\$320.00		\$320.00			\$80.00	\$400.00	\$40.00	\$440.00		\$3,547.50																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
						Remove all rusted fire collars and re-install new	Plumber	1	8	8	\$70.00	\$560.00	\$600.00	\$1,160.00			\$290.00	\$1,450.00	\$145.00	\$1,595.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
						Seal around fire collars with fire rated sealant	Plumber	1	4	4	\$70.00	\$280.00	\$500.00	\$780.00			\$195.00	\$975.00	\$97.50	\$1,072.50																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
						Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00			\$80.00	\$400.00	\$40.00	\$440.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
43	x		Photo 67 on page 17	Underground carpark	Rusted bondek	Bondek has been used as formwork for the concrete to the soffit of the carpark slab. There are areas where this bondek is warped and uneven in many instances, however, due to the fact that this is a structural item and is throughout the carpark, it is not feasible to remove and replace the bondek. The structural integrity of the building is not at risk because of this																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
44	x		Photo 68 & 69 on page 17	Underground carpark	Leaking slab	Rectification of this problem will only come about once internal wet areas above damp affected slab are waterproofed correctly to bathrooms in units 1, 2, 3, 4, 5, 6, 7, & 8.	<table border="1"> <thead> <tr> <th colspan="17">UNIT 1</th> </tr> </thead> <tbody> <tr> <td>Remove 5m2 of tiles in bathroom including old substrate</td> <td>Labourer</td> <td>1</td> <td>4</td> <td>4</td> <td>\$40.00</td> <td>\$160.00</td> <td></td> <td>\$160.00</td> <td></td> <td>\$40.00</td> <td>\$200.00</td> <td>\$20.00</td> <td>\$220.00</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Install 5m2 of new substrate</td> <td>Carpenter</td> <td>1</td> <td>4</td> <td>4</td> <td>\$60.00</td> <td>\$240.00</td> <td></td> <td>\$240.00</td> <td></td> <td>\$60.00</td> <td>\$300.00</td> <td>\$30.00</td> <td>\$330.00</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Waterproof 5m2 of substrate</td> <td>Tiler</td> <td>1</td> <td>4</td> <td>4</td> <td>\$60.00</td> <td>\$240.00</td> <td>\$250.00</td> <td>\$490.00</td> <td></td> <td>\$122.50</td> <td>\$612.50</td> <td>\$61.25</td> <td>\$673.75</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Supply and install 5m2 of bathroom floor tiles</td> <td>Tiler</td> <td>1</td> <td>8</td> <td>8</td> <td>\$60.00</td> <td>\$480.00</td> <td>\$500.00</td> <td>\$980.00</td> <td></td> <td>\$245.00</td> <td>\$1,225.00</td> <td>\$122.50</td> <td>\$1,347.50</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Grout tiles</td> <td>Tiler</td> <td>1</td> <td>3</td> <td>3</td> <td>\$60.00</td> <td>\$180.00</td> <td></td> <td>\$180.00</td> <td></td> <td>\$45.00</td> <td>\$225.00</td> <td>\$22.50</td> <td>\$247.50</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Caulk perimeter of tiles to wall junctions</td> <td>Caulker</td> <td>1</td> <td>3</td> <td>3</td> <td>\$45.00</td> <td>\$135.00</td> <td></td> <td>\$135.00</td> <td></td> <td>\$33.75</td> <td>\$168.75</td> <td>\$16.88</td> <td>\$185.63</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Clean area and make safe</td> <td>Labourer</td> <td>1</td> <td>3</td> <td>3</td> <td>\$40.00</td> <td>\$120.00</td> <td></td> <td>\$120.00</td> <td></td> <td>\$30.00</td> <td>\$150.00</td> <td>\$15.00</td> <td>\$165.00</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th colspan="17">UNIT 2</th> </tr> <tr> <td>Remove 5m2 of tiles in bathroom including old substrate</td> <td>Labourer</td> <td>1</td> <td>4</td> <td>4</td> <td>\$40.00</td> <td>\$160.00</td> <td></td> <td>\$160.00</td> <td></td> <td>\$40.00</td> <td>\$200.00</td> <td>\$20.00</td> <td>\$220.00</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Install 5m2 of new substrate</td> <td>Carpenter</td> <td>1</td> <td>4</td> <td>4</td> <td>\$60.00</td> <td>\$240.00</td> <td></td> <td>\$240.00</td> <td></td> <td>\$60.00</td> <td>\$300.00</td> <td>\$30.00</td> <td>\$330.00</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> 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substrate	Tiler	1	4	4	\$60.00	\$240.00	\$250.00	\$490.00		\$122.50	\$612.50	\$61.25	\$673.75					Supply and install 5m2 of bathroom floor tiles	Tiler	1	8	8	\$60.00	\$480.00	\$500.00	\$980.00		\$245.00	\$1,225.00	\$122.50	\$1,347.50					Grout tiles	Tiler	1	3	3	\$60.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50					Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00		\$135.00		\$33.75	\$168.75	\$16.88	\$185.63					Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00					UNIT 2																	Remove 5m2 of tiles in bathroom including old substrate	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00					Install 5m2 of new substrate	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00					Waterproof 5m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00					Supply and install 5m2 of bathroom floor tiles	Tiler	1	8	8	\$60.00	\$480.00		\$480.00		\$120.00	\$600.00	\$60.00	\$660.00					Grout tiles	Tiler	1	3	3	\$60.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50					Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00		\$135.00		\$33.75	\$168.75	\$16.88	\$185.63					Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00					UNIT 3																	Remove 5m2 of tiles in bathroom including old substrate	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00					Install 5m2 of new substrate	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00					Waterproof 5m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00					Supply and install 5m2 of bathroom floor tiles	Tiler	1	8	8	\$60.00	\$480.00		\$480.00		\$120.00	\$600.00	\$60.00	\$660.00					Grout 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REPORT CITINGS																							
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT		
44	x		Photo 68 & 69 on page 17	Underground carpark	Leaking slab	Rectification of this problem will only come about once internal wet areas above damp affected slab are waterproofed correctly to bathrooms in units 1, 2, 3, 4, 5, 6, 7, & 8.	UNIT 7																
							Remove 5m2 of tiles in bathroom including old substrate	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$2,138.13		
							Install 5m2 of new substrate	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00			
							Waterproof 5m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$60.00	\$300.00	\$30.00	\$330.00			
							Supply and install 5m2 of bathroom floor tiles	Tiler	1	8	8	\$60.00	\$480.00		\$480.00		\$120.00	\$600.00	\$60.00	\$660.00			
							Grout tiles	Tiler	1	3	3	\$60.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50			
							Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00		\$135.00		\$33.75	\$168.75	\$16.88	\$185.63			
							Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00			
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							Remove 5m2 of tiles in bathroom including old substrate	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00			
							Install 5m2 of new substrate	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00			
							Waterproof 5m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$60.00	\$300.00	\$30.00	\$330.00			
							Supply and install 5m2 of bathroom floor tiles	Tiler	1	8	8	\$60.00	\$480.00		\$480.00		\$120.00	\$600.00	\$60.00	\$660.00			
							Grout tiles	Tiler	1	3	3	\$60.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50			
Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00		\$135.00		\$33.75	\$168.75	\$16.88	\$185.63										
Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00										
45	x		Photo 70, 71 & 72 on page 18	Underground carpark	Un-lagged pipe penetrations	3 areas where pipes penetrated the slab had no lagging	Install an approved lagging material around the pipe so that it extends the entire way of the penetration.	Plumber	1	8	8	\$70.00	\$560.00	\$300.00	\$860.00		\$215.00	\$1,075.00	\$107.50	\$1,182.50	\$2,530.00		
							Seal with a fire rated flexibke sealant around the edges	Caulker	1	8	8	\$45.00	\$360.00	\$300.00	\$660.00		\$165.00	\$825.00	\$82.50	\$907.50			
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00			
46	x		Photo 73 on page 18	Underground carpark	No spoon drain to basement	As per structural drawing S2 Revision A, there does not appear to be a detail showing a spoon drain to the internal perimeter of the basement. However, what is shown is a 90mm agricultural drainage system at the base of the external walls where they connect with the strip footings. This cannot be seen as the area has been backfilled and will require an																	
47	x		Photo 74 on page 19	Underground carpark	Buckled bondek to slab soffit opposite carpark	Bondek has been used as formwork for the concrete to the soffit of the carpark slab. There are areas where this bondek is warped and uneven in many instances, however, due to the fact that this is a structural item and is throughout the carpark, it is not feasible to remove and replace the bondek. The structural integrity of the building is not at risk																	
48	x		Photo 75 on page 19	Underground carpark	Spalled concrete beam		Primer is to be applied to the spalled concrete beam	Concretor	1	4	4	\$60.00	\$240.00	\$350.00	\$590.00		\$147.50	\$737.50	\$73.75	\$811.25	\$1,773.75		
							Patch the affected spalled areas with an approved concrete rectification system	Concretor	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$135.00	\$675.00	\$67.50	\$742.50			
							Clean area and make good	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00			
49	x		Photo 76 & 77 on page 19	Underground carpark	Defective patching of chipped concrete. Filler used in lieu of epoxy grout		Exanda foam is to be removed from the affected areas	Concretor	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	\$2,103.75		
							Primer is to be applied to the spalled/chipped concrete beam	Concretor	1	4	4	\$60.00	\$240.00	\$350.00	\$590.00		\$147.50	\$737.50	\$73.75	\$811.25			
							Patch the affected spalled/chipped areas with an approved concrete rectification system	Concretor	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$135.00	\$675.00	\$67.50	\$742.50			
							Clean area and make good	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00			
50	x		Photo 78 on page 20	Underground carpark	Spalled concrete to precast wall		Primer is to be applied to the spalled concrete beam	Concretor	1	4	4	\$60.00	\$240.00	\$350.00	\$590.00		\$147.50	\$737.50	\$73.75	\$811.25	\$1,773.75		
							Patch the affected spalled areas with an approved concrete rectification system	Concretor	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$135.00	\$675.00	\$67.50	\$742.50			
							Clean area and make good	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00			
51	x		Photo 79 on page 20	Underground carpark	Defective concrete finish		Primer is to be applied to the spalled concrete beam	Concretor	1	4	4	\$60.00	\$240.00	\$350.00	\$590.00		\$147.50	\$737.50	\$73.75	\$811.25	\$1,773.75		
							Patch the affected spalled areas with an approved concrete rectification system	Concretor	1	4	4	\$60.00	\$240.00	\$300.00	\$540.00		\$135.00	\$675.00	\$67.50	\$742.50			
							Clean area and make good	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00			
52	x		Photo 80 on page 20	Underground carpark	Hole in soffit not filled		Fill hole with fire resistant filler and cover with steel plate	Specialist Fire Seervices	1	4	4	\$80.00	\$320.00	\$200.00	\$520.00		\$130.00	\$650.00	\$65.00	\$715.00	\$715.00		
53	x		Photo 81 on page 20	Underground carpark	Drip tray installed to leaking soffit	Drip tray installation addresses the issue of water leaking onto cars and staining the concrete floor below, however does not rectify the leaking slab. Please refer to item 44 for rectification process of addressing the leaking slab		PLEASE REFER TO ITEM 44 WORK BREAKDOWN FOR RECTIFICATION COSTS															
54	x	x	Photo 132 and 133 on page 106 of Roy Harding & Associates Report	Underground carpark	Wire mesh has been installed in lieu of specified aluminium louvres resulting in wind driven rain entering the carpark	"The carpark is susceptible to wind driven rain through the open mesh grids where louvres have been omitted." Roy Harding & Associates report concludes that the rectification of this defect requires the specified "M2" powder coated aluminium louvres as per architectural drawing WDS Revision B. Aluminium louvres - \$660 p/Sqm	Remove all wire mesh which has been wrongfully installed to all carpark openings	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$13,662.00		
							Dispose of old wire mesh grilles	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$500.00	\$40.00	\$700.00	\$70.00	\$770.00			
							Supply and install specified powder coated aluminium louvres to all openings in the carpark and as shown on the architectural drawing WDS Revision B	Steel worker	2	16	32	\$65.00	\$2,080.00		\$2,080.00	\$7,920.00	\$520.00	\$10,520.00	\$1,052.00	\$11,572.00			
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00			
55	x		Photo 144 on page 114	Underground carpark	Corrosion to fire collars due to water leaks through slab	There are 11 locations where this occurs in the basement as per our site visit. For cost breakdown on rectifying leaking slab, please refer to item 44.	Scrape away all rust from around PVC pipe and fire collar	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	\$2,035.00		
							Remove all rusted fire collars and re-install new	Plumber	1	8	8	\$70.00	\$560.00		\$560.00		\$140.00	\$700.00	\$70.00	\$770.00			
							Seal around fire collars with fire rated sealant	Plumber	1	4	4	\$70.00	\$280.00		\$280.00		\$70.00	\$350.00	\$35.00	\$385.00			
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00			
56	x		-	Stair well	Deteriorating cladding near entry to stairwell	General state of multiboard cladding. As this was not the specified material, please refer to item 1 for cost breakdown of replacing multiboard cladding with the specified alucabond		PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT															
57	x		Photo 86 on page 22	Staircase Entrance of Carpark (east end servicing Units 3,4,11 & 12)	Cracked wall panel to north east corner at top of stair from carpark		Apply a flexible sealant/caulking in the affected area	Caulker	1	4	4	\$45.00	\$180.00	\$100.00	\$280.00		\$70.00	\$350.00	\$35.00	\$385.00	\$605.00		
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00			

REPORT CITINGS																					
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT
58	x		Photo 87 on page 23	Staircase Entrance of Carpark (west end servicing Units 5,6,13 & 14)	Cracked wall tile at top of staircase		Remove cracked tile from wall and scrape off old glue	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	\$2,062.50
							Clean substrate of wall	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Supply labour and materials to install 1 x new tile	Tiler	1	4	4	\$60.00	\$240.00	\$100.00	\$340.00		\$85.00	\$425.00	\$42.50	\$467.50	
							Grout tiles	Tiler	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$72.50	\$362.50	\$36.25	\$398.75	
							Caulk to junction of wall	Caulker	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$57.50	\$287.50	\$28.75	\$316.25	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
59	x		Photo 88 on page 23	Staircase Entrance of Carpark (west end servicing Units 5,6,13 & 14)	Cracked wall panel at top of stair from carpark		Clean out gap to wall panel at top of stair	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50	\$783.75
							Re-apply flexible sealant to length of panel and wall junction	Caulker	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$57.50	\$287.50	\$28.75	\$316.25	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
60	x		Photo 89 on page 23	Staircase Entrance of Carpark (west end servicing Units 5,6,13 & 14)	Defective plaster work along west wall		Cut and remove section of plasterboard wall which is defective	Plasterer	2	8	16	\$50.00	\$800.00		\$800.00		\$200.00	\$1,000.00	\$100.00	\$1,100.00	\$4,138.75
							Dispose of old plasterboard	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$300.00	\$40.00	\$500.00	\$50.00	\$550.00	
							Re-line wall with new plaster	Plasterer	1	8	8	\$50.00	\$400.00	\$300.00	\$700.00		\$175.00	\$875.00	\$87.50	\$962.50	
							Trowel and sand wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00	
							Apply paint finish to wall	Painter	1	8	8	\$50.00	\$400.00	\$150.00	\$550.00		\$137.50	\$687.50	\$68.75	\$756.25	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
61		x	Photo 126 on page 101	Roof	First floor bathrooms do not have sky lights	"Bathrooms are mechanically ventilated and are also provided with artificial lighting. These services satisfy the light and ventilation requirements of the BCA. As the light and ventilation provided to bathrooms satisfies regulations, no rectification works are nominated herein."															
62		x	Photo 1 on page 15	Eastern elevation	Multiboard cladding used in lieu of alucabond cladding as per architectural drawings to first floor façade	General state of multiboard cladding. As this was not the specified material, please refer to item 1 for cost breakdown of replacing multiboard cladding with the specified alucabond	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
63		x	Photo 2 on page 15	Northern façade	Multiboard cladding used in lieu of M4 silver alucabond cladding as per architectural drawings	General state of multiboard cladding. As this was not the specified material, please refer to item 1 for cost breakdown of replacing multiboard cladding with the specified alucabond	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
64	x		Photo 1 on page 1, Blockwork walls & Rendering Item 7.12	West Wall Rear	Cracked and filled blockwork wall	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
65	x		Photo 2 on page 1	West Wall Rear	Crazing of blockwork wall	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
66	x		Photo 3 on page 1	West Wall Rear	Defective finish on blockwork	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
67	x		Photo 5 on page 1	West Wall Rear	Patched walls	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
68		x	Photo 53 on page 56	West Wall Rear	Upper storey walls - Unsealed bottom edge of foam board cladding above lower storey roof sheeting	"The exposed bottom edges of foam cladding above lower roofs contravenes standard manufacturers requirements. The installed unprotected bottom edges are therefore considered defective."	Supply and install 18 lineal meters of flexible sealant to conceal the gap at the base of the foam cladding	Caulker	1	4	4	\$45.00	\$180.00	\$300.00	\$480.00		\$120.00	\$600.00	\$60.00	\$660.00	\$880.00
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
69	x		Photo 4 on page 1	West Wall Rear	Water ingress evidence through cracked blockwork	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
70	x		Photo 18 on page 5	West Wall Rear	Carpark ventilation opening not louvred	Contrary to specified aluminium powder coated louvres, wire mesh has been installed and is recommended in both reports to be rectified by installing the specified louvre system	PLEASE REFER TO ITEM 54 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
71	x		Photo 19 on page 5	West Wall Rear	Cracked and blistering render at base of ventilation opening	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
72	x		Photo 20 on page 5	West Wall Rear	Unacceptable braced balustrades to upper level balconies	Costs cannot be determined regarding the rectification of this defect as a structural engineer would need to be engaged to provide a design on the correct bracing of the upper level balconies. Once a design has been provided, then costings can be determined.															
73	x		Photo 21 & 24 on page 5 & 6	West Wall Rear	Cracked cladding	Multiboard cladding has been installed in lieu of the specified alucabond material. Both reports conclude that areas where multiboard cladding has been used, need to be removed and replaced with the specified alucabond.	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
74	x		Photo 22 on page 6	West Wall Rear	Cracked cladding and defective patching	Multiboard cladding has been installed in lieu of the specified alucabond material. Both reports conclude that areas where multiboard cladding has been used, need to be removed and replaced with the specified alucabond.	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														

REPORT CITINGS																													
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT								
75	x		Photo 23 on page 6	West Wall Rear	Defective patching to cladding	Multiboard cladding has been installed in lieu of the specified alucabond material. Both reports conclude that areas where multiboard cladding has been used, need to be removed and replaced with the specified alucabond.	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																						
76	x		Photo 27 on page 7	West Wall Rear	Detaching fascia		Remove and dispose detached section of fascia Install new fascia to affected area and apply with correct fixing procedures as per manufacturers recommendations Clean area and make safe	Carpenter Carpenter Labourer	1 1 1	4 4 4	4 4 4	\$60.00 \$60.00 \$40.00	\$240.00 \$160.00 \$160.00	\$250.00	\$240.00 \$490.00 \$160.00	\$150.00	\$60.00 \$122.50 \$40.00	\$450.00 \$612.50 \$200.00	\$45.00 \$61.25 \$20.00	\$495.00 \$673.75 \$220.00		\$1,388.75							
77	x		Photo 51 on page 13	South Wall	Cracked blockwork wall	"There is substantial 'grinning', cracking and blistering of the render on the blockwork. The render at this site is defective. The render thickness applied to the blockwork walls is too thin. Moisture is now building up in the walls."	PLEASE REFER TO ITEM 21 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																						
78	x		Photo 52 on page 13	South Wall	Cracked paving		Labour to sawcut concrete 2m on either side of the crack Dispose of concrete into waste bin Supply and install crushed rock to ground Supply and install reinforcement sheeting Supply and pour concrete to the correct falls eg; away from centre of walkway and into the adjacent garden beds. 1m3 Clean area and make safe	Concretor Labourer Labourer Concretor Concretor Labourer	1 1 1 1 1 1	4 4 4 4 4 4	4 4 4 4 4 4	\$60.00 \$40.00 \$40.00 \$60.00 \$60.00 \$40.00	\$240.00 \$160.00 \$160.00 \$240.00 \$240.00 \$160.00	\$150.00	\$240.00 \$310.00 \$360.00 \$420.00 \$160.00	\$200.00	\$60.00 \$40.00 \$77.50 \$90.00 \$105.00 \$40.00	\$500.00 \$350.00 \$387.50 \$450.00 \$645.00 \$200.00	\$50.00 \$35.00 \$38.75 \$45.00 \$64.50 \$20.00	\$550.00 \$385.00 \$426.25 \$495.00 \$709.50 \$220.00		\$2,785.75							
79	x		Photo 53 on page 14	South Wall	Defective rendering along south wall		PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
80	x		Photo 54 on page 14	South Wall	Defective rendering		PLEASE REFER TO ITEM 21 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																						
81	x		Photo 55 on page 14	South Wall	Cracked vertical joint between precast panel and blockwork wall		PLEASE REFER TO ITEM 36 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
82	x			South Wall	Detaching cladding		PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
83	x		Photo 57 on page 15	South Wall	Cracked foam wall		Chip away cracked and blistered render from foam wall Re-apply render to affected area - 4m2 Install articulation joint with flexible sealant Clean area and make safe	Renderer Renderer Caulker Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$45.00 \$45.00 \$45.00 \$40.00	\$180.00 \$180.00 \$180.00 \$160.00	\$250.00	\$180.00 \$430.00 \$330.00 \$160.00		\$45.00 \$107.50 \$82.50 \$40.00	\$225.00 \$537.50 \$412.50 \$200.00	\$22.50 \$53.75 \$41.25 \$20.00	\$247.50 \$591.25 \$453.75 \$220.00		\$1,512.50							
84	x		Photo 58 on page 15	South Wall	Blistering and detached render		PLEASE REFER TO ITEM 21 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																						
85	x		Photo 59 on page 15	South Wall	Basement ventilation opening not louvred		PLEASE REFER TO ITEM 54 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
86	x		Photo 60, 62 & 63 on page 15 & 16	South Wall	Cracked wall along precast wall and blockwork joint		Chip away cracked and blistered render from foam wall Re-apply render to affected area - 30m2 Install articulation joint with flexible sealant Clean area and make safe	Renderer Renderer Caulker Labourer	2 2 1 1	8 16 4 8	16 32 4 8	\$45.00 \$45.00 \$45.00 \$40.00	\$720.00 \$1,440.00 \$180.00 \$320.00	\$2,500.00 \$500.00	\$720.00 \$3,940.00 \$680.00 \$320.00		\$180.00 \$985.00 \$170.00 \$80.00	\$900.00 \$4,925.00 \$850.00 \$400.00	\$90.00 \$492.50 \$85.00 \$40.00	\$990.00 \$5,417.50 \$935.00 \$440.00		\$7,782.50							
87	x		Photo 61 on page 15	South Wall	Cracked wall at base		Chip away cracked and blistered render from foam wall Re-apply render to affected area - 10m2 Install articulation joint with flexible sealant Clean area and make safe	Renderer Renderer Caulker Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$45.00 \$45.00 \$45.00 \$40.00	\$180.00 \$180.00 \$180.00 \$160.00	\$300.00	\$180.00 \$480.00 \$280.00 \$160.00		\$45.00 \$120.00 \$70.00 \$40.00	\$225.00 \$600.00 \$350.00 \$200.00	\$22.50 \$60.00 \$35.00 \$20.00	\$247.50 \$660.00 \$385.00 \$220.00		\$7,782.50							
88	x	x	Photo 64 on page 16	South Wall	Cracked and blistered render to wall		Chip away cracked and blistered render from wall Re-apply render to affected area - 15m2 Install articulation joint with flexible sealant Clean area and make safe	Renderer Renderer Caulker Labourer	1 1 1 1	8 8 4 4	8 8 4 4	\$45.00 \$45.00 \$45.00 \$40.00	\$360.00 \$360.00 \$180.00 \$160.00	\$250.00	\$360.00 \$610.00 \$280.00 \$160.00		\$90.00 \$152.50 \$70.00 \$40.00	\$450.00 \$762.50 \$350.00 \$200.00	\$45.00 \$76.25 \$35.00 \$20.00	\$495.00 \$838.75 \$385.00 \$220.00		\$1,938.75							
89	x		Photo 65 on page 16	South Wall	Vertical crack to wall		Chip away cracked render from wall Re-apply render to affected area - 10m2 Install articulation joint with flexible sealant Clean area and make safe	Renderer Renderer Caulker Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$45.00 \$45.00 \$45.00 \$40.00	\$180.00 \$180.00 \$180.00 \$160.00	\$200.00	\$180.00 \$380.00 \$330.00 \$160.00		\$45.00 \$95.00 \$82.50 \$40.00	\$225.00 \$475.00 \$412.50 \$200.00	\$22.50 \$47.50 \$41.25 \$20.00	\$247.50 \$522.50 \$453.75 \$220.00		\$1,443.75							
90		x		Southern façade	Multiboard cladding used in lieu of alucabond cladding as per architectural drawings to first floor façade		PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
91		x		Southern façade	Cracked, rendered multiboard cladding		PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
92		x	Photo 108 and 109 on page 87	Southern façade	Downpipes installed without spreaders		Install spreaders to down pipes as per Roy Harding & Associates recommendations in 2 locations	Plumber	1	8	8	\$70.00	\$560.00	\$250.00	\$810.00		\$202.50	\$1,012.50	\$101.25	\$1,113.75		\$1,113.75							
93		x	Photo 6 on page 17	Southern façade	Damp affected timber framing behind cracked rendered multiboard cladding	This item has been allowed for in the rectification of defect 1, removing all multiboard cladding and replacing with specified alucabond material	PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																						
94		x	Photo 120 on page 97	Southern façade	Cracked tiles to landings at base of balcony uprights		Remove cracked tile from floor and scrape off old glue Clean substrate of floor Supply labour and materials to install 1 x new tile Grout tiles Clean area and make safe	Tiler Tiler Tiler Tiler Labourer	1 1 1 1 1	4 4 4 4 4	4 4 4 4 4	\$60.00 \$60.00 \$60.00 \$60.00 \$40.00	\$240.00 \$240.00 \$240.00 \$240.00 \$160.00	\$150.00	\$240.00 \$240.00 \$390.00 \$340.00 \$160.00		\$60.00 \$60.00 \$97.50 \$85.00 \$40.00	\$300.00 \$300.00 \$487.50 \$425.00 \$200.00	\$30.00 \$30.00 \$48.75 \$42.50 \$20.00	\$330.00 \$330.00 \$536.25 \$467.50 \$220.00		\$1,883.75							
95		x		Unit 1	Water ponding to paving proximity of entrance to front units		PLEASE REFER TO ITEM 7 COST BREAKDOWN FOR RECTIFICATION COSTS																						
96		x	Photo 83 on page 6	Unit 1	Front foyer - Cracked blockwork at top of stair (from basement)	Blockwork to this area cannot be removed as it forms part of the stair structure	Remove patches previously installed to cracked blockwork Fill cracks with approved material Clean area and make safe	Bricklayer Bricklayer Labourer	1 1 1	4 4 4	4 4 4	\$50.00 \$50.00 \$40.00	\$200.00 \$200.00 \$160.00	\$100.00	\$200.00 \$300.00 \$160.00		\$50.00 \$75.00 \$40.00	\$250.00 \$375.00 \$200.00	\$25.00 \$37.50 \$20.00	\$275.00 \$412.50 \$220.00		\$907.50							
97		x	Photo 84 on page 21	Unit 1	Front foyer - Water damaged architrave outside of Unit 1		Remove water damaged architrave Dispose of damaged materials Install new architrave to entire length of wall/door Clean area and make safe	Carpenter Labourer Carpenter Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$60.00 \$40.00 \$60.00 \$40.00	\$240.00 \$160.00 \$240.00 \$160.00	\$150.00	\$240.00 \$40.00 \$390.00 \$160.00	\$150.00	\$60.00 \$40.00 \$97.50 \$40.00	\$300.00 \$350.00 \$487.50 \$200.00	\$30.00 \$35.00 \$48.75 \$20.00	\$330.00 \$385.00 \$536.25 \$220.00		\$1,471.25							

REPORT CITINGS																														
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown				Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT						
98	x		Photo 85 on page 22	Unit 1	Front foyer - Leaking ceiling to stairwell to Unit 10		Remove water damaged plaster in the front foyer	Plasterer	2	8	16	\$50.00	\$800.00		\$800.00			\$200.00	\$1,000.00	\$100.00	\$1,100.00	\$4,895.00								
							Dispose of damaged materials	Labourer	1	8	8	\$40.00	\$320.00		\$320.00	\$150.00	\$80.00	\$550.00	\$55.00	\$605.00										
							Install new plaster to 15m2 of ceiling	Plasterer	2	8	16	\$50.00	\$800.00	\$250.00	\$1,050.00		\$262.50	\$1,312.50	\$131.25	\$1,443.75										
							Trowel and sand plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00										
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	8	8	\$50.00	\$400.00	\$150.00	\$550.00		\$137.50	\$687.50	\$68.75	\$756.25										
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00										
99	x		Photo	Unit 2	Bedroom ceiling has evidence of aged damp staining		Remove water damaged plaster in bedroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00			\$50.00	\$250.00	\$25.00	\$275.00	\$2,433.75								
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
							Install new plaster to 6m2 of ceiling	Plasterer	1	8	8	\$50.00	\$400.00	\$150.00	\$550.00		\$137.50	\$687.50	\$68.75	\$756.25										
							Trowel and sand plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00										
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00	\$100.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50										
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
100	x		Photo 116 on page 31	Unit 2	Front balcony - cracked blockwork. Water ingress		PLEASE REFER TO ITEM 3 COST BREAKDOWN FOR RECTIFICATION COSTS OF THIS DEFECT																							
101	x		Photo 117 on page 31	Unit 2	Kitchen living room ceiling - Water ingress from balcony above		Remove water damaged plaster in kitchen/living room ceiling	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00			\$50.00	\$250.00	\$25.00	\$275.00	\$2,433.75								
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
							Install new plaster to 6m2 of ceiling	Plasterer	1	8	8	\$50.00	\$400.00	\$150.00	\$550.00		\$137.50	\$687.50	\$68.75	\$756.25										
							Trowel and sand plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00										
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00	\$100.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50										
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
102		x	Photo 80 & 81 on page 72	Unit 2	NE Corner - Cracking to base of rendered blockwork		PLEASE REFER TO ITEM 3 COST BREAKDOWN FOR RECTIFICATION COSTS OF THIS DEFECT																							
103		x		Unit 2	Northern façade - Cracking in alignment with window edge, no articulation joint provided in blockwork		PLEASE REFER TO ITEM 3 COST BREAKDOWN FOR RECTIFICATION COSTS OF THIS DEFECT																							
104		x		Unit 2	Patched water damaged plaster ceiling beneath unit 10 balcony		Remove water damaged plaster beneath unit 10 balcony	Plasterer	2	8	16	\$50.00	\$800.00		\$800.00			\$200.00	\$1,000.00	\$100.00	\$1,100.00	\$4,688.75								
							Dispose of damaged materials	Labourer	1	8	8	\$40.00	\$320.00	\$150.00	\$470.00		\$117.50	\$587.50	\$58.75	\$646.25										
							Install new plaster to 10m2 of ceiling	Plasterer	2	8	16	\$50.00	\$800.00	\$120.00	\$920.00		\$230.00	\$1,150.00	\$115.00	\$1,265.00										
							Trowel and sand plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00										
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	8	8	\$50.00	\$400.00	\$100.00	\$500.00		\$125.00	\$625.00	\$62.50	\$687.50										
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00										
105		x		Unit 2	Water ponding to paving proximity of entrance to front units		PLEASE REFER TO ITEM 7 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																							
106	x		Photo 83 on page 6	Unit 2	Front foyer - Cracked blockwork at top of stair (from basement)		Remove patches previously installed to cracked blockwork	Bricklayer	1	4	4	\$50.00	\$200.00		\$200.00			\$50.00	\$250.00	\$25.00	\$275.00	\$907.50								
							Fill cracks with approved material	Bricklayer	1	4	4	\$50.00	\$200.00	\$100.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50										
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
107	x		Photo 84 on page 21	Unit 2	Front foyer - Water damaged architrave outside of Unit 1		PLEASE REFER TO ITEM 97 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																							
108	x		Photo 85 on page 22	Unit 2	Front foyer - Leaking ceiling to stairwell to Unit 10		PLEASE REFER TO ITEM 98 COST BREAKDOWN FOR RECTIFICATION COSTS OF THIS DEFECT																							
109	x		Photo 25 & 26 on page 6 & 7	Unit 3	Leaking balcony	"The balcony is leaking, therefore it can be concluded that the membrane has failed/ruptured. Waterproof decks and balconies are defective if they are constructed with a substrate of non external quality resistant materials such as particleboard or other materials that are not suitable by the manufacturer for that purpose, whether or not they fail."	Remove 10m2 of all balcony tiles on unit 3 balcony	Tiler	2	8	16	\$60.00	\$960.00		\$960.00			\$240.00	\$1,200.00	\$120.00	\$1,320.00	\$6,146.25								
							Remove plywood substrate	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
							Dispose of all tiles and substrate	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
							Install 10m2 of 18mm compressed sheet substrate	Carpenter	1	4	4	\$60.00	\$240.00	\$220.00	\$460.00		\$115.00	\$575.00	\$57.50	\$632.50										
							Apply a waterproofing membrane to substrate ensuring that all edges return up the walls and underneath the sliding door	Waterproof	1	4	4	\$45.00	\$180.00	\$350.00	\$530.00		\$132.50	\$662.50	\$66.25	\$728.75										
							Supply and install 10m2 of tiles	Tiler	2	8	16	\$60.00	\$960.00	\$500.00	\$1,460.00		\$365.00	\$1,825.00	\$182.50	\$2,007.50										
							Grout tiles	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00										
							Caulk tile junctions to adjoining walls	Caulker	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50										
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00										
							110		x	Photo 100 on page 83	Unit 3	SE corner of bedroom 2 - Hebel panels not sealed at base of wall junction		Install cement sheet to the underside of the exposed/unsealed base of the hebel wall junction	Carpenter	1	4	4	\$60.00	\$240.00	\$120.00		\$360.00			\$90.00	\$450.00	\$45.00	\$495.00	\$1,650.00
														Caulk the junctions of the newly installed cement sheet to the adjoining balcony/external wall with a flexible water resistant sealant	Caulker	1	4	4	\$45.00	\$180.00	\$100.00		\$280.00		\$70.00	\$350.00	\$35.00	\$385.00		
														Apply a 3 coat rendering system to match the colour of the external wall	Renderer	1	4	4	\$45.00	\$180.00	\$220.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00		
111		x	Photo 61 on page 61	Unit 4	Bulging/distorted line in render where foam cladding extends above tilt panel wall/slab south of unit 4		Remove and chip away bulging/distorted render	Labourer	1	8	8	\$40.00	\$320.00		\$320.00			\$80.00	\$400.00	\$40.00	\$440.00	\$2,571.25								
							Clean the joint and remove all debris	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
							Install articulation joint/flexible sealant between the 2 materials	Caulker	1	4	4	\$45.00	\$180.00	\$160.00	\$340.00		\$85.00	\$425.00	\$42.50	\$467.50										
							Re-render wall in location of articulation joint and blistered render	Renderer	1	8	8	\$45.00	\$360.00	\$250.00	\$610.00		\$152.50	\$762.50	\$76.25	\$838.75										
							Dispose of cracked render	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$150.00	\$40.00	\$350.00	\$35.00	\$385.00										
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
112		x	Photo 118 & 119 on page 96	Unit 4	Balcony tiles protruding approximately 15mm past base wall resulting in staining to wall beneath	The rectification of cracked render/water staining has been allowed for in Item 18 cost breakdown	Supply and install aluminium angle beneath the edge of the tiles to catch water running off the balcony and prevent further staining to wall below	Carpenter	1	4	4	\$60.00	\$240.00	\$120.00	\$360.00			\$90.00	\$450.00	\$45.00	\$495.00	\$715.00								
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
113		x		Unit 5	Bulging/distorted line in render where foam cladding extends above tilt panel wall/slab south of unit 5		Remove and chip away bulging/distorted render	Labourer	1	8	8	\$40.00	\$320.00		\$320.00			\$80.00	\$400.00	\$40.00	\$440.00	\$2,406.25								
							Clean the joint and remove all debris	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
							Install articulation joint/flexible sealant between the 2 materials	Caulker	1	4	4	\$45.00	\$180.00	\$160.00	\$340.00		\$85.00	\$425.00	\$42.50	\$467.50										
							Re-render wall in location of articulation joint and blistered render	Renderer	1	8	8	\$45.00	\$360.00	\$250.00	\$610.00		\$152.50	\$762.50	\$76.25	\$838.75										
							Dispose of cracked render	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00										
Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00																	

REPORT CITINGS																						
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT	
114		x	Photo 118 & 119 on page 96	Unit 5	Balcony tiles protruding approximately 15mm past base wall resulting in staining to wall beneath	The rectification of cracked render/water staining has been allowed for in Item 18 cost breakdown	Supply and install aluminium angle beneath the edge of the tiles to catch water running off the balcony and prevent further staining to wall below Clean area and make safe	Carpenter Labourer	1 1	4 4	4 4	\$60.00 \$40.00	\$240.00 \$160.00	\$120.00	\$360.00 \$160.00		\$90.00 \$40.00	\$450.00 \$200.00	\$45.00 \$20.00	\$495.00 \$220.00	\$715.00	
115	x		Photo 17 on page 3	Unit 6	Balustrade not attached at west end		Removal of the existing inadequate bracing to the balconies affected by the loose posts/screens. Supply of galvanised steel angle properly fixed into external cladding and balustrade top rails including all fixings as required. Installation of galvanised steel angle Clean up of area and make safe	Labourer Carpenter Labourer	1 1 2	4 4 8	4 4 16	\$40.00 \$60.00 \$40.00	\$160.00 \$240.00 \$640.00	\$60.00	\$160.00 \$240.00 \$640.00		\$40.00 \$15.00 \$160.00	\$200.00 \$75.00 \$800.00	\$20.00 \$7.50 \$80.00	\$220.00 \$82.50 \$880.00	\$1,512.50	
116		x	Photo 45 on page 47	Unit 6	South west corner - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		Chip away render along entire length of wall where cracks are evident Install articulation joint between foam cladding and blockwork wall Re-apply approved render system to the southwest corner Clean area and make safe	Renderer Caulker Renderer Labourer	1 1 1 1	4 4 8 4	4 4 8 4	\$45.00 \$45.00 \$45.00 \$40.00	\$180.00 \$180.00 \$360.00 \$160.00	\$150.00 \$220.00	\$330.00 \$580.00 \$160.00		\$45.00 \$82.50 \$145.00 \$40.00	\$225.00 \$412.50 \$725.00 \$200.00	\$22.50 \$41.25 \$72.50 \$20.00	\$247.50 \$453.75 \$797.50 \$220.00	\$1,718.75	
117		x	Photo 50 on page 53	Unit 6	External above bedroom 1 - Vertical hair line crack to rendered face of foam cladding		Chip away render along entire length of wall where cracks are evident Install articulation joint between foam cladding and blockwork wall Re-apply approved render system to the southwest corner Clean area and make safe	Renderer Caulker Renderer Labourer	1 1 1 1	4 4 8 4	4 4 8 4	\$45.00 \$45.00 \$45.00 \$40.00	\$180.00 \$180.00 \$360.00 \$160.00	\$150.00 \$220.00	\$330.00 \$580.00 \$160.00		\$45.00 \$82.50 \$145.00 \$40.00	\$225.00 \$412.50 \$725.00 \$200.00	\$22.50 \$41.25 \$72.50 \$20.00	\$247.50 \$453.75 \$797.50 \$220.00	\$1,718.75	
118		x	Photo 118 & 119 on page 96	Unit 6	Rear terrace - tiles protruding over base walls and resulting in unsightly face staining to wall rendered finish	The rectification of cracked render/water staining has been allowed for in Item 18 cost breakdown	Supply and install aluminium angle beneath the edge of the tiles to catch water running off the balcony and prevent further staining to wall below Clean area and make safe	Carpenter Labourer	1 1	4 4	4 4	\$60.00 \$40.00	\$240.00 \$160.00	\$80.00	\$320.00 \$160.00		\$80.00 \$40.00	\$400.00 \$200.00	\$40.00 \$20.00	\$440.00 \$220.00	\$660.00	
119		x	Photo 142 & 143 on page 113	Unit 6	Surface water is obstructed by shower screens from falling to drains	"The surfaces of tiled floors are not graded to a floor waste. Shower screens obstruct flow to floor wastes within shower recesses from floor areas external to the recess. Waste pipe penetrations through the floor are not sealed. The floor is therefore not waterproof contrary to AS3740. ALSO EVIDENT IN UNIT 3. THIS HAS BEEN ALLOWED FOR IN THIS PRICE BREAK UP.	Remove 16m2 of all bathroom Dispose of all tiles Core a hole through floor slab Install waste pipe in external area to the shower recess centrally so that this area is individually drained Apply a waterproofing membrane to substrate ensuring that all edges return up the walls Supply and install 16m2 of tiles Grout tiles Caulk tile junctions to adjoining walls Clean area and make safe	Tiler Labourer Plumber Plumber Waterproofing Tiler Tiler Caulker Labourer	2 1 1 2 1 1 1 1 1	8 8 4 8 8 4 4 4 4	16 8 4 16 8 8 4 4 4	\$60.00 \$40.00 \$70.00 \$70.00 \$45.00 \$60.00 \$60.00 \$45.00 \$40.00	\$960.00 \$320.00 \$280.00 \$1,120.00 \$360.00 \$480.00 \$240.00 \$180.00 \$160.00	\$150.00 \$250.00 \$1,280.00 \$50.00 \$800.00 \$120.00	\$960.00 \$320.00 \$280.00 \$1,270.00 \$610.00 \$1,280.00 \$290.00 \$300.00 \$160.00	\$250.00 \$120.00	\$240.00 \$80.00 \$70.00 \$317.50 \$152.50 \$320.00 \$72.50 \$75.00 \$40.00	\$1,200.00 \$650.00 \$470.00 \$1,587.50 \$762.50 \$1,600.00 \$362.50 \$375.00 \$200.00	\$120.00 \$65.00 \$47.00 \$158.75 \$76.25 \$160.00 \$36.25 \$37.50 \$20.00	\$1,320.00 \$715.00 \$517.00 \$1,746.25 \$838.75 \$1,760.00 \$398.75 \$412.50 \$220.00	\$7,928.25	
120	x		Photo 10 & 11 on page 2	Unit 7	Cracked and crazed render	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls																PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT
121	x		Photo 12 on page 3	Unit 7	Cracked paving tile at balustrade post		Remove cracked tile from floor and scrape off old glue Clean substrate of floor Supply labour and materials to install 1 x new tile Grout tiles Clean area and make safe	Tiler Tiler Tiler Tiler Labourer	1 1 1 1 1	4 4 4 4 4	4 4 4 4 4	\$60.00 \$60.00 \$60.00 \$60.00 \$40.00	\$240.00 \$240.00 \$240.00 \$240.00 \$160.00	\$120.00 \$100.00	\$240.00 \$240.00 \$360.00 \$340.00 \$160.00		\$60.00 \$60.00 \$90.00 \$85.00 \$40.00	\$300.00 \$300.00 \$450.00 \$425.00 \$200.00	\$30.00 \$30.00 \$45.00 \$42.50 \$20.00	\$330.00 \$330.00 \$495.00 \$467.50 \$220.00	\$1,842.50	
122	x		Photo 13 on page 3	Unit 7	Paving detaching from wall. Water ingress		Install a flexible water resistant sealant between paving and wall to stop any further water ingress Clean area and make safe	Caulker Labourer	1 1	4 4	4 4	\$45.00 \$40.00	\$180.00 \$160.00	\$80.00	\$260.00 \$160.00		\$65.00 \$40.00	\$325.00 \$200.00	\$32.50 \$20.00	\$357.50 \$220.00	\$577.50	
123	x		Photo 14 on page 3	Unit 7	Cracked paving		Labour to sawcut concrete 2m on either side of the crack Dispose of concrete into waste bin Supply and install crushed rock to ground Supply and install reinforcement sheeting Supply and pour concrete to the correct falls eg; away from centre of walkway and into the adjacent garden beds. 1m3 Clean area and make safe	Concretor Labourer Labourer Concretor Concretor Labourer	1 1 1 1 1 1	4 4 4 4 4 4	4 4 4 4 4 4	\$60.00 \$40.00 \$40.00 \$60.00 \$60.00 \$40.00	\$240.00 \$160.00 \$160.00 \$240.00 \$240.00 \$160.00	\$150.00 \$120.00 \$180.00	\$310.00 \$360.00 \$360.00 \$420.00 \$160.00		\$60.00 \$40.00 \$77.50 \$90.00 \$105.00 \$40.00	\$300.00 \$200.00 \$387.50 \$450.00 \$525.00 \$200.00	\$30.00 \$20.00 \$38.75 \$45.00 \$52.50 \$20.00	\$330.00 \$220.00 \$426.25 \$495.00 \$577.50 \$220.00	\$2,268.75	
124		x	Photo 67 on page 65	Unit 7	Western façade beneath bedroom window - Random diagonal cracking to rendered blockwork. Poor and unsightly patching to cracked blockwork, no articulation joints provided	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls																PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT
125		x	Photo 73 on page 68	Unit 7	South wall - Render blistering and missing to base of blockwork wall	The work/cost breakdown for defect item 21 includes the rectification of the render system applied to each elevation of the façade																PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS
126		x	Photo 74 & 75 on page 70	Unit 7	Western and Southern walls - Horizontal cracking to blockwork in proximity of suspected damp proof course level to blockwork	The work/cost breakdown for defect item 21 includes the rectification of the render system applied to each elevation of the façade																PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS
127		x	Photo 67 on page 65	Unit 7	Western wall - Outline of blocks can be seen through render. Opening in blockwork exceeding 1m with no weep holes beneath opening or at wall/slab junction	The work/cost breakdown for defect item 21 includes the rectification of the render system applied to each elevation of the façade																PLEASE REFER TO ITEM 21 WORK BREAKDOWN FOR RECTIFICATION COSTS

REPORT CITINGS																													
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown				Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT					
128		x		Unit 7	Rear steps - Inconsistent riser heights and tread widths		Remove tiles lining the riser of the upper most step	Tiler	1	4	8	\$60.00	\$480.00		\$480.00			\$120.00	\$600.00	\$60.00	\$660.00	\$6,732.00							
							Remove concrete stairs	Concretor	2	8	8	\$60.00	\$480.00		\$480.00		\$120.00	\$600.00	\$60.00	\$660.00									
							Dispose of tiles and concrete stairs	Labourer	1	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00									
							Re-form concrete stairs to the correct riser and tread heights as specified in the BCA	Concretor	2	8	16	\$60.00	\$960.00	\$160.00	\$1,120.00		\$280.00	\$1,400.00	\$140.00	\$1,540.00									
							Pour concrete into formed stairs - 4m3	Concretor	2	8	8	\$60.00	\$480.00	\$450.00	\$930.00		\$232.50	\$1,162.50	\$116.25	\$1,278.75									
							Finish concrete surface	Concretor	1	4	4	\$60.00	\$240.00		\$240.00	\$120.00	\$60.00	\$420.00	\$42.00	\$462.00									
							Supply and install tiles to the rier of the uppermost step	Tiler	1	4	4	\$60.00	\$240.00	\$130.00	\$370.00		\$92.50	\$462.50	\$46.25	\$508.75									
							Grout tiles	Tiler	1	4	4	\$60.00	\$240.00	\$60.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50									
							Caulk tiles to wall juntions	Caulker	1	4	4	\$45.00	\$180.00	\$60.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
129	x		Photo 82 on page 6	Unit 7	Rear staircase lobby - Water damaged plasterboard, stud and bottom plate		Remove stud behind wall, 6m2 of plaster and bottom plate which has been affected by water	Carpenter	2	8	16	\$60.00	\$960.00		\$960.00			\$240.00	\$1,200.00	\$120.00	\$1,320.00	\$5,005.00							
							Replace water damaged stud behind wall	Carpenter	1	4	4	\$60.00	\$240.00	\$120.00	\$360.00		\$90.00	\$450.00	\$45.00	\$495.00									
							Dispose of all water damaged materials	Labourer	1	4	4	\$40.00	\$160.00	\$150.00	\$310.00		\$77.50	\$387.50	\$38.75	\$426.25									
							Re-sheet 6m2 of wall with new plaster	Plasterer	1	8	8	\$50.00	\$400.00	\$120.00	\$520.00		\$130.00	\$650.00	\$65.00	\$715.00									
							Install new skirting - 3 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$72.50	\$362.50	\$36.25	\$398.75									
							Trowel and sand new plaster wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00									
							Paint wall and skirting with water resistant paint system	Painter	1	8	8	\$50.00	\$400.00	\$80.00	\$480.00		\$120.00	\$600.00	\$60.00	\$660.00									
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00									
							Remove 6m2 of plaster, skirting and carpet which has been affected by water	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$150.00	\$40.00	\$200.00	\$20.00	\$220.00									
							Dispose of all water damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$350.00	\$35.00	\$385.00									
130	x		Photo 16 on page 23	Unit 8	Entry, Ground Floor Stairwell - Damp floor and water damaged carpet and plaster within cupboard beneath stairwell		Re-sheet 6m2 of wall with new plaster	Plasterer	1	8	8	\$50.00	\$400.00	\$120.00	\$520.00		\$130.00	\$650.00	\$65.00	\$715.00	\$3,808.75								
							Install new skirting - 3 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$72.50	\$487.50	\$48.75	\$536.25									
							Trowel and sand new plaster wall	Plasterer	1	8	8	\$50.00	\$400.00	\$120.00	\$520.00		\$130.00	\$650.00	\$65.00	\$715.00									
							Paint wall and skirting with water resistant paint system	Painter	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75									
							Supply and install new carpet to area under stairwell	Carpet Layer	1	4	4	\$50.00	\$200.00	\$130.00	\$330.00		\$82.50	\$412.50	\$41.25	\$453.75									
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00									
							Remove old grouting to affected tile	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Caulk between floor and wall junction to tiling with flexible water resistant sealant	Caulker	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$57.50	\$287.50	\$28.75	\$316.25									
							131	x		Photo 6 on page 1	Unit 8	Rear Patio - Cracked tiling joint allowing water ingress		Remove old grouting to affected tile	Labourer	1	4	4	\$40.00	\$160.00			\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$536.25
														Caulk between floor and wall junction to tiling with flexible water resistant sealant	Caulker	1	4	4	\$45.00	\$180.00		\$50.00	\$230.00		\$57.50	\$287.50	\$28.75	\$316.25	
132	x		Photo 7 & 8 on page 2	Unit 8	Cracked wall over doorway	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																						
133	x		Photo 9 on page	Unit 8	Excessive deflection to balustrade screen (higher section)	Costs cannot be determined regarding the rectification of this defect as a structural engineer would need to be engaged to provide a design on the correct bracing of the upper level balconies. Once a design has been provided, then costings can be determined.																							
134	x		Photo 91 on page 24	Unit 8	Bathroom - Leak to ceiling above shower		Remove water damaged plaster in the bathroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00	\$2,178.00								
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$120.00	\$40.00	\$320.00	\$32.00	\$352.00									
							Install new plaster to 5m2 of ceiling	Plasterer	2	4	8	\$50.00	\$400.00		\$400.00	\$150.00	\$100.00	\$650.00	\$65.00	\$715.00									
							Trowel and sand plaster	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00		\$200.00	\$60.00	\$50.00	\$310.00	\$31.00	\$341.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Remove water damaged plaster in the bathroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
135	x		Photo 91 on page 24	Unit 8	Bathroom - East wall water stained above toilet		Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$80.00	\$40.00	\$280.00	\$28.00	\$308.00	\$1,765.50								
							Install new plaster to 2m2 of ceiling	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75									
							Trowel and sand plaster	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75									
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Remove water damaged plaster in the bathroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00	\$80.00	\$240.00	\$50.00	\$60.00	\$350.00	\$35.00	\$385.00									
136	x		Photo 92 on page 24	Unit 8	Bathroom - Ceiling leak above bulkhead		Install new plaster to 2m2 of ceiling	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75	\$1,842.50								
							Trowel and sand plaster	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75									
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Remove water damaged plaster in the bathroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00	\$80.00	\$240.00	\$50.00	\$60.00	\$300.00	\$30.00	\$330.00									
							Install new plaster to 2m2 of ceiling	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75									
137	x		Photo 93 on page 24	Unit 8	Bedroom 1 - Timber rot due to water ingress		Remove and dispose of skirting - 4 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00	\$50.00	\$60.00	\$350.00	\$35.00	\$385.00	\$1,691.25								
							Caulk underneath window frame on balcony to prevent further water ingress with flexiabe sealant	Caulker	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$57.50	\$287.50	\$28.75	\$316.25									
							Install new skirting to 4 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$80.00	\$320.00		\$80.00	\$400.00	\$40.00	\$440.00									
							Sand and paint skirting	Painter	1	4	4	\$50.00	\$200.00	\$40.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Remove water damaged plaster in the bathroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00	\$80.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00									
138	x		Photo 94 on page 24	Unit 8	Bedroom 1 - Built in robe wall stain		Install new plaster to 2m2 of ceiling	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75	\$1,787.50								
							Trowel and sand plaster	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75									
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Remove water damaged plaster in the bathroom	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
139	x		Photo 15 on page 4	Unit 8	New panelling installed by builder over existing panelling. Patching of cladding above unit 8	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT																							

REPORT CITINGS																					
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT
140		x	Photo 48 on page 49	Unit 8	NW corner - Junction of rendered foam cladding against rendered blockwork wall not sealed		Remove and chip away buldng/distorted render	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	\$2,145.00
							Clean the join and remove all debris	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
							Install articulation joint/flexible sealant between the 2 materials	Caulker	1	4	4	\$45.00	\$180.00	\$60.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Re-render wall in location of articulation joint and blistered render	Renderer	1	8	8	\$45.00	\$360.00	\$80.00	\$440.00		\$110.00	\$550.00	\$55.00	\$605.00	
							Dispose of cracked render	Labourer	1	4	4	\$40.00	\$160.00	\$80.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
141		x	Photo 74 & 75 on page 70	Unit 8	Western window - Horizontal and vertical cracking to blockwork. No articulation joints provided to blockwork along this façade	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
142		x	Photo 74 & 75 on page 70	Unit 8	West wall - Horizontal cracking to blockwork in proximity of suspected damp proof course level to blockwork	Please refer to item 3 of this spreadsheet. This defect is rectified once an approved rendering system is applied to the external facades of the blockwork/foam cladded walls	PLEASE REFER TO ITEM 3 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT														
143		x	Photo 76 on page 70	Unit 8	NE corner - Horizontal cracking to blockwork in proximity of suspected damp proof course level to blockwork		Remove and chip away buldng/distorted render	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	\$2,145.00
							Clean the join and remove all debris	Labourer	1	4	4	\$40.00	\$160.00	\$60.00	\$220.00		\$55.00	\$275.00	\$27.50	\$302.50	
							Install articulation joint/flexible sealant between the 2 materials	Caulker	1	4	4	\$45.00	\$180.00	\$80.00	\$260.00		\$65.00	\$325.00	\$32.50	\$357.50	
							Re-render wall in location of articulation joint and blistered render	Renderer	1	8	8	\$45.00	\$360.00	\$80.00	\$440.00		\$110.00	\$550.00	\$55.00	\$605.00	
							Dispose of cracked render	Labourer	1	4	4	\$40.00	\$160.00	\$80.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								
144		x	Photo 104 & 105 on page 85	Unit 8	North of unit - Existing concealed patched harditex sheeting, unsightly	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT															
145		x	Photo 106 on page 85	Unit 8	Horizontall laid harditex sheeting directly laid over existing sheets	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT															
146		x	Photo 110 on page 88	Unit 8	Rear steps - Inconsistent riser heights and tread widths		Remove tiles lining the riser of the upper most step	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	\$7,370.00
							Remove concrete stairs	Concretor	2	8	16	\$60.00	\$960.00		\$960.00		\$240.00	\$1,200.00	\$120.00	\$1,320.00	
							Dispose of tiles and concrete stairs	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
							Re-form concrete stairs to the correct riser and tread heights as specified in the BCA	Concretor	2	8	16	\$60.00	\$960.00	\$160.00	\$1,120.00		\$280.00	\$1,400.00	\$140.00	\$1,540.00	
							Pour concrete into formed stairs - 4m3	Concretor	2	8	16	\$60.00	\$960.00	\$450.00	\$1,410.00		\$352.50	\$1,762.50	\$176.25	\$1,938.75	
							Finish concrete surface	Concretor	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Supply and install tiles to the rier of the uppermost step	Tiler	1	4	4	\$60.00	\$240.00	\$130.00	\$370.00		\$92.50	\$462.50	\$46.25	\$508.75	
							Grout tiles	Tiler	1	4	4	\$60.00	\$240.00	\$60.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50	
							Caulk tiles to wall juntions	Caulker	1	4	4	\$45.00	\$180.00	\$60.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
147		x	Photo 108 & 109 on page 93	Unit 8	Bedroom 1 - Water damaged swollen skirting (beneath unit 15 balcony)		Remove and dispose of skirting - 4 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00	\$50.00	\$60.00	\$350.00	\$35.00	\$385.00	\$1,691.25
							Caulk underneath window frame on balcony to prevent further water ingress with flexiabe sealant	Caulker	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$57.50	\$287.50	\$28.75	\$316.25	
							Install new skirting to 4 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$80.00	\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
							Sand and paint skirting	Painter	1	4	4	\$50.00	\$200.00	\$40.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
148		x	Photo 110 & 111 on page 93	Unit 8	Bedroom 1 - Water stained ceiling and water damaged carpet within robe (beneath unit 15 balcony)		Remove water damaged plaster and carpet in the robe	Plasterer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00	\$1,765.50
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$80.00	\$40.00	\$280.00	\$28.00	\$308.00	
							Install new plaster to 2m2 of ceiling	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75	
							Trowel and sand plaster	Plasterer	1	4	4	\$50.00	\$200.00	\$50.00	\$250.00		\$62.50	\$312.50	\$31.25	\$343.75	
							Install new carpet	Carpet Layer	1	4	4		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
149		x	Photo 129 on page 104	Unit 8	Front entry - Missing canopies detailed in permit drawings	Supply and install missing canopies as detailed in Structural drawings. 3 off missing	Steelworker	2	16	32	\$65.00	\$2,080.00	\$3,500.00	\$5,580.00		\$1,395.00	\$6,975.00	\$697.50	\$7,672.50	\$7,672.50	
150		x	Photo 130 on page 104	Unit 8	Entrance stair foyer area - Carpet edge fixings rusted due to wind driven rain coming through unprotected doorway		Remove and dispose of damp affected carpet	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,999.25
							Install new carpet and fixings to 15m2 of entry stair foyer	Carpet Layer	1	8	8	\$50.00	\$400.00	\$450.00	\$850.00		\$212.50	\$1,062.50	\$106.25	\$1,168.75	
							Caulk to the underside of the entry door to the foyer	Caulker	1	4	4	\$45.00	\$180.00		\$180.00	\$50.00	\$45.00	\$275.00	\$27.50	\$302.50	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$80.00	\$40.00	\$280.00	\$28.00	\$308.00	
151		x	Photo 131 on page 105	Unit 8	Entrance stair foyer area - Swollen skirtings and adjacent distorted plaster from damp ingress into stair foyer area		Remove and dispose of water damaged material	Labourer	1	8	8	\$40.00	\$320.00		\$320.00	\$320.00	\$80.00	\$720.00	\$72.00	\$792.00	\$4,188.25
							Install new plasterboard wall lining to the wall of the entrance foyer affected by water staining	Plasterer	2	8	16	\$50.00	\$800.00	\$250.00	\$1,050.00		\$262.50	\$1,312.50	\$131.25	\$1,443.75	
							Trowel and sand plaster wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00	
							Install new skirtings to 10 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$97.50	\$487.50	\$48.75	\$536.25	
							Paint wall and skirtings	Painter	1	8	8	\$50.00	\$400.00	\$70.00	\$470.00		\$117.50	\$587.50	\$58.75	\$646.25	
Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00								

REPORT CITINGS																					
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Totoal Labour	Materials	Labour + Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT
152	x		Photo 82 on page 6	Unit 8	Rear staircase lobby - Water damaged plasterboard, stud and bottom plate		Remove stud behind wall, 6m2 of plaster and bottom plate which has been affected by water	Carpenter	2	8	16	\$60.00	\$960.00		\$960.00		\$240.00	\$1,200.00	\$120.00	\$1,320.00	\$4,290.00
							Replace water damaged stud behind wall	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Dispose of all water damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
							Re-sheet 6m2 of wall with new plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00	
							Install new skirting - 3 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Trowel and sand new plaster wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00	
							Paint wall and skirting with water resistant paint system	Painter	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00	
Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00								
153		x	Photo 155 on page 125	Unit 9	Water ponding to paving proximity of entrance to front units	This item has been allowed for in the costings of defect number 7	PLEASE REFER TO ITEM 7 WORK BREAKDOWN FOR RECTIFICATION COSTS														
154		x	Photo 17 on page 127	Unit 9	Living/dining window/door unit - error/variance to specified drawings		Remove and dispose of existing sliding door unit	Labourer	2	8	16	\$40.00	\$640.00	\$220.00	\$860.00		\$215.00	\$1,075.00	\$107.50	\$1,182.50	\$5,142.50
							Install a fixed sash window	Glazier	2	8	16	\$60.00	\$960.00	\$1,600.00	\$2,560.00		\$640.00	\$3,200.00	\$320.00	\$3,520.00	
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
155		x	Photo 19 on page 24	Unit 9	Front stair foyer - Damp staining exists to the ceiling above the stairway serving units 9 & 10		Remove water damaged plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00	\$4,724.50
							Dispose of damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$220.00	\$40.00	\$420.00	\$42.00	\$462.00	
							Install new plaster to 18m2 of ceiling	Plasterer	2	8	16	\$50.00	\$800.00	\$350.00	\$1,150.00		\$287.50	\$1,437.50	\$143.75	\$1,581.25	
							Trowel and sand plaster	Plasterer	1	8	8	\$50.00	\$400.00	\$250.00	\$650.00		\$162.50	\$812.50	\$81.25	\$893.75	
							Paint plaster with approved paint system which is water/stain resistant	Painter	1	8	8	\$50.00	\$400.00	\$180.00	\$580.00		\$145.00	\$725.00	\$72.50	\$797.50	
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	
156		x	Photo 22 on page 25	Unit 9	Front stair foyer - Unsealed gap to edge of multiboard cladding above stairway serving units 9 & 10		Install flexible water resistant sealant to areas where previous gap sealants have failed or not been installed	Caulker	1	4	4	\$45.00	\$180.00	\$60.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	\$550.00
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
157	x		Photo 118 & 119 on page 31	Unit 10	Front balcony - Leaking	"The balcony is leaking, therefore it can be concluded that the membrane has failed/ruptured. Waterproof decks and balconies are defective if they are constructed with a substrate of non external quality resistant materials such as particleboard or other materials that are not suitable by the manufacturer for that purpose, whether or not they fail."	PLEASE REFER TO ITEM 109 WORK BREAKDOWN FOR RECTIFICATION COSTS AS THE COST OF RECTIFICATION OF THIS DEFECT WILL BE THE SAME AS ITEM 109														
158	x		Photo 120 on page 32	Unit 10	Upstand below sliding door not waterproofed	The rectification of this item has been included in the costs of replacing the balcony tiles as per item 109	PLEASE REFER TO ITEM 109 WORK BREAKDOWN FOR RECTIFICATION COSTS AS THE COST OF RECTIFICATION OF THIS DEFECT WILL BE THE SAME AS ITEM 109														
159	x	x	Photo 34 on page 9	Unit 10	Defective cladding	PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS															
160		x	Photo 23 & 24 on page 25	Unit 10	Northern verandah - Damp staining exists to the soffit lining above the eastern front		Remove 15m2 of water damaged eaves	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$3,968.25
							Install new eaves to the damp affected areas and seal all edges and junctions to other materials with approved flexible sealant	Carpenter	2	8	16	\$60.00	\$960.00	\$350.00	\$1,310.00	\$220.00	\$327.50	\$1,857.50	\$185.75	\$2,043.25	
							Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$150.00	\$160.00	\$950.00	\$95.00	\$1,045.00	
161	x		Photo 35 on page 9	Unit 10	Cracked blockwork to north east corner	Refer Item 3 work breakdown for inclusion of filling all cracked blockwork to all elevations of external facade and installing control joints prior to 3 coat rendering system being applied.															
162		x	Photo 47 on page 48	Unit 10	SE corner of front verandah - Junction of rendered foam cladding against brickwork is not sealed		Remove and chip away bulding/distorted render	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,677.50
							Clean the joint and remove all debris	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
							Install articulation joint/flexible sealant between the 2 materials	Caulker	1	4	4	\$45.00	\$180.00	\$60.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Re-render wall in location of articulation joint and blistered render	Renderer	1	4	4	\$45.00	\$180.00	\$80.00	\$260.00		\$65.00	\$325.00	\$32.50	\$357.50	
							Dispose of cracked render	Labourer	1	4	4	\$40.00	\$160.00	\$80.00	\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
163		x		Unit 10	North of balcony - Cracked and patch sealed harditex sheeting north of unit 10 balcony	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT															
164		x		Unit 10	Kitchen - Tiles are cracked and drummy		Remove 10m2 of floor tiles	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$160.00	\$1,050.00	\$105.00	\$1,155.00	\$4,276.25
							Clean substrate of all glue and debris	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
							Supply and install floor tiles to the kitchen area	Tiler	2	8	16	\$60.00	\$960.00	\$450.00	\$1,410.00		\$352.50	\$1,762.50	\$176.25	\$1,938.75	
							Grout tiles	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00	
							Caulk tiles to junctions of adjoining materials	Caulker	1	4	4	\$45.00	\$180.00	\$120.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50	
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
165		x	Photo 155 on page 125	Unit 10	Water ponding to paving proximity of entrance to front units	This item has been allowed for in the costings of defect number 7	PLEASE REFER TO ITEM 7 WORK BREAKDOWN FOR RECTIFICATION COSTS														
166		x	Photo 19 on page 24	Unit 10	Front stair foyer - Damp staining exists to the ceiling above the stairway serving units 9 & 10	PLEASE REFER TO ITEM 155 WORK BREAKDOWN FOR RECTIFICATION COSTS															
167		x	Photo 22 on page 25	Unit 10	Front stair foyer - Unsealed gap to edge of multiboard cladding above stairway serving units 9 & 10	THIS DEFECT HAS BEEN ALLOWED FOR IN THE COST BREAK DOWN OF ITEM 156															
168		x	Photo 19 on page 24	Unit 11	Balcony - Damp staining to underside of unit 11 balcony above terrace to unit 3 below		Remove 15m2 of water damaged cladding	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$2,923.25
							Install new cladding to the damp affected areas and seal all edges and junctions to other materials with approved flexible sealant	Carpenter	2	8	16	\$60.00	\$960.00	\$350.00	\$1,310.00	\$220.00	\$327.50	\$1,857.50	\$185.75	\$2,043.25	

REPORT CITINGS																													
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown	Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT								
169		x		Unit 11	Northern façade - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no		THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 RECTIFICATION COSTS. WHERE ALL MULTIBOARD CLADDING IS REMOVED AND REPLACED WITH THE SPECIFIED ALUCABOND																						
170		x	Photo 60 on page 59	Unit 11	Rear of unit - Unsealed gap between rendered foam cladding and window frame		Apply flexible water resistant sealant to 4 lineal meters along the window frame	Caulker	1	4	4	\$45.00	\$180.00	\$40.00	\$220.00		\$55.00	\$275.00	\$27.50	\$302.50	\$302.50								
171	x		Photo 109 on page 29	Unit 12	North balustrade is not connected to wall at eastern end		Removal of the existing inadequate bracing to the balconies affected by the loose posts/screens.	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$3,492.50								
							Supply of galvanised steel angle properly fixed into external cladding and balustrade top rails in 10 locations to 5 units. Including all fixings as required.	-			0	\$0.00	\$300.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50										
							Installation of galvanised steel angle	Carpenter	2	8	16	\$60.00	\$960.00		\$960.00		\$240.00	\$1,200.00	\$120.00	\$1,320.00									
							Clean up of area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00									
172	x		Photo 110 on page 29	Unit 12	Defective connection at western end balcony	The rectification of this defect has been allowed for in item 2 of this spread sheet	PLEASE REFER TO ITEM 2 WORK BREAKDOWN FOR RECTIFICATION COSTS.																						
173	x	x	Photo 11, 112 & 113 on page 29 & 30	Unit 12	North balcony has defective cladding	The rectification of this defect has been allowed for in item 1 of this spread sheet	PLEASE REFER TO ITEM 2 WORK BREAKDOWN FOR RECTIFICATION COSTS.																						
174	x	x	Photo 30 on page 34	Unit 12	Balcony - Cracked splayed edge to northern balcony upstand beneath balustrade		Chip away cracked and splayed areas of upstand	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,237.50								
							Re-apply waterproofing membrane	Waterproof	1	4	4	\$45.00	\$180.00	\$120.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50									
							Apply a specified painting system for aesthetics	Painter	1	4	4	\$50.00	\$200.00	\$80.00	\$280.00		\$70.00	\$350.00	\$35.00	\$385.00									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
175		x	Photo 32 on page 34	Unit 12	Balcony - Damp staining to underside of unit 12 balcony above terrace to unit 4 below		Remove 15m2 of water damaged cladding	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$2,923.25								
							Install new cladding to the damp affected areas and seal all edges and junctions to other materials with approved flexible sealant	Carpenter	2	8	16	\$60.00	\$960.00	\$350.00	\$1,310.00	\$220.00	\$327.50	\$1,857.50	\$185.75	\$2,043.25									
176		x		Unit 12	Northern façade - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 RECTIFICATION COSTS. WHERE ALL MULTIBOARD CLADDING IS REMOVED AND REPLACED WITH THE SPECIFIED ALUCABOND																						
177		x		Unit 12	Balcony drain also servicing unit 15 balcony drainage requirements		Remove 8m2 of tiles including old substrate	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	\$4,805.63								
							Install 8m2 of new substrate	Carpenter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$150.00	\$750.00	\$75.00	\$825.00									
							Install drain centrally to balcony	Plumber	1	8	8	\$70.00	\$560.00	\$50.00	\$610.00		\$152.50	\$762.50	\$76.25	\$838.75									
							Waterproof 8m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00	\$220.00	\$460.00		\$115.00	\$575.00	\$57.50	\$632.50									
							Supply and install 8m2 of floor tiles	Tiler	1	8	8	\$60.00	\$480.00	\$450.00	\$930.00		\$232.50	\$1,162.50	\$116.25	\$1,278.75									
							Grout tiles	Tiler	1	3	3	\$60.00	\$180.00	\$80.00	\$260.00		\$65.00	\$325.00	\$32.50	\$357.50									
							Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00	\$60.00	\$195.00		\$48.75	\$243.75	\$24.38	\$268.13									
							Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00									
							178		x		Unit 13	Northern façade - Typical cracking/gap at edge of foam cladding abutting multiboard cladding, no articulation or movement joint provided		THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 1 RECTIFICATION COSTS. WHERE ALL MULTIBOARD CLADDING IS REMOVED AND REPLACED WITH THE SPECIFIED ALUCABOND															
							179		x	Photo 33 on page 35	Unit 14	Balcony - Cracked splayed edge to northern balcony upstand beneath balustrade		Chip away cracked and splayed areas of upstand	Labourer	1	4	4	\$40.00	\$160.00			\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,237.50
Re-apply waterproofing membrane	Waterproof	1	4	4	\$45.00	\$180.00								\$120.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50									
Apply a specified painting system for aesthetics	Painter	1	4	4	\$50.00	\$200.00								\$80.00	\$280.00		\$70.00	\$350.00	\$35.00	\$385.00									
Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00									\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
180		x	Photo 34 on page 35	Unit 14	Damp staining to underside unit 14 balcony above terrace unit 6 below		Remove 15m2 of water damaged cladding	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$2,923.25								
							Install new cladding to the damp affected areas and seal all edges and junctions to other materials with approved flexible sealant	Carpenter	2	8	16	\$60.00	\$960.00	\$350.00	\$1,310.00	\$220.00	\$327.50	\$1,857.50	\$185.75	\$2,043.25									
181		x	Photo 35 on page 36	Unit 14	Damp staining to underside of unit 14 balcony above terrace to unit 6 below, shows cracking to rendered wall panelling		Remove 15m2 of water damaged cladding	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00	\$3,390.75								
							Install new cladding to the damp affected areas and seal all edges and junctions to other materials with approved flexible sealant	Carpenter	2	8	16	\$60.00	\$960.00	\$350.00	\$1,310.00	\$220.00	\$327.50	\$1,857.50	\$185.75	\$2,043.25									
							Re-render wall and install appropriate flexible sealant to wall/floor junctions	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
182	x		Photo 37 on page 39	Unit 14	Balcony - Northern formed tiled step down gutter in lieu of deck being drained centrally as per the architectural drawings		Remove 8m2 of tiles including old substrate	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	\$4,805.63								
							Install 8m2 of new substrate	Carpenter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$150.00	\$750.00	\$75.00	\$825.00									
							Install drain centrally to balcony	Plumber	1	8	8	\$70.00	\$560.00	\$50.00	\$610.00		\$152.50	\$762.50	\$76.25	\$838.75									
							Waterproof 8m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00	\$220.00	\$460.00		\$115.00	\$575.00	\$57.50	\$632.50									
							Supply and install 8m2 of floor tiles	Tiler	1	8	8	\$60.00	\$480.00	\$450.00	\$930.00		\$232.50	\$1,162.50	\$116.25	\$1,278.75									
							Grout tiles	Tiler	1	3	3	\$60.00	\$180.00	\$80.00	\$260.00		\$65.00	\$325.00	\$32.50	\$357.50									
							Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00	\$60.00	\$195.00		\$48.75	\$243.75	\$24.38	\$268.13									
							Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00									
							183		x	Photo 59 on page 59	Unit 14	Rear doorway - Gap between bottom edge of foam cladding above rear doorway to unit 14 balcony as well as unsealed gap at side of west facing window		Apply approved water resistant sealant to areas showing cracking and/or missing caulking	Caulker	1	4	4	\$45.00	\$180.00			\$180.00		\$45.00	\$225.00	\$22.50	\$247.50	\$467.50
														Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00			\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	
184		x		Unit 14	Balcony drain also servicing unit 15 balcony drainage requirements		THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 182 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																						
185	x			Unit 14	Kitchen - Tiles are cracked and drummy		Remove 10m2 of floor tiles	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$160.00	\$1,050.00	\$105.00	\$1,155.00	\$4,276.25								
							Clean substrate of all glue and debris	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Supply and install floor tiles to the kitchen area	Tiler	2	8	16	\$60.00	\$960.00	\$450.00	\$1,410.00		\$352.50	\$1,762.50	\$176.25	\$1,938.75									
							Grout tiles	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00									
							Caulk tiles to junctions of adjoining materials	Caulker	1	4	4	\$45.00	\$180.00	\$120.00	\$300.00		\$75.00	\$375.00	\$37.50	\$412.50									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									

REPORT CITINGS																													
Item	T.M.C & Associates	Roy Harding Pty Ltd	Reference	Location	Description	Comments	Work/Cost Breakdown				Trades	Men	Hours	Total Hours	Rate	Total Labour	Materials	Labour Material	Equipment	Builders Margin @ 25%	Amount	GST	LINE TOTAL	TOTAL COSTS TO RECTIFY DEFECT					
186		x	Photo 16 on page 23	Unit 15	Entry, Ground floor stairwell Dam floor and water damaged carpet and plaster within cupboard beneath stairwell		Remove 6m2 of plaster, skirting and carpet which has been affected by water	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$2,860.00								
							Dispose of all water damaged materials	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							Re-sheet 6m2 of wall with new plaster	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00									
							Install new skirting - 3 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00									
							Trowel and sand new plaster wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00									
							Paint wall and skirting with water resistant paint system	Painter	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Supply and install new carpet to area under stairwell	Carpet Layer	1	4	4	\$50.00	\$200.00		\$200.00		\$50.00	\$250.00	\$25.00	\$275.00									
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00									
187	x			Unit 15	North balcony North west corner water damage		Remove 8m2 of tiles including old substrate	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00	\$4,805.63								
							Install 8m2 of new substrate	Carpenter	1	8	8	\$60.00	\$480.00	\$120.00	\$600.00		\$150.00	\$750.00	\$75.00	\$825.00									
							Install drain centrally to balcony	Plumber	1	8	8	\$70.00	\$560.00		\$560.00		\$152.50	\$762.50	\$76.25	\$838.75									
							Waterproof 8m2 of substrate	Tiler	1	4	4	\$60.00	\$240.00	\$220.00	\$460.00		\$115.00	\$575.00	\$57.50	\$632.50									
							Supply and install 8m2 of floor tiles	Tiler	1	8	8	\$60.00	\$480.00	\$450.00	\$930.00		\$232.50	\$1,162.50	\$116.25	\$1,278.75									
							Grout tiles	Tiler	1	3	3	\$60.00	\$180.00	\$80.00	\$260.00		\$65.00	\$325.00	\$32.50	\$357.50									
							Caulk perimeter of tiles to wall junctions	Caulker	1	3	3	\$45.00	\$135.00	\$60.00	\$195.00		\$48.75	\$243.75	\$24.38	\$268.13									
							Clean area and make safe	Labourer	1	3	3	\$40.00	\$120.00		\$120.00		\$30.00	\$150.00	\$15.00	\$165.00									
							THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																						
							188	x		Photo 96	Unit 15	North balcony Tile surface seal	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																
189	x		Photo 97	Unit 15	North balcony Intrusive investigation of balcony waterproofing	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																							
190	x		Photo 98	Unit 15	North balcony No water proofing detected	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																							
191	x		Photo 99	Unit 15	North balcony Removed balcony tile	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																							
192	x		Photo 100	Unit 15	North balcony Sub-base	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																							
193	x		Photo 101	Unit 15	North balcony Cracked parapet/lining		Chip away previously installed filler to parapet lining - 5m2	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50	\$715.00								
							Re-render 5m2 of parapet lining	Renderer	1	4	4	\$45.00	\$180.00		\$180.00		\$45.00	\$225.00	\$22.50	\$247.50									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
							THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 193 RECTIFICATION COSTS.																						
194	x		Photo 103 & 104	Unit 15	North balcony Cracked parapet/lining. Rust stains	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 193 RECTIFICATION COSTS.																							
195		x	Photo 105	Unit 15	North balcony Defective cladding - horizontal unsealed gap to multiboard cladding	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT. WHERE ALL MULTIBOARD CLADDING IS REMOVED AND REPLACED WITH THE SPECIFIED ALUCABOND MATERIAL																							
196		x		Unit 15	North balcony Untidy and cracked sealant applied to junction of rendered foam cladding and multi board panelling	PLEASE REFER TO ITEM 1 FOR THE COST BREAKDOWN OF THE RECTIFICATION OF THIS DEFECT. WHERE ALL MULTIBOARD CLADDING IS REMOVED AND REPLACED WITH THE SPECIFIED ALUCABOND MATERIAL																							
197	x		Photo 106	Unit 15	North balcony Attempted surface waterproofing rectification. No upstand	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																							
198	x		Photo 107	Unit 15	South balcony No graded outlet on this balcony. Grate located on adjacent balcony	THE RECTIFICATION OF THIS DEFECT HAS BEEN ALLOWED FOR IN ITEM 187 RECTIFICATION COSTS. WHERE DRAIN IS INSTALLED SO BALCONY CAN DRAIN CENTRALLY																							
199	x		Photo 108	Unit 15	North Balcony Balustrade not connected to wall		Removal of the existing inadequate bracing to the balconies affected by the loose posts/screens.	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,512.50								
							Supply of galvanised steel angle properly fixed into external cladding and balustrade top rails including all fixings as required.	-			0	\$0.00	\$60.00		\$60.00		\$15.00	\$75.00	\$7.50	\$82.50									
							Installation of galvanised steel angle	Carpenter	1	4	4	\$60.00	\$240.00		\$240.00		\$60.00	\$300.00	\$30.00	\$330.00									
							Clean up of area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$160.00	\$800.00	\$80.00	\$880.00									
200		x		Unit 15	Western façade 2 vertical cracks visible to face of rendered foam cladding	Refer Item 3 work breakdown for inclusion of filling all cracked blockwork to all elevations of external facade and installing control joints prior to 3 coat rendering system being applied.																							
201		x		Unit 15	Rear doorway Unsealed foam cladding at sides of openings	Apply flexible water resistant sealant to 4 lineal meters along the window frame	Caulker	1	4	4	\$45.00	\$180.00	\$40.00	\$220.00		\$55.00	\$275.00	\$27.50	\$302.50	\$302.50									
202		x		Unit 15	North balcony Cracked and path sealed harditex sheeting bonding the balcony wall	PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																							
203		x		Unit 15	North balcony North of unit - Existing concealed patched harditex sheeting, unsightly	PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																							
204		x		Unit 15	Horizontal laid harditex sheeting directly laid over existing sheets	PLEASE REFER TO ITEM 1 WORK BREAKDOWN FOR RECTIFICATION COSTS																							
205		x		Unit 15	Front entry - Missing canopies detailed in permit drawings	This rectification work is included in item 149	PLEASE REFER TO ITEM 149 FOR RECTIFICATION COSTS OF THIS DEFECT																						
206		x		Unit 15	Entrance stair foyer area - Carpet edge fixings rusted due to wind driven rain coming through unprotected doorway		Remove and dispose of damp affected carpet	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00	\$1,999.25								
							Install new carpet and fixings to 15m2 of entry stair foyer	Carpet Layer	1	8	8	\$50.00	\$400.00	\$450.00	\$850.00		\$212.50	\$1,062.50	\$106.25	\$1,168.75									
							Caulk to the underside of the entry door to the foyer	Caulker	1	4	4	\$45.00	\$180.00		\$180.00	\$50.00	\$45.00	\$275.00	\$27.50	\$302.50									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00	\$80.00	\$40.00	\$280.00	\$28.00	\$308.00									
207		x		Unit 15	Entrance stair foyer area - Swollen skirtings and adjacent distorted plaster from damp ingress into stair foyer area		Remove and dispose of water damaged material	Labourer	1	8	8	\$40.00	\$320.00		\$320.00	\$320.00	\$80.00	\$720.00	\$72.00	\$792.00	\$4,188.25								
							Install new plasterboard wall lining to the wall of the entrance foyer affected by water staining	Plasterer	2	8	16	\$50.00	\$800.00	\$250.00	\$1,050.00		\$262.50	\$1,312.50	\$131.25	\$1,443.75									
							Trowel and sand plaster wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00									
							Install new skirtings to 10 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$97.50	\$487.50	\$48.75	\$536.25									
							Paint wall and skirtings	Painter	1	8	8	\$50.00	\$400.00	\$70.00	\$470.00		\$117.50	\$587.50	\$58.75	\$646.25									
							Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$40.00	\$200.00	\$20.00	\$220.00									
208	x			Unit 15	Rear staircase lobby - Water damaged plasterboard, stud and bottom plate		Remove stud behind wall, 6m2 of plaster and bottom plate which has been affected by water	Carpenter	2	8	16	\$60.00	\$960.00		\$960.00		\$240.00	\$1,200.00	\$120.00	\$1,320.00	\$5,005.00								
							Replace water damaged stud behind wall	Carpenter	1	4	4	\$60.00	\$240.00	\$120.00	\$360.00		\$90.00	\$450.00	\$45.00	\$495.00									
							Dispose of all water damaged materials	Labourer	1	4	4	\$40.00	\$160.00	\$150.00	\$310.00		\$77.50	\$387.50	\$38.75	\$426.25									
							Re-sheet 6m2 of wall with new plaster	Plasterer	1	8	8	\$50.00	\$400.00	\$120.00	\$520.00		\$130.00	\$650.00	\$65.00	\$715.00									
							Install new skirting - 3 lineal meters	Carpenter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$72.50	\$362.50	\$36.25	\$398.75									
							Trowel and sand new plaster wall	Plasterer	1	8	8	\$50.00	\$400.00		\$400.00		\$100.00	\$500.00	\$50.00	\$550.00									
							Paint wall and skirting with water resistant paint system	Painter	1	8	8	\$50.00	\$400.00	\$80.00	\$480.00		\$120.00	\$600.00	\$60.00	\$660.00									
							Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$80.00	\$400.00	\$40.00	\$440.00									
							TOTAL COST OF RECTIFICATION OF ALL DEFECTS AS OUTLINED ABOVE																						
																													\$595,467.13

Part 5: 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.

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

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

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

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

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

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

This report may contain notable observations, together with what is considered to be helpful information and advice. This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

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

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

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

8. Lighting Installations

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

9. Electrical Installations

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

10. Plumbing, Gutters & Downpipes and Roofs

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

11. Lifts

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

12. Painting

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

13. Air Conditioning

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

14. Glass

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

15. Plant and Equipment

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

16. Balcony Balustrades

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

17. Pest Reports

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

18. Fire Fighting Equipment and Statutory Requirements

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

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given. Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

19. 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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