



Detailed Costings - PNVCAT2 Compliant

75 Sample Street Suburb VIC 3108 (PS 8765432)

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

Roscon Property Services

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

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

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

Mission Statement

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

Instructed By

Name	
Title	Owners Corporation Manager
Company	Body Corporate Management Pty Ltd
Address	

Inspected & Compiled by

Inspector ID

30 September 2015

Dear XXXX,

Thank you for using Roscon Property Services Pty Ltd as an Expert Witness for your Detailed Costings (PNVCAT2 Compliant). I have attached a copy of the report that has been compiled by an experienced auditor.

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

The attached report includes the following:

Part 1	Framework
Part 2	Detailed Costings
Part 3	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 Body Corporate Management Pty Ltd. The commissioning instructions in this matter are as follows:

1. Inspect the property at 75 Sample Street Suburb VIC 3108
2. Draft the detailed costings report

2. Privacy & Confidentiality

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

3. Auditor Qualifications

Alexander Niceski

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

Terry Wilson

- Bachelor of Engineering (Civil)
- Bachelor of Commerce

4. Referral Documents

- Roscon Property Services, 'Building Defects Report – PNVCAT2 Compliant; 75 Sample Street Suburb VIC 3108

5. Insufficient or Missing Information

Roscon Property Services was provided with all the required documentation. There is no Insufficient or Missing Information.

6. Inspection Details

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

- All Private Units were inspected with the exclusion of Units 6, 15, 23, 25 and 28 due to access restrictions which could not be resolved for various reasons. Costings for these excluded units have not been included; with the exclusion of Item 1 for the Common Area Defect Costings and Item A for the Private Unit Defect Costings as these are common defects throughout the development (resultant of poor design and/or construction) and therefore are extremely likely to have affected these units and are extremely likely to cause damages in the near future.
- External facade on all elevations
- Basement Level
- Common internal stairwell
- Lift area

- Lobby area and internal corridors throughout all levels
- Water, gas and electrical cabinets
- Roof area

7. Limitations & Restrictions

There were no significant limitations or restrictions regarding access during the inspection process other than the units noted above within the inspection details.

8. Applicable Edition of the National Construction Code (NCC) or Building Code of Australia (BCA)

The 2004 edition of Volume 1 of the BCA is the applicable to this project.

9. Tribunal Statement

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

Part 2: Detailed Costing

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

- Roscon Property Services, 'Building Defects Report – PNVCAT2 Compliant; 75 Sample Street Suburb VIC 3108

Sample - Office Use Only

Common Area Defects

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT			
Basement Carpark	1	Basement level - Western Boundary and North West Corner	Water ingress is creating significant efflorescence to the ground floor slab soffit. The overlap of balconies of units 1, 2, 9 and 10 and their lack of waterproofing membrane is contributing to this efflorescence. As a result of leaking balconies to these 4 units, it is assumed that the use of materials and methodologies was common throughout the development and that all balconies will need to be correctly waterproofed to prevent further damage to common areas.																		
		Unit 1	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$13,906.45	
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Remove balcony tiles and dispose of correctly (Allow 29m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$440.00		\$192.00	\$1,272.00	\$127.20	\$1,399.20					
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 29m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00		\$192.00	\$1,082.00	\$108.20	\$1,190.20					
		Supply and install new waterproofing membrane to balcony (Allow 29m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$1,130.00	\$1,850.00			\$555.00	\$2,405.00	\$240.50	\$2,645.50					
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 29m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$1,885.00	\$3,805.00			\$1,141.50	\$4,946.50	\$494.65	\$5,441.15					
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Unit 2	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$14,800.20
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Remove balcony tiles and dispose of correctly (Allow 3m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$440.00		\$192.00	\$1,272.00	\$127.20	\$1,399.20					
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 35m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00		\$192.00	\$1,082.00	\$108.20	\$1,190.20					
		Supply and install new waterproofing membrane to balcony (Allow 35m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$1,365.00	\$2,085.00			\$625.50	\$2,710.50	\$271.05	\$2,981.55					
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 35m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$2,275.00	\$4,195.00			\$1,258.50	\$5,453.50	\$545.35	\$5,998.85					
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Unit 3	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,382.50
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Remove balcony tiles and dispose of correctly (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00		\$192.00	\$1,082.00	\$108.20	\$1,190.20					
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00		\$192.00	\$1,012.00	\$101.20	\$1,113.20					
		Supply and install new waterproofing membrane to balcony (Allow 13m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00			\$396.00	\$1,716.00	\$171.60	\$1,887.60					
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 13m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00			\$831.00	\$3,601.00	\$360.10	\$3,961.10					
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Unit 4	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$10,810.50
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20					
		Remove balcony tiles and dispose of correctly (Allow 8m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00		\$192.00	\$1,082.00	\$108.20	\$1,190.20					
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 8m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00		\$192.00	\$1,012.00	\$101.20	\$1,113.20					
		Supply and install new waterproofing membrane to balcony (Allow 8m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$450.00	\$1,170.00			\$351.00	\$1,521.00	\$152.10	\$1,673.10					
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 8m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$600.00	\$2,520.00			\$756.00	\$3,276.00	\$327.60	\$3,603.60					
Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20							
Unit 5	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,382.50		
Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20							
Remove balcony tiles and dispose of correctly (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00		\$192.00	\$1,082.00	\$108.20	\$1,190.20							
Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00		\$192.00	\$1,012.00	\$101.20	\$1,113.20							
Supply and install new waterproofing membrane to balcony (Allow 14m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00			\$396.00	\$1,716.00	\$171.60	\$1,887.60							
Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 14m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00			\$831.00	\$3,601.00	\$360.10	\$3,961.10							
Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00			\$192.00	\$832.00	\$83.20	\$915.20							

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT		
Basement Carpark	1	Unit 6	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)													\$1,400.00	\$11,382.50		
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 14m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 14m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
		Unit 7	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$10,810.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 8m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 8m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 8m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$450.00	\$1,170.00		\$351.00	\$1,521.00	\$152.10	\$1,673.10			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 8m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$600.00	\$2,520.00		\$756.00	\$3,276.00	\$327.60	\$3,603.60			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
		Unit 8	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$11,382.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 13m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 13m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
		Unit 9	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$11,382.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 15m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 15m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 15m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 15m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
Unit 10	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$12,718.12		
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20					
		Remove balcony tiles and dispose of correctly (Allow 21m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$440.00	\$192.00	\$1,272.00	\$127.20	\$1,399.20					
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 21m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20					
		Supply and install new waterproofing membrane to balcony (Allow 21m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$819.00	\$1,539.00		\$461.70	\$2,000.70	\$200.07	\$2,200.77					
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 21m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$1,365.00	\$3,285.00		\$985.50	\$4,270.50	\$427.05	\$4,697.55					
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20					

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT		
Basement Carpark	1	Unit 11	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)													\$1,400.00	\$11,382.50		
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 14m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00	\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 14m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00	\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 12	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$13,313.00
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 25m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$440.00	\$192.00	\$1,272.00	\$127.20	\$1,399.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 25m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Supply and install new waterproofing membrane to balcony (Allow 25m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$975.00	\$1,695.00	\$508.50	\$2,203.50	\$220.35	\$2,423.85				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 25m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$1,625.00	\$3,545.00	\$1,063.50	\$4,608.50	\$460.85	\$5,069.35				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 13	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$11,382.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 13m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00	\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 13m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00	\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 14	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$11,382.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 10m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00	\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 10m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00	\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
Unit 15	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)															\$1,400.00	\$11,382.50		
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20						
		Remove balcony tiles and dispose of correctly (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20						
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00	\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20						
		Supply and install new waterproofing membrane to balcony (Allow 10m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00	\$396.00	\$1,716.00	\$171.60	\$1,887.60						
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 10m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00	\$831.00	\$3,601.00	\$360.10	\$3,961.10						
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00	\$640.00		\$192.00	\$832.00	\$83.20	\$915.20						

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT			
Basement Carpark	1	Unit 16	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)														\$1,400.00	\$11,382.50		
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 13m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 13m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 13m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 17	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,668.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 30m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$440.00	\$192.00	\$1,272.00	\$127.20	\$1,399.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 30m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Supply and install new waterproofing membrane to balcony (Allow 30m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 30m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 18	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,382.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 14m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 14m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 14m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 19	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$12,147.55
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 19m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 19m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 19m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$750.00	\$1,470.00		\$441.00	\$1,911.00	\$191.10	\$2,102.10				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 19m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$1,235.00	\$3,155.00		\$946.50	\$4,101.50	\$410.15	\$4,511.65				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
Unit 20	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,382.50		
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20						
		Remove balcony tiles and dispose of correctly (Allow 12m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20						
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 12m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20						
		Supply and install new waterproofing membrane to balcony (Allow 12m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60						
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 12m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10						
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20						

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT			
Basement Carpark	1	Unit 21	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)														\$1,400.00	\$11,382.50		
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 10m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 10m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 22	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$10,810.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 25m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 6m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 6m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$450.00	\$1,170.00		\$351.00	\$1,521.00	\$152.10	\$1,673.10				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 6m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$600.00	\$2,520.00		\$756.00	\$3,276.00	\$327.60	\$3,603.60				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 23	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$10,810.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 25m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 6m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 6m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$450.00	\$1,170.00		\$351.00	\$1,521.00	\$152.10	\$1,673.10				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 6m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$600.00	\$2,520.00		\$756.00	\$3,276.00	\$327.60	\$3,603.60				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
		Unit 24	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,382.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
				Remove balcony tiles and dispose of correctly (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20				
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 10m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20				
				Supply and install new waterproofing membrane to balcony (Allow 10m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60				
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 10m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10				
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20				
Unit 25	Include travel (return) to temporary accommodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accommodation (allow 7 days)																\$1,400.00	\$11,382.50		
		Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20						
		Remove balcony tiles and dispose of correctly (Allow 12m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20						
		Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorrectly laid waterproofing membrane (Allow 12m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20						
		Supply and install new waterproofing membrane to balcony (Allow 12m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$600.00	\$1,320.00		\$396.00	\$1,716.00	\$171.60	\$1,887.60						
		Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 12m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$850.00	\$2,770.00		\$831.00	\$3,601.00	\$360.10	\$3,961.10						
		Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20						

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT		
Basement Carpark	1	Unit 26	Include travel (return) to temporary accomodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accomodation (allow 7 days)													\$1,400.00	\$12,147.55		
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 19m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorectly laid waterproofing membrane (Allow 19m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 19m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$750.00	\$1,470.00		\$441.00	\$1,911.00	\$191.10	\$2,102.10			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 19m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$1,235.00	\$3,155.00		\$946.50	\$4,101.50	\$410.15	\$4,511.65			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
		Unit 27	Include travel (return) to temporary accomodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accomodation (allow 7 days)															\$1,400.00	\$10,810.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 25m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorectly laid waterproofing membrane (Allow 6m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 6m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$450.00	\$1,170.00		\$351.00	\$1,521.00	\$152.10	\$1,673.10			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 6m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$600.00	\$2,520.00		\$756.00	\$3,276.00	\$327.60	\$3,603.60			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
		Unit 28	Include travel (return) to temporary accomodation whilst works are in progress as they will be of significant disruption to the tenants if they were to remain in occupation. (Allow \$250 per night for 5 nights and \$150 travel)	Relocate tenants to temporary accomodation (allow 7 days)															\$1,400.00	\$10,810.50
				Protect all surfaces in apartment throughout hallway and living rooms near balconies including all furniture and fittings/fixtures	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			
				Remove balcony tiles and dispose of correctly (Allow 25m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$250.00	\$192.00	\$1,082.00	\$108.20	\$1,190.20			
				Remove and scrape back all existing sub floor and prepare for new tiled surfaces. Remove any incorectly laid waterproofing membrane (Allow 6m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$180.00	\$192.00	\$1,012.00	\$101.20	\$1,113.20			
				Supply and install new waterproofing membrane to balcony (Allow 6m2)	Waterproofer	2	8	16	\$45.00	\$720.00	\$450.00	\$1,170.00		\$351.00	\$1,521.00	\$152.10	\$1,673.10			
				Supply and install new tiles including glue/trims, grouting and self levelling compound if necessary (Allow 6m2)	Tiler	2	16	32	\$60.00	\$1,920.00	\$600.00	\$2,520.00		\$756.00	\$3,276.00	\$327.60	\$3,603.60			
				Clean area and make safe including removing all temporary protection in apartment	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20			

Sample - Office Use Only

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Basement Level	2	Eastern and North Eastern Corner	Water ingress to the Northeast and eastern boundary of the car park is creating efflorescence which in turn is damaging vehicles which are parked in the area. This is due to the landing area above being insufficiently sealed	Installation of scaffolding to make the area safe for works to commence (including removal after completion of works)	Scaffolding Specialists	4	16	64	\$80.00	\$5,120.00		\$5,120.00		\$1,536.00	\$6,656.00	\$665.60	\$7,321.60	\$24,195.60
				Clean landing area and prepare substrate for waterproofing	Labourer	4	8	32	\$40.00	\$1,280.00		\$1,280.00		\$384.00	\$1,664.00	\$166.40	\$1,830.40	
				Cut sections from concrete pilt panels to allow for greater drainage capacity	Labourer	4	8	32	\$40.00	\$1,280.00		\$1,280.00		\$384.00	\$1,664.00	\$166.40	\$1,830.40	
				Supply and install rainheads and PVC downpipes which are to be run to a legal point of discharge	Plumber	2	8	16	\$85.00	\$1,360.00	\$3,500.00	\$4,860.00		\$1,458.00	\$6,318.00	\$631.80	\$6,949.80	
				Supply and install new waterproofing membrane to landing area (Allow 58m2)	Waterproofer	2	16	32	\$45.00	\$1,440.00	\$2,300.00	\$3,740.00		\$1,122.00	\$4,862.00	\$486.20	\$5,348.20	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Basement Level	3	Northern and Southern Internal Boundaries	Structural steel brackets used to support concrete tilt panels to floor slab are corroding.	Scrape away all rust to concrete tilt panel steel brackets	Labourer	2	16	32	\$40.00	\$1,280.00		\$1,280.00		\$384.00	\$1,664.00	\$166.40	\$1,830.40	\$13,356.20
				Apply rust treatment to surface of steel brackets. (Allow 2 coats)	Steel Contractor	2	8	16	\$95.00	\$1,520.00	\$2,400.00	\$3,920.00		\$1,176.00	\$5,096.00	\$509.60	\$5,605.60	
				Supply and install caulking to junctions of steel plate to concrete slab / tilt panel	Caulker	1	8	8	\$45.00	\$360.00	\$400.00	\$760.00		\$228.00	\$988.00	\$98.80	\$1,086.80	
				Supply and install fire spray to allow exposed steel brackets throughout carpark. (Allow 50 lineal meters)	Fire Spray Contractor	2	8	16	\$65.00	\$1,040.00	\$1,700.00	\$2,740.00		\$822.00	\$3,562.00	\$356.20	\$3,918.20	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
				Supply and install 6 x bollards to prevent cars from coming into contact with stormwater piping	Labourer	2	8	16	\$40.00	\$640.00	\$1,850.00	\$2,490.00	\$350.00	\$747.00	\$3,587.00	\$358.70	\$3,945.70	
Basement Level	4	Throughout	Multiple PVC service pipes are exposed to possible vehicular damage	Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	\$4,403.30
				Ensure fire system is isolated	Fire Contractor	1	4	4	\$95.00	\$380.00		\$380.00		\$114.00	\$494.00	\$49.40	\$543.40	
Basement Level	5	Western area	Water ingress to basement has resulted in a fire detector sustaining considerable water damage and corrosion. No further leaking to carpark basement will occur once terraces and balconies above are correctly waterproofed	Remove existing smoke detectors (Allow 6 off)	Fire Contractor	1	4	4	\$95.00	\$380.00		\$380.00		\$114.00	\$494.00	\$49.40	\$543.40	\$3,217.50
				Supply and install new smoke detectors (Allow 6 off)	Fire Contractor	1	4	4	\$95.00	\$380.00	\$950.00	\$1,330.00		\$399.00	\$1,729.00	\$172.90	\$1,901.90	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
				Gaps are present for the entire length of the internal junctions between concrete slab above and precast walls	Caulker	1	8	8	\$45.00	\$360.00	\$660.00	\$1,020.00		\$306.00	\$1,326.00	\$132.60	\$1,458.60	
Soffit of balconies	7	Units 11, 12 and 17	The rectification of this item has been allowed for in the waterproofing and tiling of apartments 1 section of this report above															
Exterior	8	South West Boundary	Ponding of water is occurring on concrete landing and water pipes to be replaced with larger diameter pipes. Also, the waterproofing membrane has failed for the area, including the planter boxes, which will require re-waterproofing works	Remove and relocate all plants and soil from the planter boxes	Landscaping Specialists	2	8	16	\$85.00	\$1,360.00		\$1,360.00		\$408.00	\$1,768.00	\$176.80	\$1,944.80	\$21,301.50
				Remove and scrape back all existing sub floor and prepare for new waterproofed surfaces. Remove any incorrectly laid waterproofing membrane (Allow 120m2)	Labourer	2	8	16	\$40.00	\$640.00		\$640.00	\$880.00	\$192.00	\$1,712.00	\$171.20	\$1,883.20	
				Supply and install new waterproofing membrane to balcony (Allow 120m2)	Waterproofer	2	16	32	\$45.00	\$1,440.00	\$4,800.00	\$6,240.00		\$1,872.00	\$8,112.00	\$811.20	\$8,923.20	
				Remove existing plumbing pipework and replace with large diameter pipe (Allow 15 lineal meters)	Plumber	1	8	8	\$85.00	\$680.00	\$350.00	\$1,030.00		\$309.00	\$1,339.00	\$133.90	\$1,472.90	
				Trenching to legal point of discharge for pipework (under car park concrete slab) and re-pouring of concrete slab section (allow 1.5m³)	Concreter	2	8	16	\$85.00	\$1,360.00	\$2,500.00	\$3,860.00	\$1,000.00	\$1,158.00	\$6,018.00	\$601.80	\$6,619.80	
				Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
Exterior	9	South West Boundary	During installation of the PVC piping, adjacent render has been chipped away and has not been re-instated	Supply and install render to base of planter wall to fill in cracking render at base	Renderer	1	4	4	\$70.00	\$280.00	\$220.00	\$500.00		\$150.00	\$650.00	\$65.00	\$715.00	\$943.80
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Exterior	10	Main Entrance	Bedding mortar has failed for the tiles at the edge of the external main entrance to the apartment building	Remove damaged tiles	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$72.00	\$312.00	\$31.20	\$343.20	\$2,130.70
				Remove mortar/bedding from the perimeter of the entrance ramp	Tiler	1	4	4	\$60.00	\$240.00		\$240.00		\$72.00	\$312.00	\$31.20	\$343.20	
				Install new mortar bed to perimeter of tiles	Tiler	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	
				Supply and install new tiles to edge of entrance (Allow for 3m2)	Tiler	1	4	4	\$60.00	\$240.00	\$220.00	\$460.00		\$138.00	\$598.00	\$59.80	\$657.80	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Exterior	11	North West Boundary	Finish to the rendered wall is blistering and is considered to be a cosmetic defect	Remove/scrape away old render to surface of wall (Allow 20m2)	Renderer	1	8	8	\$70.00	\$560.00		\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	\$6,006.00
				Supply and install new render to wall ensuring colour match to existing (Allow 20m2)	Renderer	2	8	16	\$70.00	\$1,120.00	\$2,200.00	\$3,320.00		\$996.00	\$4,316.00	\$431.60	\$4,747.60	
				Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
Exterior	12	North West Boundary	Guttering system installed post construction which services all of the balconies for the units on the first floor (Units 11, 12, 17 & 18) is highly likely not to have a sufficient number of downpipe outlets	Engage engineer to determine capacity of downpipes and provide scope for recommendation of total number of downpipes required for north west boundary	Hydraulic Engineer	1	8	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$13,827.00
				Engage structural engineer to determine the structurally viable locations for downpipes to run through the Ground Floor slab for discharge design of the drainage system	Structural Engineer	1	8	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	
				Engage concreter to create penetrations through the Ground Floor slab	Concreter	1	8	8	\$85.00	\$680.00		\$680.00	\$1,000.00	\$204.00	\$1,884.00	\$188.40	\$2,072.40	
				Engage plumber to supply and install additional downpipes to meet the engineers requirements (Allow 6 x new downpipes including installation of fire collars)	Plumber	2	16	32	\$85.00	\$2,720.00	\$3,100.00	\$5,820.00		\$1,746.00	\$7,566.00	\$756.60	\$8,322.60	
				Clean area and make safe	Labourer	2	8	16	\$40.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	
Exterior	13	South West Boundary	PVC storm water piping is not laid at the minimum required depth of 300mm	Remove section of pipe which is exposed	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$2,416.70
				Supply and install new PVC pipework to the required depth of 300mm and ensure fall is achieved to drain correctly to stormwater discharge. IF necessary, re-run into nearest stormwater piping	Plumber	1	8	8	\$85.00	\$680.00	\$350.00	\$1,030.00		\$309.00	\$1,339.00	\$133.90	\$1,472.90	
				Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
Exterior	14	South West Boundary	Retaining wall at south west boundary has experienced cracking at the connection point between the two concrete tilt panels	Supply and install flexible sealant to the crack which will then act as an articulation joint	Caulker	1	4	4	\$45.00	\$180.00	\$120.00	\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	\$429.00

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Exterior	15	South Boundary (Near carpark)	Retaining wall at south west boundary has experienced cracking at the connection point between the two concrete tilt panels	Supply and install flexible sealant to the crack which will then act as an articulation joint	Caulker	1	4	4	\$45.00	\$180.00	\$120.00	\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	\$429.00
Exterior	16	South Boundary (Near carpark)	Protective plastic film to southern retaining wall balustrading is still present	Remove all protective plastic film on balustrading Clean all balustrading Clean area and make safe	Labourer Labourer Labourer	1 1 1	4 4 4	4 4 4	\$40.00 \$40.00 \$40.00	\$160.00 \$160.00 \$160.00		\$160.00 \$160.00 \$160.00		\$48.00 \$48.00 \$48.00	\$208.00 \$208.00 \$208.00	\$20.80 \$20.80 \$20.80	\$228.80 \$228.80 \$228.80	\$686.40
Exterior	17	South East Boundary (Near carpark)	PVC stormwater inspection pipe is inappropriately high from the ground level	Cut back PVC pipe to ground level and seal	Plumber	1	4	4	\$85.00	\$340.00		\$340.00		\$102.00	\$442.00	\$44.20	\$486.20	\$486.20
Exterior	18	Throughout site	All external window frames are not caulked which promotes thermal energy loss through gaps beside windows. All seals are also peeling away. This item will become redundant however if works for Item A of the Private Unit Defect Costings are conducted - therefore this item will NOT BE INCLUDED WITHIN THE TOTAL COST OF RECTIFICATION however it has been listed here to be added in the unlikely case that the works for Item A are not accepted.	Install scaffolding adjacent to all open face windows to allow for safe access (to be removed once works are complete). Hire of scaffolding included within equipment line item. All weather seals and caulking to window frames to be removed (boom lift hire included within the equipment line item) Supply and install new weather strips to all window frames on all elevations (boom lift hire included within the equipment line item) Supply and install UV resistant caulking to gaps surrounding window frames on all elevations (boom lift hire included within the equipment line item) Clean area and make safe	Scaffolding Specialists Window Contractor Window Contractor Window Contractor Labourer	2 2 3 4 4	16 40 40 40 16	32 80 120 160 64	\$80.00 \$55.00 \$55.00 \$55.00 \$40.00	\$2,560.00 \$4,400.00 \$6,600.00 \$8,800.00 \$2,560.00		\$2,560.00 \$4,400.00 \$8,750.00 \$12,200.00 \$2,560.00	\$1,500.00 \$500.00 \$500.00 \$500.00	\$768.00 \$1,320.00 \$2,625.00 \$3,660.00 \$768.00	\$4,828.00 \$6,220.00 \$11,875.00 \$16,360.00 \$3,328.00	\$482.80 \$622.00 \$1,187.50 \$1,636.00 \$332.80	\$5,310.80 \$6,842.00 \$13,062.50 \$17,996.00 \$3,660.80	\$46,872.10
Exterior	19	Entrance to carpark	Both roller door entrances to carpark do not display minimum height bars	Supply and install 2 x minimum height bars to the entrances of the carpark (Allow 2 x height bars)	Supplier	1	2	2	\$320.00	\$640.00		\$640.00		\$192.00	\$832.00	\$83.20	\$915.20	\$915.20
Exterior	20	Multiple Locations	Downpipes and drainage outlets from balconies are not discharging correctly into an appropriately sized rain head or sump	Engage engineer to determine capacity of downpipes and provide scope of works for the re-direction of outlets Install scaffolding adjacent to all open facades which are difficult to safely access (to be removed once works are complete). Hire of scaffolding included within equipment line item. Engage concreter to create trenches in basement level concrete slabs to allow for proper connection of pipework to the legal point of discharge. Cost to include backfill and re-concreting the trench area (allow for 5m³) Engage plumber to supply and install additional pipework to meet the engineers requirements (Allow 250 lineal meters of PVC pipe and boom lift hire) Clean area and make safe	Hydraulic Engineer Scaffolding Specialists Concreter Plumber Labourer	1 2 1 4 2	16 16 16 56 8	16 32 16 224 16	\$110.00 \$80.00 \$110.00 \$85.00 \$40.00	\$1,760.00 \$2,560.00 \$1,760.00 \$19,040.00 \$640.00	\$1,500.00 \$1,000.00 \$2,000.00	\$1,760.00 \$2,560.00 \$3,260.00 \$21,040.00 \$640.00	\$1,500.00 \$1,400.00	\$528.00 \$768.00 \$978.00 \$6,312.00 \$192.00	\$2,288.00 \$4,828.00 \$5,238.00 \$28,752.00 \$832.00	\$228.80 \$482.80 \$523.80 \$2,875.20 \$83.20	\$2,516.80 \$5,310.80 \$5,761.80 \$31,627.20 \$915.20	\$46,131.80
External	21	Above Southern Façade of Unit 17	The guttering to the balcony above Unit 17 (Unit 26) has a construction flaw at the point of a 'drop down' of the slab located at the lower finished floor level which needs to be rectified	Remove 15 lineal meters of box guttering to unit 26 Supply and install new box guttering system which does not contain a drop down feature as per the existing box gutter Connect all downpipes to new box gutter and ensure correct fall Clean area and make safe	Plumber Plumber Plumber Labourer	2 2 2 2	8 16 8 8	16 32 16 16	\$85.00 \$85.00 \$85.00 \$40.00	\$1,360.00 \$2,720.00 \$1,360.00 \$640.00	\$580.00	\$1,360.00 \$3,300.00 \$1,360.00 \$640.00		\$408.00 \$990.00 \$408.00 \$192.00	\$1,768.00 \$4,290.00 \$1,768.00 \$832.00	\$176.80 \$429.00 \$176.80 \$83.20	\$1,944.80 \$4,719.00 \$1,944.80 \$915.20	\$9,523.80
Exterior	22	Southern Location	A join in the flashing has failed and no overlap of the two flashings could be observed	Remove incorrectly installed section of roof flashing Supply and install new roof flashing allowing 5 lineal meters Supply and install caulking/flexible sealant to the edges of the flashing to ensure correct waterproofing Clean area and make safe	Roof Plumber Roof Plumber Caulker Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$85.00 \$85.00 \$45.00 \$40.00	\$340.00 \$340.00 \$180.00 \$160.00	\$260.00 \$150.00	\$340.00 \$600.00 \$330.00 \$160.00		\$102.00 \$180.00 \$99.00 \$48.00	\$442.00 \$780.00 \$429.00 \$208.00	\$44.20 \$78.00 \$42.90 \$20.80	\$486.20 \$858.00 \$471.90 \$228.80	\$2,044.90
External	23	South Retaining Wall	A gap is present between the south west retaining wall and the building façade	Scrape away all old caulking Supply and install foam backing rod and caulking to junction of precast panel and concrete carpark wall Install flashing to top face of precast panel to prevent water ingress down precast cavity Clean area and make safe	Caulker Caulker Roof Plumber Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$45.00 \$45.00 \$85.00 \$40.00	\$180.00 \$180.00 \$340.00 \$160.00	\$320.00 \$265.00	\$180.00 \$500.00 \$605.00 \$160.00		\$54.00 \$150.00 \$181.50 \$48.00	\$234.00 \$650.00 \$786.50 \$208.00	\$23.40 \$65.00 \$78.65 \$20.80	\$257.40 \$715.00 \$865.15 \$228.80	\$2,066.35
External	24	Southern Façade	Render to southern façade was never fully completed to the base of the concrete tilt panels	Remove 100mm of soil to 100 lineal meters or garden bed where precast panels possess incomplete render Supply and install render to base of concrete tilt panels to 100 lineal meters of concrete Clean area and make safe	Labourer Renderer Labourer	2 2 2	8 8 8	16 16 16	\$40.00 \$70.00 \$40.00	\$640.00 \$1,120.00 \$640.00	\$1,560.00	\$640.00 \$2,680.00 \$640.00		\$192.00 \$804.00 \$192.00	\$832.00 \$3,484.00 \$832.00	\$83.20 \$348.40 \$83.20	\$915.20 \$3,832.40 \$915.20	\$5,662.80
Exterior	25	Northern facades for Units 4, 14 and 21	Gutters are not present to the balconies of units 14 and 21 which as caused significant staining and damage to the corresponding facades below	Engage engineer to determine scope of works for correct drainage system Supply and install guttering system below balconies of units 4, 14 and 21. Allow 80 lineal meters and allow for connection into adjacent downpipes Supply and install flashing from balcony tiles into guttering system. Allow for 80 lineal meters Scrape away all staining to rendered surfaces. Allow 250m2 Supply and install new render to affected areas allowing 250m2 Clean area and make safe	Engineer Roof Plumber Roof Plumber Renderer Renderer Labourer	2 2 2 2 2 2	16 16 16 16 16 16	32 32 32 32 32 32	\$110.00 \$85.00 \$85.00 \$70.00 \$70.00 \$40.00	\$3,520.00 \$2,720.00 \$2,720.00 \$2,240.00 \$2,240.00 \$1,280.00	\$1,120.00 \$1,360.00	\$3,520.00 \$3,840.00 \$4,080.00 \$2,240.00 \$4,440.00 \$1,280.00		\$1,056.00 \$1,152.00 \$1,224.00 \$672.00 \$1,332.00 \$384.00	\$4,576.00 \$4,992.00 \$5,304.00 \$2,912.00 \$5,772.00 \$1,664.00	\$457.60 \$499.20 \$530.40 \$291.20 \$577.20 \$166.40	\$5,033.60 \$5,491.20 \$5,834.40 \$3,203.20 \$6,349.20 \$1,830.40	\$27,742.00
Exterior	26	Near Unit 14	Flashing which is covering the parapet wall is not allowing water to disperse as a concave section is present	Remove existing flashing to parapet wall Supply and install new parapet flashing. Allow 15 lineal meters Caulk bead required to all exposed edges Clean area and make safe	Roof Plumber Roof Plumber Caulker Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$85.00 \$85.00 \$45.00 \$40.00	\$340.00 \$340.00 \$180.00 \$160.00	\$380.00	\$340.00 \$720.00 \$310.00 \$160.00		\$102.00 \$216.00 \$93.00 \$48.00	\$442.00 \$936.00 \$403.00 \$208.00	\$44.20 \$93.60 \$40.30 \$20.80	\$486.20 \$1,029.60 \$443.30 \$228.80	\$2,187.90

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Internal	27	Front Entrance	Paint over runs are present to the front entrance door frame	Conduct a builders clean to ensure correct removal of paint from entrance door frame	Cleaner	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$314.60
Internal	28	Throughout	Many holes within the plasterboard ceilings adjacent to EWIS speakers	Electrical isolation of all EWIS speakers to fire indicator panel is required Remove all EWIS speakers which contain damaged plasterboard ceiling Patch and sand all plasterboard adjacent to EWIS speakers Paint all plasterboard to affected areas Clean area and make safe	Fire Contractor Fire Contractor Plasterer Painter Labourer	2 2 2 2 1	8 8 8 8 8	16 16 16 16 8	\$85.00 \$85.00 \$50.00 \$60.00 \$40.00	\$1,360.00 \$1,360.00 \$800.00 \$960.00 \$320.00	\$450.00 \$350.00	\$1,360.00 \$1,360.00 \$1,250.00 \$1,310.00 \$320.00		\$408.00 \$408.00 \$375.00 \$393.00 \$96.00	\$1,768.00 \$1,768.00 \$1,625.00 \$1,703.00 \$416.00	\$176.80 \$176.80 \$162.50 \$170.30 \$41.60	\$1,944.80 \$1,944.80 \$1,787.50 \$1,873.30 \$457.60	\$8,008.00
Internal	29	Near units 21 and 22	A section of plasterboard has been cut out to the ceiling near units 21 and 22 and is considered to be a cosmetic defect	Patch section of plasterboard which contains a cut out Trowel and sand edges to blend in with existing Paint plasterboard to match existing ceiling paint finishes Clean area and make safe	Plasterer Plasterer Painter Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$50.00 \$50.00 \$60.00 \$40.00	\$200.00 \$200.00 \$240.00 \$160.00	\$150.00 \$150.00	\$200.00 \$350.00 \$390.00 \$160.00		\$60.00 \$105.00 \$117.00 \$48.00	\$260.00 \$455.00 \$507.00 \$208.00	\$26.00 \$45.50 \$50.70 \$20.80	\$286.00 \$500.50 \$557.70 \$228.80	\$1,573.00
Internal	30	Second Floor - Light Well	Plasterboard walls to south east corner of the lightwell have sustained damage due to water ingress. There is insufficient ventilation in the lobby area and this needs to be addressed by a mechanical engineer to design a mechanical ventilation system for the entire lobby. Also included in this price is a PC SUM which allows the necessary works to be completed pending the mechanical engineers scope of works and design	Engage mechanical engineer to design a mechanically ventilated system to service the common area lobby of the building. Also included in this price is a PC SUM which allows the necessary works to be completed pending the mechanical engineers scope of works and design PC SUM Rectify all resultant water damage to walls. Allow 2 plasters 2 days to patch and sand Rectify all resultant water damage to walls, allow 2 painters for 2 days to paint all new plasterboard works Clean area and make safe	Mechanical Engineer Plasterer Painter Labourer	1 2 2 2	48 16 16 16	48 32 32 32	\$110.00 \$50.00 \$60.00 \$40.00	\$5,280.00 \$1,600.00 \$1,920.00 \$1,280.00	\$1,560.00 \$860.00	\$5,280.00 \$3,160.00 \$2,780.00 \$1,280.00		\$1,584.00 \$948.00 \$834.00 \$384.00	\$6,864.00 \$4,108.00 \$3,614.00 \$1,664.00	\$686.40 \$410.80 \$361.40 \$166.40	\$7,550.40 \$4,518.80 \$3,975.40 \$1,830.40	\$197,875.00
Internal	31	Electrical Cabinets	Temporary construction wiring is present within the electrical arrangement and should have been either removed or deemed to be satisfactory and the labelling removed	Remove and disconnect all temporary construction wiring from electrical cabinets	Electrician	2	8	16	\$85.00	\$1,360.00		\$1,360.00		\$408.00	\$1,768.00	\$176.80	\$1,944.80	\$1,944.80
Internal	32	Stair well	Tiling to stairwell does not have any grout or suitable sealant around the edges between the tiles and substrate	Caulker to supply and install flexible sealant to junction of tiles and substrate where gap is present on stairs Clean area and make safe	Caulker Labourer	1 1	4 4	4 4	\$15.00 \$40.00	\$180.00 \$160.00	\$120.00	\$300.00 \$160.00		\$90.00 \$48.00	\$390.00 \$208.00	\$39.00 \$20.80	\$429.00 \$228.80	\$657.80
Internal	33	Stairwell	Caulking was found to have been applied but not painted to match the surrounding colour scheme	Paint section of caulking in a colour which matches existing painted finishes	Painter	1	4	4	\$60.00	\$240.00		\$240.00		\$72.00	\$312.00	\$31.20	\$343.20	\$343.20
Internal	34	Stairwell	A piece of the rendered wall has broken away	Remove the cement sheet to the bulkhead in the stairwell Supply and install new cement sheet bulkhead Supply and install render to surface of cement sheet Clean area and make safe	Labourer Carpenter Renderer Labourer	1 2 1 1	4 4 4 4	4 8 4 4	\$40.00 \$85.00 \$70.00 \$40.00	\$160.00 \$680.00 \$280.00 \$160.00	\$220.00 \$180.00	\$160.00 \$900.00 \$460.00 \$160.00		\$48.00 \$270.00 \$138.00 \$48.00	\$208.00 \$1,170.00 \$598.00 \$208.00	\$20.80 \$117.00 \$59.80 \$20.80	\$228.80 \$1,287.00 \$657.80 \$228.80	\$2,402.40
Roof	35	Roof (Throughout) and Balconies of Units 3, 8, 13 & 16	No overflows are present within the roof box gutter stormwater arrangement. Additionally, overflow allocations will need to be provided for Balconies of Units 3, 8, 13 and 16	Engage an engineer to design a water drainage system to ensure all correct and required overflows have been considered Installation of scaffolding to make the area safe for works to commence (including removal after completion of works) Supply and install correctly sized overflows to the roof and balconies of units 3, 8, 13 & 16 Clean area and make safe	Engineer Scaffolding Specialists Roof Plumber Labourer	1 3 3 1	24 48 48 8	24 144 144 8	\$110.00 \$80.00 \$85.00 \$40.00	\$2,640.00 \$11,520.00 \$12,240.00 \$320.00	\$2,500.00	\$2,640.00 \$11,520.00 \$14,740.00 \$320.00		\$792.00 \$3,456.00 \$4,422.00 \$96.00	\$3,432.00 \$14,976.00 \$19,162.00 \$416.00	\$343.20 \$1,497.60 \$1,916.20 \$41.60	\$3,775.20 \$16,473.60 \$21,078.20 \$457.60	\$41,784.60
Roof	36	Northern and southern locations	It is unknown whether the flashing overhang is correctly sealing what lies beneath	Cut back overhanging flashing Secure with pop rivets Supply and install UV resistant caulking seal to prevent water ingress into building Clean area and make safe	Roof Plumber Roof Plumber Caulker Labourer	1 1 1 1	4 4 4 4	4 4 4 4	\$85.00 \$85.00 \$45.00 \$40.00	\$340.00 \$340.00 \$180.00 \$160.00	\$80.00	\$340.00 \$340.00 \$260.00 \$160.00		\$102.00 \$102.00 \$78.00 \$48.00	\$442.00 \$442.00 \$338.00 \$208.00	\$44.20 \$44.20 \$33.80 \$20.80	\$486.20 \$486.20 \$371.80 \$228.80	\$1,573.00
Roof	37	Above unit 21	Redundant steel members from construction process were found to be left within box gutter	Builders clean is required to remove the steel members	Cleaners	1	4	4	\$55.00	\$220.00		\$220.00		\$66.00	\$286.00	\$28.60	\$314.60	\$314.60
TOTAL COST TO RECTIFY ALL COMMON AREA DEFECTS																		\$774,655.12

Private Unit Defects

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT			
Throughout all private units	A	Throughout all private units - External Windows and Doors	Extensive condensation is occurring within almost all of the private units and extensive damages are present as a result. This item has been created separately to the individual defects within the private defect reports to address ALL OF THE (private) CONDENSATION RELATED ISSUES as these works will be conducted over the same period instead of individually; all related individual condensation related defects will be referenced back to this item. It is likely that the rectification works within Item 30 of the Common Area Defect Costings (the installation of a common area mechanical ventilation arrangement) will significantly aid in the ventilation issues present to the private units however we strongly recommend (and it is extremely likely that the mechanical engineer will recommend) that double glazed windows and doors (including weep hole allocations in the frames) are installed which will eliminate any existing chance of condensation occurring and add significantly to the thermal insulation of the units.	Relocate tenants to temporary accommodation (allow 8 weeks)															\$313,600.00		
				Install scaffolding adjacent to all open face windows to allow for safe access (to be removed once works are complete). Hire of scaffolding included within equipment line item.	Scaffolding Specialists	2	16	32	\$80.00	\$2,560.00		\$2,560.00	\$1,500.00	\$768.00	\$4,828.00	\$482.80	\$5,310.80				
				Remove all furniture to apartments and place into storage for protection during works (allow 8 weeks for storage)	Removalists	4	80	320	\$90.00	\$28,800.00		\$28,800.00	\$32,000.00	\$8,640.00	\$69,440.00	\$6,944.00	\$76,384.00				
				Removal of all existing exterior windows and door frames (This price includes boom equipment hire for access)	Window Contractors	4	48	192	\$55.00	\$10,560.00		\$10,560.00	\$1,200.00	\$3,168.00	\$14,928.00	\$1,492.80	\$16,420.80				
				Removal of all damaged building materials; including but not limited to, floorboards, carpets, skirtings, timber sills, plasterboard etc.	Carpenters	4	80	320	\$85.00	\$27,200.00		\$27,200.00		\$8,160.00	\$35,360.00	\$3,536.00	\$38,896.00				
				Disposal of building materials including exterior windows and doors (including labourers to operate boom and transport materials to skip - note: equipment hire is for the skip)	Labourer	2	80	160	\$40.00	\$6,400.00	\$6,500.00	\$12,900.00		\$3,870.00	\$16,770.00	\$1,677.00	\$18,447.00				
				Supply and install carpet	Carpenters	4	100	400	\$85.00	\$34,000.00	\$112,000.00	\$146,000.00		\$43,800.00	\$189,800.00	\$18,980.00	\$208,780.00				
				Supply and install floorboards	Flooring contractor	4	140	560	\$65.00	\$36,400.00	\$170,000.00	\$206,400.00		\$61,920.00	\$268,320.00	\$26,832.00	\$295,152.00				
				Reinstatement of other general damaged building materials (i.e. skirtings, plasterboard, timber sills)	Carpenters	2	120	240	\$85.00	\$20,400.00	\$42,000.00	\$62,400.00		\$18,720.00	\$81,120.00	\$8,112.00	\$89,232.00				
				Installation of new, double-glazed external windows and sliding doors (This price includes boom equipment hire for access)	Window Contractors	3	120	360	\$55.00	\$19,800.00	\$195,500.00	\$215,300.00	\$1,600.00	\$64,590.00	\$281,490.00	\$28,149.00	\$309,639.00				
				Clean area and make safe	Labourer	4	16	64	\$40.00	\$2,560.00		\$2,560.00		\$768.00	\$3,328.00	\$332.80	\$3,660.80				
Deliver and place back all furniture to apartments	Removalists	4	80	320	\$90.00	\$28,800.00		\$28,800.00		\$8,640.00	\$37,440.00	\$3,744.00	\$41,184.00								
																		\$1,416,706.40			
Throughout all private units	B	Throughout all private units - EWIS system	This item has been created as this defect (first raised as Item 20 within the private area defects report) was found to be common throughout all apartments and therefore, it is necessary to address it as such. EWIS Specialists to be engaged and rectify the feedback problem within the system. This item should be conducted during the re-fitting of the speakers (addressed within Item 28 of the Common Area Defect Costings)	EWIS Specialist engaged to identify and resolve feedback problem	Fire Contractor	2	8	16	\$85.00	\$1,360.00		\$1,360.00		\$408.00	\$1,768.00	\$176.80	\$1,944.80	\$2,173.60			
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80				
Unit 1	1	Laundry cabinet	No caulking is provided along the top of the ceramic tiles within the laundry	Caulking to be applied to the top edge of tiling (allow 3 lineal meters)	Caulker	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$69.00	\$299.00	\$29.90	\$328.90	\$328.90			
Unit 1	2	External window frames and door frames		This item has been accounted for within Item A of the Private Unit Defects Costings																	
Unit 1	3	Balcony / Terrace	Two articulation joints for adjoining rendered walls were also rendered over and therefore have cracked upon normal movement.	Render to be removed (allow 5 lineal meters), articulation joint to be created, joint to be filled using appropriate polymer compressive foam, exterior sealed using an appropriate flexible sealant and painted to match adjacent render colour	Caulker	1	8	8	\$45.00	\$360.00	\$250.00	\$610.00		\$183.00	\$793.00	\$79.30	\$872.30	\$1,101.10			
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80				
Unit 1	4	Balconies		This item has been accounted for within Item 1 of the Common Area Defects Costings																	
Unit 1	5	Bathroom	Poor paintwork is present to the architraves of the doorframe	Gap between architrave and ceiling to be cleaned out, caulked (allow 1.5 lineal meters) and then painted to match the surrounding finish	Caulker	1	4	4	\$45.00	\$180.00	\$30.00	\$210.00		\$63.00	\$273.00	\$27.30	\$300.30	\$300.30			
Unit 1	6	Study																			
Unit 2	7	Entrance door	Escutcheon plate of the entrance door locking hardware is missing	Installation of matching escutcheon plate	Labourer	1	4	4	\$45.00	\$180.00	\$50.00	\$230.00		\$69.00	\$299.00	\$29.90	\$328.90	\$328.90			
Unit 2	8	Throughout kitchen and living area		This item has been addressed within Item A of the Private Unit Defects Costings																	
Unit 2	9	Balconies		This item has been accounted for within Item 1 of the Common Area Defects Costings																	
Unit 2	10	External façade	Render and paint work is of poor quality with patches missing and inconsistencies.	Removal of rendered section which includes the defective area (allow 3m2) . Additionally, a new matching render to be applied and appropriately painted	Renderer	1	4	4	\$70.00	\$280.00	\$500.00	\$780.00		\$234.00	\$1,014.00	\$101.40	\$1,115.40	\$1,115.40			
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80				
Unit 2	11	Laundry cabinet	No caulking is provided along the top of the ceramic tiles within the laundry	Caulking to be applied to the top edge of tiling (allow 3 lineal meters)	Caulker	1	4	4	\$45.00	\$180.00	\$30.00	\$210.00		\$63.00	\$273.00	\$27.30	\$300.30	\$300.30			
Unit 3	12	Laundry cabinet	No caulking is provided between the floor tiling and the adjacent architraves	Caulking to be applied to the gap (allow 1 lineal meter)	Caulker	1	4	4	\$45.00	\$180.00	\$30.00	\$210.00		\$63.00	\$273.00	\$27.30	\$300.30	\$300.30			
Unit 3	13	Living area		This item has been addressed within Item A of the Private Unit Defects Costings																	
Unit 3	14	Living area		This item has been addressed within Item A of the Private Unit Defects Costings																	

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT	
Unit 4	15	Balcony balustrade	Cracking (approx. 2mm in width) in the render of the balustrade wall was noted with sections likely to begin breaking away	Removal of rendered section which includes the defective area (allow 12m2). Additionally, a new matching render to be applied and appropriately painted	Renderer	2	8	16	\$70.00	\$1,120.00	\$1,200.00	\$2,320.00		\$696.00	\$3,016.00	\$301.60	\$3,317.60	\$3,317.60	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 4	16	Laundry cabinet	No caulking is provided along the top of the ceramic tiles within the laundry	Caulking to be applied to the top edge of tiling (allow 3 lineal meters)	Caulker	1	4	4	\$45.00	\$180.00	\$30.00	\$210.00		\$63.00	\$273.00	\$27.30	\$300.30	\$300.30	
Unit 4	17	Master Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings															
Unit 5	18	Living Area		This item has been addressed within Item A of the Private Unit Defects Costings															
Unit 5	19	Balcony balustrade	Cracking (approx. 2mm in width) in the render of the balustrade wall was noted with sections likely to begin breaking away	Removal of rendered section which includes the defective area (allow 12m2). Additionally, a new matching render to be applied and appropriately painted	Renderer	2	8	16	\$70.00	\$1,120.00	\$1,200.00	\$2,320.00		\$696.00	\$3,016.00	\$301.60	\$3,317.60	\$3,317.60	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 5	20	Entrance		This item has been addressed within Item B of the Private Unit Defects Costings															
Unit 7	21 & 22	Bathroom	Water stains are present to the ceiling of the bathroom - likely due to leaking service pipes above.	Plasterer to remove plasterboard ceiling and reinstate new plasterboard sheet once leak has been rectified (allow 6m2)	Plasterer	1	4	4	\$50.00	\$200.00	\$100.00	\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	\$1,701.70	
				Plumber to find and rectify leak	Plumber	1	4	4	\$85.00	\$340.00	\$100.00	\$440.00		\$132.00	\$572.00	\$57.20	\$629.20		
				Painter to seal the plasterboard ensuring a quality finish is achieved (2 coats over 6m2)	Painter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$87.00	\$377.00	\$37.70	\$414.70		
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 7	23	Master and Secondary Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings															
Unit 7	24	Secondary Bedroom	Water damage is present to the base skirting around the wardrobe within the second bedroom. It is highly likely that this water ingress is due to a leaking stormwater downpipe which is running within the local wall cavity.	Carpenter to remove skirtings (allow 6 lineal meters), architraves (allow 8 lineal meters) and damaged wardrobe base board (allow 3 lineal meters) and reinstate these building materials once the leak has been rectified	Carpenter	1	8	8	\$85.00	\$680.00	\$300.00	\$980.00		\$294.00	\$1,274.00	\$127.40	\$1,401.40	\$3,160.30	
				Plumber to find and rectify leak	Plumber	1	8	8	\$85.00	\$680.00	\$100.00	\$780.00		\$234.00	\$1,014.00	\$101.40	\$1,115.40		
				Painter to seal the all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$87.00	\$377.00	\$37.70	\$414.70		
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 8	25	Laundry and Kitchen	Water damage is evident within the laundry and kitchen entrance area. The architraves within the laundry area extend all the way down to the tiled floor and therefore any small amount of water spilt on the floor can easily soak into the adjacent timber and through to any other building materials. This essentially eliminates any advantage of the waterproofing tiles on the walls as the water will simply travel to the floor and continue to seep through. Additionally, the trim within the laundry to the adjacent floorboards does not have any form of sealing and therefore is only a cosmetic finish and does not protect the timber against likely water presence.	Carpenters to remove damaged skirtings (allow 30 lineal meters), architraves (allow 10 lineal meters), plasterboard (allow 4m2) and floorboards (allow 40 m2) and reinstate these building materials with proper sealing techniques to ensure similar damages do not re-occur from incorrect arrangements (skip hire included within equipment)	Carpenter	4	8	32	\$85.00	\$2,720.00	\$6,500.00	\$9,220.00	\$500.00	\$2,766.00	\$12,486.00	\$1,248.60	\$13,734.60	\$14,521.10	
				Painter to seal all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70		
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 8	26	Master and Secondary Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings															
Unit 8	27	Balcony Wall	Finish to the rendered wall is blistering and is considered to be a cosmetic defect	Remove/scrape away old render to surface of wall (Allow 8m2)	Renderer	2	4	8	\$70.00	\$560.00		\$560.00		\$168.00	\$728.00	\$72.80	\$800.80	\$3,403.40	
				Supply and install new render to wall ensuring colour match to existing (Allow 8m2)	Renderer	2	4	8	\$70.00	\$560.00	\$1,100.00	\$1,660.00		\$498.00	\$2,158.00	\$215.80	\$2,373.80		
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 8	28	Balcony		This item has been addressed within Item 35 of the Common Area Defects Costings															
Unit 8	29	Balcony - Skirting Tiles	No flexible sealant or caulking was present to the top of the skirting tiles for the balcony. This gap will easily allow water to enter and accelerate the erosion of the bedding material. Skirting tiles are to be removed (including the bedding material), appropriate new tiles are laid (including new bedding material) and a suitable flexible sealant or caulking is applied to the edge of the tiles to ensure that they are watertight.	This item has been addressed within Item 1 of the Common Area Defects Costings															
Unit 9	30	Laundry	Water damage is present to the ceiling within the laundry area. When observing the architectural drawings, it can be noted that the laundry of Unit 17 is directly above this area. It is highly likely that a leak has occurred within a service pipe which is running through the cavity above. It is recommended that the plasterboard ceiling is dropped (removed), during this time all service piping should be checked and any leaks sealed completely, a new plasterboard sheet to be reinstated and all finishes to be in keeping with the intended architectural finish specifications.	Plasterers to remove plasterboard (allow 3m2) and reinstate with new plasterboard once the leak has been rectified	Plasterer	1	8	8	\$50.00	\$400.00	\$150.00	\$550.00		\$165.00	\$715.00	\$71.50	\$786.50	\$2,059.20	
				Plumber to find and rectify leak	Plumber	1	4	4	\$85.00	\$340.00	\$100.00	\$440.00		\$132.00	\$572.00	\$57.20	\$629.20		
				Painter to seal the all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$87.00	\$377.00	\$37.70	\$414.70		
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		
Unit 9	31	Master and Secondary Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings															
Unit 9	32	Master and Secondary Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings															
Unit 9	33	Balcony		This item has been accounted for within Item 1 of the Common Area Defects Costings															
Unit 9	34	Balcony / Terrace	Two articulation joints for adjoining rendered walls were also rendered over and therefore have cracked upon normal movement.	Render to be removed (allow 5 lineal meters), articulation joint to be created, joint to be filled using appropriate polymer compressive foam, exterior sealed using an appropriate flexible sealant and painted to match adjacent render colour	Caulker	1	8	8	\$45.00	\$360.00	\$250.00	\$610.00		\$183.00	\$793.00	\$79.30	\$872.30	\$1,101.10	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80		

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Unit 10	35	Entrance Bulkhead	Water damage is present to the entrance bulkhead of Unit 10. This is highly likely to be caused by the service piping within the ceiling cavity. The water damaged plasterboard and any additional damaged building materials are removed, the leak confirmed to have been rectified by testing and if not, the leak should be rectified and all removed materials to be reinstated with new material in accordance and compliance with all relevant and current building codes and standards. Finishes are to be matching in appearance to the existing finish as close as practically possible.	Plasterer to remove plasterboard (allow 3m2) and reinstate with new plasterboard once the leak has been rectified	Plasterer	1	4	4	\$50.00	\$200.00	\$100.00	\$300.00		\$90.00	\$390.00	\$39.00	\$429.00	\$1,701.70
				Plumber to find and rectify leak	Plumber	1	4	4	\$85.00	\$340.00	\$100.00	\$440.00		\$132.00	\$572.00	\$57.20	\$629.20	
				Painter to seal the all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$50.00	\$290.00		\$87.00	\$377.00	\$37.70	\$414.70	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 10	36	Throughout	Major water damages are apparent throughout the kitchen, living area, laundry, corridor and adjacent building materials within Unit 10. These locations are unlikely to be damaged due to condensation or balcony leaking issues and no confirmation could be made regarding the origin of the leak - further investigations may be required to determine cause. Fortunately for the owner, due to the present condensation damage in the eastern location of the living area (addressed within Item 38), the major costs of replacing the floorboards will be included within Item A of the Private Unit Defect Costings. The reinstatement of the remaining materials will be list here but NOT INCLUDED WITHIN THE GRAND TOTAL TO RECTIFY DEFECTS as the cause is unknown without further, destructive investigations.	Carpenters to remove damaged skirtings (allow 18 lineal meters), architraves (allow 20 lineal meters), plasterboard (allow 50m2), sliding doors for laundry and reinstate these building materials with proper sealing techniques to ensure similar damages do not re-occur from incorrect arrangements (skip hire included within equipment)	Carpenter	3	8	24	\$85.00	\$2,040.00	\$2,500.00	\$4,540.00	\$500.00	\$1,362.00	\$6,402.00	\$640.20	\$7,042.20	\$10,188.20
				Plumber to find and rectify leak	Plumber	1	8	8	\$85.00	\$680.00	\$100.00	\$780.00		\$234.00	\$1,014.00	\$101.40	\$1,115.40	
				Painter to seal the all new building materials ensuring a quality finish is achieved (2 coats)	Painter	2	8	16	\$60.00	\$960.00	\$300.00	\$1,260.00		\$378.00	\$1,638.00	\$163.80	\$1,801.80	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 10	37	Master Bedroom	Water damage is present to the ceiling of the Master Bedroom. This is highly likely due to the failure of the waterproofing membrane of the balcony of Unit 18 above. The sealing of the balcony of Unit 18 has been addressed within Item 1 of the Common Area Defect Costings and the reinstatement of the carpet of the bedroom has been addressed within Item A of the Private Unit Defects Report however the reinstatement of the ceiling will be included within this line item.	Plasterer to remove plasterboard (allow 15m2) and reinstate with new plasterboard once the leak has been rectified	Plasterer	2	4	8	\$50.00	\$400.00	\$300.00	\$700.00		\$210.00	\$910.00	\$91.00	\$1,001.00	\$1,787.50
				Painter to seal the all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 10	38	Living Area and Master Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 11	39	Living Area and Master Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 12	40	Living Area		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 12	41	Bedrooms		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 12	42	External Façade	Downpipe for the rain head near Unit 19 does not correctly discharge into the water drainage system.	Engage structural engineer to determine the structurally viable location for the downpipe to run through the First Floor slab for discharge design of the drainage system	Structural Engineer	1	8	8	\$110.00	\$880.00		\$880.00		\$264.00	\$1,144.00	\$114.40	\$1,258.40	\$3,985.30
				Engage concreter to create penetrations through the First Floor slab	Concreter	1	4	4	\$85.00	\$340.00		\$340.00	\$100.00	\$102.00	\$542.00	\$54.20	\$596.20	
				Engage plumber to supply and install additional downpipe to meet the engineers requirements (including installation of fire collar)	Plumber	1	8	8	\$85.00	\$680.00	\$650.00	\$1,330.00		\$399.00	\$1,729.00	\$172.90	\$1,901.90	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 12	43	External façade		This item has been addressed within Item 20 of the Common Area Defects Costings														
Unit 13	44	Living Area		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 14	45	Living area and Kitchen	Residents informed Roscon inspectors that the downlights within the living / kitchen area continue to blow but only the at the same individual locations which suggests that either the fittings or certain sections of the wiring arrangements are faulty. Additionally, the rangehood is no longer receiving power. Both of these items are likely to be related. It is recommended that a suitably qualified electrician is engaged to investigate the issue further and rectify where necessary	Electrician to investigate the issue and rectify where necessary (Possible reinstatement of fittings and wiring due to electrical fault has been included within the materials cost)	Electricitians	2	8	16	\$85.00	\$1,360.00	\$3,600.00	\$4,960.00		\$1,488.00	\$6,448.00	\$644.80	\$7,092.80	\$7,321.60
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 16	46	Living Area	Poor finish to the skirting, walls and achitraves. Painter required to rectify to eliminate the cosmetic defect.	Painter required to sand back the defective materials (wall, skirtings and architraves) and painted with a matching colour (2 coats).	Painters	2	8	16	\$60.00	\$960.00	\$250.00	\$1,210.00		\$363.00	\$1,573.00	\$157.30	\$1,730.30	\$1,959.10
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 16	47	Throughout		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 16	48	Throughout		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 17	49	Secondary Bedroom	Downpipe within the internal wall is highly likely to be leaking and therefore the cause of the damage to the surrounding building materials (including the carpet, plasterboard walls and skirtings.	Plasterer to remove plasterboard wall and skirtings and reinstate new plasterboard sheet and skirtings once leak has been rectified (allow 18m2)	Plasterer	2	8	16	\$50.00	\$800.00	\$350.00	\$1,150.00		\$345.00	\$1,495.00	\$149.50	\$1,644.50	\$8,008.00
				Carpenter to remove damaged carpet and supply and install new carpet once the leak has been rectified (allow 10m2)	Carpenter	2	8	16	\$85.00	\$1,360.00	\$2,000.00	\$3,360.00		\$1,008.00	\$4,368.00	\$436.80	\$4,804.80	
				Plumber to find and rectify leak	Plumber	1	4	4	\$85.00	\$340.00	\$100.00	\$440.00		\$132.00	\$572.00	\$57.20	\$629.20	
				Painter to seal the plasterboard ensuring a quality finish is achieved (2 coats over 18m2)	Painter	1	4	4	\$60.00	\$240.00	\$250.00	\$490.00		\$147.00	\$637.00	\$63.70	\$700.70	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 17	50	Throughout		This item has been addressed within Item A of the Private Unit Defects Costings														

Location	Item	Description	Comments	Work/Cost Breakdown	Trades	Number of Staff	Hours	Total Hours	Rate \$p/hr	Total Labour	Materials	Labour + Material	Equipment	Builders Margin @ 30%	Amount	GST	Sub Total	TOTAL COSTS TO RECTIFY DEFECT
Unit 18	51	Laundry and Kitchen	Water damage is evident within the laundry and kitchen entrance area. The architraves within the laundry area extend all the way down to the tiled floor and therefore any small amount of water spilt on the floor can easily soak into the adjacent timber and through to any other building materials. This essentially eliminates any advantage of the waterproofing tiles on the walls as the water will simply travel to the floor and continue to seep through. Additionally, the trim within the laundry which lies between the tiles and the adjacent floorboards does not have any form of sealing and therefore is only a cosmetic finish and does not protect the timber against likely water presence.	Carpenters to remove damaged skirtings (allow 30 lineal meters), architraves (allow 10 lineal meters), plasterboard (allow 4m2) and floorboards (allow 25 m2) and reinstate these building materials with proper sealing techniques to ensure similar damages do not re-occur from incorrect arrangements (skip hire included within equipment)	Carpenter	4	8	32	\$85.00	\$2,720.00	\$5,250.00	\$7,970.00	\$500.00	\$2,391.00	\$10,861.00	\$1,086.10	\$11,947.10	\$12,733.60
				Painter to seal all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 18	52	Master Bedroom	Water damage is present to the ceiling of the Master Bedroom. This is highly likely due to a leak within the service pipes which run within the bulkhead.	Plasterer to remove plasterboard (allow 15m2) and reinstate with new plasterboard once the leak has been rectified	Plasterer	2	4	8	\$50.00	\$400.00	\$300.00	\$700.00		\$210.00	\$910.00	\$91.00	\$1,001.00	\$2,416.70
				Plumber to rectify leak	Plumber	1	4	4	\$85.00	\$340.00	\$100.00	\$440.00		\$132.00	\$572.00	\$57.20	\$629.20	
				Painter to seal the all new building materials ensuring a quality finish is achieved (2 coats)	Painter	1	4	4	\$60.00	\$240.00	\$150.00	\$390.00		\$117.00	\$507.00	\$50.70	\$557.70	
				Clean area and make safe	Labourer	1	4	4	\$40.00	\$160.00		\$160.00		\$48.00	\$208.00	\$20.80	\$228.80	
Unit 19	53	Living Area and Master Bedroom		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 20	54	Balcony Ceiling	An exhaust fan fitting is present to the external ceiling of the balcony. No allocation for the fan has been made within the mechanical drawings. There is a small chance however that the fitting is a post-construction arrangement to allow exhaust air to exit at the balcony rather than the roof. Therefore it is recommended that an HVAC Technician is engaged to determine whether the fitting is being used or is redundant. If it is redundant, it is to be appropriately removed and the ceiling appropriately reinstated.	If the fan is found to be redundant, the fan and ceiling will need to be removed and the ceiling reinstated (allow 14m2)	Plasterer	2	4	8	\$50.00	\$400.00	\$150.00	\$550.00		\$165.00	\$715.00	\$71.50	\$786.50	\$4,189.90
				Supply and install new render to ceiling ensuring colour match to existing (Allow 14m2)	Renderer	2	4	8	\$70.00	\$560.00	\$1,500.00	\$2,060.00		\$618.00	\$2,678.00	\$267.80	\$2,945.80	
				Clean area and make safe	Labourer	1	8	8	\$40.00	\$320.00		\$320.00		\$96.00	\$416.00	\$41.60	\$457.60	
Unit 20	55	Balcony		This item has been addressed within Item 20 of the Common Area Defects Costings														
Unit 20	56	External Façade (External window and door frames)		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 21	57	External Façade (External window and door frames)		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 21	58	Living area and bedrooms		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 22	59	Balcony - Skirting Tiles		This item has been addressed within Item 1 of the Common Area Defects Costings														
Unit 22	60	Living area and bedrooms		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 22	61	Living area and bedrooms		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 24	62	Living area and bedrooms		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 26	63	Living area and bedrooms		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 26	64	Balcony - Skirting Tiles		This item has been addressed within Item 1 of the Common Area Defects Costings														
Unit 26	65	External Façade (External window and door frames)		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 26	66	External Façade (External window and door frames)		This item has been addressed within Item A of the Private Unit Defects Costings														
Unit 26	67	Balcony - Skirting Tiles		This item has been addressed within Item 1 of the Common Area Defects Costings														
TOTAL COST TO RECTIFY ALL PRIVATE UNIT DEFECTS																		\$1,499,640.90
TOTAL COST TO RECTIFY ALL COMMON AREA DEFECTS																		\$774,655.12
GRAND TOTAL COST TO RECTIFY ALL DEFECTS (PRIVATE AND COMMON)																		\$2,274,296.02

Part 3: 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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